

**Colchester Borough Council**

# **Sustainability Appraisal of the Main Modifications to the Colchester Section 2 Local Plan Colchester Local Plan 2017-2033**

**Final report**

Prepared by LUC

September 2021



## Colchester Borough Council

### Sustainability Appraisal of the Main Modifications to the Colchester Section 2 Local Plan Colchester Local Plan 2017-2033

Version	Status	Prepared	Checked	Approved	Date
1.	Draft report	E Hynes S Newman R Myerscough M Mc Ginley	K Nicholls	T Livingston	27.08.2021
2.	Draft final report	M Mc Ginley	T Livingston	T Livingston	14.09.2021
3.	Final report	M Mc Ginley	T Livingston	T Livingston	24.09.2021

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# Chapter 1

## Introduction

**LUC was appointed by Colchester Borough Council (hereafter referred to as CBC) in May 2021 to carry out the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Main Modifications to the Colchester Borough Section 2 Local Plan 2017-2033 (hereafter referred to as the 'Section 2 Local Plan').**

**1.1** Colchester's emerging Local Plan will replace the adopted Local Plan 2010 to 2021<sup>1</sup>, and will guide future growth and direct new development in the Borough up to 2033. The emerging Local Plan comprises two distinct sections:

- Section 1 of the Local Plan prepared jointly by the North Essex Authorities (i.e., CBC, Tendring District Council, and Braintree District Council) outlines the strategic vision for growth and development in North Essex and forms the first part of each authorities' respective Local Plans. It contains policies on sustainable development, overall housing and employment needs, infrastructure, place shaping, the spatial strategy and the development of the Tendring/Colchester Borders' Garden Community.
- Section 2 of the Local Plan provides more detailed policies and site allocations for Colchester Borough.

**1.2** CBC together with Place Services (Essex County Council) undertook the SA, incorporating SEA, of the Publication Draft Section 2 Local Plan. The Publication Draft Local Plan and supporting evidence base, including two accompanying

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<sup>1</sup> The adopted Local Plan comprises the Core Strategy (adopted 2008, amended 2014); Site Allocations DPD (2010); Development Policies DPD (adopted 2010, amended 2014); Proposals Maps (2010); and Tiptree Jam Factory DPD (2013). The emerging Local Plan, together

with the adopted Neighbourhood Plans, the Essex Minerals Local Plan, and Essex and Southend-on-Sea Waste Local Plan will form the Development Plan for Colchester. Available at: <https://www.colchester.gov.uk/local-plan/the-local-plan/>

Section 1 and Section 2 SA Reports, was submitted to the Secretary of State for independent examination in October 2017<sup>2</sup>.

**1.3** Prior to the Examination hearings, LUC prepared an independent review of the Sustainability Appraisal Report that was prepared in relation to the Publication Draft Section 2 Local Plan (hereafter referred to as the '2017 SA Report'). The review concluded that the SA of the Publication Draft Section 2 Local Plan had been carried out to a good standard that is in line with the SEA Regulations. The review also identified aspects that could be improved in line with best practice in order to further strengthen its robustness.

**1.4** Following the Examination hearings in April 2021, CBC prepared a schedule of proposed Main Modifications to the Section 2 Local Plan and the reasoning behind each proposed modification. The Examination process has resulted in the Inspector proposing nearly 100 Main Modifications across the Plan in order for the Plan to be considered sound and legally compliant. The Main Modifications are essential to ensure that the Section 2 Local Plan can be found sound and then adopted by CBC.

**1.5** The purpose of this SA Addendum is to consider whether the proposed Main Modifications are likely to have any new or different sustainability effects to those identified in the SA of the Publication Draft Section 2 Local Plan and, if so, to carry out SA of the proposed modifications. This SA Addendum also addresses the recommendations made by LUC in the review of the 2017 SA Report. It should be noted that this is an addendum to the 2017 SA Report and that the two documents should therefore be read together. This SA Addendum is also supported by a Non-Technical Summary.

This SA Addendum focusses on the 'Main Modifications' to the Section 2 Local Plan only. Additional 'Minor Modifications' have also been proposed by the Inspector to address non-substantive matters such as typographical, factual and grammatical errors. These Minor Modifications are not subject to SA as they do not have the potential to lead to significant sustainability effects.

## Colchester Borough Local Plan

### Background

**1.6** Colchester's emerging Local Plan will replace the adopted Local Plan 2010 to 2021<sup>3</sup>, and will guide future growth and direct new development in the Borough up to 2033. In 2013, work commenced on a two staged review of the adopted Local Plan. The first stage of this was a Focused Review, which involved those policies that could be amended without the need for further evidence to ensure compatibility with the NPPF. The Focused Review was adopted in July 2014.

**1.7** The second stage was a full review of the Local Plan. The Local Plan must set the framework for future development in Colchester Borough to 2033 and include a strategic vision and objectives, which are translated into strategic policies, site allocations and policies that will be used to determine planning applications throughout the Borough.

**1.8** As outlined above, the emerging Local Plan comprises two distinct sections: Section 1 and Section 2.

**1.9** In a response to the significant population, housing and employment growth experienced in recent years in North Essex, which is predicted to continue, the North Essex Authorities (NEA) agreed to work together to coordinate and deliver strategic growth, particularly housing and employment development, with the necessary supporting infrastructure. Section 1 of the Local Plan was prepared jointly by the NEA and outlines the strategic vision for growth and development in North Essex. It forms the first part of each authorities' respective Local Plans.

**1.10** Section 2 of the Local Plan, to which this SA Addendum relates, sets out more detailed policies and site allocations for Colchester Borough.

### Section One Local Plan

**1.11** Section 1 of the Local Plan includes policies on sustainable development, overall housing and employment needs, infrastructure, place shaping, the spatial strategy and the development of a cross-boundary Garden Community. The preparation of the Section 1 Local Plan comprised a number of stages which are summarised in **Table 1.1**. Each stage in the preparation of the Section 1 Local Plan was accompanied by a SA Report.

<sup>2</sup> Colchester Borough Council (2017) *Publication Draft stage of the Colchester Borough Local Plan 2017-2033* [online]. Available at: <https://www.colchester.gov.uk/local-plan/evidence-base-emerging-local-plan-2017-33/>

<sup>3</sup> The adopted Local Plan comprises the Core Strategy (adopted 2008, amended 2014); Site Allocations DPD (2010); Development Policies

DPD (adopted 2010, amended 2014); Proposals Maps (2010); and Tiptree Jam Factory DPD (2013). The emerging Local Plan, together with the adopted Neighbourhood Plans, the Essex Minerals Local Plan, and Essex and Southend-on-Sea Waste Local Plan will form the Development Plan for Colchester. Available at: <https://www.colchester.gov.uk/local-plan/the-local-plan/>

**1.12** It was agreed with the Planning Inspectorate that the Section 1 Local Plan would be subject to examination in advance of the Section 2 Local Plans.

**1.13** The initial examination hearings took place between 16<sup>th</sup> and 25<sup>th</sup> January 2018 with an additional day for Matter 1 on 9<sup>th</sup> May 2018<sup>4</sup>. Following the hearings, the Inspector concluded that the Section 1 Local Plan was not sound in its current form. The Inspector wrote to the NEAs in June 2018, advising them of the further steps required in order for the Section 1 Local Plan to be made sound and legally compliant. Several shortcomings were identified by the Inspector, most notably in relation to the selection and deliverability of two of the three proposed Garden Communities.

**1.14** In his letter, the Inspector offered the Councils advice and options for how best to proceed. Having considered his advice, the Councils confirmed in October 2018 that they remained committed to using Garden Communities principles to secure the future housing requirements in North Essex and would produce additional evidence to address each of the Inspector's concerns. Additional evidence was prepared, including an Additional SA Report, and a six-week public consultation was undertaken from 19<sup>th</sup> August to 30<sup>th</sup> September 2019. Following this, additional hearing sessions were held from 14<sup>th</sup> to 30<sup>th</sup> January 2020.

**1.15** The Inspector issued a further 'post hearing letter' on 15<sup>th</sup> May 2020. The Inspector concluded that, as submitted, the Section 1 Local Plan did not meet the Government's tests of soundness. He judged that two of the three (West of Braintree and Colchester/Braintree Borders) proposed Garden Communities were not demonstrated to be economically viable or deliverable – making the overall plan unsound.

**1.16** The Inspector was of the view that the shortcomings with the Section 1 Plan could be overcome by the following Main Modifications:

- The removal of the West of Braintree and Colchester/Braintree Borders Garden Communities, retaining only the 'Tendring/Colchester Borders' Garden Community; and
- The inclusion of a new policy (SP1A 'Recreational disturbance Avoidance and Mitigation Strategy (RAMS)').

**1.17** The Main Modifications to Section 1 of the Local Plan and its accompanying SA Addendum Report were published for consultation from 27<sup>th</sup> August to 9<sup>th</sup> October 2020.

**1.18** The Inspector issued his final report on 10<sup>th</sup> December 2020, which concluded that, subject to the incorporation of the final set of Main Modifications, the Section 1 Local Plan met the required tests which enabled it to proceed to formal adoption.

**1.19** Section 1 of the Colchester Borough Local Plan 2017-2033 was formally adopted on 1<sup>st</sup> February 2021<sup>5</sup>.

For Colchester, the Section 1 Plan notably includes Policy SP5 which sets out the minimum housing requirement of 920 dwellings per annum and 18,400 new homes in total over the period 2013 to 2033. Through Policy SP5, the Section 1 Plan also sets an employment land requirement for Colchester of 22 to 30 hectares for that period.

Policies SP8 and SP9 set the planning policy framework for the planning and delivery of the 'Tendring/Colchester Borders Garden Community' – a new cross-border Garden Community to comprise of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered partly in within the current plan period to 2033, with longer-term phases of development beyond 2033. CBC, Tendring District Council and Essex County Council are now working together to prepare a Development Plan Document (DPD) for the Tendring/Colchester Borders Garden Community.

## Section Two Local Plan

**1.20** Section 2 of the Local Plan outlines the specific policies and site allocations for Colchester Borough. The preparation of the Section 2 Local Plan comprised a number of stages, which are summarised in **Table 1.1**.

It was agreed with the Planning Inspectorate that the Section 1 Local Plan would be subject to Examination in advance of the Section 2 Local Plan. This accounts for the lapse of time since the most recent SA Report for the Section 2 Local Plan was undertaken.

**1.21** CBC prepared a Draft Schedule of Recommended Modifications to the Section 2 Local Plan<sup>6</sup> (March 2021) in advance of the hearing sessions which took place in April

<sup>4</sup> Matter 1 relates to legal and procedural requirements; key issues; Vision and Strategic Objectives (Chapter 1).

<sup>5</sup> Tendring District Council, Colchester Borough Council, and Braintree District Council (2021) *North Essex Authorities' Shared Strategic Section 1 Local Plan* [online]. Available at: <https://www.colchester.gov.uk/local-plan/section-1/>

<sup>6</sup> Colchester Borough Council (2021) *Draft Schedule of Recommended Modifications to the Section 2 Local Plan* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Draft-Recommended-Modifications-to-Section-2-Local-Plan-Draft%20Schedule%20of%20Modification%20Document.pdf>

2021. Following the Examination hearings, a Final Schedule of Main Modifications to the Section 2 Local Plan has been prepared by the Inspector, which this SA Addendum relates to. The proposed modifications take into account the matters raised by representations, hearing statements and through the hearing sessions. The Inspector considered these modifications necessary for soundness.

### Summary of Main Modifications

**1.22** The Examination process has resulted in the Inspector proposing nearly 100 Main Modifications across the Plan in order for the Plan to be considered sound and legally compliant, including modifications to policies and their supporting text. The Schedule of Main Modifications with the additional 'SA implications' column is presented in **Appendix D** of this SA Addendum, and the findings are summarised in **Chapter 4**.

**1.23** Policies SG1: Colchester's Spatial Strategy; SG8: Neighbourhood Plans; SC2: Middlewick Ranges; SS10: Layer de la Haye; and SS11: Marks Tey, are appraised in **Appendix C** and their likely sustainability effects are summarised in **Chapter 4** of this SA Addendum. These policies have either been significantly modified, new reasonable alternatives identified, existing reasonable alternatives modified, or a specific representation highlighted the need for reappraisal.

#### Policy SG1: Colchester's Spatial Strategy

**1.24** In light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, alternatives (SG1)1, (SG1)2 and (SG1)3 are no longer considered reasonable alternatives.

**1.25** The remaining, existing reasonable alternatives (SG1)4, (SG1)5 and (SG1)6 have been revised to include the term 'Sustainable Settlement' and a new reasonable alternative SG1(7) has been identified. The revised and new reasonable alternatives are described in detail in Chapter 2.

**1.26** Therefore, the revised Policy SG1; the remaining, existing reasonable alternatives (SG1)4, (SG1)5 and (SG1)6; as well as a newly identified reasonable alternative (SG1)7, are subject to assessment in this SA Addendum.

#### Policy SG8: Neighbourhood Plans

**1.27** In light of a representation received regarding Policy SG8 for an alternative to this policy, the revised Policy SG8 and a newly identified reasonable alternative (SG8)2 are subject to

SA. The new reasonable alternative is described in detail in Chapter 2.

#### Policy SC2: Middlewick Ranges

**1.28** Due to the significant modification to the explanatory and policy text for Policy SC2: Middlewick Ranges, a new appraisal matrix has been prepared outlining the sustainability effects of the modified policy.

#### Policy SS10: Layer de la Haye

**1.29** In light of a representation received regarding Policy SS10 from Layer de la Haye Parish Council relating to the consistency of the previous appraisal, the likely sustainability effects of the revised Policy SS10 have been reappraised in this SA Addendum.

#### Policy SS11: Marks Tey

**1.30** In light of a representation received regarding Policy SS11 and in light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, the likely sustainability effects of the revised Policy SS11 and a newly identified reasonable alternative have been subject to SA. The new reasonable alternative is described in detail in Chapter 2.

### Relationship with Other Plans and Programmes

**1.31** The Section 2 Local Plan is not prepared in isolation and is greatly influenced by other international, national, county and local level plans. The SEA Regulations require a review of the environmental and sustainability objectives set out in relevant plans and programmes at the international and national levels, which is detailed in **Chapter 3** and **Appendix A** of this SA Addendum. However, the following county and local level plans are also likely to influence the Section 2 Local Plan and have been taken into consideration during the plan preparation and SA process (please note that this list is not exhaustive):

- Everyone's Essex: Draft Plan for Essex 2021-2025<sup>7</sup> (Essex County Council, 2021)
- Net Zero: Making Essex Carbon Neutral<sup>8</sup> (Essex County Council, 2021)

<sup>7</sup> Essex County Council (2021) *Everyone's Essex: Draft Plan for Essex 2021-2025* [pdf]. Available at: <https://assets.ctfassets.net/488238b25cb263c699ac78316030755/ECC-Everyones-Essex-our-draft-plan-for-2021-to-2025.pdf>

<sup>8</sup> Essex County Council (2021) *Net Zero: Making Essex Carbon Neutral* [pdf]. Available at: <https://assets.ctfassets.net/488238b25cb263c699ac78316030755/ECC-Net-Zero-Report-Making-Essex-Carbon-Neutral.pdf>

- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs) Supplementary Planning Document<sup>9</sup> (Place Services, 2020)
- Local Flood Risk Management Strategy<sup>10</sup> (Essex County Council and Place Services, 2018)
- North Essex Rapid Transit Study<sup>11</sup> (Essex Highways, 2017)
- Economic Plan for Essex 2017-2021<sup>12</sup> (Essex County Council, 2017)
- Essex Public Rights of Way Improvement Plan<sup>13</sup> (Essex County Council, 2009)
- Essex Landscape Character Assessment<sup>14</sup> (Chris Blandford Associates, 2003)
- Colchester Borough Council Climate Emergency Action Plan 2021-23<sup>15</sup> (Colchester Borough Council, 2021)
- Colchester Infrastructure Delivery Plan Update Report<sup>16</sup> (Navigus Planning, 2021)
- Colchester Retail and Town Centre Study Update 2020<sup>17</sup> (cpw planning, 2020)
- Housing Land Supply Position Statement<sup>18</sup> (Colchester Borough Council, 2018)
- Colchester Borough Council Level 2 Strategic Flood Risk Assessment<sup>19</sup> (Aecom, 2017)
- Colchester Gypsy and Traveller Accommodation Assessment<sup>20</sup> (Opinion Research Services, 2017)
- Strategic Land Availability Assessment<sup>21</sup> (Colchester Borough Council, 2017)
- Colchester Borough Local Wildlife Site Review<sup>22</sup> (Essex Ecology Services Limited, 2017)
- Colchester Borough Council Water Cycle Study<sup>23</sup> (Aecom, 2016)
- Colchester Borough Council Level 1 Strategic Flood Risk Assessment<sup>24</sup> (Aecom, 2016)

<sup>9</sup> Essex County Council Place Services (2020) *Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document* [pdf]. Available at: [https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/supporting\\_documents/Essex%20Coast%20RAMS%20SPD\\_January%202020.pdf](https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/supporting_documents/Essex%20Coast%20RAMS%20SPD_January%202020.pdf)

<sup>10</sup> Essex County Council Place Services (2018) *Local Flood Risk Management Strategy* [pdf]. Available at: <https://flood.essex.gov.uk/media/1293/essex-local-flood-risk-management-strategy.pdf>

<sup>11</sup> Essex Highways (2017) *North Essex Rapid Transit Study* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/EB066%20North%20Essex%20Rapid%20Transit%20Study%20final%20December%202017.pdf>

<sup>12</sup> Essex County Council (2017) *Economic Plan for Essex 2017-2021* [online]. Available at: <https://www.essex.gov.uk/plans-and-strategies>

<sup>13</sup> Essex County Council (2009) *Public Rights of Way Improvement Plan* [pdf]. Available at: <https://www.essexhighways.org/uploads/files/final-rowip.pdf>

<sup>14</sup> Chris Blandford Associates (2003) *Essex Landscape Character Assessment* [pdf]. Available at: [https://www.rochford.gov.uk/sites/default/files/evibase\\_EB6\\_essex\\_landscape\\_character\\_assess2003pt1.pdf](https://www.rochford.gov.uk/sites/default/files/evibase_EB6_essex_landscape_character_assess2003pt1.pdf)

<sup>15</sup> Colchester Borough Council (2021) *Climate Emergency Action Plan 2021-23* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Sustainability-Climate-Emergency-Action-Plan-2021-23-Climate%20Emergency%20Action%20Plan%202021-23.pdf>

<sup>16</sup> Navigus Planning (2021) *Colchester Infrastructure Delivery Plan Update Report* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EB%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf>

<sup>17</sup> cpw planning (2020) *Colchester Retail and Town Centre Study Update 2020* [pdf]. Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Retail-and-TC-Study-Update-2020-EB%203.11%20Retail%20and%20TC%20Study%20Update%202020.pdf>

<sup>18</sup> Colchester Borough Council (2021) *2021 Housing Land Supply Annual Position Statement* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Planning-Housing-Land-Supply-Annual-Position-Statement-2021-2021%20Housing%20Land%20Supply%20Annual%20Position%20Statement.pdf>

<sup>19</sup> Aecom (2017) *Colchester Borough Council Level 2 Strategic Flood Risk Assessment* [pdf]. Available at: <https://www.braintree.gov.uk/downloads/file/438/cbc-0031-1-3a-level-2-sfra-report-final>

<sup>20</sup> Opinion Research Services (2017) *Colchester Gypsy and Traveller Accommodation Assessment* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Colchester%20Gypsy%20and%20Traveller%20Accommodation%20Assessment%20Need%20Summary%20Report%20May%202017.pdf>

<sup>21</sup> Colchester Borough Council (2017) *Strategic Land Availability Assessment* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Strategic%20Land%20Availability%20Assessment%20June%202017%20Update.pdf>

<sup>22</sup> Essex Ecology Services Limited (2017) *Colchester Borough Local Wildlife Site Review 2015* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC00033%20Colchester%20Borough%20LoWS%20Review%202015%20Final%20Version%20November%202017.pdf>

<sup>23</sup> Aecom (2016) *Colchester Borough Council Water Cycle Study* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Colchester%20Borough%20Council%20Water%20Cycle%20Study%20Final%20December%202016.pdf>

<sup>24</sup> Aecom (2016) *Colchester Borough Council Level 1 Strategic Flood Risk Assessment Update* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Level%201%20Strategic%20Flood%20Risk%20Assessment%20Report%20Update%20August%202015.pdf>



- Colchester Town Surface Water Management Plan<sup>25</sup> (Essex County Council and Colchester Borough Council, 2017)
- Colchester Borough Green Infrastructure Strategy<sup>26</sup> (LUC, 2011)

**1.32** In addition, Essex County Council has responsibility for waste and minerals planning in the area, as well as preparing Local Transport Plans. The Essex Minerals Local Plan and Essex and Southend-on-Sea Waste Local Plan, together with the emerging Local Plan, will form the Development Plan for Colchester:

- **Essex Minerals Local Plan<sup>27</sup>** – Essex County Council is the minerals planning authority for the Borough, and is responsible for preparing planning policies, and also for assessing applications for minerals development. There are active quarry sites in the Borough as well as currently unworked sand and gravel and brick clay deposits which are subject to a Minerals Safeguarding policy within the Minerals Local Plan. The safeguarding policy requires the minerals planning authority – Essex County Council – to be consulted on development proposals covering five hectares or more within the sand and gravel minerals safeguarding area, and for all developments greater than one dwelling for the brick clay safeguarded area. The Minerals Safeguarding Areas within Colchester Borough are shown on the Policies Map in the Section 2 Local Plan.
- **Essex and Southend-on-Sea Waste Local Plan<sup>28</sup>** – Essex County Council is the waste planning authority for the Borough, and is responsible for preparing planning policies, and also for assessing applications for waste management development. The Plan proposes new waste development at Bellhouse and Fingringhoe Quarry. It also identifies four Areas of Search to meet the need for additional small scale waste management facilities. These Areas of Search are existing industrial estates within the Borough and are located away from

residential and other uses sensitive to amenity impacts such as schools, retail, leisure and office development (i.e., Land off Axial Way, Myland; Severalls Industry Park; Tollgate, Stanway; and Whitehall Road Industrial Estate).

- **Essex Local Transport Plan<sup>29</sup>** – The Essex Local Transport Plan sets out the 15-year vision to improve travel in the county and underlines the importance of the transport network in achieving sustainable, long term economic growth and enriching the life of residents. It is supplemented by delivery strategies for public transport, highways, cycling and public rights of way.

### Neighbouring Local Plans

**1.33** Throughout the preparation of the Section 2 Local Plan and the SA process, consideration has been given to the local plans being prepared by the authorities around Colchester Borough. As explained above, Section 1 of the Local Plan was prepared jointly by the North Essex Authorities (i.e., CBC, Tendring District Council, and Braintree District Council) and forms the first part of each authorities' respective Local Plans.

**1.34** The development proposed in the neighbouring authorities Local Plans could give rise to in-combination effects with the effects of the Section 2 Local Plan, and the effects of the various plans may travel across local authority boundaries. The authorities that border Colchester Borough include:

- Braintree District Council – **Publication Draft Local Plan 2013-2033 for Braintree District Council<sup>30</sup>** was submitted to the Secretary of State for examination in 2017. The examination hearings for the Section 2 Local Plan were held in July 2021, with an expected adoption date of winter 2021/22.
- Tendring District Council – **Publication Draft Tendring District Local Plan<sup>31</sup>** was submitted to the Secretary of State for examination on 9<sup>th</sup> October 2017. Consultation on the Main Modifications to the Section 2 Local Plan is

<sup>25</sup> Essex County Council and Colchester Borough Council (2017) *Colchester Town Surface Water Management Plan* [pdf]. Available at: [https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Colchester-Surface-Water-Management-Plan---Maps-EBC%204.64%20Surface%20Water%20Management%20Plan%20\(Maps\).pdf](https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Colchester-Surface-Water-Management-Plan---Maps-EBC%204.64%20Surface%20Water%20Management%20Plan%20(Maps).pdf)

<sup>26</sup> LUC (2011) *Colchester Borough Green Infrastructure Strategy* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Green%20Infrastructure%20Final%20Report%20Part%201.pdf>

<sup>27</sup> Essex County Council (2014) *Essex Minerals Local Plan* [pdf]. Available at: <https://assets.ctfassets.net/4knkzaf64jx5x/5UzuVtnjZbJ81olVZoZKvX/90acfc65df6fa8ee8ab20df3f0cda1c8/essex-minerals-local-plan-adopted-july-2014.pdf>

<sup>28</sup> Essex County Council and Southend-on-Sea Council (2017) *Essex and Southend-on-Sea Waste Local Plan* [pdf]. Available at: [https://www.southend.gov.uk/downloads/file/5194/adopted\\_waste\\_local\\_plan](https://www.southend.gov.uk/downloads/file/5194/adopted_waste_local_plan)

<sup>29</sup> Essex County Council (2011) *Essex Transport Strategy: The Local Transport Plan for Essex* [pdf]. Available at: [https://www.essexhighways.org/uploads/downloads/essex\\_ltp.pdf](https://www.essexhighways.org/uploads/downloads/essex_ltp.pdf)

<sup>30</sup> Braintree District Council (2017) *Local Plan Publication Draft for Consultation* [pdf]. Available at: <https://www.braintree.gov.uk/downloads/file/2561/sdbdc001-1of7-bdc-publication-draft-lp-june-17>

<sup>31</sup> Tendring District Council (2017) *Publication Draft Tendring District Local Plan 2013-2033 and Beyond* [pdf]. Available at: [https://www.tendringdc.gov.uk/sites/default/files/documents/planning/Planning\\_Policy/SDTDC\\_001%20Tendring%20Local%20Plan%20October%202017.pdf](https://www.tendringdc.gov.uk/sites/default/files/documents/planning/Planning_Policy/SDTDC_001%20Tendring%20Local%20Plan%20October%202017.pdf)

currently underway and is due to close on 31<sup>st</sup> August 2021.

- Maldon District Council – **The Maldon District Local Development Plan**<sup>32</sup> was adopted on 27<sup>th</sup> July 2017.
- Babergh District Council – **Publication Draft Babergh and Mid Suffolk Joint Local Plan**<sup>33</sup> was submitted to the Secretary of State for examination on 31<sup>st</sup> March 2021. Examination hearings are currently taking place on the Joint Local Plan.

### Neighbourhood Plans

**1.35** Throughout the preparation of the Section 2 Local Plan and the SA process, consideration has been given to the Neighbourhood Plans (NPs) within Colchester Borough. NPs are adopted for the following areas and these now form part of the Development Plan for Colchester:

- Boxted;
- Myland and Braiswick;
- Wivenhoe;
- West Bergholt; and
- Eight Ash Green.

**1.36** The West Mersea NP is currently out for consultation until 3<sup>rd</sup> September 2021. Consultation on the Marks Tey NP also recently closed in July 2021. Following examination of the Tiptree NP, the Examiner recommended that the NP could not proceed to referendum and therefore the NP will return to Regulation 14 stage (pre-submission consultation and publicity). Work on the NPs for Messing and Stanway have been abandoned as there are no longer active Steering Groups to undertake the plan preparation process.

### Sustainability Appraisal and Strategic Environmental Assessment

**1.37** Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social,

environmental and economic effects of the policies and proposals within a plan from the outset of its development.

**1.38** Strategic Environmental Assessment (SEA) is also a statutory assessment process, required by the SEA Regulations<sup>34</sup>. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). The purpose of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development.

**1.39** The UK left the EU in January 2020, with the transition period ending at the end of 2020. Following the end of the transition period, most EU law continues to apply as set out in the European Union (Withdrawal) Act 2018 (EUWA) and the 'EU Exit' amendments to English legislation.

**1.40** SEA and SA are separate processes but have similar aims and objectives. SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, such as social and economic impacts. The Government's Planning Practice Guidance<sup>35</sup> shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the Colchester Section 2 Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

**1.41** Details about how the SA process has informed the preparation of the Section 2 Local Plan can be found in Section 13.4 of the 2017 SA Report which accompanied the examined Local Plan.

### SA of the Section Two Local Plan

**1.42 Table 1.1** summarises the stages of the Colchester Local Plan preparation and the accompanying SA Reports that have been prepared and consulted on. Please note that for the initial stages in the plan-making process, i.e., for the Scoping stage and Issues and Options stage, the concept of preparing a joint Local Plan between the North Essex Authorities was not yet identified. Therefore, the three authorities prepared

<sup>32</sup> Maldon District Council (2017) *Approved Maldon District Local Development Plan* [online]. Available at: [https://www.maldon.gov.uk/homepage/7031/emerging\\_local\\_plan](https://www.maldon.gov.uk/homepage/7031/emerging_local_plan)

<sup>33</sup> Babergh District Council and Mid Suffolk District Council (2020) *Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Regulation 19) Document* [pdf]. Available at: [https://www.midsuffolk.gov.uk/assets/Strategic-](https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/JLP-Core-Documents-Library-live.pdf)

[Planning/JLPExamination/CoreDocLibrary/JLP-Core-Documents-Library-live.pdf](https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/JLP-Core-Documents-Library-live.pdf)

<sup>34</sup> Statutory Instrument 2004, No 1633, as amended by Statutory Instrument 2018 No 1232 and by Statutory Instrument 2020 No 1531

<sup>35</sup> Ministry of Housing, Communities & Local Government (2016, updated 2021) *Planning practice guidance* [online]. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

separate Scoping Reports and Issues and Options documents (and accompanying Issues and Options SA Reports).

**1.43** There have been four key stages in the SA of the Section 2 Local Plan to date (see **Table 1.1**). As previously explained, this SA Addendum should be read in conjunction with the Section 2 2017 SA Report.

**1.44** Following each stage of consultation, all representations relating to the SA process were reviewed. Appendix 2 of the 2017 SA Report contains a summary of the representations

received during the consultations on the Issues and Options SA Report and the Preferred Options SA Report. **Appendix B** of this SA Addendum contains a schedule of SA-related representations that were received during the consultation on the Publication Draft Section 2 Local Plan. **Appendix B** also contains a table summarising the representations received on the Scoping Report which were omitted from previous SA reports in error, however, the representations were already taken into account in the subsequent iterations of the SA reports.

**Table 1.1: Section 1 and Section 2 Local Plan and SA Stages and Consultation Documents**

Local Plan Consultation Stage and Documents	SA Consultation Stage and Documents
Evidence Gathering/Scoping Stage	
Evidence gathering.	SA Scoping Reports prepared by each individual NEA. <u>CBC Scoping Report</u> (2014) Consultation on CBC Scoping Report: 24 <sup>th</sup> June – 5 <sup>th</sup> August 2014
Issues and Options Stage	
Issues & Options documents prepared by each individual NEA. <u>CBC Issues &amp; Options Document</u> (January 2015) Consultation on CBC Issues & Options Document: 16 <sup>th</sup> January – 27 <sup>th</sup> February 2015	SA Reports on Issues & Options documents prepared by each individual NEA. <u>CBC Issues &amp; Options SA Report</u> (2014) Consultation on CBC Issues & Options SA Report: 16 <sup>th</sup> January – 27 <sup>th</sup> February 2015
Preferred Options Stage	
<u>CBC Section 1 and Section 2 Preferred Options Local Plan</u> Consultation: 9 <sup>th</sup> July – 16 <sup>th</sup> September 2016	<u>SA Report on North Essex Authorities Section 1 Preferred Options Local Plan</u> (June 2016) <u>SA Report on Section 2 Preferred Options Local Plan</u> (July 2016) Consultation on Section 1 SA Report and Section 2 SA Report: 9 <sup>th</sup> July – 16 <sup>th</sup> September 2016
Publication Draft Stage	
<u>CBC Publication Draft Section 1 and 2 Local Plan</u> (June 2017) Consultation: 16 <sup>th</sup> June – 11 <sup>th</sup> August 2017	<u>SA Report on North Essex Authorities Section 1 Publication Draft Local Plan</u> (June 2017) <u>SA Report on Section 2 Publication Draft Local Plan</u> (June 2017) <u>Non-Technical Summary of the SA Report on Section 2 Publication Draft Local Plan</u> (June 2017) Consultation: 16 <sup>th</sup> June – 11 <sup>th</sup> August 2017
Submission to the Secretary of State	

Local Plan Consultation Stage and Documents	SA Consultation Stage and Documents
Submission of the CBC Publication Draft Section 1 and 2 Local Plan to the Secretary of State for Examination took place on 9 <sup>th</sup> October 2017. Other North Essex Authorities also submitted their respective Section 1 and Section 2 Local Plans at this time.	
Section 1 Examination	
<p>Initial hearings: 16<sup>th</sup> – 25<sup>th</sup> January 2018 and extra day for Matter 1 on 9<sup>th</sup> May 2018. Additional evidence base documents prepared including the Additional SA Report.</p> <p>Additional hearing sessions: 14<sup>th</sup> – 30<sup>th</sup> January 2020</p> <p>Proposed Main Modifications to the Publication Draft Section 1 Local Plan</p> <p>Consultation: 27<sup>th</sup> August – 9<sup>th</sup> October 2020</p> <p><u>Examiner's Schedule of Main Modifications to the Publication Draft Section 1 Local Plan</u> (December 2020)</p>	<p><u>Additional SA Report on the North Essex Authorities Section 1 Local Plan</u> (July 2019)</p> <p>Consultation: 19<sup>th</sup> August – 30<sup>th</sup> September 2019</p> <p><u>SA Addendum Report on North Essex Authorities Section 1 Main Modifications</u> (August 2020)</p> <p>Consultation: 19<sup>th</sup> August – 30<sup>th</sup> September 2020</p>
Section 1 Adoption	
<u>Colchester Borough Local Plan 2017-2033: North Essex Authorities Shared Strategic Section 1 Plan</u> was formally adopted on 1 <sup>st</sup> February 2021.	
Section 2 Examination	
<p><b>Ongoing</b></p> <p><u>Draft Schedule of Recommended Modifications to the Section 2 Local Plan</u> (March 2021)</p> <p>Hearing sessions: 20<sup>th</sup> – 30<sup>th</sup> April 2021</p> <p>Schedule of Proposed Main Modifications to the Publication Draft Section 2 Local Plan (August 2021)</p>	<p>SA Addendum Report for the Main Modifications to Section 2 of the Local Plan (this report).</p> <p>Non-Technical Summary of the SA Addendum Report for the Main Modifications to Section 2 of the Local Plan (September 2021)</p>

## Habitats Regulations Appraisal

**1.45** CBC is also required to undertake a Habitats Regulations Assessment (HRA) of the Section 2 Local Plan. The aim of the HRA is to assess the potential for the Local Plan to have adverse effects on the integrity of European designated nature conservation sites. The initial screening stage of the HRA considers whether the Local Plan is likely to have significant effect on these sites either alone or in combination with other plans and projects. If likely significant effects cannot be ruled out at the screening stage, then an Appropriate Assessment (AA) must be carried out.

**1.46** The HRA process has its own legislative drivers and requirements and, while the HRA findings may inform the SA, it is important that the HRA remains distinguishable from the wider SA process. The HRA has been undertaken in parallel

with the SA and the detailed methodology and findings are reported separately.

### HRA of the Section One Local Plan

**1.47** A HRA Screening of the North Essex Authorities Shared Section 1 Local Plan was undertaken by LUC in 2016<sup>36</sup>. The HRA Screening identified the following likely significant effects (LSEs) on European sites, either alone or in-combination with other plans and projects, which could not be rule out and therefore required further consideration at the AA stage:

- **Loss of offsite habitat** – Abberton Reservoir Special Protection Area (SPA)/Ramsar; Blackwater Estuary SPA/Ramsar; Hamford Water Special Area of Conservation (SAC); Hamford Water SPA/Ramsar;

<sup>36</sup> LUC (2016) *HRA Screening Report for North Essex Authorities Strategic Part 1 for Local Plans* [pdf]. Available at: [https://cbccrmdata.blob.core.windows.net/noteattachment/EB002%20](https://cbccrmdata.blob.core.windows.net/noteattachment/EB002%20Habitats%20Regulations%20Screening%20Report%20North%20Essex%20Authorities%20shared%20Plan%20Section%20One%20Local%20Plan%20December%202016.pdf)

[Habitats%20Regulations%20Screening%20Report%20North%20Essex%20Authorities%20shared%20Plan%20Section%20One%20Local%20Plan%20December%202016.pdf](https://cbccrmdata.blob.core.windows.net/noteattachment/EB002%20Habitats%20Regulations%20Screening%20Report%20North%20Essex%20Authorities%20shared%20Plan%20Section%20One%20Local%20Plan%20December%202016.pdf)



Stour and Orwell Estuaries SPA/Ramsar; and Colne Estuaries SPA/Ramsar.

- **Recreational impacts** – Essex Estuaries SAC; Hamford Water SAC; Hamford Water SPA/Ramsar; Stour and Orwell Estuaries SPA/Ramsar; Colne Estuary SPA/Ramsar; and Blackwater Estuary SPA/Ramsar.
- **Water quality** – Essex Estuaries SAC; Stour and Orwell Estuaries SPA/Ramsar; and Colne Estuary SPA/Ramsar.

**1.48** The AA of the North Essex Authorities Shared Section 1 Local Plan was undertaken in May 2017<sup>37</sup>. The HRA Report identified whether the above LSE's will, in light of mitigation and avoidance measures, result in adverse effects on the integrity (AEoI) of the European sites either alone or in combination with other plans and projects.

The 2017 HRA Report concluded that, providing the mitigation safeguards identified in the AA Report are adopted and implemented, the **Section 1 Local Plan will not result in AEoI of European sites either alone or in combination with other plans and projects.**

**1.49** An update to the HRA Report was prepared in July 2019<sup>38</sup> to address the advice provided by the Planning Inspector relating to the HRA taking into account recent case law judgements including the People Over Wind, Peter Sweetman v Coillte Teoranta (CJEU Case C-323/17) (April 2018) and Holohan v An Bord Pleanála (November 2018).

The 2019 HRA Report concluded that, in light of the People Over Wind and Holohan rulings, the findings of the HRA rely on avoidance and mitigation measures only at the AA stage and that the complex relationships between qualifying and non-qualifying habitats and species for each site have been taken into account. In conclusion, providing that key recommendations and mitigation requirements are adopted and implemented, the **Section 1 Local Plan will not result in adverse effects on the integrity of European sites either**

**alone or in combination with other plans and projects.**

**1.50** Further HRA work was carried out in August 2020 to address the proposed Main Modifications to the Section 1 Local Plan.

The 2020 HRA Addendum Report<sup>39</sup> concluded that the Section 1 Local Plan, incorporating the proposed Main Modifications, **will not result in adverse effects on the integrity of European sites either alone or in combination with other plans and projects.**

### HRA of the Section Two Local Plan

**1.51** CBC undertook HRA Screening of the Section 2 Local Plan in December 2016 and identified LSEs on the following European sites, either alone or in combination with other plans and projects, which could not be rule out and therefore required further consideration at the AA stage: Abberton Reservoir SPA/Ramsar; Blackwater Estuary SPA/Ramsar; Colne Estuaries SPA/Ramsar; Stour and Orwell Estuaries SPA/Ramsar; and Essex Estuaries SAC.

**1.52** A HRA Report, containing the AA, was prepared to accompany the Publication Draft Section 2 Local Plan<sup>40</sup>. The AA concluded that providing the mitigation safeguards identified in the HRA Report are adopted and implemented, the Section 2 Local Plan will not result in adverse effects on the integrity of European sites either alone or in combination.

**1.53** LUC carried out an updated HRA of the Section 2 Local Plan in March 2021<sup>41</sup>. This HRA Report updated the previous assessment given the time expired and replaced all previous HRA drafts. The Screening Assessment identified the following LSEs on European sites:

- **Physical damage and loss (offsite)** – Abberton Reservoir SPA/Ramsar; Blackwater Estuary

<sup>37</sup> LUC (2017) *HRA Report for North Essex Authorities Strategic Section 1 for Local Plans* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/EB003%20Habitats%20Regulation%20Assessment%20Report%20North%20Essex%20Authorities%20Local%20Plan%20%20Section%201%20May%202017.pdf>

<sup>38</sup> LUC (2019) *HRA Report for North Essex Authorities Shared Strategic Section 1 Local Plan* (pdf) Available at: <https://www.braintree.gov.uk/downloads/file/1155/eb083-hra-north-essex-authorities-shared-strategic-section-1-local-plan-july-2019>

<sup>39</sup> LUC (2020) *HRA Addendum Report for North Essex Authorities Shared Strategic Section 1 Local Plan Proposed Main Modifications* (pdf) Available at: <https://www.braintree.gov.uk/downloads/file/2576/eb083a-hra-north-essex-authorities-shared-strategic-section-1-local-plan-update-following-proposed-main-mods-aug-2020>

[essex-authorities-shared-strategic-section-1-local-plan-update-following-proposed-main-mods-aug-2020](https://cbccrmdata.blob.core.windows.net/noteattachment/EB003%20Habitats%20Regulation%20Assessment%20Report%20North%20Essex%20Authorities%20Local%20Plan%20%20Section%201%20May%202017.pdf)

<sup>40</sup> Colchester Borough Council (2017) *Publication Draft Local Plan (Regulation 19) – Section Two Habitat Regulations Assessment Report* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Habitats%20Regulation%20Appropriate%20Assessment%20Report%20Colchester%20Publication%20Draft%20Local%20Plan%20Section%202.pdf>

<sup>41</sup> LUC (2021) *Habitat Regulations Assessment of the Colchester Borough Publication Draft Local Plan – Section 2* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-plan-Evidence-base--Emerging-Local-Plan-2017-2033-CBC%204.13%20HRA%20of%20Colchester%20Local%20Plan%20Part%202%20Final.pdf>

SPA/Ramsar; Colne Estuary SPA/Ramsar; and Stour and Orwell Estuaries SPA/Ramsar.

- **Recreational impacts** – Essex Estuaries SAC; Abberton Reservoir SPA/Ramsar; Blackwater Estuary SPA/Ramsar; Colne Estuary SPA/Ramsar; Stour and Orwell Estuaries SPA/Ramsar; Dengie SPA/Ramsar; Outer Thames Estuary SPA.
- **Water quantity and quality** – Stour and Orwell Estuaries SPA/Ramsar.

The AA concluded that, providing the mitigation safeguards identified in the HRA Report are adopted and implemented, the **Section 2 Local Plan will not result in AEoI of European sites either alone or in combination with other plans or projects.**

**1.54** Further HRA work has now been carried out to address the proposed Main Modifications to the Section 2 Local Plan.

The HRA Report of the Main Modifications to the Section 2 Local Plan (September 2021) also concluded **that no AEoI will occur subject to the provision of safeguarding and mitigation measures as detailed in Chapter 5 of the HRA Report.**

- **Appendix A** presents the **updated policy context** and baseline information for Colchester.
- **Appendix B** presents the **consultation responses** received in relation to the Publication Draft Section 2 Local Plan SA Report and explains how each one has been addressed in this SA Addendum. For completeness, the representations received on the SA Scoping Report are also detailed in Appendix B.
- **Appendix C** presents the **SA matrices** for five revised policies and their reasonable alternatives (SG1: Colchester's Spatial Strategy; SG8: Neighbourhood Plans; SC2: Middlewick Ranges; SS10: Layer de la Haye; and SS11: Marks Tey).
- **Appendix D** reproduces the **Schedule of Main Modifications**, with commentary on the SA implications of each proposed modification.

## Structure of this SA Addendum

**1.55** This chapter has introduced the Colchester Local Plan and its relationship to other plans and programmes and has summarised the stages in the SA undertaken to date. The rest of this SA Addendum is structured as follows:

- **Chapter 2** sets out the methodology used for the assessments in this SA Addendum.
- **Chapter 3** presents an update to the review of relevant plans and baseline information.
- **Chapter 4** summarises the appraisal findings for the Main Modifications.
- **Chapter 5** details the cumulative and synergistic effects of the Section 2 Local Plan as proposed to be modified.
- **Chapter 6** presents the updated monitoring framework to monitor the likely significant effects of the Section 2 Local Plan as proposed to be modified.
- **Chapter 7** summarises the key findings from the SA of the Main Modifications and describes the next steps to be undertaken.

**1.56** This SA Addendum is supported by the following appendices:

## Chapter 2

### Methodology

**This chapter describes the approach that has been taken to the SA of the Main Modifications to the Section 2 Local Plan.**

#### Introduction

**2.1** The approach to assessing the SA implications of the proposed Main Modifications firstly involved considering each proposed modification as set out in the Schedule of Main Modifications. A column was added to the Schedule of Main Modifications to consider and record whether the proposed modification would change the SA findings presented in the 2017 SA Report for the relevant part of the Local Plan that the modification relates to. The Schedule of Main Modifications with the additional 'SA implications' column is presented in **Appendix D** of this SA Addendum, and the findings are summarised in **Chapter 4**.

**2.2** Policies SG1: Colchester's Spatial Strategy; SG8: Neighbourhood Plans; SC2: Middlewick Ranges; SS10: Layer de la Haye; and SS11: Marks Tey, are appraised in **Appendix C** and their likely sustainability effects are summarised in **Chapter 4** of this SA Addendum. These policies have either been significantly modified, new reasonable alternatives identified, existing reasonable alternatives modified, or a specific representation highlighted the need for reappraisal.

#### Sustainability Context for Development in Colchester

**2.3** Chapter 2 of the 2017 SA Report sets out the sustainability context for the Section 2 Local Plan. It provides a review of relevant plans and programmes (Section 2.6); a description of the current state (at that time) of the environment (Section 2.7); key sustainability issues facing the Borough (Section 2.9); and their likely future evolution in the absence of the Section 2 Local Plan (Section 2.8). **Chapter 3** and **Appendix A** of this SA Addendum present an update to those sections to reflect the most recent situation and up-to-date sources of data, in order to inform the assessment of the proposed Main Modifications.

## SA Framework

**2.4** This SA Addendum Report is prepared within the context of the previous SA that was undertaken for the Section 2 Local Plan in 2017. Having updated the policy review, baseline information and key sustainability issues facing Colchester, it was concluded that the framework of sustainability objectives used to guide the previous stages of SA work (as set out in Section 3.1 of the 2017 SA Report) remains valid.

**2.5** The SA objectives in the SA Framework:

- Reflect the key sustainability issues facing the District;

- Take into account the environmental protection objectives set out at the international and national level (a requirement of the SEA Regulations); and,
- Cover all of the topics required by the SEA Regulations.

**2.6** The assessment reported in this document therefore continues to use this same 'SA framework' (see **Table 2.1**). The final column of the table identifies which of the topics specified in the SEA Regulations is addressed by each objective. The proposed Main Modifications were appraised in relation to their likely effects in relation to the sustainability objectives set out in this SA framework, compared to the present baseline situation and likely evolution of key issues in the absence of the plan.

**Table 2.1: Sustainability Appraisal Framework**

SA Objective	Assessment Criteria	SEA Topic(s)
SA1: To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Will it deliver the number of houses needed to support the existing and growing population?	Material assets Climatic factors
	Will it provide more affordable homes across the Borough?	
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	
	Will it deliver well designed and sustainable housing?	
SA2: To ensure that development is located sustainably and makes efficient use of land	Will it promote regeneration?	Material assets Landscape
	Will it reduce the need for development on greenfield land?	
	Will it provide good accessibility by a range of modes of transport?	
	Will densities make efficient use of land?	
	Will a mix of uses be provided?	
SA3: To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Will it improve the delivery of a range of employment opportunities to support the growing population?	Material assets Population and human health Cultural heritage
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	
	Will it support tourism, heritage and the arts?	
	Will it help sustain the rural economy?	
	Will it reduce the need to travel?	
SA4: To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Will the levels of sustainable travel increase?	Population and human health Climatic factors
	Will it improve sustainable transport infrastructure and linkages?	
	Will it provide equitable access to education, recreation and community facilities?	



SA Objective	Assessment Criteria	SEA Topic(s)
	Will it place pressure on school places, including early years?	Air
SA5: To build stronger, more resilient sustainable communities with better education and social outcomes	Will existing open spaces be protected and new open spaces be created?	Population and human health Biodiversity, flora and fauna
	Will it improve the skills of the Borough's population?	
	Will it reduce actual crime and fear of crime?	
	Will it provide equitable access to employment opportunities?	
	Will it encourage healthy lifestyles?	
SA6: To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Will it protect and enhance the heritage and cultural assets of the Borough?	Population and human health
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	
	Will it protect and enhance the historic character of the Town Centre?	
SA7: To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	Cultural heritage including architectural and archaeological heritage
	Will it protect and enhance designated areas of the countryside and coastal environment?	
	Will it protect and improve biodiversity?	
SA8: To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Will it improve environmental quality in terms of water, air and soil quality?	Landscape
	Will it reduce pollution and greenhouse gas emissions?	Biodiversity, flora and fauna
	Will it support the delivery of renewable energy schemes?	Soil
	Will it help to reduce, reuse and recycle resources and minimise waste?	Water
SA9: To make efficient use of energy and reduce, reuse or recycle waste	Will it reduce the risk of flooding?	Climatic factor
	Will it deliver effective SUDS and improve drainage?	Air
	Will it affect the amount of water available for extraction?	
SA10: To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality	Will it promote water efficiency and reduce water usage levels per household?	Climatic factors
	Will it improve water quality?	Water
	Does it conform to River Basin Management Plan Objectives?	Soil
	Will it deliver the number of houses needed to support the existing and growing population?	Biodiversity, flora and fauna
	Will it provide more affordable homes across the Borough?	
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	
	Will it deliver well designed and sustainable housing?	

## Appraisal Symbolology

**2.7** The SA uses colour-coded symbols attributed to each policy and site allocation to indicate its likely sustainability effects and performance against each SA objective. **Table 2.2** shows how these symbols are applied during the appraisal. Note that the colours used have been updated since the 2017 SA Report in order to comply with the Government's accessibility guidelines.

**Table 2.2: Key to Symbols and Colour Coding Used in the SA of Main Modifications**

Symbol and Colour Coding	Description
++	The policy/site allocation is likely to have a significant positive impact on the SA objective(s).
+	The policy/site allocation is likely to have a minor positive impact on the SA objective(s).
0	The policy/site allocation is likely to have a negligible or no impact on the SA objective(s).
+/- or +/-	The policy/site allocation is likely to have a mixture of both positive and negative impacts on the SA objective(s).
-	The policy/site allocation is likely to have a minor negative impact on the SA objective(s).
--	The policy/site allocation is likely to have a significant negative impact on the SA objective(s).
?	It is uncertain what effect the policy/site allocation will have on the SA objective(s).
++/-	The policy/site allocation is likely to have a mixture of both significant positive and minor negative impacts on the SA objective(s).
--/+	The policy/site allocation is likely to have a mixture of both significant negative and minor positive impacts on the SA objective(s).

## Time Periods

**2.8** In order to provide consistency with previous SA work, the same time periods have been utilised in assessing effects. These are:

- Short term: early stages of the plan period.
- Medium term: middle stages of the plan period.
- Long term: latter stages of the plan period (2033) and where relevant beyond.

## Reasonable Alternatives

**2.9** The SEA Regulations require the consideration of reasonable alternatives to the Section 2 Local Plan. Most of the proposed Main Modifications to the Local Plan address minor details in the Plan, for example text clarifications and corrections. Such changes are not considered to have reasonable alternatives.

**2.10** The 2017 SA Report which accompanied the Publication Draft Section 2 Local Plan sets out how reasonable alternatives were considered and selected as part of the SA and plan-making processes up until Submission, as required by the SEA Regulations. Reasonable alternatives to the proposed Main Modifications have been identified by CBC and LUC in relation to policies SG1: Colchester's Spatial Strategy, SG8: Neighbourhood Plans, and SS11: Marks Tey.

**2.11** No further reasonable alternatives to the proposed Main Modifications have been identified, taking into account the reasonable alternatives that were already appraised up to the submission of the Section 2 Local Plan, and the nature of the proposed Main Modifications (i.e., non-spatial and/or simply text clarifications/corrections)

### Policy SG1: Colchester's Spatial Strategy

**2.12** In light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, previously identified alternatives (SG1)1, (SG1)2 and (SG1)3 are no longer considered reasonable alternatives (because they included the Colchester/Braintree Borders Community Garden).

**2.13** The remaining, existing reasonable alternatives are revised to include the newly defined term 'Sustainable Settlement', which refers to those settlements identified as sustainable locations for proportionate growth by the Settlement Boundary Review:

- SG1(4) – Development to the East and North (a separate sustainable settlement to the east of Colchester town, a significant urban extension to the north of Colchester town, crossing the A12, in addition to an extension to the north, other urban development in

and around the existing urban area, and proportional expansion of the Sustainable Settlements / Rural District Centres – Wivenhoe, Tiptree and West Mersea).

- SG1(5) – Development to the East and North + rural growth (as per SG1(4) but with an additional proportional element of rural growth across the Borough's villages also defined as Sustainable Settlements.
- SG1(6) – Development focussed within the Regional Centre of Colchester only.

**2.14** A new reasonable alternative has also been identified:

- SG1(7) – Development to the East (a separate sustainable settlement to the east of Colchester town, other urban development in and around the existing urban area, and proportional expansion of the Sustainable settlements / Rural District Centres – Wivenhoe, Tiptree and West Mersea – and the Borough's villages also defined as Sustainable Settlements.

#### Policy SG8: Neighbourhood Plans

**2.15** In light of a representation received regarding Policy SG8 for an alternative to this policy, a new reasonable alternative (SG8)2 has been identified:

- SG8(2) – Policy SG8 to include an additional clause stating that housing numbers provided for by neighbourhood plans should be expressed as the minimum number to be provided.

#### Policy SS11: Marks Tey

**2.16** In light of a representation received regarding Policy SS11 and in light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, a newly identified reasonable alternative has been identified:

- Alternative SG11(1) – Section 2 Local Plan to allocate sites at Marks Tey to accommodate additional appropriate growth. The level of appropriate growth being informed by the evidence base including the Settlement Boundary review, infrastructure constraints as well as relevant local evidence prepared for the Neighbourhood Plan.

### Cumulative and Synergistic Effects

**2.17** The assessment described above considers each proposed Main Modification to the Section 2 Local Plan in isolation. However, the SEA Regulations require consideration of secondary, cumulative and synergistic effects.

**2.18** Chapter 11 of the 2017 SA Report describes the cumulative and synergistic effects of the Local Plan policies. Chapter 12 of the 2017 SA Report then outlines the overall cumulative effects of the Local Plan as a whole. Chapter 5 of this SA Addendum presents an update to those chapters and considers whether the Main Modifications have any implications for the cumulative and synergistic effects of the Section 2 Local Plan that were reported previously.

### Mitigation

**2.19** Schedule 2(7) of the SEA Regulations require the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme to be described in the Environmental Report (i.e., the SA Report). These are usually termed 'mitigation' measures.

**2.20** The SA of the proposed Main Modifications identified the potential for adverse effects to arise from certain individual policies. These effects are often mitigated by safeguards provided in other policies in the Section 2 Local Plan, for example in Policy ENV1: Environment, PP1: Generic Infrastructure and Mitigation Requirements, or Policy SG7: Infrastructure Delivery and Impact Mitigation. In addition, some policies that could give rise to significant effects themselves, such as Policy WC2: Stanway or Policy SC2 Middlewick Ranges, have mitigation built into the policy wording, and this was taken into account in coming to judgements of the likely effects of implementing such policies.

**2.21** The overall effects of the policies in the Main Modifications as a whole, taking into account the mitigation provided in the Section 1 and Section 2 Local Plan, are described in Chapter 5 of this SA Addendum.

### Monitoring

**2.22** Chapter 6 of this SA Addendum sets out the proposed indicators for monitoring the effects of implementing the Main Modifications to the Section 2 Local Plan.

### Difficulties Encountered

**2.23** It is a requirement of the SEA Regulations that the SA Report describes any data limitations or other difficulties that are encountered during the assessment process. Section 16.1 of the 2017 SA Report outlines the difficulties that were encountered during the SA of the Publication Draft Section 2 Local Plan. Additional difficulties encountered during the SA process are recorded in the subsequent paragraphs.

**2.24** One of the difficulties in coming to judgements about the effects of the Main Modifications is comparing the policy intent, as worded in policy, and the actual effects of implementation of policy through the delivery of development.

Our judgments of the effects are based on what we consider to be the likely effects, taking into account policy wording. For example, there may be safeguards in a policy that aim to prevent negative effects arising, but in practice it may not be possible to mitigate in full such effects, despite the policy safeguards. Where we think this is the case, we have used the precautionary principle to identify such effects, particularly in relation to environmental topics. This means that where it is uncertain that a negative effect will occur, we have assumed that it is more likely to happen than not, in order to avoid painting an overly optimistic picture of the likely outcomes.

**2.25** The HRA of the Main Modifications was undertaken in parallel with the SA and it was necessary to revise the assessment of policies to incorporate the findings of the HRA.



## Chapter 3

# Sustainability Context for Development in Colchester

### Introduction

**3.1** Chapter 2 of the 2017 SA Report sets out the sustainability context for the Section 2 Local Plan. It provides a review of relevant plans and programmes; a description of the current state (at that time) of the environment; key sustainability issues facing the Borough; and their likely future evolution in the absence of the Section 2 Local Plan. This chapter presents an update to those sections to reflect the most recent situation and up-to-date sources of data.

**3.2 Appendix A** of this SA Addendum updates the information presented in Section 2.6 (review of plans) and Section 2.7 (baseline information) of the 2017 SA Report and provides a detailed review of relevant international and national plans, policies and programmes, and presents an update to the baseline information. The updated review is structured around the following key themes:

- Population, Health and Wellbeing;
- Economy and Employment;
- Transport and Accessibility;
- Air, Land and Water Quality;
- Climate Change Mitigation and Adaptation;
- Biodiversity;
- Historic Environment; and
- Landscape.

**3.3** The following paragraphs present a synopsis of the key changes to the policy context since the 2017 SA Report was prepared.

### Policy Context

**3.4** It should be noted that the policy context within which the Section 2 Local Plan and its SA are being prepared is inherently uncertain given the following key factors:

- COVID-19 – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors, notably the success of the ongoing vaccination

programme to combat the virus. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.

- Brexit – Following the United Kingdom's (UK) departure from the European Union (EU) on 31<sup>st</sup> January 2020, it entered a transition period which ended on 31<sup>st</sup> December 2020. From 1<sup>st</sup> January 2021, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. For completeness relevant EU legislation has still been referred to in this report where UK legislation is yet to be amended.
- The Planning for the Future White Paper August 2020<sup>42</sup> set out proposals for the reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals. Potential implications include reducing the period of a Local Plan period to 10 years; a move towards a zonal planning system with areas of England allocated as either Growth Areas; Renewal Areas or Protected Areas; and the abolition of Community Infrastructure Levy (CIL) and Section 106.

### National Planning Policy Framework

**3.5** Since the preparation of the Publication Draft Section 2 Local Plan, several international and national plans, policies and programmes have been updated/published that are relevant to the Section 2 Local Plan.

**3.6** Most notably is the publication of the revised **National Planning Policy Framework**<sup>43</sup> in February 2019 which replaces the previous NPPF published in March 2012 and revised in July 2018. The Publication Draft SA Report was published in 2017 and therefore referred to the 2012 version of the NPPF that was extant at that time. Since the Section 2 Local Plan was submitted before 24<sup>th</sup> January 2019, it is also being examined against the 2012 NPPF, in terms of whether it meets the tests of soundness. Notable changes that have

been made to the NPPF since the publication of the original 2012 version include:

- Changes to calculating housing need over the plan period and agreeing a housing five-year land supply.
- Design policies are considered instrumental in delivering new homes, and local planning authorities (LPAs) must make sure that the quality of approved developments does not materially diminish between permission and completion.
- Planning policies and decisions should seek to achieve "appropriate densities", with the use of minimum density standards for city and town centres and other areas well-served by public transport, as this is key to their long-term vitality and viability. They should clarify the range of uses permitted in such locations.
- Planning policies and decisions should support opportunities to use the airspace above existing buildings, by allowing upward extensions. There is also support for local authorities to take a positive approach to applications for alternative uses on land which is currently developed but not allocated.
- Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. There is also additional recognition of the role that planning can play in promoting social interaction and healthy lifestyles.
- Clarity on the ways in which transport should be considered as part of the planning process from the earliest stages of plan-making and development proposals.
- Plans are to have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites.
- Updates also align with the 25 Year Environment Plan, including taking air quality into account in planning policies and decisions.

The NPPF was further revised in July 2021 and replaces the previously published NPPF published in March 2012, revised in July 2018 and updated in February 2019.

**3.7** The 2021 revisions to the NPPF reflect the Government's commitment to making beauty and place making a strategic

<sup>42</sup> Ministry of Housing, Communities & Local Government (2020) *Planning for the Future White Paper August 2020* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/958420/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/958420/MHCLG-Planning-Consultation.pdf)

<sup>43</sup> Ministry of Housing, Communities & Local Government (2021) *National Planning Policy Framework* [online]. Available at: <https://www.gov.uk/guidance/national-planning-policy-framework>

theme in national planning policy. The changes make clear that development that is not well designed should be refused and that 'good design and beautiful places' should be at the centre of plan making and decision making.

**3.8** Both the Section 2 Local Plan and SA are being prepared in line with the NPPF. The SA framework contains sustainability objectives relating to good design (SA Objective 5, SA Objective 6 and SA Objective 7), the vitality of town centres (SA Objective 3), sustainable land use (SA Objective 2), sustainable transport (SA Objective 4), flood risk management (SA Objective 10), climate mitigation and adaptation (SA Objective 9 and SA Objective 10) and the conservation and enhancement of the natural environment (SA Objective 7 and SA Objective 8).

### National Planning Practice Guidance

**3.9 National Planning Practice Guidance<sup>44</sup>** (NPPG) provides guidance on the interpretation and implementation of the NPPF. The NPPG is an online resource that is continuously being updated and the following updates have been made since the 2017 SA Report:

- 28<sup>th</sup> July 2017 – updated guidance on 'Brownfield land registers'.
- 15<sup>th</sup> March 2019 – updated guidance on 'Climate change'.
- 09<sup>th</sup> May 2019 – updated guidance on 'Neighbourhood planning' and 'Viability'.
- 26<sup>th</sup> June 2019 – new information on 'Housing for older and disabled people'.
- 22<sup>nd</sup> July 2019 – new information on 'Appropriate assessment', 'Effective use of land', 'Green Belt', 'Historic environment', 'Natural environment', 'Noise', 'Water supply, wastewater and water quality', 'Housing needs of different groups' and 'Housing supply and delivery'.
- 1<sup>st</sup> October 2019 – updated guidance on 'Design: process and tools'.

- 1<sup>st</sup> November 2019 – updated guidance on 'Air quality', 'Light pollution' and 'Healthy and safe communities'.
- 18<sup>th</sup> September 2020 – updated guidance on 'Town centres and retail'.
- 25<sup>th</sup> September 2020 – updated guidance on 'Neighbourhood planning'.
- 15<sup>th</sup> and 31<sup>st</sup> December 2020 – updated guidance on 'Housing and economic needs assessment' and 'Strategic environmental assessment and sustainability appraisal'.
- 24<sup>th</sup> May 2021 – updated guidance on 'Housing needs of different groups'.
- 20<sup>th</sup> August 2021 – updated guidance on 'Flood risk and coastal change'.

**3.10** Both the Section 2 Local Plan and the SA are being prepared in line with the guidance outlined in the NPPG.

### Other Relevant International and National Plans and Programmes

**3.11** Other relevant plans and programmes that have been published/updated of relevance to the Section 2 Local Plan and SA include:

- National Design Guide (2021)<sup>45</sup>
- Build Back Better: Our Plan for Growth (2021)<sup>46</sup>
- The Energy Performance of Buildings Regulations (2021)<sup>47</sup>
- Planning for the Future White Paper (2020)<sup>48</sup>
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020)<sup>49</sup>
- The Waste (Circular Economy) (Amendment) Regulations (2020)<sup>50</sup>
- Clean Air Strategy 2019 (2019)
- Public Health England Strategy 2020-25 (2019)<sup>51</sup>

<sup>44</sup> Ministry of Housing, Communities & Local Government (2016, updated 2021) *Planning practice guidance* [online]. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>45</sup> Ministry of Housing, Communities & Local Government (2019, updated 2021) *National design guide* [online]. Available at: <https://www.gov.uk/government/publications/national-design-guide>

<sup>46</sup> HM Treasury (2021) *Build Back Better: our plan for growth* [online]. Available at: <https://www.gov.uk/government/publications/build-back-better-our-plan-for-growth/build-back-better-our-plan-for-growth.html>

<sup>47</sup> HM Government (2021) *The Energy Performance of Buildings Regulations*

<sup>48</sup> Ministry of Housing, Communities & Local Government (2020) *Planning for the Future White Paper August 2020* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>49</sup> Department for Transport (2020) *Decarbonising Transport Setting the Challenge* [pdf] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/932122/decarbonising-transport-setting-the-challenge.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/932122/decarbonising-transport-setting-the-challenge.pdf)

<sup>50</sup> HM Government (2020) *The Waste (Circular Economy) Regulations*  
<sup>51</sup> Public Health England (2019) *PHE Strategy 2020-25* [pdf]. Available at:

- The Flood and Water Regulations (2019)<sup>52</sup>
- A Green Future: Our 25 Year Plan to Improve the Environment (2018)<sup>53</sup>
- The Road to Zero (2018)<sup>54</sup>
- Homes England Strategic Plan 2018 to 2023 (2018)<sup>55</sup>
- The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting (2018)<sup>56</sup>
- Our Waste, Our Resources: A strategy for England (2018)<sup>57</sup>
- The Environmental Noise Regulations (2018)<sup>58</sup>
- Transport Investment Strategy (2017)<sup>59</sup>
- The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)<sup>60</sup>
- UK Climate Change Risk Assessment 2017 (2017)<sup>61</sup>
- The Heritage Statement (2017)<sup>62</sup>
- Highways England Sustainable Development Strategy and Action Plan (2017)<sup>63</sup>
- UK Industrial Strategy: Building a Britain fit for the future (2017)<sup>64</sup>

**3.12 Appendix A** of this SA Addendum updates the information in Section 2.6 of the 2017 SA Report and provides

a detailed review of relevant international and national plans and programmes, in line with the SEA Regulations.

## Baseline Information

**3.13** Since the preparation of the 2017 SA Report, the following changes to the baseline have occurred:

- Updated employment land supply<sup>65</sup> – Colchester has an overall requirement for 32.5ha of land for industrial and business use, over the period of the Local Plan. The requirement was previously identified as 39.7ha, however, the 39.7ha of employment land previously identified as being suitable to support demand has been reduced as a result of the reductions in the Stanway allocations and the deletion of the Colchester/Braintree Borders Garden Community.
- Updated housing provision over the plan period to reflect the removal of the Colchester/Braintree Borders Garden Community and permissions granted since submission of the Section 2 Local Plan for examination – 4,075 houses were delivered between 2017 and 2021; 6,165 existing commitments and 5,740 new allocations to be delivered between 2021 and 2033.
- The latest mid-2020 population estimates for Colchester predict that the population is approximately at 197,200 people<sup>66</sup>. This is an increase of 1.2% (2,494 people) from the figure recorded in mid-2019, making it the largest local authority area in Essex in terms of

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/831562/PHE\\_Strategy\\_2020-25.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831562/PHE_Strategy_2020-25.pdf)

<sup>52</sup> HM Government (2019) *The Flood and Water Regulations*

<sup>53</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

<sup>54</sup> HM Government (2018) *The Road to Zero*

<sup>55</sup> Homes England (2018) *Strategic Plan 2018/19 – 2022/23* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/752686/Homes\\_England\\_Strategic\\_Plan\\_AW\\_REV\\_150dpi\\_REV.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf)

<sup>56</sup> HM Government (2018) *The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate*

<sup>57</sup> HM Government (2018) *Our Waste, Our Resources: A Strategy for England* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf)

<sup>58</sup> HM Government (2018) *The Environmental Noise (England) Regulations*

<sup>59</sup> Department for Transport (2017) *Transport Investment Strategy: Moving Britain Ahead* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/918490/Transport\\_investment\\_strategy.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/918490/Transport_investment_strategy.pdf)

<sup>60</sup> Department for Environment, Food and Rural Affairs and Department for Transport (2017) UK plan for tackling roadside nitrogen dioxide concentrations

<sup>61</sup> HM Government (2017) *UK Climate Change Risk Assessment 2017* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/584281/uk-climate-change-risk-assessment-2017.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/584281/uk-climate-change-risk-assessment-2017.pdf)

<sup>62</sup> Department for Digital, Culture Media and Sport (2017) *Heritage Statement 2017*

<sup>63</sup> Highways England (2017, updated 2018) *Highways England Sustainable Development Strategy and Action Plan* [online]. Available at: <https://www.gov.uk/government/publications/highways-england-sustainable-development-strategy>

<sup>64</sup> HM Government (2017) *UK Industrial Strategy: Building a Britain fit for the future* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/664563/industrial-strategy-white-paper-web-ready-version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/664563/industrial-strategy-white-paper-web-ready-version.pdf)

<sup>65</sup> Colchester Borough Council (2021) *Local Plan Examination of Section 2 Topic Paper 3 – Economic Growth Policies* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Topic-Paper-3---Economic-Growth-Topic%20Paper%203%20-%20Economic%20Growth%20-%20March%202021.pdf>

<sup>66</sup> Colchester Borough Council (2021) *Key Statistics for Colchester* [online]. Available at: <https://www.colchester.gov.uk/info/cbc-article/?catid=colchester-statistics&id=KA-01631> [Accessed 18/08/2021]



population size. In mid-2020, approximately 64% of the total population was aged 16-64, while an estimated 17.3% of people in Colchester were over 65 years old. The population projections for Colchester predict that the population will increase to 228,062 by 2043<sup>67</sup>. The projected number of households in the authority is forecast to grow by 22.4% between 2018 and 2043 which is above the England average (16.2%)<sup>68</sup>.

- Updated English Indices of Multiple Deprivation 2019<sup>69</sup> – Colchester Borough ranks 181<sup>st</sup> out of 317 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). Colchester ranks 5<sup>th</sup> in comparison to the 12 other Essex authorities in terms of average score, with Tendring, Basildon, Harlow and Castle Point the more deprived Essex authorities.
- 920 dwellings per year (totalling 18,400) are expected to be delivered in the Borough over the plan period of 2013-2033<sup>70</sup>. There have been 7,804 new dwellings completed since 2013/14 which, when added to the supply of 11,895, results in a total of 19,699 units. 4,075 dwellings have been completed since the Local Plan was submitted for examination in 2017. Between 1 April 2019 and 31 March 2020, a total of 1,124 new homes were provided and 202 affordable homes were delivered<sup>71</sup>.
- Life expectancy in the Borough is estimated at 80.2 years for men (which is higher than the England average but below the East of England average) and 83.1 years for women (which is below both the England and East of England averages)<sup>72</sup>. Life expectancy is 8.6 years lower for men and 8.0 years lower for women in the most deprived areas of Colchester than in the least deprived areas.
- According to the latest labour market statistics (from January 2020 to December 2020)<sup>73</sup>, 74.5% people in Colchester are economically active. In July 2021, 5,225 people (4.1%) in Colchester claimed out of work benefits, which represents a drastic increase from 2,240 in May 2019. This increase in claimants reflects the economic implications of COVID-19 pandemic. Despite this, Colchester's claimant rate is lower than the regional average (4.6%) and national average (5.5%).
- Commuting patterns result in a daily 1,814 population decrease in Colchester<sup>74</sup>. Around 24,850 people commute out of Colchester to other local authorities each day, most notably to Tendring, Braintree and the City of London. However, these commuting patterns are expected to have significantly changed due to the increase in working from home as a response to the COVID-19 pandemic.
- Vacancy levels in Colchester town centre have increased from 10.5% of total ground floor premises to 14.5%<sup>75</sup>. This is above the national average of 12%. Retail capacity is anticipated to decline by 3,900sqm in Colchester from structural changes in the retail sector and the economic implications of the COVID-19 pandemic.
- The 2020 Air Quality Annual Status Report<sup>76</sup> highlighted that air quality is slowly improving at the worst-case monitoring locations such as within Brook Street and Mersea Road. Some monitoring locations within the town centre area do not appear to be improving in the

<sup>67</sup> Office for National Statistics (2020) *Population projections for local authorities: Table 2* [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

<sup>68</sup> Office for National Statistics (2020) *Household projections for England* [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

<sup>69</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf>

<sup>70</sup> Colchester Borough Council (2021) *Colchester Infrastructure Delivery Plan* [online]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EBC%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf> Accessed 18/08/2021

<sup>71</sup> Colchester Borough Council (2020) *Authority Monitoring Report 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

<sup>72</sup> Public Health England (2020) *Local Authority Health Profile 2019: Colchester* [online]. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000071.html?area-name=Colchester> [Accessed 18/08/2021]

<sup>73</sup> NOMIS (2020) *Labour Market Profile – Colchester* [online]. Available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157215/report.aspx?town=Colchester#tab=equals>

<sup>74</sup> NOMIS (n.d.) *Location of usual residence and place of work by method of travel to work* [online]. Available at: <https://www.nomisweb.co.uk/census/2011/wu03uk/chart>

<sup>75</sup> cpw planning (2020) *Retail and Town Centre Study Update 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Retail-and-TC-Study-Update-2020-EBC%203.11%20Retail%20and%20TC%20Study%20Update%20200.pdf>

<sup>76</sup> Colchester Borough Council (2020) *2020 Air Quality Annual Status Report* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Air-Quality-Colchester-ASR-Colchester%202020%20ASR.pdf>

same manner. Diffusion tube monitoring has identified elevated concentrations along the A120.

- All waterbodies in the Essex Combined Management Catchment and Anglian TraC Management Catchment are failing in terms of achieving good chemical status. The waterbodies in Colchester are of moderate ecological status, with the exception of Layer Brook which is of poor ecological status and Domsey Brook was of good ecological status in 2019. The Water Environment (Water Framework Directive) Regulations (2017)<sup>77</sup> require all waterbodies to achieve 'good ecological status' and 'good chemical status' by 2027.
- Currently, there are no entries on Colchester Borough Council's contaminated land register<sup>78</sup>. There are 28 sites on the Brownfield Register<sup>79</sup>.
- Colchester Borough declared a climate emergency on the 17<sup>th</sup> July 2019 and subsequently prepared a Climate Emergency Action Plan<sup>80</sup> for the period 2021 to 2030. The UK Climate Projections (UKCP18) show that in 2050 the climate in the South East will be warmer with wetter winters and drier summers than at present<sup>81</sup>.
- The latest DECC figures<sup>82</sup> show generally decreasing trends for CO<sub>2</sub> emissions (kilotonnes) in Colchester from 2005 to 2019; however there was an increase in 2012. CO<sub>2</sub> emissions have fallen from 1,140kt to 762kt (a decrease of 33%) over the period between 2005 and 2019. In addition, the latest DECC figures for energy consumption<sup>83</sup> (in thousand tonnes of oil equivalent (ktoe)) show there has been a general decreasing trend in energy consumption as well as CO<sub>2</sub> emissions.
- The majority of Sites of Special Scientific Interest (SSSIs) in the Borough are either in favourable or unfavourable recovering condition.
- CBC recently updated the Colchester Borough Local List which includes 780 buildings or assets that are of historical or architectural interest. Historic England's

Heritage at Risk Register contains seven entries for the Borough.

**3.14 Appendix A** of this SA Addendum outlines the changes to the baseline in more detail.

## Key Sustainability Issues

**3.15** Section 2.9 of 2017 SA Report describes the key sustainability issues facing the Borough. Following the review of relevant plans and updates to the baseline, the following additional key sustainability issues are identified:

- **Health and wellbeing:** Life expectancy is 8.6 years lower for men and 8.0 years lower for women in the most deprived areas of Colchester than in the least deprived areas.
- **COVID-19 impacts:** The COVID-19 pandemic has had a dramatic effect on the number of people claiming out-of-work benefits and commuting/working patterns, as well as increasing pressure on recreation and open spaces and the supply of housing.

**3.16** The following key sustainability issues identified in the 2017 SA Report are updated as follows:

- **Water quality:** All waterbodies in the Essex Combined Management Catchment and Anglian TraC Management Catchment are failing in terms of achieving good chemical status. The waterbodies in Colchester are of moderate ecological status, with the exception of Layer Brook which is of poor ecological status and Domsey Brook is of good ecological status in 2019. Improvements to water quality are needed to meet the EU Water Framework Directive (2000/60/EC) target of 'good ecological status' and 'good chemical status' by 2027.
- **Access to services:** For a number of reasons access to a variety of services and facilities can be an issue for Colchester residents. The English Indices of Multiple Deprivation 2019<sup>84</sup> measure social inclusion by

<sup>77</sup> HM Government (2017) *The Water Environment (Water Framework Directive) (England and Wales) Regulations*

<sup>78</sup> Colchester Borough Council (n.d.) *Information and advice about contaminated land* [online]. Available at: <https://www.colchester.gov.uk/environmental-protection/information-and-advice-about-contaminated-land/> [Accessed 19/08/2021]

<sup>79</sup> Colchester Borough Council (2020) *Authority Monitoring Report 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

<sup>80</sup> Colchester Borough Council (2021) *Climate Emergency Action Plan 2021-23* [pdf]. Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Sustainability-Climate-Emergency-Action-Plan-2021-23-Climate%20Emergency%20Action%20Plan%202021-23.pdf> [Accessed 19/08/2021]

<sup>81</sup> Met Office (2018) *Land Projections Maps: Probabilistic Projections* [online]. Available at:

<https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>

<sup>82</sup> Department for Business, Energy & Industrial Strategy (2021) *UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2019* [online]. Available at:

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019>

<sup>83</sup> Department for Business, Energy & Industrial Strategy (2013, updated 2019) *Total final energy consumption at regional and local authority level 2005 to 2017* [online]. Available at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>

<sup>84</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas*

considering and scoring a whole range of issues, from access to certain facilities, to income and employment. The score provides an indication of deprivation within an area. The Borough ranks 181<sup>st</sup> out of 317 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). Colchester ranks 5<sup>th</sup> in comparison to 12 other Essex authorities in terms of average score, with Tendring, Basildon, Harlow and Castle Point the more deprived Essex authorities. Despite this, there are areas in the Borough where deprivation exists and which contrast with the surrounding more affluent areas. Colchester has one LSOA in the 10% most deprived in the country, namely Greenstead. It is therefore important to encourage social inclusion through the design of new communities and to ensure adequate community infrastructure and services are available.

- **Emissions:** Although the Borough is showing decreasing trends in CO<sub>2</sub> emissions and energy consumption, significant progress will need to be made to achieve the Government's target of net-zero emissions by 2050.
- **Town centre:** Vacancy levels in Colchester town centre have increased from 10.5% of total ground floor premises to 14.5%<sup>85</sup>. This is above the national average of 12%. Retail capacity is anticipated to decline by 3,900sqm in Colchester from structural changes in the retail sector and the economic implications of the COVID-19 pandemic, all of which could have an adverse impact on the vitality and viability of Colchester town centre.

## Likely Evolution without the Implementation of the Section 2 Local Plan

**3.17** The following paragraphs update Section 2.8 of the 2017 SA Report which describes the likely evolution of the environment in the plan area without the implementation of the Section 2 Local Plan.

**3.18** Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Local Plans provide certainty to those involved in

the development of land. Without a Local Plan, a policy vacuum would exist and could lead to planning by appeal.

**3.19** Local Plans must set the objectively assessed need for housing. Housing targets are no longer set at regional level and so without a Local Plan, CBC will not be able to set and thus meet its objectively assessed housing need (the Standard Methodology for housing need introduced in the NPPF 2019 does not currently apply to Colchester, as the Local Plan is being examined under the Transitional Arrangements outlined in NPPF Annex 2). Housing shortfall is likely to continue without a positive and proactive approach to local housing through the Local Plan, which includes assessing the capacity and feasibility of developing existing brownfield land. A coordinated local spatial strategy to housing allocation would maximise the use of previously developed land, whilst protecting and enhancing priority habitats and species.

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

**3.21** Monitoring has shown that the number of affordable homes delivered has reduced in recent years, principally due to viability issues. CBC is taking a pro-active approach to increase affordable housing delivery through the planning system and its own development and acquisition programme. The average number of new build affordable homes from 2016 to 2020 has been 130 homes per year<sup>86</sup>, this is below the annual need identified in the Strategic Housing Market Assessment<sup>87</sup> of 278 units per year. Without a Local Plan that includes a requirement and target for affordable housing very limited numbers of affordable homes would be delivered.

**3.22** Climate change is one of the most pressing issues that we face internationally, and the Local Plan can play its part in helping to mitigate and adapt to the effects of climate change. For example, through policies that direct development to accessible locations that reduce the need to travel, a requirement for more sustainable buildings, and the provision of open space to help species adapt to a warming climate.

within the borough of Colchester [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf> [Accessed 18/08/2021]

<sup>85</sup> cpw planning (2020) *Retail and Town Centre Study Update 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Retail-and-TC-Study-Update-2020-EBC%203.11%20Retail%20and%20TC%20Study%20Update%202020.pdf>

<sup>86</sup> Colchester Borough Council (2020) *Authority Monitoring Report 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

<sup>87</sup> HDH Planning & Development (2015) *Strategic Housing Market Assessment Update – Executive Summary for Colchester, Braintree, Chelmsford, Tendring Councils* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/Strategic%20Housing%20Market%20Assessment%20Update%20December%202015%20Executive%20Summary.pdf>

**3.23** CBC was awarded funding from DEFRA in April 2019 to deliver an air quality behaviour change project aimed at reducing pollution in Colchester's Air Quality Management Areas. Without a Local Plan it is likely that more dispersed patterns of development would occur, which would increase the need to travel and lead to a subsequent increase in congestion and greenhouse gas emissions.

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

**3.25** Colchester Borough has a rich natural environment, which includes coastal sites notified at European and international level through to local wildlife sites, which provide habitats in the urban area. A Local Plan allows for carefully tailored site-specific measures to protect and mitigate the Borough's natural environment, beyond international and national law and policies.

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

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

**3.28** Without a Local Plan, the necessary infrastructure to serve new development would not be forthcoming. The Infrastructure Delivery Plan Update (2021)<sup>88</sup> demonstrates the high cost of providing comprehensive infrastructure to support the allocations identified in the Local Plan. For example, the report estimates that £18.1 million is needed to fund all infrastructure for North Colchester to 2033. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.

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

to existing facilities, and that these facilities are provided within walking distance via a safe route.

**3.30** In recent years a considerable amount of development in Colchester has taken place on brownfield land; protecting greenfield land and landscape character. The Local Plan identifies urban extensions and further development of greenfield land in a strategic and holistic approach to meet housing needs. Dedham Vale AONB is located within the Borough, which is a high value landscape recognised nationally. There is concern that without a Local Plan protecting this important landscape, and its setting, or other high-quality landscapes across the Borough, development will adversely affect landscape character.

**3.31** To summarise, the likely evolution without a Local Plan would be:

- Planning by appeal;
- Very limited numbers of new affordable homes;
- Dispersed patterns of development that would increase the need to travel;
- Failure to mitigate and adapt to the impacts of climate change;
- Loss of biodiversity;
- Infrastructure shortfall;
- Adverse impacts on landscape character;
- Increased risk of flooding;
- Adverse impacts on wildlife and recreation;
- Pressure on school places; and
- Adverse impacts on the historic environment

<sup>88</sup> Colchester Borough Council (2021) *Colchester Infrastructure Delivery Plan* [online]. Available at: [https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-](https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EBC%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf)

[2033---infrastructure-EBC%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf](https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EBC%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf) [Accessed 18/08/2021]



## Chapter 4

# Appraisal of the Main Modifications

This chapter summarises the findings of the SA of the Main Modifications to Section 2 of the Local Plan.

### Introduction

**4.1 Appendix D** presents the Schedule of Main Modifications and the Council's reasons for proposing each change, with a final column added to record the implications of each Main Modification for the SA conclusions reported previously.

The SA implications have been considered based on whether each Main Modification changes the conclusion of the 2017 SA Report for the Publication Draft Section 2 Local Plan. Therefore, this chapter should be read in conjunction with chapters 4-10 of the 2017 SA Report. Only changes to previously reported SA findings or new sustainability effects are summarised in this chapter.

### Reasonable Alternatives

**4.2** As outlined in **Chapter 2**, reasonable alternatives to the proposed Main Modifications relate to policies SG1: Colchester's Spatial Strategy, SG8: Neighbourhood Plans, and SS11: Marks Tey. This section details the changes to the SA findings for the three reasonable alternatives previously appraised for Policy SG1:

- Policy SG1(4) – Development to the East and North (a separate sustainable settlement to the east of Colchester town, a significant urban extension to the north of Colchester town, crossing the A12, in addition to an extension to the north, other urban development in and around the existing urban area, and proportional expansion of the Sustainable Settlements / Rural District Centres – Wivenhoe, Tiptree and West Mersea).
- Policy SG1(5) – Development to the East and North + rural growth (as per SG1(4) but with an additional proportional element of rural growth across the Borough's villages also defined as Sustainable Settlements).

- Policy SG1(6) – Development focussed within the Regional Centre of Colchester only.

**4.3** This section also describes the SA findings for the three newly identified reasonable alternatives for Policies SG1, SG8 and SS11:

- Policy SG1(7) – Development to the East (a separate sustainable settlement to the east of Colchester town, other urban development in and around the existing urban area, and proportional expansion of the Sustainable settlements / Rural District Centres – Wivenhoe, Tiptree and West Mersea – and the Borough's villages also defined as Sustainable Settlements.
- Policy SG8(2) – Policy SG8 to include an additional clause stating that housing numbers provided for by neighbourhood plans should be expressed as the minimum number to be provided.
- Policy SG11(1) – Section 2 Local Plan to allocate sites at Marks Tey to accommodate additional appropriate growth. The level of appropriate growth being informed by the evidence base including the Settlement Boundary review, infrastructure constraints as well as relevant local evidence prepared for the Neighbourhood Plan.

CBC's reasons for selecting and rejecting reasonable alternatives are outlined in **Appendix C**.

#### Reasonable Alternatives for SG1: Colchester's Spatial Strategy

**4.4** Table 4.1 outlines the changes to the SA findings for the reasonable alternatives to Policy SG1 (Colchester's Spatial Strategy) as a result of the Main Modifications to the Section 2 Local Plan. There were no changes to the previously reported SA findings for Alternatives (SG1)5 and (SG1)6, and only one modification to the SA findings for Alternative (SG1)4. Therefore, the following paragraphs primarily describe the significant, secondary and temporal effects of the newly identified Alternative (SG1)7.

**4.5** Alternative (SG1)7 is expected to have significant positive effects in relation to delivering the objectively assessed housing need, the provision of affordable homes, and delivering a range of housing types (SA Objective 1: **Housing**). A minor positive effect is also identified in terms of delivering well-designed housing (SA Objective 1: **Housing**) for Alternative (SG1)7.

**4.6** A minor positive effect is identified for Alternative (SG1)7 in relation to promoting regeneration (SA Objective 2: **Efficient Use of Land**) as this option will deliver development

within sustainable settlements and rural district centres which may encourage regeneration of these areas. There will be a significantly negative impact on greenfield land (SA Objective 2: **Efficient Use of Land**) resulting from Alternative (SG1)7 as it will require the development of greenfield land to meet the residual OAN requirement once all suitable brownfield sites have been delivered within development boundaries. Alternative (SG1)7 could also have good accessibility to Colchester town and therefore a minor positive effect is identified in relation to providing good accessibility by a range of modes of transport (SA Objective 2: **Efficient Use of Land**). The alternatives that seek a more dispersed pattern of growth across the Borough will have more positive impacts associated with adherence to the density requirements of Garden City principles and the NPPF (SA Objective 2: **Efficient Use of Land**). Although this could see a larger percentage of greenfield land being allocated, Alternative (SG1)7 will ensure development densities respond to local context and character and therefore a minor positive effect is identified for this option.

**4.7** Significant positive effects are identified for Policy SG1 as it ensures a mix of uses (SA Objective 2: **Efficient Use of Land**) and employment development (SA Objective 3: **Economy & Employment**) will be viable in line with the overall growth targets of the Local Plan as they respond to the OAN. For comparison purposes significant positive effects are also identified for all the alternatives explored, including Alternative (SG1)7. A negligible effect is identified for Alternative (SG1)7 in relation to maintaining an appropriate balance between different types of retail uses (SA Objective 3: **Economy & Employment**). A significant positive effect is expected for Alternative (SG1)7 in relation to supporting businesses, diversification and the economy (SA Objective 3: **Economy & Employment**) as this option focuses growth to the east of the Borough where the Garden Community will deliver employment uses linked to the University of Essex. Negligible effects are expected for all alternatives in relation to supporting tourism, heritage and the arts (SA Objective 3: **Economy & Employment**). Alternative (SG1)7 seeks the allocation of a larger settlement to the east of Colchester which would have a minor positive impact on sustaining the rural economy (SA Objective 3: **Economy & Employment**).

**4.8** A significant positive effect is identified for Alternative (SG1)7 in relation to reducing the need to travel (SA Objective 4: **Sustainable Transport**) as it proposes a substantial level of growth to be allocated in Colchester and other sustainable settlements. Similarly, a significant positive effect is identified for Alternative (SG1)7 in relation to increasing levels of sustainable travel (SA Objective 4: **Sustainable Transport**) as it focuses growth to the east where there are existing rail links and other sustainable transport links. Alternatives (SG1)4 and 7 are expected to have significant positive effects on

improving sustainable transport infrastructure (SA Objective 4: **Sustainable Transport**) as these alternatives include the Garden Community to the east which will ensure that improvements are made to sustainable transport infrastructure in line with Garden Community principles (minor positive effect previously identified for Alternative (SG1)4).

**4.9** Significant positive effects are expected for Alternative (SG1)7 for ensuring access to education and community facilities (SA Objective 5: **Resilient Communities**) and reducing pressure on school places (SA Objective 5: **Resilient Communities**), as it can be assumed that such facilities would be forthcoming from development at the level of growth proposed by Alternative (SG1)7. Similarly, a significant positive effect is identified for Alternative (SG1)7 as it includes the delivery of the Garden Community to the east which will ensure the appropriate level of additional facilities are provided, as well as significant amounts of open space provision in line with Garden City principles (SA Objective 5: **Resilient Communities**).

**4.10** In line with Garden Community principles, Alternative (SG1)7 will have minor positive effects on improving the skills of the Borough's population (SA Objective 5: **Resilient Communities**), reducing crime (SA Objective 6: **Health & Deprivation**), providing equitable access to employment opportunities (SA Objective 6: **Health & Deprivation**), protecting heritage assets (SA Objective 7: **Historic Environment**), creating high quality public realm (SA Objective 7: **Historic Environment**), and protecting and enhancing the historic character of the Town Centre (SA Objective 7: **Historic Environment**).

**4.11** Alternative (SG1)7 is expected to have a minor negative effect on maintaining and enhancing the landscape character

of the Borough (SA Objective 8: **Environment**) due to the nature of strategic development on greenfield land. A mixed effect (minor positive / minor negative) is identified for protecting the countryside (SA Objective 8: **Environment**) as the strategic development of greenfield land will have negative impacts on designated areas of the countryside, however, positive impacts can be expected as Garden Community principles seek to ensure a surrounding belt of countryside around each Garden Community to prevent sprawl. Similarly, a mixed effect (minor positive / minor negative) is identified for Alternative (SG1)7 in relation to protecting and enhancing biodiversity (SA Objective 8: **Environment**) as the level of growth proposed is likely to put pressure on habitats, however, biodiversity features can be successfully enhanced through integration within Garden Communities.

**4.12** Minor positive effects are expected for Alternative (SG1)7 in relation to reducing pollution and greenhouse gas emissions (SA Objective 9: **Climate Change**) and supporting the delivery of renewable energy schemes (SA Objective 9: **Climate Change**) as it is expected that alternatives that include the Garden Community will be more likely to incorporate renewable energy schemes and energy efficient buildings. Alternative (SG1)7 will have a minor positive effect as it will deliver effective SuDS in accordance with policy considerations and requirements (SA Objective 10: **Flooding & Water**). Negligible effects are expected for Alternative (SG1)7 in terms of reducing waste (SA Objective 9: **Climate Change**), reducing the risk of flooding (SA Objective 10: **Flooding & Water**), reducing water extraction (SA Objective 10: **Flooding & Water**), promoting water efficiency (SA Objective 10: **Flooding & Water**) and improving water quality (SA Objective 10: **Flooding & Water**).

Table 4.1: SA Findings of Policy SG1 Reasonable Alternatives

Sustainability Objective / Assessment Criteria		Previous Effect Alt (SG1)4	Revised Effect Alt (SG1)4	Alt (SG1)7
SA1	Will it deliver the number of houses needed to support the existing and growing population?	++	++	++
	Will it provide more affordable homes across the Borough?	++	++	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	++	++
	Will it deliver well designed and sustainable housing?	+	+	+
SA2	Will it promote regeneration?	+	+	+
	Will it reduce the need for development on greenfield land?	--	--	--

Sustainability Objective / Assessment Criteria		Previous Effect Alt (SG1)4	Revised Effect Alt (SG1)4	Alt (SG1)7
	Will it provide good accessibility by a range of modes of transport?	?	?	+
	Will densities make efficient use of land?	+	+	+
	Will a mix of uses be provided?	++	++	++
SA3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	++	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	0	0	0
	Will it support business innovation, diversification, entrepreneurship and economies?	++	++	++
	Will it support tourism, heritage and the arts?	0	0	0
	Will it help sustain the rural economy?	0	0	+
SA4	Will it reduce the need to travel?	+	+	++
	Will the levels of sustainable travel increase?	?	?	++
	Will it improve sustainable transport infrastructure and linkages?	+	++	++
SA5	Will it provide equitable access to education, recreation and community facilities?	++	++	++
	Will it place pressure on school places, including early years?	++	++	++
	Will existing open spaces be protected and new open spaces be created?	++	++	++
	Will it improve the skills of the Borough's population?	+	+	+
SA6	Will it reduce actual crime and fear of crime?	+	+	+
	Will it provide equitable access to employment opportunities?	+	+	+
	Will it encourage healthy lifestyles?	++	++	++
SA7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	+	+
	Will it protect and enhance the historic character of the Town Centre?	+	+	+



Sustainability Objective / Assessment Criteria		Previous Effect Alt (SG1)4	Revised Effect Alt (SG1)4	Alt (SG1)7
SA8	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	--	--	-
	Will it protect and enhance designated areas of the countryside and coastal environment?	-	-	+/-
	Will it protect and improve biodiversity?	?	+/-	+/-
	Will it improve environmental quality in terms of water, air and soil quality?	-	-	-
SA9	Will it reduce pollution and greenhouse gas emissions?	+	+	+
	Will it support the delivery of renewable energy schemes?	+	+	+
	Will it help to reduce, reuse and recycle resources and minimise waste?	0	0	0
SA10	Will it reduce the risk of flooding?	0	0	0
	Will it deliver effective SUDS and improve drainage?	+	+	+
	Will it affect the amount of water available for extraction?	0	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	0	0
	Will it improve water quality?	0	0	0

#### Reasonable Alternative for SG8: Neighbourhood Plans

**4.13** No significant, secondary or temporal effects have been identified for Policy SS8 as proposed to be modified because the policy exists for completeness in setting out planning procedure and legislation within the Borough in order to minimise confusion regarding relevant policies and allocations within specific areas, and the weight they have in determining planning applications. Although the new Alternative (SG8)2 seeks to ensure a minimum number of homes is provided within settlements that prepare Neighbourhood Plans, the Place Policies in the Section 2 Local Plan already outline the number of homes to be delivered within each settlement and this represents proportionate growth. For this reason, it is considered that Alternative (SG8)2 would also not have any significant, secondary or temporal effects.

#### Reasonable Alternative for SS11: Marks Tey

**4.14** No significant, secondary or temporal effects have been identified for Policy SS11 as proposed to be modified because it defers to the Marks Tey Neighbourhood Plan. It is difficult to determine what effects Alternative (SG11)1 would have as it sets out the principle of allocating sites at Marks Tey in the

Section 2 Local Plan, rather than actually allocating any sites (the development of which would have effects that could be identified). For this reason, it is considered that Alternative (SG11)1 would also not have any significant, secondary or temporal effects.

### Summary of Changes to the SA Findings

**4.15** This section outlines the changes in the assessment scoring for several policies as a result of the Main Modifications to the Section 2 Local Plan. Although a number of changes to SA effects would result from the proposed Main Modifications, including a small number which would reduce or remove positive effects previously identified, the majority of changes to the SA findings have been made more positive as a result of the proposed modifications.

**4.16** In line with the policy groupings presented in the 2017 SA Report, the SA findings are presented in the following sections:

- Sustainable Growth Policies
- Environmental Assets Policies

- Place Policies – Colchester
- Place Policies – Sustainable Settlements and Other Villages and Countryside
- Development Management Policies

### Sustainable Growth Policies

**4.17 Table 4.2** outlines the changes to the SA findings for the Sustainable Growth Policies as a result of the Main Modifications to the Section 2 Local Plan.

**4.18** A mixed effect (minor positive / minor negative), rather than a minor negative effect, is expected for SA Objective **8: Environment** as Policy SG1 (Colchester's Spatial Strategy) as proposed requires new development in the open countryside to respect the character and appearance of landscapes, however, the minor negative effect remains due to the nature of strategic development on greenfield land.

**4.19** The previously identified uncertain effect for Policy SG1 (Colchester's Spatial Strategy) in relation to protecting and enhancing biodiversity is revised to a mixed effect (minor positive / minor negative) as the Policy as proposed requires new developments in villages and the countryside to preserve and enhance biodiversity, however, a minor negative effect is identified as the level of growth proposed is likely to put pressure on habitats (SA Objective **8: Environment**). For the

same SA objective, a minor positive rather than a negligible effect is identified for Policy SG7 (Infrastructure Delivery and Impact Mitigation) as the policy as proposed requires that the measures to mitigate against the impacts of recreational disturbance on habitats sites to be delivered in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

**4.20** The previously identified uncertain effect in relation to protecting and enhancing designated areas of the countryside and coastal environment (SA Objective **8: Environment**) for Policy SG1 (Colchester's Spatial Strategy) is revised to a mixed effect (minor positive / minor negative) as the policy seeks to direct growth to the main town of Colchester in the first instance which will help to protect the countryside. Furthermore, the Garden Community principles seek to ensure a surrounding belt of countryside around each Garden Community to prevent sprawl. The minor negative effect recognises the potential impact from strategic growth on greenfield land.

**4.21** Minor positive effects are expected for SA Objective **2: Efficient Use of Land** and SA Objective **5: Resilient Communities** (rather than uncertain and negligible effects, respectively) for Policy SG6 (Town Centre Uses) as directing development to in-centre locations reduces the need to develop greenfield land and improves accessibility to services and facilities.

**Table 4.2: Changes to Sustainable Growth Policies SA Findings**

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Sustainable Growth Policies			
SG1: Colchester's Spatial Strategy	SA8 (Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?)	-	+/-
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	?	+/-
	SA8 (Will it protect and improve biodiversity?)	?	+/-
SG6: Town Centre Uses	SA2 (Will it reduce the need to develop greenfield land?)	?	+
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	0	+
SG7: Infrastructure Delivery and Impact Mitigation	SA8 (Will it protect and improve biodiversity?)	0	+

## Environmental Assets Policies

**4.22 Table 4.3** outlines the changes to the SA findings for the Environmental Assets Policies as a result of the Main Modifications to the Section 2 Local Plan.

**4.23** Policy ENV1 (Environment) as proposed to be modified requires development to contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan, including achieving good ecological and chemical status. This Main Modification strengthens the positive effects previously identified in relation to improving water quality (SA Objective **10: Flooding & Water**), and improving environmental quality in terms of air, water and soil (SA Objective **8: Environment**). The supporting text for Policy ENV1 now requires projects to have regard to reducing the impacts of climate change including delivering benefits for carbon storage and flood management. Therefore, the negligible effect previously identified in relation to reducing greenhouse gas emissions (SA Objective **9: Climate Change**) is revised to a minor positive effect, and the minor positive effect identified in relation to flooding (SA Objective **10: Flooding & Water**) is enhanced to a significant positive effect.

**4.24** The previously reported negligible effects for SA objective **8: Environment**, SA Objective **9: Climate Change** and SA Objective **10: Flooding & Water** are revised to minor positive effects for Policy ENV3 (Green Infrastructure) as the proposed policy provides greater support for the protection and enhancement of waterbodies through the use of green

infrastructure. It also supports the delivery of ecological buffer strips and wetlands to reduce flood risk and pollution.

**4.25** Policy CC1 (Climate Change) as proposed to be modified provides greater support for increasing tree canopy cover across Colchester and within individual development sites. In addition, the policy requires developments to be designed in response to flood risk for the lifetime of the development and ensure appropriate water supply and wastewater infrastructure is in place for the lifetime of the development. Therefore, the previously identified negligible effects in relation to enhancing the public realm (SA Objective **7: Historic Environment**), enhancing landscape character (SA Objective **8: Environment**), and reducing flood risk and improving drainage (SA Objective **10: Flooding & Water**) are revised to minor positive effects.

**4.26** The minor positive effects identified in relation to improving biodiversity (SA Objective **8: Environment**) and improving environmental quality in terms of water, air and soil (SA Objective **8: Environment**) for Policy CC1 (Climate Change) are strengthened to significant positive effects as greater tree cover will provide more habitats and better ecological connectivity, and will have associated benefits for improving air, water and soil quality. The previously identified negligible effect identified for improving sustainable transport infrastructure and linkages (SA Objective **4: Sustainable Transport**) is revised to a minor positive effect as the policy requires, where possible, connections to be made to the Colchester Orbital.

**Table 4.3: Changes to Environmental Assets Policies SA Findings**

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Environmental Assets Policies			
ENV1: Environment	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	+	++
	SA9 (Will it reduce pollution and greenhouse gas emissions?)	0	+
	SA10 (Will it reduce the risk of flooding?)	+	++
	SA10 (Will it improve water quality?)	+	++
ENV3: Green Infrastructure	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	0	+
	SA9 (Will it reduce pollution and greenhouse gas emissions?)	0	+
	SA10 (Will it reduce the risk of flooding? Will it improve water quality?)	0	+
CC1: Climate Change	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA7 (Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	+	++
	SA8 (Will it protect and improve biodiversity?)	+	++
	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it deliver effective SUDS and improve drainage?)	0	+

#### Place Policies – Colchester

**4.27** Table 4.4 outlines the changes to the SA findings for the Environmental Assets Policies as a result of the Main Modifications to the Section 2 Local Plan.

**4.28** Significant positive effects are identified for Policy TC3 (Town Centre Allocations) in relation to providing affordable homes and delivering a range of housing types in recognition of the amount of housing to be delivered by the residential-led mixed use scheme (previously minor positive effects were identified) (**1: Housing**). Policy EC3 (East Colchester) as proposed to be modified requires that a mix of housing types is provided at Place Farm which revises the negligible effect previously identified for delivering a range of housing types to a significant positive effect (SA Objective **1: Housing**). For the same objective, a minor positive effect is expected for Policy SC2 (Middlewick Ranges) as the policy will deliver up to 1,000 new houses of a mix and type to be compatible with surrounding development ('not applicable' effect was previously reported).

**4.29** The revision to Policy TC2 (Retail Frontages) supports non-retail development in Primary Street Frontages which enhances the negligible effect previously identified in relation to providing a mix of uses (SA Objective **2: Efficient Use of Land**) to a minor positive effect. Similarly, the negligible effect previously identified for Policy SC1 (South Colchester Allocations) is revised to a minor positive effect as the policy requires proposals to submit a Minerals Resource Assessment as part of any application, and should the viability of extraction be proven, the mineral will be worked as part of the phased delivery of the non-mineral development, thus promoting the efficient use of land. A mixed effect (minor positive / minor negative) is expected for Policy SC2 (Middlewick Ranges), rather than an uncertain effect, for SA

Objective **2: Efficient Use of Land** as the site comprises mostly greenfield however it does include small pockets of brownfield land.

**4.30** The revisions to policies TC1 (Town Centre Policy and Hierarchy) and TC2 (Retail Frontages) support shared mixed-use spaces in the Town Centre which will increase the range and type of development within the Town Centre. Therefore, the minor positive effects previously identified for supporting business innovation and diversification are revised to significant positive effects (SA Objective **3: Economy & Employment**).

**4.31** Minor positive effects are expected for Policy TC3 (Town Centre Allocations) as it requires new sustainable transport links to be provided as part of the development proposal for Vineyard Gate which will increase sustainable travel and improve sustainable transport infrastructure (SA Objective **4: Sustainable Transport**, previously identified as negligible effects). The effects previously identified in relation to reducing the need to travel and improving sustainable transport infrastructure will be enhanced to a minor positive effect and a significant positive effect respectively for Policy SC2 (Middlewick Ranges) as the policy supports enhancements to sustainable travel connectivity, including connection and enhancement to the Colchester Orbital from the site.

**4.32** Policies PP1 (Generic Infrastructure and Mitigation Requirements), SC2 (Middlewick Ranges) and WC2 (Stanway) as proposed to be modified require developers to contribute towards education facilities which will result in significant positive effects in relation to equitable access to education and pressure on school places (SA Objective **5: Resilient Communities**). The allocation of open spaces within the ARBO site under Policy SC1 (South Colchester Allocations) will have minor positive effects on the creation of open space (SA Objective **5: Resilient Communities**) and

will help facilitate healthy lifestyles (SA Objective **6: Health & Deprivation**) (previously identified as negligible effects). The modifications to Policy SC2 (Middlewick Ranges) will result in a mixed effect (minor positive / minor negative) for SA Objective 5: Resilient Communities as the policy requires a detailed management plan to be prepared for the public open space network, including playing pitches, strategic green corridors and green buffers, however, the development of the predominately greenfield site will result in the loss of open space (minor positive effect previously identified). Policy SC2 (Middlewick Ranges) will also have a minor positive effect on SA Objective **6: Health & Deprivation** as it requires the development at Middlewick Ranges to be designed using the Building for a Healthy Life framework (not applicable previously identified).

**4.33** Policy TC2 (Retail Frontages) as proposed requires development to be appropriate to the character and streetscape of the area which will have minor positive effects on creating high quality public realm (SA Objective **7: Historic Environment**) and will help to maintain the landscape character of the Borough (SA Objective **8: Environment**) (negligible effects previously identified).

**4.34** Policies TC4 (Transport in Colchester Town Centre) and WC3 (Colchester Zoo) as proposed to be modified require proposals to protect the historic character and heritage assets of the Borough. Therefore, the negligible effects previously identified in relation to the protection and preservation of historic character and heritage assets (SA Objective **7: Historic Environment**) are revised to minor positive effects. The revisions to Policies SC1 (South Colchester Allocations) and WC3 (Colchester Zoo) are also expected to result in minor positive effects for SA Objective **8: Environment** as these policies support the provision of open space within developments (policy SC1) and require the preparation of landscape masterplans for any future developments (policy WC3), which will maintain and enhance the landscape character of the Borough. Mixed effects (minor positive / minor negative) are expected for Policy SC2 (Middlewick Ranges) as the development of up to 1,000 homes at Middlewick Ranges has the potential for negative effects on the historic environment (**7: Historic Environment**), biodiversity (**8: Environment**) and the landscape character of the Borough (**8: Environment**). However, minor positive effects are also identified as the policy as proposed to be modified requires a detailed Landscape and Visual Impact Assessment to be undertaken to minimise and mitigate potential impacts on the

wider landscape and urban character; the provision of strategic green infrastructure and open space within the site; the preservation of the historic WW2 pill boxes and tank line, pending further investigations at planning application stage; and the protection and enhancement of the remaining areas of the Local Wildlife Site and the delivery of 10% biodiversity net gain.

**4.35** The proposed Main Modifications to policies WC3 (Colchester Zoo) and PP1 (Generic Infrastructure and Mitigation Requirements) provide stronger mitigation against adverse effects on protected species and habitat sites by requiring developments to contribute towards mitigation measures outlined in the Essex Coast RAMS. Therefore, significant positive and minor positive effects are expected respectively, in relation to the protection and enhancement of biodiversity (SA Objective **8: Environment**) for these policies.

**4.36** Policy EC2 (East Colchester/Hythe Special Policy Area) no longer supports the delivery of the East Colchester Energy Centre and HEAT network. Therefore, the significant positive effect previously identified for the delivery of renewable energy schemes is revised to a negligible effect (SA Objective **9: Climate Change**).

**4.37** For Policy PP1 (Generic Infrastructure and Mitigation Requirements), the previously identified negligible effect for improving water quality is revised to a significant positive effect as proposals will be required to contribute towards water supply network enhancements (SA Objective **10: Flooding & Water**). Policy TC3 (Town Centre Allocations) as proposed to be modified requires development at Vineyard Gate to contribute towards flood defences/management solutions. Therefore, the negligible effects previously identified in relation to reducing flood risk and delivering effective SUDS (SA Objective **10: Flooding & Water**) are revised to minor positive effects.

**4.38** Policy SC2 (Middlewick Ranges) is expected to have a significant positive effect on reducing the risk of flooding (SA Objective **10: Flooding & Water**) as the site is in a low flood risk zone, and although it is in a Critical Drainage Area, it will also have a minor positive effect on improving drainage as the supporting text states that contributions will be sought towards the costs of delivering flood defence/flood management solutions as set out in Colchester's Surface Water Management Plan (not applicable effects previously identified).



**Table 4.4: Changes to Place Policies – Colchester SA Findings**

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Place Policies – Colchester			
PP1: Generic Infrastructure and Mitigation Requirements	SA5 (Will it provide equitable access to education, recreation and community facilities?)	0	++
	SA5 (Will it place pressure on school places, including early years?)	0	++
	SA8 (Will it protect and improve biodiversity?)	0	+
	SA10 (Will it improve water quality?)	0	++
TC1: Town Centre Policy and Hierarchy	SA3 (Will it support business innovation, diversification, entrepreneurship and changing economies?)	+	++
TC2: Retail Frontages	SA2 (Will a mix of uses be provided?)	0	+
	SA3 (Will it support business innovation, diversification, entrepreneurship and changing economies?)	+	++
	SA7 (Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
TC3: Town Centre Allocations	SA1 (Will it provide more affordable homes across the Borough?)	+	++
	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	+	++
	SA4 (Will the levels of sustainable travel increase?)	0	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+
	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it deliver effective SUDS and improve drainage?)	0	+
TC4: Transport in Colchester Town Centre	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
	SA7 (Will it protect and enhance the historic character of the Town Centre?)	0	+
SC1: South Colchester Allocations	SA2 (Will densities make efficient use of land?)	0	+
	SA5 (Will existing open spaces be protected and new open spaces be created?)	0	+
	SA6 (Will it encourage healthy lifestyles?)	0	+

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
SC2: Middlewick Ranges	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	N/A	+
	SA1 (Will it deliver well designed and sustainable housing?)	N/A	?
	SA2 (Will it reduce the need for development on greenfield land?)	?	+/-
	SA4 (Will it reduce the need to travel?)	N/A	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	+	++
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	N/A	++
	SA5 (Will it place pressure on school places, including early years?)	-	++
	SA5 (Will existing open spaces be protected and new open spaces be created?)	+	+/-
	SA5 (Will it improve the skills of the Borough's population?)	N/A	+
	SA6 (Will it reduce actual crime and fear of crime?)	N/A	+
	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	N/A	+/-
	SA8 (Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?)	N/A	+/-
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA8 (Will it protect and improve biodiversity?)	+	+/-
	SA8 (Will it improve environment quality in terms of water, air and soil quality?)	N/A	?
	SA10 (Will it reduce the risk of flooding?)	N/A	++
	SA10 (Will it deliver effective SUDS and improve drainage?)	N/A	+
EC2: East Colchester/Hythe Special Policy Area	SA9 (Will it support the delivery of renewable energy schemes?)	++	0
EC3: East Colchester	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	0	++
WC2: Stanway	SA5 (Will it provide equitable access to education, recreation and community facilities?)	+	++

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA5 (Will it place pressure on school places, including early years?)	0	++
WC3: Colchester Zoo	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+
	SA8 (Will it protect and improve biodiversity?)	?	++
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	?	+

### Place Policies – Sustainable Settlements and Other Villages and Countryside

**4.39** Table 4.5 outlines the changes to the SA findings for the Place Policies – Sustainable Settlements and Other Villages and Countryside as a result of the Main Modifications to the Section 2 Local Plan.

**4.40** Policies SS12b (Coast Road, West Mersea) and SS12c (Mersea Island Caravan Parks) as proposed to be modified will have minor positive effects on protecting and improving biodiversity (SA Objective **8: Environment**), previously reported as negligible effects, as Policy SS12b (Coast Road, West Mersea) requires new development proposals to ensure they do not have adverse effects on habitat sites or to provide mitigation in accordance with the RAMS, while Policy SS12c (Mersea Island Caravan Parks) requires new development proposals to protect the integrity of habitat sites and minimise disturbance to designated species. For the same SA objective, the negligible effects previously reported for policies OV1 (Development in Other Villages) and OV2 (Countryside) are revised to minor positive effects as the policies require proposals that are within close proximity to a habitat site to undertake HRA to ensure significant adverse effects on the integrity of the site do not take place. Minor positive effects are expected for SA Objective **8: Environment** for policies OV1 (Development in Other Villages) and OV2 (Countryside) as this modification also helps to ensure the protection and enhancement of designated areas of the countryside (previously identified as negligible effects). Minor positive effects, rather than negligible effects, are expected for Policy OV2 (Countryside) as the policy requires developments to respect the character and appearance of landscapes (SA Objective **8: Environment**) and to preserve and enhance the historic environment (SA Objective **7: Historic Environment**).

**4.41** The Main Modification to Policy SS8 (Great Tey) requires proposals to be designed to incorporate sustainable transport

infrastructure. Therefore, the effects for Policy SS8 are revised from negligible to minor positive as the policy will improve sustainable transport infrastructure and will increase sustainable travel (SA Objective **4: Sustainable Transport**).

**4.42** A significant positive effect is identified for Policy SS10 (Layer de la Haye) as the site is not within an area at risk of flooding (SA Objective **10: Flooding & Water**) (not applicable effect previously identified). The policy as proposed to be modified is also expected to have a minor positive effect in relation to enhancing designated coastal environments as the policy requires development of the site to avoid impacts on the Essex Coastal SPA birds and to deliver habitat creation and management either on or off-site to mitigate any significant impacts (SA Objective **8: Environment**). Mixed effects (minor positive / minor negative) are expected for SA Objective **5: Resilient Communities** as the delivery of 35 houses on the Layer de la Haye site has the potential to place pressure on school places and community facilities, however, the policy as proposed requires the development to contribute towards local infrastructure (GP surgery and school facilities) as well as including areas of open space, a children's play area, and a footpath to connect the new dwellings to existing village facilities.

**4.43** Minor positive effects rather than not applicable effects are identified for Policy SS10 (Layer de la Haye) for SA Objective **4: Sustainable Transport** in relation to reducing travel and increasing levels of sustainable transport as the site is well connected to Colchester with several bus stops providing transport for residents. However, the effects are uncertain as they will depend on residents' behaviour and travel choices. An uncertain minor positive effect is also identified in relation to encouraging healthy lifestyles for the same reason.

**Table 4.5: Changes to Place Policies – Sustainable Settlements and Other Villages and Countryside SA Findings**

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Place Policies – Sustainable Settlements and Other Villages and Countryside			
SS8: Great Tey	SA4 (Will the levels of sustainable travel increase?)	0	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+
SS10: Layer de la Haye	SA2 (Will it provide good accessibility by a range of modes of transport?)	N/A	+
	SA4 (Will it reduce the need to travel?)	N/A	+
	SA4 (Will the levels of sustainable travel increase?)	N/A	+
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	N/A	+/-
	SA5 (Will it place pressure on school places, including early years?)	N/A	+/-
	SA6 (Will it encourage healthy lifestyles?)	N/A	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA10 (Will it reduce the risk of flooding?)	N/A	++
SS12b: Coast Road, West Mersea	SA8 (Will it protect and improve biodiversity?)	0	+
SS12c: Mersea Island Caravan Parks	SA8 (Will it protect and improve biodiversity?)	0	+
OV1: Development in Other Villages & OV2: Countryside	SA8 (Will it protect and improve biodiversity?)	0	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
OV2: Countryside	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA8 (Will it protect and improve biodiversity?)	0	+

## Development Management Policies

**4.44** Table 4.6 outlines the changes to the SA findings for the Development Management Policies as a result of the Main Modifications to the Section 2 Local Plan.

**4.45** Policy DM8 (Affordable Housing) as proposed supports affordable housing on rural exception sites adjacent or continuous to village settlement boundaries or where it will enhance or maintain the vitality of rural communities. Therefore, the previously identified negligible effect in relation to sustaining rural economies (SA Objective 3: **Economy & Employment**) is revised to a minor positive effect. Policy DM15 (Design and Amenity) as proposed to be modified encourages active design and the provision of a network of GI as part of the design of developments which enhances the minor positive effect previously identified for improving sustainable transport infrastructure to a significant positive effect (SA Objective 4: **Sustainable Transport**). The previously identified minor positive effect identified in relation to encouraging healthy lifestyles is also enhanced to a significant positive effect (SA Objective 6: **Health & Deprivation**).

**4.46** Minor positive effects are identified for policies DM5 (Tourism, Leisure, Culture and Heritage), DM13 (Domestic Development) and DM25 (Renewable Energy, Water, Waste and Recycling) for SA Objective 7: **Historic Environment** as the policies as proposed to be modified support the protection and enhancement of heritage assets. Policy DM5 (Tourism, Leisure, Culture and Heritage) also requires developments to be designed to protect and enhance the historic character of the Town Centre, the landscape/townscape (SA Objective 8: **Environment**) and biodiversity assets in the Borough (SA Objective 8: **Environment**) which enhances the previously

identified negligible/uncertain effects to minor positive effects for this policy. Minor positive effects are also expected for modified policies DM6 (Economic Development to Rural Areas and the Countryside), DM7 (Agricultural Development and Diversification) and DM15 (Design and Amenity) as they provide greater support for the protection and enhancement of species and habitats, with Policy DM6 (Economic Development to Rural Areas and the Countryside), requiring HRA screening to be undertaken where proposals are in close proximity to habitat sites, and Policy DM15 (Design and Amenity) requiring a network of green infrastructure to be incorporated into the design of developments. A minor negative effect is also expected for Policy DM7 (Agricultural Development and Diversification) as the policy does not recognise the potential impact on protected species where redundant agricultural buildings are reused, requiring surveys to be undertaken.

**4.47** Policy DM25 (Renewable Energy, Water, Waste and Recycling) requires major developments to reduce post development runoff and minor developments to limit discharge rates as much as practical which will have a positive effect on improving water quality (SA Objective 10: **Flooding & Water**) by minimising pollution from potentially contaminated runoff. Therefore, a significant positive effect is identified for improving water quality (negligible effect previously identified). The proposed Modification to Policy DM11 (Gypsies, Travellers, and Travelling Showpeople) ensures that sites for Gypsies, Travellers or Travelling Showpeople are not located in areas at risk of flooding and, where practical, are connected to the mains sewer system. Therefore, the previously identified negligible effects in relation to reducing the risk of flooding and improving water quality (SA Objective 10: **Flooding & Water**) are revised to minor positive effects.

Table 4.6: Changes to Development Management Policies SA Findings

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Development Management Policies			
DM5: Tourism, Leisure, Culture and Heritage	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+
	SA7 (Will it protect and enhance the historic character of the Town Centre?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it protect and improve biodiversity?)	0	+
DM6: Economic Development to	SA8 (Will it protect and improve biodiversity?)	0	+



Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Rural Areas and the Countryside			
DM7: Agricultural Development and Diversification	SA8 (Will it protect and improve biodiversity?)	?	+/-
DM8: Affordable Housing	SA3 (Will it help sustain the rural economy?)	0	+
DM11: Gypsies, Travellers, and Travelling Showpeople	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it improve water quality?)	0	+
DM13: Domestic Development	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
DM15: Design and Amenity	SA4 (Will it improve sustainable transport infrastructure and linkages?)	+	++
	SA6 (Will it encourage healthy lifestyles?)	+	++
	SA8 (Will it protect and improve biodiversity?)	?	+
DM23: Flood Risk and Water Management	SA10 (Will it improve water quality?)	0	++
DM25: Renewable Energy, Water, Waste and Recycling	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+

### Overall Summary of SA Findings

**4.43 Table 4.7** summarises all of the above changes to the SA findings previously reported as a result of the Main Modifications to the Section 2 Local Plan.

**Table 4.7: Summary of Changes to SA Findings as a Result of the Proposed Main Modifications**

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
Sustainable Growth Policies			
SG1: Colchester's Spatial Strategy	SA8 (Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?)	-	+/-
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	?	+/-
	SA8 (Will it protect and improve biodiversity?)	?	+/-

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
SG6: Town Centre Uses	SA2 (Will it reduce the need to develop greenfield land?)	?	+
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	0	+
SG7: Infrastructure Delivery and Impact Mitigation	SA8 (Will it protect and improve biodiversity?)	0	+
Environmental Assets Policies			
ENV1: Environment	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	+	++
	SA9 (Will it reduce pollution and greenhouse gas emissions?)	0	+
	SA10 (Will it reduce the risk of flooding?)	+	++
	SA10 (Will it improve water quality?)	+	++
ENV3: Green Infrastructure	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	0	+
	SA9 (Will it reduce pollution and greenhouse gas emissions?)	0	+
	SA10 (Will it reduce the risk of flooding? Will it improve water quality?)	0	+
CC1: Climate Change	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+
	SA7 (Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it improve environmental quality in terms of water, air and soil quality?)	+	++
	SA8 (Will it protect and improve biodiversity?)	+	++
	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it deliver effective SUDS and improve drainage?)	0	+
Place Policies – Colchester			
PP1: Generic Infrastructure and Mitigation Requirements	SA5 (Will it provide equitable access to education, recreation and community facilities?)	0	++
	SA5 (Will it place pressure on school places, including early years?)	0	++

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA8 (Will it protect and improve biodiversity?)	0	+
	SA10 (Will it improve water quality?)	0	++
TC1: Town Centre Policy and Hierarchy	SA3 (Will it support business innovation, diversification, entrepreneurship and changing economies?)	+	++
TC2: Retail Frontages	SA2 (Will a mix of uses be provided?)	0	+
	SA3 (Will it support business innovation, diversification, entrepreneurship and changing economies?)	+	++
	SA7 (Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
TC3: Town Centre Allocations	SA1 (Will it provide more affordable homes across the Borough?)	+	++
	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	+	++
	SA4 (Will the levels of sustainable travel increase?)	0	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+
	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it deliver effective SUDS and improve drainage?)	0	+
TC4: Transport in Colchester Town Centre	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
	SA7 (Will it protect and enhance the historic character of the Town Centre?)	0	+
SC1: South Colchester Allocations	SA2 (Will densities make efficient use of land?)	0	+
	SA5 (Will existing open spaces be protected and new open spaces be created?)	0	+
	SA6 (Will it encourage healthy lifestyles?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
SC2: Middlewick Ranges	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	N/A	+
	SA1 (Will it deliver well designed and sustainable housing?)	N/A	?

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA2 (Will it reduce the need for development on greenfield land?)	?	+/-
	SA4 (Will it reduce the need to travel?)	N/A	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	+	++
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	N/A	++
	SA5 (Will it place pressure on school places, including early years?)	-	++
	SA5 (Will existing open spaces be protected and new open spaces be created?)	+	+/-
	SA5 (Will it improve the skills of the Borough's population?)	N/A	+
	SA6 (Will it reduce actual crime and fear of crime?)	N/A	+
	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	N/A	+/-
	SA8 (Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?)	N/A	+/-
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA8 (Will it protect and improve biodiversity?)	+	+/-
	SA8 (Will it improve environment quality in terms of water, air and soil quality?)	N/A	?
	SA10 (Will it reduce the risk of flooding?)	N/A	++
	SA10 (Will it deliver effective SUDS and improve drainage?)	N/A	+
EC2: East Colchester/Hythe Special Policy Area	SA9 (Will it support the delivery of renewable energy schemes?)	++	0
EC3: East Colchester	SA1 (Will it deliver a range of housing types to meet the diverse needs of the Borough?)	0	++
WC2: Stanway	SA5 (Will it provide equitable access to education, recreation and community facilities?)	+	++
	SA5 (Will it place pressure on school places, including early years?)	0	++
WC3: Colchester Zoo	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+
	SA8 (Will it protect and improve biodiversity?)	?	++

Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	?	+
Place Policies – Sustainable Settlements and Other Villages and Countryside			
SS8: Great Tey	SA4 (Will the levels of sustainable travel increase?)	0	+
	SA4 (Will it improve sustainable transport infrastructure and linkages?)	0	+
SS10: Layer de la Haye	SA2 (Will it provide good accessibility by a range of modes of transport?)	N/A	+
	SA4 (Will it reduce the need to travel?)	N/A	+
	SA4 (Will the levels of sustainable travel increase?)	N/A	+
	SA5 (Will it provide equitable access to education, recreation and community facilities?)	N/A	+/-
	SA5 (Will it place pressure on school places, including early years?)	N/A	+/-
	SA6 (Will it encourage healthy lifestyles?)	N/A	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA10 (Will it reduce the risk of flooding?)	N/A	++
SS12b: Coast Road, West Mersea	SA8 (Will it protect and improve biodiversity?)	0	+
SS12c: Mersea Island Caravan Parks	SA8 (Will it protect and improve biodiversity?)	0	+
OV1: Development in Other Villages & OV2: Countryside	SA8 (Will it protect and improve biodiversity?)	0	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
OV2: Countryside	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it protect and enhance designated areas of the countryside and coastal environment?)	0	+
	SA8 (Will it protect and improve biodiversity?)	0	+
Development Management Policies			



Policy	SA Objective and Assessment Criteria	Previous Effect	Revised Effect
DM5: Tourism, Leisure, Culture and Heritage	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+
	SA7 (Will it protect and enhance the historic character of the Town Centre?)	0	+
	SA8 (Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?)	0	+
	SA8 (Will it protect and improve biodiversity?)	0	+
DM6: Economic Development to Rural Areas and the Countryside	SA8 (Will it protect and improve biodiversity?)	0	+
DM7: Agricultural Development and Diversification	SA8 (Will it protect and improve biodiversity?)	?	+/-
DM8: Affordable Housing	SA3 (Will it help sustain the rural economy?)	0	+
DM11: Gypsies, Travellers, and Travelling Showpeople	SA10 (Will it reduce the risk of flooding?)	0	+
	SA10 (Will it improve water quality?)	0	+
DM13: Domestic Development	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	0	+
DM15: Design and Amenity	SA4 (Will it improve sustainable transport infrastructure and linkages?)	+	++
	SA6 (Will it encourage healthy lifestyles?)	+	++
	SA8 (Will it protect and improve biodiversity?)	?	+
DM23: Flood Risk and Water Management	SA10 (Will it improve water quality?)	0	++
DM25: Renewable Energy, Water, Waste and Recycling	SA7 (Will it protect and enhance the heritage and cultural assets of the Borough?)	?	+

## Chapter 5

### Cumulative and Synergistic Effects

**This chapter appraises the cumulative and synergistic effects of the Main Modifications Section 2 Local Plan as whole.**

**5.1 Table 5.1** overleaf lists the SA objectives and assessment criteria used to appraise the Main Modifications to the Section 2 Local Plan and identifies the corresponding SA objectives from the SA Addendum Report of the North Essex Authorities Section 1 Main Modifications Local Plan<sup>89</sup>. This approach enables the cumulative sustainability effects of the Local Plan as a whole (i.e., Sections 1 and 2) to be identified.

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<sup>89</sup> LUC (2020) SA Addendum Report on the North Essex Authorities Section 1 Main Modifications (pdf) Available at:

<https://www.braintree.gov.uk/downloads/file/2903/sd001c-north-essex-section-1-local-plan-sa-proposed-main-modifications-august-2020>

**Table 5.1: Section 1 and Section 2 Corresponding SA Objectives**

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 1 Local Plan – Relevant SA Objective
SA1: Housing	Will it deliver the number of houses needed to support the existing and growing population?	SA2: To ensure that everyone has the opportunity to live in a decent, safe home which meets their needs at a price they can afford
	Will it provide more affordable homes across the Borough?	
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	
	Will it deliver well designed and sustainable housing?	
SA2: Efficient Use of Land	Will it promote regeneration?	SA14: To conserve and enhance the quality of landscapes
	Will it reduce the need for development on greenfield land?	SA15: To safeguard and enhance the quality of soil and mineral deposits
	Will it provide good accessibility by a range of modes of transport?	SA8: To promote accessibility, ensure that development is located sustainably and makes efficient use of land, and ensure the necessary infrastructure to support new development
	Will densities make efficient use of land?	
	Will a mix of uses be provided?	
SA3: Economy & Employment	Will it improve the delivery of a range of employment opportunities to support the growing population?	SA5: To achieve a prosperous and sustainable economy that creates new jobs, improves the vitality and viability of centres and captures the economic benefits of international gateways
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	
	Will it support tourism, heritage and the arts?	
	Will it help sustain the rural economy?	

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 1 Local Plan – Relevant SA Objective
SA4: Sustainable Transport	Will it reduce the need to travel?	SA7: To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion
	Will the levels of sustainable travel increase?	
	Will it improve sustainable transport infrastructure and linkages?	
SA5: Resilient Communities	Will it provide equitable access to education, recreation and community facilities?	SA8: To promote accessibility, ensure that development is located sustainably and makes efficient use of land, and ensure the necessary infrastructure to support new development
	Will it place pressure on school places, including early years?	
	Will existing open spaces be protected and new open spaces be created?	SA3: To improve health/reduce health inequalities
	Will it improve the skills of the Borough's population?	SA5: To achieve a prosperous and sustainable economy that creates new jobs, improves the vitality and viability of centres and captures the economic benefits of international gateways
SA6: Health & Deprivation	Will it reduce actual crime and fear of crime?	SA1: To create safe environments which improve quality of life, community cohesion
	Will it provide equitable access to employment opportunities?	SA8: To promote accessibility, ensure that development is located sustainably and makes efficient use of land, and ensure the necessary infrastructure to support new development
	Will it encourage healthy lifestyles?	SA3: To improve health/reduce health inequalities
SA7: Historic Environment	Will it protect and enhance the heritage and cultural assets of the Borough?	SA9: To conserve and enhance historic and cultural heritage and assets and townscape character
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	
	Will it protect and enhance the historic character of the Town Centre?	
SA8: Environment	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	SA14: To conserve and enhance the quality of landscapes

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 1 Local Plan – Relevant SA Objective
	Will it protect and enhance designated areas of the countryside and coastal environment?	
	Will it protect and improve biodiversity?	SA6: To value, conserve and enhance the natural environment, natural resources, biodiversity and geological diversity
	Will it improve environment quality in terms of water, air and soil quality?	SA11: To improve water quality and address water scarcity and sewerage capacity
		SA13: To improve air quality
		SA15: To safeguard and enhance the quality of soil and mineral deposits
SA9: Climate Change	Will it reduce pollution and greenhouse gas emissions?	SA10: To make efficient use of energy and reduce contributions to climatic change through mitigation and adaptation
	Will it support the delivery of renewable energy schemes?	
	Will it help to reduce, reuse and recycle resources and minimise waste?	
SA10: Flooding & Water	Will it reduce the risk of flooding?	SA12: To reduce the risk of fluvial, coastal and surface water flooding
	Will it deliver effective SUDS and improve drainage?	
	Will it affect the amount of water available for extraction?	SA11: To improve water quality and address water scarcity and sewerage capacity
	Will it promote water efficiency and reduce water usage levels per household?	
	Will it improve water quality?	



## Cumulative Effects of Section 1 and Section 2 of the Local Plan

**5.2 Table 5.2** describes the cumulative effects of Section 1 and Section 2 of the Local Plan individually and in combination with each other. This table updates Table 86 presented in Chapter 12 of the 2017 SA Report and takes into account the changes to the cumulative effects previously reported in light of the Main Modifications to the Section 2 Local Plan (see

**Table 4.7** in this SA Addendum), as well as the cumulative effects presented in the Section 1 Main Modifications SA Addendum Report. Unlike Table 86 in the 2017 SA Report which presents cumulative SA findings for each policy grouping (i.e., Sustainable Policies, Environmental Assets Policies, etc.), **Table 5.2** of this SA Addendum outlines an overall cumulative effect for each SA objective and assessment criteria. Therefore, in some cases the overall cumulative effects of the Main Modifications to the Section 2 Local Plan are mixed effects.

**Table 5.2: Cumulative and Synergistic Effects of Section 1 and Section 2 of the Local Plan**

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
SA1: Housing	Will it deliver the number of houses needed to support the existing and growing population?	++	++	++
	Will it provide more affordable homes across the Borough?	++	++	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	++	++
	Will it deliver well-designed and sustainable housing?	++	++	++
<p>Delivering the objectively assessed housing need is a key principle of both Spatial Strategies of the Section 1 and Section 2 Local Plan.</p> <p>Section 1 Policy SP3 (Meeting Housing Needs) requires a variety of homes to be delivered including affordable homes and homes for an ageing population. Most of the homes will be directed to existing communities, in line with the settlement hierarchy as set out in Policy SP2 (Spatial Strategy for North Essex).</p> <p>Section 2 Policy SG2 (Housing Delivery), the place policies, and development management policies DM8 (Affordable Housing), DM10 (Housing Diversity), and DM11 (Gypsies, Travellers and Travelling Showpeople), aim to deliver the objectively assessed housing need in line with the settlement hierarchy, including affordable housing, and to provide a range of well-designed, sustainable housing types to meet the diverse needs of the Borough. The positive effects identified for policies TC3 (Town Centre Allocations) (++) , SC2 (Middlewick Ranges) (+) and EC3 (East Colchester) (++) as proposed contribute towards the overall <b>cumulative significant positive effect</b> for SA Objective 1: <b>Housing</b>.</p>				
SA2: Efficient Use of Land	Will it promote regeneration?	+	-	+/-
	Will it reduce the need for development on greenfield land?	--/+	--	--/+
	Will it provide good accessibility by a range of modes of transport?	++/-	++	++/-
	Will densities make efficient use of land?	+	++	+
	Will a mix of uses be provided?	+	++	+
<p>Section 1 Policy SP5 (Infrastructure and Connectivity) places great emphasis on the need for developments to be supported by sustainable transport infrastructure. Policy SP6 (Place-shaping Principles) requires developments to provide a mix of land</p>				

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
<p>uses, services and densities which are well connected, prioritising the needs of pedestrians, cyclists and public transport services above use of the private car. Policy SP2 (Spatial Strategy for North Essex) supports the reuse of previously developed land within settlements.</p> <p>Section 2 policies DM9 (Development Density), DM15 (Design and Amenity), DM20 (Promoting Sustainable Transport and Changing Travel Behaviour), DM21 (Sustainable Access to Development), and SG2 (Housing Delivery), support developments which will provide an appropriate mix and density of uses, deliver sustainable transport networks, and optimise the efficient use of land. The minor positive effects identified for policies SG6 (Town Centre Uses) (+), TC2 (Retail Frontages) (+), SC1 (South Colchester Allocations) (+), SC2 (Middlewick Ranges) (+/-), SA2 (Layer de la Haye) (+) as proposed to be modified contribute towards the cumulative positive effects identified for SA Objective 2: Efficient Use of Land.</p> <p>Due to the scale of development proposed in the Colchester Local Plan, it is considered to be inevitable that, given other constraints such as the historic environment, biodiversity and landscape designations, areas of land that comprise best and most versatile agricultural land and greenfield land will be required for development. For this reason, negative effects are identified for Policy SG1 (Colchester's Spatial Strategy) and several Place Policies.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative mixed effect (minor positive / significant negative)</b> on SA Objective 2: <b>Efficient Use of Land</b>.</p>				
SA3: Economy & Employment	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	++	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++	++	++
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	++	++
	Will it support tourism, heritage and the arts?	++	++	++
	Will it help sustain the rural economy?	++/-	++	++/-
<p>The Spatial Strategies of both Section 1 and Section 2 of the Local Plan seek to strengthen and diversify local economies to provide more employment opportunities.</p> <p>Section 1 Policy SP4 (Providing for Employment and Retail) supports strong, sustainable and diverse local economies in North Essex.</p> <p>Section 2 sustainable growth policies SG3 (Economic Growth Provision), SP4 (Local Economic Areas), SP6 (Town Centre Uses), SP6a (Local Centres), the place policies, and development management policies DM5 (Tourism, Leisure Culture and Heritage), DM6 (Economic Development in Rural Areas and the Countryside), and DM7 (Agricultural Development and Diversification) seek to allocate and safeguard employment land across the Borough, support the viability and diversification of town centre uses which in turn will have secondary cumulative positive effects for the tourism, heritage and leisure industries, and support economic development in rural areas. The positive effects identified for policies TC1 (Town Centre Policy and Hierarchy) (++) , TC2 (Retail Frontages) (++) , DM8 (Affordable Housing) (+) as proposed to be modified contribute towards the cumulative significant positive effects identified for SA Objective 3: Economy &amp; Employment. A minor negative effect is mixed with a cumulative significant positive effect in relation to sustaining the rural economy as the Local Plan focuses new development to more sustainable locations, in line with the settlement hierarchy, which may have a negative impact on Colchester's rural economy.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative significant positive effect</b> on SA Objective 3: <b>Economy &amp; Employment</b>.</p>				
	Will it reduce the need to travel?	++/-	++/-	++/-

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
SA4: Sustainable Transport	Will the levels of sustainable travel increase?	++/-	++/-	++/-
	Will it improve sustainable transport infrastructure and linkages?	++/-	++/-	++/-
<p>Sustainable travel is a key principle of both Spatial Strategies of the Section 1 and Section 2 Local Plan. The Colchester Local Plan seeks to focus development at existing settlements, principally Colchester town, where jobs, services and facilities are concentrated, meaning shorter journeys and greater opportunities to walk, cycle or use public transport.</p> <p>Section 1 policies SP5 (Infrastructure and Connectivity) and SP6 (Place-shaping Principles), aim to create pedestrian, cycling and public transport friendly developments, with these modes of transport given priority over cars. Policy SP8 (Tendring / Colchester Borders Garden Community) requires the development of a public rapid transit system connecting the Garden Community to Essex University and Colchester town centre.</p> <p>Section 2 policy DM20 (Promoting Sustainable Transport and Changing Travel Behaviour), the sustainable growth policies, and the place policies seek to safeguard existing active travel routes from development, deliver new active travel and public transport facilities in main urban centres and major centres of employment, health and education, and reduce the need to travel by promoting higher densities of development near town centres and public transport hubs. The positive effects identified for policies CC1 (Climate Change) (+), TC3 (Town Centre Allocations) (+), SC2 (Middlewick Ranges) (+), SS8 (Great Tey) (+), SS10 (Layer de la Haye) (+?), DM15 (Design and Amenity) (++) as proposed to be modified contribute towards the significant positive effect for SA Objective 4: Sustainable Transport. However, a minor negative effect is also expected as increased growth of the scale provided for in the Colchester Local Plan will result in increased traffic and potentially congestion.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative mixed effect (significant positive / minor negative)</b> on SA Objective 4: <b>Sustainable Transport</b>.</p>				
SA5: Resilient Communities	Will it provide equitable access to education, recreation and community facilities?	+	++	+
	Will it place pressure on school places, including early years?	+	++	+
	Will existing open spaces be protected and new open spaces be created?	++/-	++	++/-
	Will it improve the skills of the Borough's population?	+	++	+
<p>Section 1 Policy SP5 (Infrastructure and Connectivity) places great emphasis on the need to provide for services and facilities to support new development. This includes community infrastructure such as healthcare and education.</p> <p>Section 2 policies SG7 (Infrastructure Delivery and Impact Mitigation), ENV3 (Green Infrastructure), DM2 (Community Facilities), DM3 (Education Provision), DM4 (Sports Provision), DM17 (Retention of Open Space and Recreation Facilities), DM18 (Provision of Public Open Space), DM19 (Private Amenity Space), and the place policies (which identify specific infrastructure to be delivered for each site allocation), require developments to contribute towards educational and community facilities, and to incorporate open spaces into the design of developments which connect to the wider green infrastructure network.</p> <p>The positive effects identified for policies SG6 (Town Centre Uses) (+), PP1 (Generic Infrastructure and Mitigation Requirements) (++) , SC1: South Colchester Allocations (+), SC2 (Middlewick Ranges) (++/-), WC2 (Stanway) (++) , SS10 (Layer de la Haye) (+/-), as proposed to be modified contribute towards the positive effects identified for SA Objective 5: Resilient Communities.</p> <p>A minor negative effect is identified as the scale of growth proposed in the Local Plan will result in the development of greenfield land and the loss of open space.</p>				

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative mixed effect (minor positive / minor negative)</b> on SA Objective 5: <b>Resilient Communities</b> .				
SA6: Health & Deprivation	Will it reduce actual crime and fear of crime?	+	++/-	+
	Will it provide equitable access to employment opportunities?	++	++	++
	Will it encourage healthy lifestyles?	+	++	+
<p>Section 1 Policy SP5 (Infrastructure and Connectivity) and Policy SP6 (Place-shaping Principles) support developments that are designed to create and provide healthy environments, services and infrastructure including active modes of transport. Section 1 Policy SP4 (Providing for Employment and Retail) supports strong, sustainable and diverse local economies in North Essex which will provide access to employment opportunities.</p> <p>Section 2 policies DM1 (Health and Wellbeing), DM4 (Sports Provision), DM18 (Provision of Public Open Space), DM19 (Private Amenity Space), and DM15 (Design &amp; Amenity) require developments to be designed to create safe, resilient and secure environments, to be well connected by sustainable transport links to encourage active travel, and to incorporate open spaces to encourage physical activity. Policy SG3 (Economic Growth Provision) allocates and safeguard employment land across the Borough which will ensure equitable access to employment opportunities.</p> <p>The positive effects identified for policies SC1 (South Colchester Allocations) (+), SC2 (Middlewick Ranges), SS10 (Layer de la Haye) (+), and DM15 (Design and Amenity) (++) as proposed to be modified contribute towards the positive effects identified for SA Objective 6: Health &amp; Deprivation.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative minor positive effect</b> on SA Objective 6: <b>Health &amp; Deprivation</b>.</p>				
SA7: Historic Environment	Will it protect and enhance the heritage and cultural assets of the Borough?	+/-	--/+?	+/-
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	--/+?	+
	Will it protect and enhance the historic character of the Town Centre?	+/-	--/+?	+/-
<p>Cumulative mixed effects (significant negative / minor positive) are identified for Section 1 of the Local Plan in recognition of the difficulty in delivering the scale of growth proposed in the Local Plan without having an impact on heritage assets and their settings. The effect on townscape is less likely to be negatively affected and could be enhanced. This is the aim of Policy SP6 (Place-shaping Principles), which places a great deal of emphasis on place shaping, design codes and architectural quality.</p> <p>Section 2 policies DM16 (Historic Environment), DM15 (Design &amp; Amenity), ENV3 (Green Infrastructure), PP1 (Generic Infrastructure and Mitigation Requirements) and the place policies, support development which is designed to protect and enhance heritage assets, the historic character of the Town Centre, the townscape, and public realm of the Borough. The positive effects identified for policies CC1 (Climate Change) (+), TC2 (Retail Frontages) (+), TC4 (Transport in Colchester Town Centre) (+), SC2 (Middlewick Ranges) (+/-), WC3 (Colchester Zoo) (+), OV2 (Countryside) (+), DM5 (Tourism, Leisure, Culture and Heritage) (+), DM13 (Domestic Development) (+), and DM25 (Renewable Energy, Water, Waste and Recycling) (+) as proposed to be modified contribute towards the minor positive effects identified for SA Objective 7: Historic Environment.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative mixed effect (minor positive / minor negative)</b> on SA Objective 7: <b>Historic Environment</b>.</p>				

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
SA8: Environment	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	+/-	-?	+/-
	Will it protect and enhance designated areas of the countryside and coastal environment?	+/-	-?	+/-
	Will it protect and improve biodiversity?	+/-	-?	+/-
	Will it improve environment quality in terms of water, air; and, soil quality?	+/-	0	+/-
-?				
--				
<p>Section 1 Policy SP5 (Infrastructure and Connectivity) and Policy SP8 (Tendring / Colchester Borders Garden Community) provide strong safeguards that water supply, wastewater treatment and water efficiency measures are all addressed before development is delivered. Section 1 Policy SP6 (Place-shaping Principles), Policy SP7 (Development and Delivery of a new Garden Community in North Essex) and Policy SP8 (Tendring / Colchester Borders Garden Community), aim to protect and enhance the biodiversity of the North Essex Area. Policy SP1A (Recreational disturbance Avoidance and Mitigation Strategy) is specifically included in Section 1 to ensure that there will be no adverse effects on the integrity of the internationally designated nature conservation sites along the coast. Policy SP7 (Development and Delivering a new Garden Community in North Essex) and Policy SP8 (Tendring / Colchester Borders Garden Community), emphasise the need for high quality design in the delivery of the development, as well as the incorporation of significant amounts of open space, including a country park. Policy SP6 (Place-shaping Principles) requires development to protect and enhance the natural environment, to be designed to respond positively to local character, and to promote environmental sustainability measures including water efficiency, appropriate wastewater and flood mitigation measures. Policy SP2 (Spatial Strategy for North Essex) focuses on delivering development close to existing settlements, in accordance with settlement hierarchies, which means that people will be able to access jobs, services and facilities locally, rather than travelling long distances, which will benefit air quality in the Borough.</p> <p>Section 2 policies ENV1 (Environment), ENV2 (Coastal Areas), ENV3 (Green Infrastructure), ENV4 (Dedham Vale Area of Outstanding Natural Beauty), and DM25 (Renewable Energy, Water, Waste and Recycling), seek to conserve and enhance the Borough's biodiversity, landscape character, air quality, soil and water resources. The positive effects identified for policies SG7 (Infrastructure Delivery and Impact Mitigation) (+), ENV1 (Environment) (++), ENV3 (Green Infrastructure) (+), CC1 (Climate Change) (++), PP1 (Generic Infrastructure and Mitigation Requirements) (+), TC2 (Retail Frontages) (+), SC1 (South Colchester Allocations), WC3 (Colchester Zoo) (++), SS10 (Layer de la Haye) (+), SS12b (Coast Road, West Mersea) (+), SS12c (Mersea Island Caravan Parks) (+), OV1 (Development in Other Villages) (+), OV2 (Countryside) (+), DM5 (Tourism, Leisure, Culture and Heritage) (+), DM6 (Economic Development to Rural Areas and the Countryside) (+), DM7 (Agricultural Development and Diversification) (+/-), and DM15 (Design and Amenity) (+) as proposed to be modified contribute towards the positive effects identified for SA Objective 8: Environment.</p> <p>However, due to the scale of growth proposed which will inevitably mean that a considerable amount of the development arising as a result of the Colchester Local Plan will take place on greenfield sites, negative effects are identified in relation to biodiversity, landscape, water and soil.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative mixed effect (minor positive / minor negative)</b> on SA Objective 8: <b>Environment</b>.</p>				
SA9: Climate Change	Will it reduce pollution and greenhouse gas emissions?	+/-	+/-	+/-
	Will it support the delivery of renewable energy schemes?	+	+/-	+



Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
	Will it help to reduce, reuse and recycle resources and minimise waste?	+/-	+/-	+/-

Policy SP2 (Spatial Strategy for North Essex) and Policy SG1 (Colchester's Spatial Strategy) focus on delivering development close to existing settlements, in accordance with the settlement hierarchy, which means that people will be able to access jobs, services and facilities locally, rather than travelling long distances.

Section 1 Policy SP5 (Infrastructure and Connectivity) emphasises the need to prioritise walking, cycling and public transport over the car, investing in digital technology (which may obviate the need for some journeys), and electric car charging points. Policy SP6 (Place-shaping Principles) advises that energy efficiency in development should be pursued. Many of the provisions in Policy SP7 (Development and Delivery of a new Garden Community in North Essex) and Policy SP8 (Tendring / Colchester Borders Garden Community) will help to reduce carbon emissions compared to the levels that they might have been, for example by encouraging walking and cycling and the provision of a new rapid transit system.

Section 2 policies CC1 (Climate Change), DM25 (Renewable Energy, Water, Waste and Recycling), ENV5 (Pollution and Contaminated Land), DM12 (Housing Standards), DM15 (Design and Amenity) support the provision of renewable and low carbon technologies, encourage high-quality design of developments which contribute to climate change mitigation and adaptation, support energy efficiency improvements in buildings, seek to minimise waste and improve reuse and recycling rates, and protect and enhance the green infrastructure network. The minor positive effects identified for policies ENV1 (Environment) (+), and ENV3: Green Infrastructure (+) as proposed to be modified contribute towards the minor positive effects identified for SA Objective 9: Climate Change.

The positive effects are mixed with minor negative effects as the Colchester Local Plan also supports improvements to road infrastructure and strategic highway connections along the A12, A120 and A133, which could facilitate car travel and consequently higher emissions. The scale of growth proposed in the Local Plan will result in higher consumption of materials and natural resources and waste produced, resulting in a cumulative minor negative effect.

Overall, it is considered that the Colchester Local Plan will result in a **cumulative mixed effect (minor positive / minor negative)** on SA Objective 9: Climate Change.

SA10: Flooding & Water	Will it reduce the risk of flooding?	+	0	+
	Will it deliver effective SUDS and improve drainage?	+	0	+
	Will it affect the amount of water available for extraction?	0	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	0	0
	Will it improve water quality?	+	0	+

Section 1 Policy SP5 (Infrastructure and Connectivity) and Policy SP8 (Tendring / Colchester Borders Garden Community) provide strong safeguards that water supply, wastewater treatment and water efficiency measures are all addressed before development is delivered. This is supported by Policy SP1A (Recreational disturbance Avoidance and Mitigation Strategy (RAMS)), which specifically ensures that there will be no damage to the integrity of internationally designated nature conservation sites as a result of deteriorating water quality.

Section 2 policies ENV1 (Environment), ENV5 (Pollution and Contaminated Land), CC1 (Climate Change), PP1 (Generic Infrastructure and Mitigation Requirements), DM23 (Flood Risk and Water Management), DM24 (Sustainable Urban Drainage Systems) and DM25 (Renewable Energy, Water, Waste and Recycling) seek to direct development to locations with the least impact on flooding or water resources, and require new developments to contribute to the delivery of flood defence/protection measures, flood mitigation measures, Sustainable Drainage Systems (SuDS), and green infrastructure. The Main Modifications to the Section 2 Local Plan reference the Appropriate Assessment, which recommends the inclusion of policy safeguards to ensure that adequate water and wastewater treatment capacity or infrastructure upgrades are in place prior to development proceeding to protect the integrity of designated habitat sites. The minor positive effects identified in

Section 2 Local Plan – SA Objective	Section 2 Local Plan – Assessment Criteria	Section 2 Local Plan – Cumulative Effects	Section 1 Local Plan – Cumulative Effects	Sections 1&2 Local Plan – Overall Cumulative Effects
<p>relation to policies ENV1 (Environment) (++), ENV3 (Green Infrastructure) (+), CC1 (Climate Change) (+), PP1 (Generic Infrastructure and Mitigation Requirements) (++), TC3: Town Centre Allocations (+), SC2 (Middlewick Ranges) (++), SS10 (Layer de la Haye) (++), DM11 (Gypsies, Travellers and Travelling Showpeople) (+), and DM23 (Flood Risk and Water Management) (++) as proposed to be modified support the minor positive effects identified for SA Objective 10: Flooding &amp; Water.</p> <p>Overall, it is considered that the Colchester Local Plan will result in a <b>cumulative minor positive effect</b> on SA Objective 10: <b>Flooding &amp; Water</b>.</p>				

## Chapter 6

### Monitoring Framework

**This chapter sets out the proposed indicators for monitoring the effects of implementing the Main Modifications to the Section 2 Local Plan.**

**6.1** The SEA Regulations require that:

*“The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” (Regulation 17), and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring” (Schedule 2).*

**6.2** The Government’s SA Guidance in the National Planning Practice Guidance (PPG) states that proposals for monitoring focus on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Therefore, monitoring measures are proposed in this SA Addendum in relation to all of the SA objectives in the SA framework for which likely (or uncertain) significant positive or significant negative effects have been identified from the Local Plan.

**6.3** Table 3 in the 2017 SA Report outlined the SA framework which comprised the 10 sustainability objectives used to appraise the contents of the Local Plan together with corresponding monitoring indicators. Chapter 14 of the 2017 SA Report states that the implementation of the Local Plan will be subject to monitoring and as such, many of the key indicators outlined in Chapter 17: Monitoring of the Section 2 Local Plan (which relate to the Council’s Authority Monitoring Reports) will be relevant to monitoring the potential significant effects in relation to each SA objective.

**6.4 Table 6.1** draws on the information presented in Chapter 17: Monitoring of the Section 2 Local Plan, the indicators proposed to monitor the Section 1 Local Plan, and the latest Authority Monitoring Report<sup>90</sup> and presents the updated monitoring framework for monitoring the potential sustainability effects of implementing the Section 2 Local Plan.

**6.5** The data used for monitoring in many cases will be provided by outside bodies. Information collected by other

organisations (e.g., the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

**Table 6.1: Proposed Monitoring Framework**

SA Objective	Relevant Local Plan Policies	Proposed Monitoring Indicators
SA1: To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Sustainable Growth Policies Policy SG2 Housing Delivery	Housing completions per annum (net)
		Percentage of affordable housing units provided on qualifying sites
		Gypsy, Traveller and Travelling Showpeople accommodation provision (net)
SA2: To ensure that development is located sustainably and makes efficient use of land	Sustainable Growth Policies Policy SG1 – Colchester’s Spatial Strategy Place Policies Policy DM21 – Sustainable Access to Development	Employment floorspace granted on previously developed land
		Monitor modal splits and self-containment via Census; take-up of Travel Plans
		Number of Neighbourhood Plans adopted
SA3: To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Sustainable Growth Policies Policy SG3 – Economic Growth Provision	Permissions granted for employment and leisure by type
SA4: To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Place Policies Policy DM20 Promoting Sustainable Transport and Changing Travel Behaviour	Monitor modal splits and self-containment via Census; take-up of Travel Plans
SA5: To build stronger, more resilient sustainable communities with better education and social outcomes	Sustainable Growth Policies Policy DM2 – Community Facilities Policy DM3 – Education Provision	Key community infrastructure delivered through planning obligations
SA6: To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our	Policy DM1- Health and Wellbeing	Delivery of public open space, green infrastructure and streetscape improvements

<sup>90</sup> Colchester Borough Council (2020) Authority Monitoring Report 2020 (pdf) Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

SA Objective	Relevant Local Plan Policies	Proposed Monitoring Indicators
communities safe and promoting community cohesion		
SA7: To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Sustainable Growth Policies Policy DM15 Design and Amenity Policy DM16 Historic Environment	Number of listed buildings lost
		Additions to Colchester's Local List
		Number of Conservation Areas
SA8: To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Environmental Assets Policies	Amount of development in designated areas
		Number of planning applications approved contrary to advice given by the EA
		Number and area of sites/habitats within the Borough
		Compliance with Essex RAMs (Recreational disturbance Avoidance and Mitigation) strategy
		Number of AQMAs
		Increase in open space
		Area of land offset for biodiversity
SA9: To make efficient use of energy and reduce, reuse or recycle waste	Policy CC1 Climate Change	Greenhouse Gas Emissions reporting
		Local Authority Carbon Management Plan
		Percentage of residual waste produced per household
		Percentage of household waste reused, recycled and composted
SA10: To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality	Policy CC1 Climate Change	Greenhouse Gas Emissions reporting/Local Authority Carbon Management Plan
		Renewable energy installed by type
		Number of major schemes incorporating water management schemes.



## Chapter 7

### Conclusion and Next Steps

**This chapter presents the overall conclusions of the SA of the Main Modifications and describes the next steps to enable adoption of the Section 2 Local Plan.**

#### Conclusion

**7.1** The Schedule of Main Modifications for the Section 2 Local Plan proposes a number of changes to several of the policies in the Section 2 Local Plan. Although a number of changes to SA effects previously recorded in the 2017 SA Report have been identified as resulting from the proposed Main Modifications, the majority of proposed policy changes have resulted in more positive effects than were identified in the 2017 SA Report (e.g., changing from no effect or 'N/A' to minor or significant positive, or from minor positive to significant positive). This is due to the proposed modifications generally strengthening protection for environmental assets and/or mitigation requirements, seeking to improve access to active travel and recreation opportunities with associated benefits for air quality, CO<sub>2</sub> emissions and health and wellbeing.

**7.2** A small number of the proposed Main Modifications have either reduced positive effects previously identified, (e.g., from significant to minor, or from minor to no effect) or introduced mixed minor positive and minor negative effects where only a minor positive or no effect was identified before. The mixed effects are mainly due to recognition that, while a policy includes environmental protection and/or mitigation requirements, the level of growth proposed and/or if development is supported on greenfield land, is still likely to put pressure on habitats, landscape, soil and water resources. Similarly, the Place Policies may require developments to contribute towards local infrastructure and/or inclusion of open space/green infrastructure, but the development of some sites will still result in loss of greenfield land and some open space and/or new residents could put pressure on existing facilities until new infrastructure is delivered.

**7.3** Despite these changes to the previously identified SA findings resulting from the proposed Main Modifications, the cumulative sustainability effects of the Section 2 Local Plan are still largely positive in relation to most of the SA objectives, as shown in **Table 5.2** in **Chapter 5**.

**7.4** When considered in combination with the Section 1 Local Plan, the cumulative effects of the whole Colchester Local Plan (i.e., Section 1 and Section 2 as proposed to be modified) are significantly positive for SA Objective **1: Housing** and SA Objective **3: Economy & Employment** and minor positive for SA Objective **6: Health & Deprivation** and SA Objective **10: Flooding & Water**. Cumulative mixed effects (minor positive / minor negative) are expected for SA Objective **5: Resilient Communities**, SA Objective **7: Historic Environment**, SA Objective **8: Environment**, and SA Objective **9: Climate Change**, while cumulative mixed effects (significant positive / minor negative) are identified for SA Objective **4: Sustainable Transport** and cumulative mixed effects (significant negative / minor positive) are expected for SA Objective **2: Efficient Use of Land**.

**7.5** The positive effects principally relate to both Section 1 and Section 2 delivering the objectively assessed housing need and providing strong policy support and requirements for:

- Strengthening and diversifying local economies to provide more employment opportunities.
- Focusing development at existing settlements, principally Colchester town, where jobs, services and facilities are concentrated, meaning shorter journeys and greater opportunities to walk, cycle or use public transport.
- Supporting developments which provide an appropriate mix and density of uses, deliver sustainable transport networks, and optimise the efficient use of land.
- Creating pedestrian, cycling and public transport friendly developments, with these modes of transport given priority over cars.
- Provision of or contribution to services and facilities to support new development, such as healthcare and education, and incorporation of open spaces into the design of developments which connect to the wider green infrastructure network.
- Allocating and safeguarding employment land across the Borough which will ensure equitable access to employment opportunities.
- An emphasis on place shaping, design codes and architectural quality to enhance townscape and support for development, which is designed to protect and enhance heritage assets, the historic character of the

Town Centre, the townscape, and public realm of the Borough.

- Protection and enhancement of biodiversity and designated habitat sites, with particular reference to the Recreational disturbance Avoidance and Mitigation Strategy (RAMS), which specifically ensures that there will be no damage to the integrity of internationally designated nature conservation sites; protection and enhancement of designated landscapes, landscape character, open spaces and the green infrastructure network; designing developments to incorporate environmental sustainability measures including water efficiency, appropriate wastewater and flood mitigation measures; and, prioritising the re-use of previously developed land in settlements.
- Provision of renewable and low carbon technologies; encouraging high-quality design of developments which contribute to climate change mitigation and adaptation; delivering energy efficiency improvements in buildings; and minimising waste and improving reuse and recycling rates.
- Ensuring water supply, wastewater treatment and water efficiency measures are addressed before development is delivered.
- Directing development to locations with the least impact on flooding or water resources, and requiring new developments to contribute to the delivery of flood defence/protection measures, flood mitigation measures, Sustainable Drainage Systems (SuDS).

**7.6** Despite the positive effects outlined above, there are still some overall cumulative negative effects of the whole Colchester Local Plan (mixed with the positive effects) which are mainly due to the increased growth of the scale provided for in the Colchester Local Plan, which inevitably will still result in:

- Some loss of greenfield land, with associated loss of best and most versatile agricultural land and open space and potential effects on biodiversity, landscape, heritage assets and water quality.
- Higher consumption of materials and natural resources and waste produced.
- Increased traffic and potentially congestion and localised air pollution as the Local Plan supports improvements to road infrastructure and strategic highway connections along the A12, A120 and A133, which could facilitate car travel and consequently higher emissions.

## Next Steps

**7.7** In LUC's professional judgement, the work carried out and presented in this SA Addendum is appropriate to meet the requirements of the SEA Regulations in relation to the proposed Main Modifications to the Section 2 Local Plan.

**7.8** This SA Addendum will be published alongside the proposed Main Modifications to the Section 2 Local Plan Review during a six-week consultation period in autumn 2021.

**7.9** Following the consultation, the Inspector will consider the representations raised in respect of the proposed Main Modifications and will report on the modified Section 2 Local Plan's soundness.

**7.10** If the Section 2 Local Plan is found to be 'sound', it can be formally adopted by Colchester Borough Council. Once the Section 2 Local Plan has been adopted, a SA Adoption Statement will be published to report the full plan-making and SA process and the framework for monitoring future effects.

LUC

September 2021

## Appendix A

### Policy Review and Baseline Information

### Population, Health and Wellbeing

#### Policy Context

##### International

**A.1 The United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002)** sets the broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

**A.2 United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998):** Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

##### National

**A.3 The NPPF (2021)** includes as part of its social objective the promotion of *“strong, vibrant and healthy communities”* by:

- *“ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and*
- *by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.”*

**A.4** Ultimately planning policies and planning decision making should *“aim to achieve healthy, inclusive and safe places”*.

**A.5** The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for *“housing (including affordable housing) ... [as well as] community facilities (such as health, education*

and cultural infrastructure)". Policies should reflect "the size, type and tenure of housing needed". This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children, older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. Major developments that involve the provision of new housing planning policies and decisions should expect at least 10% of the total number of homes to be delivered for affordable home ownership subject to conditions and exemptions.

**A.6** To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority's plan should be half a hectare or smaller.

**A.7** Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.

**A.8** The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which "promote social interaction (and) enable and support healthy lifestyles".

**A.9** As part of this approach social, recreational and cultural facilities and services that the community needs should be provided guided by planning policies which:

- "plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services;
- support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;
- help prevent unnecessary loss of valued facilities and services."

**A.10** Plan making through the guidance of the NPPF recognises the important role of access to open spaces and

other facilities which provide opportunities for sport and physical activity has in terms of health and wellbeing of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local planning authorities should take a "proactive, positive and collaborative approach to meeting this requirement".

**A.11** The NPPF also sets out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed. The **Housing Delivery Test Measurement Rule Book** (2018)<sup>91</sup> provides this standard method allowing for calculation of objectively assessed housing need using government household forecasts adjusted for local house prices and local earnings. Unmet need from neighbouring areas will also need to be taken into account as part of the calculation.

**A.12 National Design Guide** (2021)<sup>92</sup>: sets out the Government's priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

**A.13 Fair Society, Healthy Lives** (2011)<sup>93</sup> investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

**A.14 Select Committee on Public Service and Demographic Change report Ready for Ageing?** (2013)<sup>94</sup>: warns that society is underprepared for the ageing population. The report states "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

**A.15 Laying the foundations: a housing strategy for England** (2011)<sup>95</sup>: Aims to provide support to deliver new homes and improve social mobility.

<sup>91</sup> Ministry of Housing, Communities & Local Government (July 2018) *Housing Delivery Test Measurement Rule Book*.

<sup>92</sup> Ministry of Housing, Communities & Local Government (2019, updated 2021) *National design guide* [online]. Available at: <https://www.gov.uk/government/publications/national-design-guide>

<sup>93</sup> The Marmot Review (2011) *Fair Society, Healthy Lives*.

<sup>94</sup> Select Committee on Public Service and Demographic Change (2013) *Ready for Ageing?* [pdf]. Available at: <https://publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf>

<sup>95</sup> HM Government (2011) *Laying the Foundations: A Housing Strategy for England* [pdf]. Available at:

**A.16 Homes England Strategic Plan 2018 to 2023 (2018)<sup>96</sup>:** Sets out a vision to ensure more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

**A.17 Planning Policy for Traveller Sites (2015)<sup>97</sup>** sets out the Government's planning policy for traveller sites. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

**A.18 Planning for the Future White Paper (2020)<sup>98</sup>:** Sets out a series of potential reforms to the English planning system, to deliver growth faster. The White Paper focuses on the following:

- Simplifying the role of Local Plans and the process of producing them.
- Digitising plan-making and development management processes.
- Focus on design, sustainability and infrastructure delivery.
- Nationally determined, binding housing requirements for local planning authorities to deliver through Local Plans.

**A.19 The Housing White Paper 2017 (Fixing our broken housing market)<sup>99</sup>** sets out ways to address the shortfall in affordable homes and boost housing supply. The White Paper focuses on the following:

- Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.

- Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.
- Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.
- Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.

**A.20 Public Health England, PHE Strategy 2020-25 (2019)<sup>100</sup>:** identifies PHE's priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

**A.21 Healthy Lives, Healthy People: Our strategy for public health in England (2010)<sup>101</sup>:** Sets out how our approach to public health challenges will:

- Protect the population from health threats – led by central government, with a strong system to the frontline.
- Empower local leadership and encourage wide responsibility across society to improve everyone's health and wellbeing and tackle the wider factors that influence it.
- Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework.
- Reflect the Government's core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier.
- Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a 'ladder' of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7532/2033676.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf)

<sup>96</sup> Homes England (2018) *Strategic Plan 2018/19 – 2022/23* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/752686/Homes\\_England\\_Strategic\\_Plan\\_AW\\_REV\\_150dpi\\_REV.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf)

<sup>97</sup> Department for Communities and Local Government (2015) *Planning policy for traveller sites* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/457420/Final\\_planning\\_and\\_travellers\\_policy.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf)

<sup>98</sup> Ministry of Housing, Communities & Local Government (2020) *Planning for the Future White Paper* [pdf]. Available at:

<https://assets.publishing.service.gov.uk/government/uploads/system/u>

[loads/attachment\\_data/file/907647/MHCLG-Planning-Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf)

<sup>99</sup> Department for Communities and Local Government (2017) *Fixing our broken housing market* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

<sup>100</sup> Public Health England (2019) *PHE Strategy 2020-25* [pdf].

Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/831562/PHE\\_Strategy\\_2020-25.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831562/PHE_Strategy_2020-25.pdf)

<sup>101</sup> HM Government (2010) *Healthy Lives, Healthy People: Our strategy for public health in England* [pdf]. Available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/216096/dh\\_127424.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/216096/dh_127424.pdf)



voluntary approaches work before resorting to regulation.

**A.22 The 25 Year Environment Plan** (2018)<sup>102</sup> sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and wellbeing are using and managing land sustainably; and connecting people with the environment to improve health and wellbeing. These two key areas are of relevance to the Colchester Borough Local Plan as follows:

- Using and managing land sustainably:
  - Embed an ‘environmental net gain’ principle for development, including housing and infrastructure.
- Connecting people with the environment to improve health and wellbeing:
  - Help people improve their health and wellbeing by using green spaces including through mental health services.
  - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
  - ‘Green’ our towns and cities by creating green infrastructure and planting one million urban trees.

## Baseline Information

### Population

**A.23** In mid-2020, the population of Colchester was estimated to be approximately 197,200<sup>103</sup>. This is an increase of 1.2% (2,494 people) from the figure recorded in mid-2019, making it the largest local authority area in Essex in terms of population size. In mid-2020, approximately 64% of the total population were aged 16-64, while an estimated 17.3% of people in Colchester over 65 years old.

**A.24** The population projections for Colchester predict that the population will increase to 228,062 by 2043<sup>104</sup>. The projected number of households in the authority is forecast to grow by 22.4% between 2018 and 2043 which is above the England average (16.2%)<sup>105</sup>.

**A.25** Colchester has an Old Age Dependency Ratio of 266.4 people age 65 years and over to every 1000 of working age. This is equivalent to 3.75 working age people to every one person aged 65 and over, which is below the average for Essex as a whole (335.6) and England (286.8)<sup>106</sup>. The number of people aged over 65 years is projected to increase by 37.6% between 2012-2032. This will have implications for the economy, service provision, accommodation and health. Under 5s will account for a very similar proportion of the population in 2021 at 7.4% compared to 7.5% in 2013.

**A.26** According to the 2011 Census, the predominant ethnic group in Colchester is White British (87.5% of the population). The ethnic minority population was 12.5%, equating to a population of approximately 21,500 people. This is lower than the national average of 20.2% but higher than the Essex average of 9.2%. At the time of the 2011 Census, Colchester Borough was the third most ethnically diverse district in Essex after Epping Forest and Harlow.

**A.27** According to the 2011 Census, there were 71,634 households in Colchester, 23.3% of which contained dependent children. This is below the average for Essex (22.8%) but higher than the average for England (21.9%). Around one third of households in Colchester are comprised of married or civil partner couples, 29.1% comprised of single person households, 9.9% comprised of lone parents and 20.2% of households are comprised of residents over 65<sup>107</sup>.

### Deprivation

**A.28** The Borough is relatively prosperous, ranking 181 out of 317 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). Colchester ranks 5<sup>th</sup> in comparison to 12 other Essex authorities in terms of average score, with Tendring, Basildon, Harlow and Castle Point the more deprived Essex authorities.

<sup>102</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

<sup>103</sup> Colchester Borough Council (2021) *Key Statistics for Colchester* [online]. Available at: <https://www.colchester.gov.uk/info/cbc-article/?catid=colchester-statistics&id=KA-01631> [Accessed 18/08/2021]

<sup>104</sup> Office for National Statistics (2020) *Population projections for local authorities: Table 2* [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

<sup>105</sup> Office for National Statistics (2020) *Household projections for England* [online]. Available at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

<sup>106</sup> Essex County Council (2019) *Essex Joint Strategic Needs Assessment 2019: Colchester Local Authority Profile* [online]. Available at: <https://data.essex.gov.uk/dataset/exwyd/essex-jsna-and-district-profile-reports-2019> [Accessed 18/08/2021]

<sup>107</sup> Essex County Council (2019) *Essex Joint Strategic Needs Assessment 2019: Colchester Local Authority Profile* [online]. Available at: <https://data.essex.gov.uk/dataset/exwyd/essex-jsna-and-district-profile-reports-2019> [Accessed 18/08/2021]

**A.29** According to the English Indices of Multiple Deprivation 2019<sup>108</sup>, out of the 105 Lower-Layer Super Output Areas (LSOAs)<sup>109</sup> in the borough, 27 are within the top 40% most deprived LSOAs in the country. These LSOAs are largely concentrated in the wards of Berechurch, Greenstead, New Town & Christ Church, Old Heath & The Hythe and St Anne's & St John's. Colchester has one LSOA in the 10% most deprived in the country, namely Greenstead.

**A.30** Colchester has 24 LSOAs that are in the 20% least deprived in England. The LSOA ranked as the least deprived is Bergholt in the ward of Lexden & Braiswick. Lexden & Braiswick, Mersea & Pyefleet, Tiptree and Wivenhoe all have three LSOAs which fall into the 20% least deprived classification.

**A.31** Since the 2015 Indices of Multiple Deprivation, the number of LSOAs in the 10% most deprived has fallen to just one, with Barnhall, Salary Brook South and St Anne's Estate moving into the 11-20% most deprived decile.

## Housing

**A.32** According to the 2021 Colchester Infrastructure Delivery Plan Update<sup>110</sup>, 920 dwellings per year (totalling 18,400) are expected to be delivered in the Borough over the plan period of 2013-2033. As of April 2020, a total of 7,066 dwellings have been completed. The remaining dwellings are either currently in the planning pipeline (5,722) or are site allocations (5,351).

**A.33** According to the latest Authority Monitoring Report, between 1 April 2019 to 31 March 2020, a total of 1,124 new homes were provided and 202 affordable homes were delivered<sup>111</sup>.

**A.34** According to the English Indices of Multiple Deprivation 2019<sup>112</sup>, 32 LSOAs are within the 20% most deprived under

the Barriers to Housing and Services domain, compared to 19 LSOAs in 2015.

**A.35** In April 2021, the average household price in Colchester was £277,950<sup>113</sup>. This illustrates an 8% increase from £257,353 in April 2020. This is higher than the national average (£268,380) but is lower than the Essex average (£334,659).

**A.36** According to the 2011 Census, of the total number of households in Colchester, 10% were one bed, 27% were two bedrooms, 39% of households were three bedrooms, 17% were four bedrooms and just under 5% were five bedrooms or more. Of these, 66.3% were privately owned; 13.5% socially rented; 18.7% privately rented; 0.5% in shared ownership; and 1% living rent-free. Average household size was 2.3 people in 2011, which is slightly less than the county, regional and national averages of 2.4 people.

## Health

**A.37** The health of people in Colchester is varied compared with the England average. According to the most recent Local Authority Health Profile for Colchester<sup>114</sup>, life expectancy in the Borough is estimated at 80.2 years for men (which is higher than the England average but below the East of England average) and 83.1 years for women (which is below both the England and regional averages).

**A.38** As outlined above, Colchester experiences pockets of deprivation. As a result, life expectancy is 8.6 years lower for men and 8.0 years lower for women in the most deprived areas of Colchester than in the least deprived areas. According to the Health Deprivation and Disability domain in the Indices of Multiple Deprivation, only 10 LSOAs in Colchester are within the 20% most deprived under this domain<sup>115</sup>.

<sup>108</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf> [Accessed 18/08/2021]

<sup>109</sup> LSOAs are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households.

<sup>110</sup> Colchester Borough Council (2021) *Colchester Infrastructure Delivery Plan* [online]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EBC%205.13%20Colchester%20Infrastructure%20Delivery%20Plan.pdf> [Accessed 18/08/2021]

<sup>111</sup> Colchester Borough Council (2020) *Authority Monitoring Report 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

<sup>112</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf> [Accessed 18/08/2021]

<sup>113</sup> UK House Price Index (2021) *UK house Price Index* [online]. Available at: <http://landregistry.data.gov.uk/app/ukhpi>

<sup>114</sup> Public Health England (2020) *Local Authority Health Profile 2019: Colchester* [online]. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000071.html?area-name=Colchester> [Accessed 18/08/2021]

<sup>115</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf> [Accessed 18/08/2021]

**A.39** In 2017 the Colchester area had an all-ages mortality rate of 985.4 deaths per 100,000 residents, based on 1631 deaths recorded during that time period. This overall mortality rate was higher than the England average of 958.7 (per 100,000), but was a slight decrease compared the previous year (992.5 per 100,000).

**A.40** In the period of 2015-2017 it is estimated that 812 deaths for all age groups or 17% of all deaths that occurred in the Colchester area were preventable. This is equivalent to a rate of 159.2 per 100,000 people, lower than the rate (181.5) and percentage (18.9%) for England. Males were 44% more likely to die from a preventable cause (SMR = 207 per 100K) compared to females (SMR = 115.5 per 100K) during the same period.

**A.41** For the under-75 age group, cancer was the largest cause of preventable mortality with a rate of 67.7 preventable deaths per 100,000 for all persons. This was lower than the England baseline (82.8) and the rate for Essex (74.2) and was also lower than average for both males (SMR = 78.6) and females (SMR = 58.1) individually. Cardiovascular disease was the next largest preventable cause with a combined rate of 37.7 per 100,000 for both sexes, however the rate for all persons and the rate for each sex individually were below the national average for the latest time period.

**A.42** For children's and young people's health, the number of under-18 conceptions (16.3 per 1,000 females aged 15-17) is higher than the region average (14.4) but slightly lower than the England average (16.7). The percentage of mothers who are smokers at the time of delivery (12.8%) is higher in Colchester when compared to the regional (9.5%) and national (10.4%) averages<sup>116</sup>. The rate of hospital admissions caused by unintentional and deliberate injuries in children aged under 15 years per 10,000 resident population aged under 15 was 120.74 in Colchester in 2017/18. This was the highest rate compared across the Districts in Essex, and higher than the rate across Essex (88.22) and England (96.44).

**A.43** The rate of people killed or seriously injured on England's roads has risen is recorded as a rate per 100,000 population (all ages) over a three-year period. During the last recorded period (2015-17) the average rate for Essex (51.28) was higher than the average for England (40.8) with nine out of 12 Districts having rates above the national average. Colchester had a rate of 46.54 which was above the England average but below Essex. Rates have increased by 1.14 per 100K or 2.5% compared to 2011-13 but were a similar compared to 2014-16 levels.

**A.44** In 2017/18 that 21.6% of pupils in Reception year were classed as overweight or obese. This is lower than the level for England but higher than Essex. The sample of pupils in Year 6 showed that 29.8% of pupils in this year group were classed as overweight or obese, lower than England and Essex. Of residents aged over 18 years, 64.36% were classified as overweight or obese in 2016/17. This is relatively similar to the prevalence of adult overweight or obesity across the whole of Essex (63.56%), but higher than England (61.29%).

**A.45** Physical inactivity is classified as doing less than 30 minutes of moderate intensity activity per week. Of adults aged over 19 years, 18.45% were classified as being physically inactive in 2017/18. This is lower than proportion of adults physically inactive across Essex (21.78%) and similar England (22.23%) and was the lowest level in the county. The proportion of adult residents classified as physically active (doing more than 150 minutes of moderate intensity activity per week) was 67.74% (highest: Uttlesford 70.72%; Lowest: Basildon 61.87%). This was higher than the proportion of adults physically active across Essex as a whole (66.07%) and England (66.26%) but was 6.59 percent lower compared to levels in 2015/16. In 2016/17 the area was also ranked as having the 7<sup>th</sup> highest percentage of residents involved in organised sports across the Essex Districts, with 35.1%. This was similar to the percentage across the whole of Essex (35%).

**A.46** The issue of weight and obesity is linked to the local food environment. In 2014 it was estimated that Colchester had a fast-food outlet density of 71.5 per 100,000, higher than the Essex (69.5) average but lower than England (88.2). Compared to other districts, this is the 5<sup>th</sup> highest density in Essex (Highest: Tendring = 95.8, Lowest: Uttlesford = 41.6).

**A.47** Colchester was ranked as having the 4<sup>th</sup> highest suicide rate among males compared to that across the other Essex Districts, with a rate of 19.60. This is 36.7% higher than the rate for England (14.69) and above the rate across Essex as a whole (16.90). The suicide rate among females in Colchester was 6.97. This was ranked as the second highest compared across the rates of that in Districts with data available, and higher than the rate across Essex as a whole (5.31) and England (4.69).

**A.48** The prevalence of reporting a long-term mental health condition among persons aged over 18 years in the NHS North East Essex CCG in 2017/18 was slightly higher than across Essex and was ranked as being the highest prevalence compared across the CCGs of Essex. In 2017/18 the Colchester area had the second highest rate of emergency

<sup>116</sup> Public Health England (2020) *Local Authority Health Profiles* [online]. Available at: <https://fingertips.phe.org.uk/profile/health->

[profiles/data#page/1/gid/1938132701/pat/6/ati/101/are/E07000071/iid/90366/age/1/sex/1/cid/4/tbm/1](https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132701/pat/6/ati/101/are/E07000071/iid/90366/age/1/sex/1/cid/4/tbm/1)

hospital admissions for intentional self-harm among all persons, significantly higher than the rate across Essex and England. Women in Colchester also had the 2nd highest admissions rate in the county.

**A.49** There are three hospitals in Colchester: Colchester Hospital, Lexden Hospital and Oaks Hospital (private).

### Impact of COVID-19

Between March 2020 and April 2021 there were 2,125 deaths registered in Colchester, 15.2% more than the 1,844 predicted<sup>117</sup>. Of the deaths, 16.5% (352) had COVID-19 listed as the main cause. In Colchester, January had the highest number of excess deaths at 94 and January and February 2021 had the highest percentage of COVID related deaths at 4%.

The Middle Layer Super Output Area of New Town and Hythe saw the highest number percentage of excess deaths during the pandemic followed by Prettygate and Westlands. There were 96 deaths in total in New Town and Hythe, 68.4% (39) more than expected, with 16.7% of deaths (16) with COVID listed as the main cause. Central Colchester had the highest percentage of COVID related deaths at 25.3%, followed by Shrub End with 22.5%.

Lexden saw the lowest number percentage of excess deaths which saw 70 deaths, 15.7% fewer than expected, with 11.4% of deaths (8) attributed to COVID. Prettygate & Westlands had the lowest percentage of COVID related deaths at 10.6%, followed by both Abbey Field and Monkwick at 11.1%.

## Education

**A.50** There are 79 maintained schools: 64 primaries, 11 secondaries and 4 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.

**A.51** There is a significant demand for school places in Essex. The total number of pupils by 2030/31 will reach 131,635 primary pupils and 99,693 secondary school pupils (including sixth form)<sup>118</sup>. The Borough is anticipated to experience significant capacity issues in its primary schools from 2025 onwards, particularly in Colchester North, Colchester Southwest, Stanway and Colchester Rural South. To manage demand, a new school (Trinity School) is due to open in September 2021 and will provide between 60-420 primary spaces in 2025-26 and between 120-240 secondary spaces in 2021-22.

**A.52** Educational achievement in the Borough is generally good. 48.5% of pupils in Colchester achieved GCSEs which is higher the national average of 46.9% and the East of England average of 47%<sup>119</sup>. According to the latest labour market statistics (from January 2020 to December 2020)<sup>120</sup>, Colchester has a higher-than-average proportion of people with NVQ1 qualifications but a lower proportion of people with NVQ2, NVQ3 and NVQ4 qualifications compared to the regional and national averages. Colchester also has fewer people with no qualifications (4.6%) compared to the regional (5.7%) and national averages (6.4%). However, educational attainment is particularly poor in six LSOAs which are classified as being within the 10% most deprived under the Education, Skills and Training domain in the English Indices of Multiple Deprivation (Greenstead, St. Anne and St. John's, Shrub End, Berechurch). There are also an additional nine LSOAs within the 20% most deprived under the education deprivation domain<sup>121</sup>.

## Community Facilities

**A.53** The community has access to a wide range of Council-run services and facilities, including those owned by the 31 Parish Councils in the Borough. Facilities include country parks at Cudmore Grove in East Mersea and High Woods in Colchester, a leisure centre including swimming pools and four multi-activity centres, and a 10,000-seat capacity football stadium. A 76-acre sports park has recently opened in April

<sup>117</sup> Office for National Statistics (2021) *Deaths due to COVID-19 by local area and deprivation* [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/datasets/deathsduetocovid19bylocalareaanddeprivation>

<sup>118</sup> Essex School Organisation Service (2021) *10 Year Plan: Meeting the demand for school places in Essex 2021-2030* [pdf]. Available at: [https://assets.ctfassets.net/knkzaf64jx5x/1sTwHeX9pKGi7ebfWZQ8yS/96075a2a1c4da12ea2af8b873ee76900/ECC\\_10\\_year\\_plan\\_school\\_places\\_2021\\_2030.pdf](https://assets.ctfassets.net/knkzaf64jx5x/1sTwHeX9pKGi7ebfWZQ8yS/96075a2a1c4da12ea2af8b873ee76900/ECC_10_year_plan_school_places_2021_2030.pdf)

<sup>119</sup> Public Health England (2020) *Local Authority Health Profile 2019: Colchester* [online]. Available at: [https://fingertips.phe.org.uk/static-](https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000071.html?area-name=Colchester)

<reports/health-profiles/2019/E07000071.html?area-name=Colchester> [Accessed 18/08/2021]

<sup>120</sup> NOMIS (2020) *Labour Market Profile: Colchester* [online]. Available at: <https://www.nomisweb.co.uk/reports/lmp/1a/1946157215/report.aspx?town=Colchester#tab=qual>

<sup>121</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019-The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf> [Accessed 18/08/2021]



2021 which features a multi-use sports centre, one mile cycle track, 3G pitches, grass rugby pitches, fitness suite, exercise studios, velo studio, indoor cricket, badminton, futsal and archery.

## Crime

**A.54** Between April 2019 and March 2020, 23,080 crimes were recorded in the Colchester Borough<sup>122</sup>. Violent crime, anti-social behaviour, criminal damage and arson, public order, shoplifting, and other theft made up the highest proportion of recorded offences.

**A.55** There are six LSOAs within the 10% most deprived under the Crime domain in the English Indices of Multiple Deprivation, which is an improvement compared to 2015 when 11 LSOAs were in the 10% most deprived under the crime domain<sup>123</sup>.

# Economy

## Policy Context

### International and National

**A.56** There are no specific international economic policy agreements relevant to the preparation of the Colchester Borough Local Plan and the SA, although there are a large number of trading agreements, regulations and standards that set down the basis of trade within the European Union (subject to changes post-Brexit) and with other nations.

**A.57** The **NPPF** (2021) contains an economic objective to “*help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity*”.

**A.58** It also requires that planning seeks to “*create the conditions in which businesses can invest, expand and adapt*” with policies required to “*set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth*”. Policies addressing the economy should also seek “*to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment*”.

**A.59** Of particular relevance to Colchester is the requirement for planning policies to “*recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations*”.

**A.60** Planning policies are also required specifically to address support for the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings, while the diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported.

**A.61** The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a “*positive approach to [town centres] growth, management and adaptation*”. Included within this support is a requirement to “*allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead*”.

**A.62** The **Local Growth White Paper** (2010)<sup>124</sup> highlights the importance of economic policy that focusses on the delivery of strong, sustainable and balanced growth of income and employment over the long-term, growth which is broad-based industrially and geographically to provide equality of access and opportunity and build businesses that are competitive internationally.

**A.63** **Build Back Better: Our Plan for Growth** (2021)<sup>125</sup>: Sets out a plan to ‘build back better’ tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

**A.64** The **Rural White Paper 2000 (Our Countryside: the future – A fair deal for rural England)** (2000)<sup>126</sup> sets out the Government’s Rural Policy Objectives:

- To facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas.

<sup>122</sup> Colchester Borough Council (2021) *Key Statistics for Colchester* [online]. Available at: <https://www.colchester.gov.uk/info/cbc-article/?catid=colchester-statistics&id=KA-01631> [Accessed 18/08/2021]

<sup>123</sup> Colchester Borough Council (2019) *The English Indices of Deprivation 2019: An analysis of relative deprivation in small areas within the borough of Colchester* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Our-Council-English-Indices-of-Deprivation-2019->

[The%20English%20Indices%20of%20Deprivation%202019%20-%20Colchester%20Report.pdf](https://www.gov.uk/government/publications/build-back-better-our-plan-for-growth/build-back-better-our-plan-for-growth-html) [Accessed 18/08/2021]

<sup>124</sup> Department for Business, Innovation and Skills (2010) *Local Growth: Realising Every Place’s Potential*.

<sup>125</sup> HM Treasury (2021) *Build Back Better: our plan for growth* [online]. Available at: <https://www.gov.uk/government/publications/build-back-better-our-plan-for-growth/build-back-better-our-plan-for-growth-html>

<sup>126</sup> HM Government (2000) *Rural White Paper: Our Countryside: the future – A fair deal for rural England*.

- To maintain and stimulate communities and secure access to services which is equitable in all the circumstances, for those who live or work in the countryside.
- To conserve and enhance rural landscapes and the diversity and abundance of wildlife (including the habitats on which it depends).
- To promote government responsiveness to rural communities through better working together between central departments, local government, and government agencies and better co-operation with non-government bodies.

**A.65 National Infrastructure Delivery Plan 2016-2021** (2016)<sup>127</sup> sets out the government's plans for economic infrastructure over a five-year period with those to support delivery of housing and social infrastructure.

**A.66 UK Industrial Strategy: Building a Britain fit for the future** (2018) lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four 'Grand Challenges' of the future.

## Baseline Information

### Economy and Employment

**A.67** According to the latest labour market statistics (from January 2020 to December 2020)<sup>128</sup>, 74.5% people in Colchester are economically active. Of this, 71.3% are in employment, 63.8% are employees and 6.7% are self-employed. 4.4% of the total population in Colchester are unemployed, which is higher than the regional average (3.8%) but lower than the national average (4.6%). Of those that are economically inactive, 24.7% are classed as 'looking after family/home', whilst 25.5% are students.

**A.68** In July 2021, 5,225 people (4.1%) in Colchester claimed out of work benefits, which represents a drastic increase from 2,240 in May 2019. This increase in claimants reflects the

economic implications of COVID-19 pandemic. Despite this, Colchester's claimant rate is lower than the regional average (4.6%) and national average (5.5%).

**A.69** Colchester's job density is 0.79, which is lower than both the regional average (0.86) and national average (0.87). Colchester has higher earnings per worker (£613.7) compared to the East of England average (£604.8) and national average (£587.1). The three main occupations in Colchester in 2020 were professional occupations (20.3%), caring, leisure and other service occupations (12.1%), and administrative and secretarial (11.6%). The Borough's largest employment industries are wholesale and retail trade, and repair of motor vehicles and motorcycles (16.7%), human health and social work activities (16.7%), and education (13.1%). The largest employers in Colchester by approximate number of employees are Colchester District General Hospital with 3,000 employees; University of Essex with 2,000 employees; Colchester Borough Council with 1,500 employees; and Colchester Institute with 900 employees. The largest private sector employer is Monthind Clean Ltd, an industrial cleaning company, which employs approximately 800 people.

### Retail

**A.70** 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. According to the 2020 Retail and Town Centre Study Update<sup>129</sup>, vacancy levels in Colchester town centre have increased from 10.5% of total ground floor premises to 14.5%. This is above the national average of 12%. Retail capacity is anticipated to decline by 3,900sqm in Colchester from structural changes in the retail sector and the economic implications of the COVID-19 pandemic.

**A.71** Drawing on the conclusions of the Retail and Town Centre Study Update<sup>130</sup>, the Council's Topic Paper on Retail and Town Centre Policies<sup>131</sup> reports that Colchester town centre continues to perform reasonably well against many of the healthcheck indicators. Yet there are weaknesses and signs that the town centre is increasingly vulnerable to

<sup>127</sup> Infrastructure and Projects Authority (2016) *National Infrastructure Delivery Plan 2016-2021* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/520086/2904569\\_nidp\\_deliveryplan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/520086/2904569_nidp_deliveryplan.pdf)

<sup>128</sup> NOMIS (2020) *Labour Market Profile – Colchester* [online].

Available at:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157215/report.aspx?own=Colchester#tabequals>

<sup>129</sup> cpw planning (2020) *Retail and Town Centre Study Update 2020* [pdf]. Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Retail-and-TC-Study-Update-2020-EBC%203.11%20Retail%20and%20TC%20Study%20Update%202020.pdf>

<sup>130</sup> cpw planning (2020) *Retail and Town Centre Study Update 2020* [pdf]. Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Retail-and-TC-Study-Update-2020-EBC%203.11%20Retail%20and%20TC%20Study%20Update%202020.pdf>

<sup>131</sup> Colchester Borough Council (2021) *Local Plan Examination of Section 2 Topic Paper 4 – Retail and Town Centre Policies* [pdf]. Available at:

<https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Local-Plan-Topic-Paper-4---Retail-and-Town-Centre-Matters-Topic%20Paper%204%20-%20Retail%20and%20Town%20Centre%20Matters%20-%20March%202021.pdf>



structural changes in the retail sector and growing competition from nearby shopping destinations. The current outlook and the committed developments at Tollgate (Stanway) in particular, reinforce the need for measures to maintain the town centre's attractiveness and role as the principal mixed-use shopping destination in Colchester Borough. This includes continued investment in the public realm and key opportunity sites (including Vineyard Gate, Priory Walk and St John's Walk Shopping Centre) to improve the visitor experience and create a more vibrant, differential offer.

**A.72** Tollgate is the Borough's largest district centre and has evolved from a predominantly 'bulky' retail park into an established, sub-regional shopping destination with extensive surface level car parking. Tollgate has a strong influence over shopping patterns across the catchment area (which extends well beyond Colchester Borough) but the centre is lacking in terms of services and community facilities. Following the recent Stane Leisure Park development and other committed developments (i.e., Tollgate Village and Stane Retail Park), Tollgate is a growing multi-purpose destination and competitor to Colchester Town Centre.

**A.73** The health and position of other centres within the urban area of Colchester (Peartree Road, Turner Rise and Highwoods) and in Tiptree, West Mersea and Wivenhoe remain stable.

**A.74** There will be an overall (Borough-wide) theoretical oversupply of comparison and convenience retail floorspace over the plan period to 2033 principally due to the major committed developments, particularly at Tollgate and non-central stores in the Borough.

**A.75** The analysis of leisure uses concluded that the Council should not allocate sites for new commercial leisure provision in the Borough. *'There are no obvious quantitative or qualitative 'gaps' based on existing supply and the proposed new commercial leisure developments identified...'* (para 6.22).

## Tourism

**A.76** Tourism plays an important part in the local economy. Tourism contributed £379 million to the Colchester's economy in 2018<sup>132</sup>. The value of tourism to Colchester has risen in real terms by 158% from £63.1 million in 1993. Tourism supports more than 5,224 full time jobs, equating to 9% of total employment in the Borough. Colchester attracted 6,549,000 million day-trips and 272,000 overnight trips in 2018. This is

approximately 1% higher than the 2017 figure, resulting in a total value of £379,393,300.

## Creative Businesses

**A.77** Colchester has 1,300 creative businesses providing employment to over 5,600 employees. Creative industries are a priority growth area for the town. This accounts for 18.3% of all businesses in the Borough, and includes advertising, design, film, arts and crafts, performing arts and publishing. Nationally, creative industries account for approximately 7% of the economy as a whole. This shows that Colchester is a well-performing town in terms of its creative economy but that there is considerable room for growth.

## Regeneration

**A.78** Colchester Borough Council is leading regeneration programmes in east Colchester, north Colchester, the town centre and the Garrison. In East Colchester a new waterside community is emerging at the Hythe, the town's former port. The £13 million regeneration programme will create a mixed-use development alongside the River Colne with 100,000 sq. ft of commercial space, 2000 new homes and improved transport links. The transformation of the area is already underway with new housing, employment areas, community centre, nursery and student accommodation for the University of Essex at University Quays. The University Knowledge Gateway will bring new business opportunities, hotels and leisure facilities.

**A.79** To the north of the town, alongside the A12, lies a 100-hectare development site. Plans for the area will see the creation of 1500 new homes and new employment areas to create up to 3500 new jobs. Opened in 2008, the site is already home to the Weston Homes Community Stadium. As well as being Colchester United Football Club's new home, the venue also offers space for concerts, events, community space for Colchester United Community Sports Trust to develop its programme of activities and conference facilities for up to 400 people. As part of the regeneration programme for north Colchester, a masterplan has been prepared for North Station, which is a key gateway into the town.

**A.80** A £1.5 billion development of a new modern Garrison in the town has shown a further 35 years' commitment to Colchester by the MoD. As well as creating improved accommodation and facilities for service personnel, land released by the MoD as a result of the new development is being used to create a sustainable mixed use urban village close to the town centre.

<sup>132</sup> Destination Research (2018) *Economic Impact of Tourism: Colchester Borough* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC->

[Colchester-Statistics-Economic-Impact-of-Tourism-2018-Economic%20Impact%20of%20Tourism%20-%20Colchester%20Report%202018.pdf](https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Economic%20Impact%20of%20Tourism%20-%20Colchester%20Report%202018.pdf)

**A.81** Improvements in the town centre have previously been focused on the St. Botolph's Quarter, with ongoing plans to develop a new cultural quarter, large retail scheme, residential development and multi-storey car park. However, plans to improve the wider town centre are now underway with proposals being developed to reduce traffic and create a better pedestrian experience with more public spaces for events and activities and better links for cyclists ensuring that Colchester continues to be a vibrant place during the day and in the evening. The Borough has recently been awarded £18.2 million from the Government's Town Fund to boost a range of projects to improve the town centre including the creation of digital work hubs, accelerated introduction of 5G, restoration of the Holy Trinity Church, and phase one of restoring 'Jumbo' the iconic Victorian water tower.

## Transport and Accessibility

### Policy Context

#### International

**A.82 The Trans-European Networks (TEN)** was created by the European Union by Articles 154-156 of the Treaty of Rome (1957), with the stated goals of the creation of an internal market and the reinforcement of economic and social cohesion. These include the Trans-European Transport Networks (TEN-T), which includes High Speed 1, and the Trans-European Telecommunications Networks (eTEN).

#### National

**A.83** The **NPPF** (2021) requires that *"transport issues should be considered from the earliest stages of plan-making"*. The scale, location and density of development should reflect *"opportunities from existing or proposed transport infrastructure"*. To help reduce congestion and emissions and improve air quality and public health the planning system should focus significant development *"on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes"*. The draft revised framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high-quality walking and cycling network.

**A.84** While the framework promotes the use and development of sustainable transport networks it also requires that *"where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development"* should be identified and protected.

**A.85 The Road to Zero** (2018)<sup>133</sup> sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**A.86 Transport Investment Strategy** (2017)<sup>134</sup>: Sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

**A.87 Door to Door: A strategy for improving sustainable transport integration** (2013)<sup>135</sup>: Focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport. There are as follows:

- Accurate, accessible and reliable information about different transport options.
- Convenient and affordable tickets.
- Regular and straightforward connections at all stages of the journey and between different modes of transport.
- Safe and comfortable transport facilities.

**A.88** The strategy also includes details on how the Government is using behavioural change methods to reduce or remove barriers to the use of sustainable transport and working closely with stakeholders to deliver a better-connected transport system.

**A.89 Decarbonising Transport: Setting the Challenge** (2020)<sup>136</sup> sets out the strategic priorities for the new Transport

<sup>133</sup> HM Government (2018) *The Road to Zero*.

<sup>134</sup> Department for Transport (2017) *Transport Investment Strategy: Moving Britain Ahead* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/918490/Transport\\_investment\\_strategy.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/918490/Transport_investment_strategy.pdf)

<sup>135</sup> Department for Transport (2013) *Door to Door: A strategy for improving sustainable transport integration* [pdf]. Available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/142539/door-to-door-strategy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/142539/door-to-door-strategy.pdf)

<sup>136</sup> Department for Transport (2020) *Decarbonising Transport: Setting the Challenge* [pdf]. Available at:

Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies<sup>137</sup> to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

**A.90 Decarbonising Transport: A Better, Greener Britain (2021)**<sup>138</sup> The Decarbonisation Transport Plan (DTP) sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DTP commits the UK to phasing out the sale of new diesel and petrol heavy goods vehicles by 2040, subject to consultation, in addition to phasing out the sale of polluting cars and vans by 2035. The DTP also sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

**A.91 Highways England Sustainable Development Strategy and Action Plan (2017)**<sup>139</sup>: This strategy is designed to communicate the company's approach and priorities for sustainable development to its key stakeholders. Highways England aims to ensure its action in the future will further reduce the impact of its activities seeking a long-term and sustainable benefit to the environment and the communities it serves. The action plan describes how Highways England will progress the aspirations of their Sustainable Development and Environment Strategies. It describes actions that will enable the company to deliver sustainable development and to help protect and improve the environment.

## Baseline Information

**A.92** Colchester is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to

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

**A.93** Transportation provision in the Borough includes six railway stations; bus routes operated by ten bus companies; and several cycle trails including National Cycle Network routes 1, 13 and 51. However, there is a lack of safe, off-road public rights of way for cyclists and horse riders in the Borough. Essex County Council recently launched (May 2021) a public consultation for plans to create two segregated cycle routes across Colchester. Of the two routes, one will span from Mile End Road to Butt Road from the north of the town to the south. The second would run from the junction of Spring Lane through the town to East Hill from the west to the east.

**A.94** 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 travel to work results found that 58% of residents in Colchester drive to work. Other main travel to work modes include walking 13%; taking the train 8%; taking the bus 6%; working from home 5%; car share passenger 5%; and cycling 4%. This equates to 31% of residents travelling to work by non-car modes and walking and cycling together accounting for 17% of journeys to work.

**A.95** The results of the Colchester Travel Diary survey (July 2007) found that the largest proportion of trips (55%) in the AM peak (0600-0900) are journeys to the workplace, followed by journeys to school (11%), the remainder of journeys are to shops / local services, leisure services and for business. Analysis of survey results also determined that 67% of these journeys to workplace in the AM peak originate from homes in urban areas and accordingly, could potentially be undertaken via public transport, walking or cycling instead.

**A.96** The findings from workplace travel plan surveys (2010-13) from organisations along the A134 are in line with these results confirming that workplace journeys by private vehicle are most common with travel using sustainable travel modes significantly less popular (see **Table A.1**). The travel survey

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/142539/door-to-door-strategy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/142539/door-to-door-strategy.pdf)

<sup>137</sup> These have not been summarised, since the upcoming TDP will supersede them to some extent: the Road to Zero strategy, Maritime 2050 and the Clean Maritime Plan, the Aviation 2050 Green Paper and forthcoming net zero aviation consultation and Aviation Strategy, the Cycling and Walking Investment Strategy, Future of Mobility: Urban Strategy, the 2018 amendments to the Renewable Transport Fuel Obligation, Freight Carbon Review, the Rail Industry Decarbonisation Taskforce and the Carbon Offsetting for Transport Call for Evidence.

<sup>138</sup> Department for Transport (2021) *Decarbonising Transport: A Better, Greener Britain* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1009448/decarbonising-transport-a-better-greener-britain.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009448/decarbonising-transport-a-better-greener-britain.pdf)

<sup>139</sup> Highways England (2017, updated 2018) *Highways England Sustainable Development Strategy and Action Plan* [online]. Available at: <https://www.gov.uk/government/publications/highways-england-sustainable-development-strategy>

results for North Colchester businesses have also been examined to identify barriers to travelling by more sustainable modes. Many of these are commonly cited barriers such as childcare responsibilities, having too much to carry, the cost and frequency of buses, difficulty finding suitable car sharers and feeling unsafe when cycling.

**A.97** According to latest labour market statistics<sup>140</sup>, commuting patterns result in a daily 1,814 population decrease in Colchester. Around 24,850 people commute out of Colchester to other local authorities each day, most notably to Tendring, Braintree and the City of London. However, these commuting patterns are expected to have drastically changed from the increase in working from home as a response to the COVID-19 pandemic.

**Table A.1: Workplace Travel Plan Survey Findings**

Mode	Colchester Council	Colchester Hospital	Colchester Institute	Culver Square
Drive (alone)	47%	64%	61%	64%
Car Share	11%	9%	12%	0%
Get Dropped Off	3%	2%	N/A	N/A
Walk	13%	11%	10%	22%
Cycle	6%	4%	5%	7%
Bus	11%	5%	4%	0%
Train	6%	2%	2%	0%
Motorcycle	1%	0%	2%	7%
Taxi	1%	0%	N/A	0%
Work from Home	2%	1%	1%	N/A
Other	0%	2%	3%	N/A

## Air, Land and Water Quality

### Policy Context

#### National

**A.98** The **NPPF** (2021) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from *“contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution”*.

**A.99** The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously developed or ‘brownfield’ land. Furthermore, policies should *“support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”*.

**A.100 Environmental Protection Act 1990<sup>141</sup>**: makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

<sup>140</sup> NOMIS (n.d.) *Location of usual residence and place of work by method of travel to work* [online]. Available at: <https://www.nomisweb.co.uk/census/2011/wu03uk/chart>

<sup>141</sup> HM Government (1990) *Environmental Protection Act 1990* [online]. Available at: <https://www.legislation.gov.uk/ukpga/1990/43/contents>



**A.101 Building Regulations (2010)**<sup>142</sup>: requires that reasonable precautions are taken to avoid risks to health and safety caused by contaminants in ground to be covered by building and associated ground.

**A.102 National Planning Policy for Waste (NPPW) (2014)**<sup>143</sup>: Key planning objectives are identified within the NPPW, requiring planning authorities to:

- Help deliver sustainable development through driving waste management up the waste hierarchy.
- Ensure waste management is considered alongside other spatial planning concerns.
- Provide a framework in which communities take more responsibility for their own waste.
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment.
- Ensure the design and layout of new development supports sustainable waste management.

**A.103 The Nitrate Pollution Prevention Regulations (2016)**<sup>144</sup> provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.

**A.104 The Urban Waste Water Treatment Regulations (2003)**<sup>145</sup> protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

**A.105 The Water Environment (Water Framework Directive) Regulations (2017)**<sup>146</sup> protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process.

**A.106 The Water Supply (Water Quality) Regulations (2016)**<sup>147</sup> focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

**A.107 The Environmental Permitting Regulations (2016)**<sup>148</sup> streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

**A.108 The Air Quality Standards Regulations (2016)**<sup>149</sup> set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) and nitrogen dioxide (NO<sub>2</sub>). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

**A.109 The Environmental Noise Regulations (2018)**<sup>150</sup> apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

**A.110 The Waste (Circular Economy) (Amendment) Regulations (2020)**<sup>151</sup> amend a range of legislation to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling

<sup>142</sup> HM Government (2010) *The Building Regulations 2010: Site preparation and resistance to contaminants and moisture* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/431943/BR\\_PDF\\_AD\\_C\\_2013.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/431943/BR_PDF_AD_C_2013.pdf)

<sup>143</sup> Department for Communities and Local Government (2014) *National Planning Policy for Waste* [pdf]. Available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/364759/141015\\_National\\_Planning\\_Policy\\_for\\_Waste.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf)

<sup>144</sup> HM Government (2016) *The Nitrate Pollution Prevention Regulations*.

<sup>145</sup> HM Government (2003) *The Urban Waste Water Treatment Regulations*.

<sup>146</sup> HM Government (2017) *The Water Environment (Water Framework Directive) (England and Wales) Regulations*.

<sup>147</sup> HM Government (2016) *The Water Supply (Water Quality) Regulations*.

<sup>148</sup> HM Government (2016) *The Environmental Permitting Regulations*.

<sup>149</sup> HM Government (2016) *The Air Quality Standards Regulations*.

<sup>150</sup> HM Government (2018) *The Environmental Noise (England) Regulations*.

<sup>151</sup> HM Government (2020) *The Waste (Circular Economy) Regulations*.

or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

**A.111 Safeguarding our Soils – A Strategy for England** (2009)<sup>152</sup> sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention in tackling degradation threats, including: better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.

**A.112 The Water White Paper** (2012)<sup>153</sup> provides the Government's vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It outlines the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

**A.113 National Policy Statement for Waste Water** (2012)<sup>154</sup> : sets out Government policy for the provision of major waste water infrastructure. The policy set out in this NPS is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

**A.114 Future Water: The Government's Water Strategy for England** (2008)<sup>155</sup>: Sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

**A.115 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland** (2007)<sup>156</sup> sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of the Strategy are to:

- Further improve air quality in the UK from today and long term.
- Provide benefits to health quality of life and the environment.

**A.116 The Road to Zero** (2018)<sup>157</sup> sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**A.117 The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations** (2017)<sup>158</sup> provides the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles (ULEVs), a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help local authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

**A.118** Of the key areas in the **25 Year Environment Plan**<sup>159</sup> around which action will be focused, those of relevance to the Colchester Borough Local Plan in terms of the protection of air, land and water quality are:

- Using and managing land sustainably:
  - Embed a 'net environmental gain' principle for development, including natural capital benefits to improved and water quality.

<sup>152</sup> Department for Environment, Food and Rural Affairs (2009) *Safeguarding our Soils: A Strategy for England*.

<sup>153</sup> Department for Environment, Food and Rural Affairs (2012) *The Water White Paper*.

<sup>154</sup> HM Government (2012) *National Policy Statement for Waste Water* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69505/pb13709-waste-water-nps.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69505/pb13709-waste-water-nps.pdf)

<sup>155</sup> HM Government (2008) *Future Water: The Government's water strategy for England* [pdf]. Available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69346/pb13562-future-water-080204.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69346/pb13562-future-water-080204.pdf)

<sup>156</sup> Department for Environment Food and Rural Affairs (2007) *The Air Quality Strategy for England, Scotland, Wales and Northern Ireland*.

<sup>157</sup> HM Government (2018) *The Road to Zero*.

<sup>158</sup> Department for Environment Food and Rural Affairs and Department for Transport (2017) *UK plan for tackling roadside nitrogen dioxide concentrations*.

<sup>159</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)



- Protect best agricultural land.
- Improve soil health, and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
  - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:
  - Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

**A.119 Our Waste, Our Resources: A strategy for England** (2018)<sup>160</sup> aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

**A.120 Clean Air Strategy 2019** (2019)<sup>161</sup>: This strategy sets out the comprehensive action that is required from across all parts of government and society to meet these goals. New legislation will create a stronger and more coherent framework for action to tackle air pollution. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030. The goal is to reduce the harm to human health from air pollution by half.

## Baseline Information

### Air

**A.121** 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.

The main source of air pollution in the Borough is road traffic emissions from major roads, notably the A12, A120, A133, A134, A1232, Brook Street and Mersea Road. As the oldest recorded Roman town in Britain, Colchester has many narrow roads within the town centre and surrounding areas, buildings flank to form a canyon like environment. Street canyons act to reduce dispersal of pollutants which can result in poor air quality. Also, as highlighted in the previous section on 'Transport and Accessibility', significant traffic congestion can occur during peak times within Colchester directly affecting local air quality.

**A.122** There are 62 air pollution testing sites throughout the Borough. There are three Air Quality Management Areas in Colchester, designated due to emissions from road traffic causing exceedances of Nitrogen Dioxide concentrations:

- AQMA 1 – Central Corridors (including High Street; Head Street; North Hill; Queen Street; St. Botolph's Street; St. Botolph's Circus; Osborne Street; Magdalen Street; Military Road; Mersea Road; Brook Street; East Street; and St. John's Street).
- AQMA 2 – East Street and the adjoining lower end of Ipswich Road.
- AQMA 4 – Lucy Lane North, Stanway.

**A.123** According to the latest Air Quality Annual Status Report for Colchester<sup>162</sup>, air quality is slowly improving at the worst-case monitoring locations such as within Brook Street and Mersea Road areas of AQMA1. Some monitoring locations within the town centre area do not appear to be improving in the same manner. Diffusion tube monitoring has identified elevated concentrations along the A120.

### Water

**A.124** The main rivers in Colchester are the River Colne, River Stour, Layer Brook and the Roman River. Colchester lies within the Anglican River Basin District which covers a total area of 27,900km<sup>2</sup>. The majority of Colchester is within the Essex Combined Management Catchment. Within the Essex Combined Management Catchment is the Colne Essex Operational Catchment (16 waterbodies), the Blackwater Operational Catchment (five waterbodies), and the Stour Operational Catchment (21 waterbodies).

**A.125** The Colne and Blackwater estuaries are within the Anglian TraC Management Catchment. Within the Anglian

<sup>160</sup> HM Government (2018) *Our Waste, Our Resources: A strategy for England* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf)

<sup>161</sup> Department for Environment, Food & Rural Affairs (2019) *Clean Air Strategy 2019* [pdf]. Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/770715/clean-air-strategy-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/770715/clean-air-strategy-2019.pdf)

<sup>162</sup> Colchester Borough Council (2020) *2020 Air Quality Annual Status Report* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Air-Quality-Colchester-ASR-Colchester%202020%20ASR.pdf>

TraC is the Essex TraC Operational Catchment which contains nine waterbodies.

**A.126** The Water Environment (Water Framework Directive) Regulations (2017)<sup>163</sup> looks at the ecological and chemical health of both groundwater and surface water with the aim of achieving 'good ecological status' and 'good chemical status' by 2027, and to ensure that there is no deterioration from existing statuses. In 2019:

- Of the 16 waterbodies in the Colne Essex catchment, nine were of moderate ecological status, six were of poor ecological status, one was in good ecological status, and all 16 failed to achieve good chemical status. Of the waterbodies in Colchester, the Salary Brook, the Colne (d/s Doe's Corner), and the Roman River were all of moderate ecological status while Layer Brook was of poor ecological status. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, urban and transport, local and central government, and industry.
- Of the five waterbodies in the Blackwater catchment, four water of moderate ecological status and one was of good status, while all five failed to achieve good chemical status. In Colchester, Virley Brook and Blackwater River were of moderate ecological status while Domsey Brook was of good ecological status in 2019. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, local and central government, urban and transport, and industry.
- Of the 21 waterbodies in the Stour (Essex) catchment, 18 were of moderate ecological status, one was in good ecological status, two were in poor ecological status, and all failed to achieve good chemical status. In Colchester, the Stour (d/s R. Brett) River and the Stour (Lamarsh – R. Brett) River were both of moderate ecological status. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, urban and transport, and, local and central government.
- The nine waterbodies in the Essex TraC catchment were all of moderate ecological status but failed to achieve good chemical status, including the following waterbodies in Colchester: the Colne transitional waterbody, Blackwater transitional waterbody, the

Blackwater Outer coastal waterbody and the Stour (Essex) transitional waterbody. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management; local and central government; and, the water industry.

**A.127** Colchester is in one of the driest regions in the UK and water is under pressure from population growth and climate change. Colchester's potable drinking water comes from Ardleigh Reservoir. On average Anglian Water customers use around 136 litres of water per person per day. This is lower than the national average of 141 litres per person per day<sup>164</sup>. However, in summer 2021 Anglian Water issued a warning urging people to limit water consumption due to an unprecedented demand on water supplies<sup>165</sup>.

### Soil and Geology

**A.128** Colchester Borough comprises a mix of different soils, primarily consisting of:

- Slightly acid loamy and clayey soils with impeded drainage to the north and east of the Borough;
- Slowly permeable, seasonally wet, slightly acid but base rich loamy and clayey soils to the south;
- Freely draining, slightly acid loamy soils to the west, as well as patches of lime rich loamy and clayey soils with impeded drainage; and
- Loamy and clayey soils near the estuary.

**A.129** The Agricultural Land Classification (ALC) system<sup>166</sup> provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations to agricultural use. The principal factors influencing agricultural production are soil wetness, drought and erosion. These factors, together with interactions between them, form the basis for classifying land use into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside these scores is deemed to be 'primarily in non-agricultural use', or 'predominantly in urban use'. Grade 3 can be further separated into grades 3a and 3b, although this requires further local surveys and therefore such data is only available for small areas. Grades 1, 2 and 3a are considered to be best and most versatile agricultural land. According to Natural England's Agricultural Land Classification, land within Colchester Borough primarily comprises of large swaths of

<sup>163</sup> HM Government (2017) *The Water Environment (Water Framework Directive) (England and Wales) Regulations*.

<sup>164</sup> en-form (2021) H2O Colchester – Our water, Our Future [online]. Available at: <https://en-form.org.uk/h2o-colchester-our-water-our-future/#:~:text=On%20average%2C%20Anglian%20water%20customers,per%20per%20day%20by%202025>

<sup>165</sup> Anglian Water (2020) *Colchester residents urged to restrict their water usage* [online]. Available at:

<https://www.anglianwater.co.uk/news/colchester-residents-urged-to-restrict-their-water-usage/>

<sup>166</sup> Natural England (2013) *Agricultural Land Classification (ALC) system*.

Grade 2 and Grade 3 agricultural land to the north and west of the Borough and Urban land and Non-Agricultural land to the east.

**A.130** Important geological sites in Colchester include:

- Coopers Beach ('Restaurant Site') (part of Colne Estuary SSSI);
- Cudmore Grove Cliffs and Foreshore (part of Colne Estuary SSSI);
- Marks Tey Brick Pit SSSI;
- Wivenhoe Gravel Pit SSSI; and
- Fingringhoe Wick Nature Reserve.

**A.131** Currently, there are no entries on Colchester Borough Council's contaminated land register<sup>167</sup>. There are 28 sites on the Brownfield Register<sup>168</sup>.

## Climate Change Mitigation and Adaptation

### Policy Context

#### International

**A.132 United Nations Paris Climate Change Agreement** (2015) is an international agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial level.

#### National

**A.133 The Climate Change Act 2008**<sup>169</sup> sets targets for UK greenhouse gas emission reductions of at least 80% by 2050 and CO<sub>2</sub> emission reductions of at least 26% by 2015, against a 1990 baseline.

**A.134 Planning and Energy Act** (2008)<sup>170</sup>: enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of

these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

**A.135** The **NPPF** (2021) contains as part of its environmental objective a requirement to mitigate and adapt to climate change, *"including moving to a low carbon economy"*. The document also states that the *"planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change"*. To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.

**A.136** The revised framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the *"development should be made safe for its lifetime without increasing flood risk elsewhere"*.

**A.137** In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore, plans should *"reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast"*.

**A.138 The Energy Performance of Buildings Regulations** (2021)<sup>171</sup> seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

**A.139 The UK Renewable Energy Strategy** (2009)<sup>172</sup> describes out the ways in which we will tackle climate change by reducing our CO<sub>2</sub> emissions through the generation of a renewable electricity, heat and transport technologies.

**A.140 The Energy Efficiency Strategy** (2012)<sup>173</sup> aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing

<sup>167</sup> Colchester Borough Council (2020) *Information and advice about contaminated land* [online]. Available at: <https://www.colchester.gov.uk/environmental-protection/information-and-advice-about-contaminated-land/> [Accessed 19/08/2021]

<sup>168</sup> Colchester Borough Council (2020) *Authority Monitoring Report 2020* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/2020%20AMR.pdf>

<sup>169</sup> HM Government (2008) *Climate Change Act 2008* [pdf]. Available at:

[https://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga\\_20080027\\_en.pdf](https://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf)

<sup>170</sup> HM Government (2008) *Climate Change Act 2008* [pdf]. Available at:

[https://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga\\_20080027\\_en.pdf](https://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf)

<sup>171</sup> HM Government (2021) *The Energy Performance of Buildings Regulations*.

<sup>172</sup> HM Government (2009) *The UK Renewable Energy Strategy*.

<sup>173</sup> Department of Energy & Climate Change (2012) *The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK*.

dwelling by implementing 21<sup>st</sup> century energy management initiatives on 19<sup>th</sup> century homes.

**A.141 The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009)**<sup>174</sup>: sets out a five-point plan to tackle climate change. The points are as follows: protecting the public from immediate risk, preparing for the future, limiting the severity of future climate change through a new international climate agreement, building a low carbon UK and supporting individuals, communities and businesses to play their part.

**A.142 UK Climate Change Risk Assessment 2017 (2017)**<sup>175</sup>: sets out six priority areas needing urgent further action over the next five years. These include:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Health, well-being and productivity from high temperatures;
- Shortages in public water supply, and for agriculture, energy generation and industry with impacts on freshwater ecology;
- Natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Domestic and international food production and trade; and
- New and emerging pests and diseases and invasive non-native species affecting people, plants and animals.

**A.143 The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting (2018)**<sup>176</sup> sets out visions for the following sectors:

- People and the Built Environment – *“to promote the development of a healthy, equitable and resilient population, well placed to reduce the harmful health impacts of climate change...buildings and places (including built heritage) and the people who live and work in them are resilient and organisations in the built environment sector have an increased capacity to address the risks and make the most of the opportunities of a changing climate”*.

- Infrastructure – *“an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”*.
- Natural Environment – *“the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”*.
- Business and Industry – *“UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”*.
- Local Government – *“Local government plays a central in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate”*.

**A.144 The Flood and Water Management Act 2010**<sup>177</sup> and **The Flood and Water Regulations (2019)**<sup>178</sup> sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

**A.145 Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England (2011)**<sup>179</sup>: This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to:

- Manage the risk to people and their property.
- Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national.
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

<sup>174</sup> HM Government (2009) *The UK Low Carbon Transition Plan: National strategy for climate and energy* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228752/9780108508394.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228752/9780108508394.pdf)

<sup>175</sup> HM Government (2017) *UK Climate Change Risk Assessment 2017* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/584281/uk-climate-change-risk-assess-2017.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/584281/uk-climate-change-risk-assess-2017.pdf)

<sup>176</sup> HM Government (2018) *The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate*.

<sup>177</sup> HM Government (2010) *Flood and Water Management Act*.

<sup>178</sup> HM Government (2019) *The Flood and Water Regulations*.

<sup>179</sup> HM Government (2011) *Understanding the risks, empowering communities, building resilience: the national flood and coastal erosion risk management strategy for England* [pdf]. Available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228898/9780108510366.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228898/9780108510366.pdf)



**A.146 The 25 Year Environment Plan**<sup>180</sup> sets out policy priorities with respect to responding to climate change, are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
  - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

## Baseline Information

**A.147** Colchester Borough declared a climate emergency on the 17<sup>th</sup> July 2019 and subsequently prepared a Climate Emergency Action Plan<sup>181</sup> for the period 2021 to 2030, with the following aims:

- Reduce carbon emissions for buildings and fleet to help achieve a net zero carbon footprint for Council services by 2030;
- Produce renewable energy;
- Enhance biodiversity and protect our environment;
- Facilitate walking, cycling and sustainable transport around Colchester;
- Provide sustainable waste management and support residents to reduce, reuse and recycle;
- Enable partnerships and community action for sustainability and low carbon development;
- Ensure sustainable planning and development; and
- Change the way we work to achieve our climate commitment.

**A.148** Changes to the climate will bring new challenges to the Borough's built and natural environments. Hotter, drier summers may have adverse health impacts and may exacerbate the adverse environmental effects of air and water

pollution. The UK Climate Projections (UKCP18) show that in 2050 the climate in the South East will be warmer with wetter winters and drier summers than at present<sup>182</sup>. Specifically:

- Under medium emissions, the increase in winter mean temperature is estimated to be 2.2°C; it is unlikely to be less than 1.1°C and is very unlikely to be more than 3.4°C.
- Under medium emissions, the increase in summer mean temperature is estimated to be 2.8°C; it is unlikely to be less than 1.3°C and is very unlikely to be more than 4.6°C.

**A.149** A changing climate may place pressure on some native species and create conditions suitable for new species, including invasive non-native species. Although the precise nature of environmental changes is not fully understood, changes to precipitation patterns (and river flow) and flooding have implications for the location, longevity and viability of waste developments. Conversely, predicted dry, hot summers will cause problems of low flows for some of the rivers in the area which will increase demand for water. Extreme weather events may also increase disruption to supply chains, infrastructure and transport of waste.

**A.150** Colchester Borough contains both tidal (estuary) and fluvial (river) watercourses. The River Colne is the main pathway of tidal flooding which can result from a storm surge, high spring tides or both events. The upstream extent of the River Colne presents the main fluvial risk to the area. Other fluvial flood risk areas identified in the Borough are from the River Stour, Layer Brook and Roman River. The Borough is also at risk of flooding from groundwater, surface water and the arterial drainage network, particularly as a result of blockages of ditches or sewers. The most significant flood events reported to have affected the Borough occurred in 2000, 2001, and 2012. The risk of flooding is likely to be intensified due to climate change.

**A.151** The latest DECC figures<sup>183</sup> are set out in **Table A.2** and show generally decreasing trends for CO<sub>2</sub> emissions (kilotonnes) in Colchester from 2005 to 2019, however there was an increase in 2012. CO<sub>2</sub> emissions have fallen from 1,140kt to 762kt (a decrease of 33%) over the period between 2005 and 2019. The Domestic sector has experienced the most significant fall in emissions (141kt) followed by the

<sup>180</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

<sup>181</sup> Colchester Borough Council (2021) *Climate Emergency Action Plan 2021-23* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-Sustainability-Climate-Emergency-Action-Plan-2021-23-Climate%20Emergency%20Action%20Plan%202021-23.pdf> [Accessed 19/08/2021]

<sup>182</sup> Met Office (2018) *Land Projections Maps: Probabilistic Projections* [online]. Available at: <https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>

<sup>183</sup> Department for Business, Energy & Industrial Strategy (2021) *UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2019* [online]. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019>

Commercial sector (99kt) and Industry sector (57kt), while the Transport sector experienced the least reduction in emissions (45kt). There has been a reduction in CO<sub>2</sub> emissions per capita of 17.6% since 2015, which is higher than the Essex average of 13.6%. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period driven mainly by reductions in emissions from power stations, industrial combustion and passenger cars. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal, which is a carbon intensive fuel. Emissions for many Local Authorities are heavily influenced by activities at industrial

sites, and changes at a single site can have a big impact on emissions trends<sup>184</sup>.

**A.152** In addition, the latest DECC figures for energy consumption<sup>185</sup> (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household in Colchester are set out in **Table A.3**. There has been a general decreasing trend in energy consumption as well as CO<sub>2</sub> emissions. This also reflects a steady year on year decrease in total energy consumption in Great Britain with the only anomaly occurring between 2009 and 2010, when there was a small increase due to the particularly cold winter that year, resulting in a higher consumption of fuels used for heating purposes.

**Table A.2: Source of CO<sub>2</sub> Emissions in Colchester per Sector**

Year	Industry (kt CO <sub>2</sub> )	Commercial (kt CO <sub>2</sub> )	Domestic (kt CO <sub>2</sub> )	Transport (kt CO <sub>2</sub> )	Total (kt CO <sub>2</sub> )
2005	142.4	163.1	389.9	391.2	1,140.1
2006	141.7	167.1	394.1	388.0	1,144.9
2007	134.6	158.5	985.1	391.6	1,116.6
2008	137.4	152.2	384.5	376.3	1,096.6
2009	122.8	131.7	352.4	366.3	1,011.3
2010	139.9	137.4	380.7	358.8	1,057.6
2011	122.2	125.1	331.3	345.8	957.5
2012	134.7	140.8	357.7	349.2	1,043.6
2013	140.1	133.2	347.9	346.0	1,004.0
2014	133.4	112.6	296.5	351.6	922.0
2015	113.2	93.3	288.5	353.3	875.6
2016	103.3	78.1	272.2	360.5	839.9
2017	102.5	73.4	256.9	367.4	818.9
2018	95.1	70.4	257.7	357.4	799.1
2019	85.5	64.2	248.0	346.5	760.2

<sup>184</sup> Department for Business, Energy & Industrial Strategy (2021) *UK local authority carbon dioxide emissions 2019* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/996056/2005-19-local-authority-co2-emissions-statistical-release.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996056/2005-19-local-authority-co2-emissions-statistical-release.pdf)

<sup>185</sup> Department for Business, Energy & Industrial Strategy (2013, updated 2019) *Total final energy consumption at regional and local authority level 2005 to 2017* [online]. Available at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>



Table A.3: Energy Consumption in Colchester per Sector (2005-2017)

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)
2005	89.2	125.2	113.9	330.1
2006	88.5	123.3	115.9	329.6
2007	82.3	121.2	117.5	322.9
2008	79.6	117.7	116.2	315.9
2009	72.2	111.9	114.4	301.2
2010	75.9	113.7	111.7	304.8
2011	69.8	106.3	108.6	287.6
2012	73.3	106.2	109.7	293.2
2013	74.3	105.1	109.3	293.6
2014	72.8	103.1	111.5	292.1
2015	70.8	104.9	110.4	291.1
2016	68.4	104.6	111.2	289.6
2017	69.4	107.6	113.4	295.7

## Biodiversity

### Policy Context

#### International

**A.153 International Convention on Wetlands (Ramsar Convention)** (1976) is an international agreement with the aim of conserving and managing the use of wetlands and their resources.

**A.154 European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention)** (1979) aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

**A.155 International Convention on Biological Diversity** (1992) is an international commitment to biodiversity conservation through national strategies and action plans.

**A.156 United Nations Declaration on Forests (New York Declaration)** (2014) sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

#### National

**A.157** A requirement of the **NPPF's** (2021) environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that Local Plans should “*identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks*” and should also “*promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*”.

**A.158** The framework requires that plans should take a strategic approach in terms of “*maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*”.

### A.159 The Conservation of Habitats and Species

**Regulations**<sup>186</sup> protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

### A.160 The Natural Environment and Rural Communities

**Act 2006**<sup>187</sup> places a duty on public bodies to conserve biodiversity.

### A.161 England Biodiversity Strategy Climate Change

**Adaptation Principles** (2008)<sup>188</sup>: sets out principles to guide adaptation to climate change. The principles are: take practical action now, maintain and increase ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these.

### A.162 Biodiversity 2020: A strategy for England's wildlife and ecosystem services

(2011)<sup>189</sup> guides conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks. The Strategy includes 22 priorities which include actions for the following sectors: Agriculture, Forestry, Planning & Development, Water Management, Marine Management, Fisheries, Air Pollution and Invasive Non-Native Species.

### A.163 Biodiversity Offsetting in England Green Paper

(2013)<sup>190</sup> sets out a framework for offsetting. Biodiversity offsets are conservation activities designed to compensate for residual losses.

**A.164** The key areas of the **25 Year Environment Plan**<sup>191</sup> of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:
  - Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-

introduce species that have been lost from the countryside.

- Securing clean, healthy, productive and biologically diverse seas and oceans:
  - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
  - Support and protect international forests and sustainable agriculture.

## Baseline Information

**A.165** Colchester has a rich biodiversity with many sites designated for their nature conservation interest. Much of the coastline is designated under international and European notifications including the Essex Estuaries Special Area of Conservation (SAC), the Blackwater Estuary Special Protection Area (SPA), the Colne Estuary SPA and Abberton Reservoir SPA. The SACs and SPAs are notified under the Habitats Directive (92/43/EEC) and Birds Directive (79/409/ECC) respectively. They are also notified as Ramsar sites under the Ramsar Convention.

**A.166** Abberton Reservoir is a large, shallow, freshwater storage reservoir approximately 6 miles south-west of Colchester. It is built in a long, shallow valley and is the largest freshwater body in Essex. It is one of the most important reservoirs in Britain for wintering wildfowl, with a key role as a roost for wildfowl and waders feeding in adjacent estuarine areas. The site is also important for winter feeding and autumn moulting of waterbirds. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. Abberton Reservoir is important especially as an autumn arrival area for waterbirds that subsequently spend the winter elsewhere. Abberton Reservoir is a public water supply reservoir. Reduced water availability, and increased demand, in recent years has led to generally low water levels; greater numbers

<sup>186</sup> HM Government (2019) *The Conservation of Habitats and Species Regulations*.

<sup>187</sup> HM Government (2006) *Natural Environment and Rural Communities Act 2006*.

<sup>188</sup> Department for Environment, Food and Rural Affairs (2008) *England Biodiversity Strategy Climate Change Adaptation Principles: Conserving biodiversity in a changing climate* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69270/pb13168-ebs-ccap-081203.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69270/pb13168-ebs-ccap-081203.pdf)

<sup>189</sup> Department for Environment, Food and Rural Affairs (2011) *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*.

<sup>190</sup> Department for Environment, Food and Rural Affairs (2013) *Biodiversity offsetting in England Green Paper*.

<sup>191</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

of waders therefore use the site, and as a result no decrease in wildfowl has been attributed to low water levels. Water entering the site has elevated nitrate levels, leading in most summers to algal blooms, but there is no evidence of impacts on wildlife. The Water Company has a consultative committee which addresses conservation issues at all its sites, and the Abberton Reservoir Committee (involving Essex Wildlife Trust and Natural England) addresses local issues.

**A.167** The Blackwater Estuary is the largest estuary in Essex and is one of the largest estuarine complexes in East Anglia. Its mudflats are fringed by saltmarsh on the upper shores, with shingle, shell banks and offshore islands a feature of the tidal flats. The surrounding terrestrial habitats; the sea wall, ancient grazing marsh and its associated fleet and ditch systems, plus semi-improved grassland, are of high conservation interest. The diversity of estuarine habitats results in the sites being of importance for a wide range of overwintering waterbirds, including raptors, geese, ducks and waders. The site is also important in summer for breeding terns. Water based recreation and in particular jet skis are identified as one of the site's sensitivities. The main threat to the site is erosion of intertidal habitats due to a combination of sea level rise and isostatic forces operating on the land mass of Great Britain. The situation is worsened with increasing winter storm events, whilst the hard sea walls along this coastline are preventing the saltmarsh and intertidal areas from migrating inland. This situation is starting to be addressed by alternative flood defence techniques. A shoreline management plan has been prepared for the Essex coast which seeks to provide a blueprint for managing the coastline sustainably.

**A.168** The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The Colne Estuary encompasses a diversity of soft coastal habitats, dependent upon natural coastal processes. The vulnerability of these habitats is linked to changes in the physical environment: the intertidal zone is threatened by coastal squeeze and changes to the sediment budget, especially up drift of the site. Limited beach feeding is under way to alleviate the sediment problem. The site is vulnerable to recreational pressures which can lead to habitat damage (saltmarsh and sand dunes) and to disturbance of feeding and roosting waterfowl. Pressures for increased use and development of recreational facilities are being addressed through the planning system and under the provisions of the Habitat Regulations. Jet and water-skiing are largely contained by the Harbour Authorities. Most grazing marshes are managed under ESA/ Countryside Stewardship Agreements, but low water levels are of great concern, and low freshwater flows into the estuary, may be affecting bird numbers and/or distribution. This is being addressed through reviews of consents under the Habitats Regulations.

Unregulated samphire harvesting is being addressed by notifying all pickers of the legal implications of uprooting plants without the consent of landowners. To secure protection of the site, an Estuarine Management Plan is in preparation, which will work alongside the Essex Shoreline Management Plan and the emerging Marine Scheme of Management. The Environment Agency aim to reduce the nutrient enrichment arising from sewage and fertiliser run-off.

**A.169** In December 2013 the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone was designated. Marine Conservation Zones (MCZs) are designated marine areas to protect species and habitats found within them from the most damaging and degrading of activities, taking into account local needs. The Blackwater, Crouch, Roach and Colne Estuaries MCZ has been designated specifically for four features: to maintain in favourable condition 'intertidal mixed sediments' and 'Clacton Cliffs and Foreshore' and to recover to favourable condition the 'Native Oyster' and the 'Native Oyster beds'.

**A.170** There is one National Nature Reserve (Colne Estuary NNR) and also eight Sites of Special Scientific Interest (SSSIs) notified in Colchester:

- Marks Tey Brickpit SSSI – 100% favourable condition;
- Upper Colne Marshes SSSI – 53% favourable, 47% unfavourable recovering;
- Roman River SSSI – 100% favourable condition;
- Abberton Reservoir SSSI – 100% favourable condition;
- Blackwater Estuary SSSI – 75% unfavourable recovering; 23.5% favourable; 1.5% unfavourable declining;
- Tiptree Heath SSSI – 100% unfavourable, recovering;
- Bullock Wood SSSI – 100% favourable condition; and
- Cattawade Marshes SSSI – 54% favourable, 46% unfavourable recovering.

**A.171** These are nationally important ecological/geological sites designated under the Wildlife and Countryside Act 1981 with further protection provided through the Countryside and Rights of Ways Act 2000.

**A.172** Following a review in 2016, 170 Local Wildlife Sites are designated in the Borough along with seven Local Nature Reserves (LNR):

- Welsh Wood LNR;
- Bull Meadows LNR;
- Hilly Fields LNR;
- Spring Lane Meadows LNR;

- Lexden Park LNR;
- Colne LNR; and
- Tiptree Parish Field LNR.

**A.173** These are non-statutory nature conservation sites which along with the statutory sites play a key role in helping conserve the Borough's biodiversity in both urban and rural locations.

## Historic Environment

### Policy Context

#### International

**A.174 United Nations (UNESCO) World Heritage Convention** (1972) promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

**A.175 European Convention for the Protection of the Architectural Heritage of Europe** (1985): defines 'architectural heritage' and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.

**A.176 Valletta Treaty, formerly the European Convention on the Protection of Archaeological Heritage** (1992): agreed that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planners to ensure optimum conservation of archaeological heritage.

#### National

**A.177** Of relevance to the approach of the planning system to the historic environment the **NPPF** (2021) contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek *"the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats"*.

Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use.

**A.178** It should also be considerate of the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness. Local authorities should also maintain or have access to a historic environment record which is to be supported by up-to-date evidence.

**A.179 Ancient Monuments and Archaeological Areas Act 1979**<sup>192</sup>: a law passed by the UK government to protect the archaeological heritage of England, Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

**A.180 Planning (Listed Buildings and Conservation Areas) Act 1990**<sup>193</sup>: An Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

**A.181 Historic Buildings and Ancient Monuments Act 1953**<sup>194</sup>: An Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

**A.182 The Government's Statement on the Historic Environment for England** (2010)<sup>195</sup> sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. It includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

**A.183 The Heritage Statement** (2017)<sup>196</sup> describes out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

<sup>192</sup> HM Government (1979) *Ancient Monuments and Archaeological Areas Act 1979* [pdf]. Available at: <https://consult.environment-agency.gov.uk/engagement/bostonbarriertwao/results/b.21---ancient-monuments-and-archaeological-areas-act-1979.pdf>

<sup>193</sup> HM Government (1990, reprinted 2002) *Planning (Listed Buildings and Conservation Areas) Act 1990* [pdf]. Available at: [http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

<sup>194</sup> HM Government (1953) *Historic Buildings and Ancient Monuments Act 1953* [online]. Available at: <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents>

<sup>195</sup> HM Government (2010) *The Government's Statement on the Historic Environment for England 2010*.

<sup>196</sup> Department for Digital, Culture Media and Sport (2017) *Heritage Statement 2017*.

#### **A.184 Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note**

**8 (2016)**<sup>197</sup>: Sets out Historic England's guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.

### **Baseline Information**

#### **Heritage Assets**

**A.185** Colchester has a rich and diverse heritage. As *Camulodonum*, it was the first capital of England and it is also Britain's oldest recorded town; recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC. The Borough boasts some 1,560 listed buildings and 45 Scheduled Monuments. There are 24 Conservation Areas within the Borough and three Registered Parks and Gardens. These include Castle Park, Layer Marney Tower Gardens and Wivenhoe Park. The Council has also recently updated the Colchester Borough Local List which includes 780 buildings or assets that are of historical or architectural interest. In 2013 there were 37 listed buildings on the Essex Heritage at Risk Register. Historic England's Heritage at Risk Register contains seven entries for the Borough (see **Table A.4**).

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<sup>197</sup> Historic England (2016) *Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8* [pdf]. Available at: <https://content.historicengland.org.uk/images->

[books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment.pdf/](https://content.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment.pdf/)

Table A.4: Heritage at Risk in Colchester

Entry Name	Heritage Category	Condition	Principal Vulnerability	Trend	Priority Category
Birch	Conservation Area	Very bad	Medium	Unknown	
Church of St Peter	Listed Building Grade II*	Very bad			B – Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
Remains of St Mary the Virgin's Church	Scheduled Monument	Generally unsatisfactory with major localised problems	Deterioration – in need of management	Declining	
Roman villa 450m south of Warren's Farm	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining	
Remains of St Mary's Church	Scheduled Monument	Very bad			C – Slow decay; no solution agreed
Municipal Water Tower (Jumbo)	Listed Building Grade II*	Very bad			C – Slow decay; no solution agreed
Barn south of Marks Tey hall	Listed Building Grade II*	Poor			C – Slow decay; no solution agreed



## History and Archaeology

**A.186** Colchester Borough is known to contain Palaeolithic deposits of international importance. Evidence of human activity is confined to finds of flint artefacts notably a very distinctive large tool known as a 'handaxe' a number of which have been found in Colchester Borough, particularly in the area between the Colne and Roman rivers. Finds of Mesolithic material are spread across the district and attest to the presence of groups of people whose lifestyle were transient and based on an economy of collecting wild plant foods and hunting a variety of wild game, in an increasingly wooded landscape. Around 4000BC, the introduction of the cultivated crops, such as wheat and barley, domesticated of the animals and pottery together with new types of flintwork, marks the beginning Neolithic period. Evidence for Neolithic activity is abundant across Colchester District, mainly in the form of finds of distinctive flint work, particularly polished flint and ground stone axes. Evidence of Bronze Age occupation is extensive; Early Bronze Age material in the form of barbed and tanged arrowheads and distinctive Beaker pottery are quite widespread, the latter occurring both as sherds, and as complete pots, which probably derive from burials. Early Iron Age pottery has been recovered from a number of sites in the District, including Sheepen, Stanway and Gosbecks, but the enclosed cropmark sites that are detectable from the air do not appear to have originated until the Middle Iron Age. During the late Iron Age curvilinear earthworks (dykes) were extended across the Colchester gravel plateau in two overlapping arcs, linking the Colne and Roman rivers and creating a defended perimeter of water, marsh and forest enclosing 28 sq. km.

**A.187** *Camulodunum* was the primary objective of the Roman invasion in AD43 and by the end of the first season of the military campaign it had fallen. Claudius made political capital by leading the final military advance into *Camulodunum* and receiving the submission of a number of British tribes there. It is likely that a large, but temporary, camp was established to accommodate the army until the completion of a new legionary fortress, and re- deployment of troops in the following year, but despite the relative abundance of early military activity at Colchester there are few other known military sites from the District. As the military conquest of Britain progressed, the Twentieth Legion was re-located from Colchester and a new *colonia* was created out of the redundant fortress. The conversion of the legionary fortress into a *colonia* involved the partial demolition and re-use of the military buildings, the slighting of the military defences and the addition of a re-aligned street grid, utilising the basic legionary orientation. The fortress annex was extended to house the public buildings required by the new city. The buildings of the *colonia* were well-built of wood and clay-blocks with painted plaster and tiled roofs. They included an impressive early

town-house at Lion Walk. Excavated workshops, warehouses, shops and domestic quarters show that the early *colonia* was a working city. The city also had a range of public buildings and structures including the Temple of Claudius, a theatre and the great monumental arch built on the west gate into the fortress.

**A.188** During the Boudican revolt in AD60, the *colonia* appears to have been completely destroyed, resulting in the Boudican destruction layer, mostly made up of debris from burnt, demolished clay walls but including well preserved organic material, which has been identified across much of the modern town centre. After this destruction, the town was re-established and provided with a defensive wall and external V-shaped ditch. The monumental arch was incorporated into the Balcerne Gate and there were at least five other gates into the town.

**A.189** By the 2<sup>nd</sup> century the town had begun to prosper. Archaeological evidence suggests that the town, including its suburbs went into a dramatic decline during the 3<sup>rd</sup> century, with houses demolished without replacement and open areas increasingly used for cultivation. It is likely that the town of Roman Colchester would have had a significant influence on the economy of the area creating a ready market for many local products such as grain, meat, fish, shellfish and salt.

**A.190** Evidence for the early Saxon period in Colchester District is sparse. By the reign of Aethelred II, Colchester had achieved sufficient economic importance to warrant the presence of a coin mint and for a short period it was extremely busy.

**A.191** The medieval landscape of Colchester district was one of a dispersed settlement pattern, comprising hamlets and individual farms, with focal points provided by church/hall complexes, greens and commons. Colchester's market place was the main centre of agricultural trade within an 8 mile radius of the town. Documentary records from the late 13<sup>th</sup> century reveal that the main crop grown in the District was oats, with barley and rye also grown in large quantities. During the early middle-ages the salt marshes were a significant element in the economy of Colchester and of Essex as a whole and the period witnessed the beginning of the reclamation of the saltmarsh. As elsewhere in England during the 13<sup>th</sup> century, much of the woodland around Colchester was cleared to extend the cultivated area of the land.

**A.192** Following the Norman Conquest, Colchester was dominated by the Baron Eudo Dapifer who founded St John's Abbey to the south of the town and restored St Helen's Chapel. He was also responsible for the construction of Colchester Castle, which was built on the base of the Roman Temple of Claudius late in the 11<sup>th</sup> century and provided with defensive earthworks resulting in a diversion of the High Street.

**A.193** Colchester was known for its Cloth industry from the late medieval period, with an influx of craftsmen and trader from the 14<sup>th</sup> century and the development of the town's Dutch Quarter. The 1530s saw the dissolution of the monasteries nationwide and selling of their properties and lands into private hands.

**A.194** In the first half of the 16<sup>th</sup> century, an earthwork blockhouse was built at East Mersea to guard the mouth of the River Colne as part of Henry VIII programme of coastal defences. The blockhouse was brought back into use during the 17<sup>th</sup> century and tested in 1648 during the Civil War Siege of Colchester. At this time, elaborate lines of enclosing ditches, strengthened by several forts, were constructed to seal off the town. Elements of these defensive works have been identified through excavation and geophysical surveys.

**A.195** The post medieval period witnessed a long-term decline in the cloth industry in Colchester to the end of the 18<sup>th</sup> century. It remained the largest market town in Essex and was also an important port, with the Hythe became a busy industrial centre. Transport by rail and water boosted the town's agricultural related industries during the 19<sup>th</sup> century and mid-to late Victorian Colchester saw the building of a growing range of specialist industrial buildings including breweries, maltings, grain stores, and engineering premises, representing a late industrial revolution in the town. Public buildings such as the Jumbo water tower and town hall reflect the confidence and prosperity of the town at the end of the century.

**A.196** Between 1914-18 Colchester became a major training and hospital centre but population growth and industrial advance were minimal during the inter-war period. During WW II, the engineering and the clothing industries in Colchester were particularly important. After the war, a substantial programme of house building, which continued into the 1960s and 1970s, transformed the town of Colchester. From the mid-1960s change accelerated as the population grew. Manufacturing industry, especially engineering, played a remarkably large part, but the town made a successful transition into service and light industry. Large and successful industrial estates arose but the town's status as a harbour authority ceased in 2001. The town's military role continued throughout the 20<sup>th</sup> century and the relocation early in the 21<sup>st</sup> century of the garrison from its historic site has led to the development of a new 'urban village' around the Abbey Field

and the creation of modern garrison buildings and facilities further to the south.

## Landscape

### Policy Context

#### International

**A.197 The European Landscape Convention** (2002) promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

#### National

**A.198 The NPPF** (2021) includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONB).

**A.199** As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments "*are sympathetic to local character and history, including the surrounding built environment and landscape setting*".

**A.200 National Parks and Access to the Countryside Act 1949**<sup>198</sup>: An Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

**A.201 Countryside and Rights of Way Act 2000**<sup>199</sup>: An Act of Parliament to make new provision for public access to the countryside.

**A.202** The key area in the **25 Year Environment Plan**<sup>200</sup> of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the

<sup>198</sup> HM Government (1949) *National Parks and Access to the Countryside Act 1949* [online]. Available at: <https://www.legislation.gov.uk/ukpga/Geo6/12-13-14/97>

<sup>199</sup> HM Government (2000) *Countryside and Rights of Way Act 2000* [online]. Available at: <https://www.legislation.gov.uk/ukpga/2000/37/section/85>

<sup>200</sup> HM Government (2018) *A Green Future: Our 25 Year Plan to Improve the Environment* [pdf]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.
- Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.

## Baseline Information

**A.203** The rural landscape of the Borough has a rich ecological character influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat and freshwater as well as open water habitats. Many sites are recognised for their value by international and national notifications, including the coastal and estuary areas in the south east and the Dedham Vale AONB in the north of the Borough.

**A.204** The Dedham Vale AONB covers the lower part of the Stour Valley on the Essex/Suffolk border. At its heart is an area known as Constable Country centred on the villages of East Bergholt, Flatford and Dedham which Constable painted two centuries ago. His scenes of a working landscape strongly influenced the designation of the area that has come to represent the epitome of lowland English countryside.

**A.205** The AONB stands apart from other lowland river valleys because of its association with Constable and the assemblage of features he painted that can still be seen today. These features include a meandering river and its tributaries; gentle valley slopes with scattered woodlands; grazing and water meadows; sunken rural lanes; historic villages with imposing church towers and historic timber framed buildings; small fields enclosed by ancient hedgerows and a wealth of evidence of human settlement over millennia. Despite intrusions of human activity in the 20<sup>th</sup> and 21<sup>st</sup> centuries, the area retains a sense of tranquillity in terms of minimal noise, light and development intrusion.

**A.206** Colchester Borough lies within four National Character Areas (NCAs)<sup>201</sup> including: South Suffolk and North Essex Clayland NCA; Northern Thames Basin NCA; Essex Haven Gateway; and, Greater Thames Estuary. The Colchester Landscape Character Assessment<sup>202</sup> identified seven Landscape Character Types in the Borough: River Valley; Farmland Plateau; Estuarine Marsh/Mudflats; Drained Estuarine Marsh; Coastal Farmland; and, Wooded Farmland.

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<sup>201</sup> Natural England (2014) *National Character Area profiles* [online]. Available at: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

<sup>202</sup> Chris Blandford Associates (2005) *Colchester Borough Landscape Character Assessment* [pdf]. Available at: <https://cbccrmdata.blob.core.windows.net/noteattachment/CBC%20Landscape%20Character%20Assessment%202005.pdf>

## **Appendix B**

### **Representations on the SA Scoping Report and Publication Draft Section 2 Local Plan SA Report**

## Representations on the SA Scoping Report (2014)

Table B.1: Consultation Comments Relating to the SA Scoping Report (2014)

Respondent	Representation	SA Response
Natural England	<p>1. The approach and methodology used in the Sustainability Appraisal is in line with the advice that would be offered by Natural England, relevant and appropriate legislation has also been identified.</p> <p>2. Natural England welcomes the reference to the Dedham Vale Area of Outstanding Natural Beauty (AONB's) Management Plan.</p> <p>3. References to the designated sites and the interaction between the green and blue ribbon networks could be identified more strongly, water receptor pathways should be considered as part of the Appraisal, not just in respect of water usage, waste water and flooding.</p> <p>4. Under this section on pages 8 and 9 there appears to be no reference to the Habitats Regulations 2010, there in appendix 1 there is reference to Habitats Regulations 2004 (page 48), and the and Wildlife and Countryside Act 1981 (as amended).</p> <p>5. Based on the information available it is uncertain if a Habitats Regulation Assessment screening for Appropriate Assessment has been undertaken, and therefore there is no information on the potential for Likely Significant Effects on these sites.</p> <p>6. There are ten objectives listed under this section, which can be broadly supported, and especially objectives 7 &amp; 8.</p> <p>7. The Council should give consideration to looking at the fragmentation of open spaces and the linking of them back to paths and other sites.</p> <p>8. Generally Natural England is supportive of sustainable transport options such as walking and cycling, and the Council could give consideration to linking walking and cycling routes into the green chains/corridors infrastructure to promote and encourage these options.</p>	<p>1. Comment noted.</p> <p>2. Comment noted.</p> <p>3. A detailed summary of each of the Natura 2000 sites is included in the Baseline Information section. In addition to the sub-objectives related to water usage, wastewater and flooding, the impact on the green and blue ribbon networks could be considered in the appraisal in relation to the following sub-objectives: public realm, healthy lifestyles, enhancing biodiversity and creation of new open spaces.</p> <p>4. The review of relevant plans and programmes will be updated in the next iteration of the SA.</p> <p>5. A Habitat Regulations Assessment has yet to be completed. This will be completed and published at the same time as the Issues and Options document (Jan/Feb 2015).</p> <p>6. Support noted.</p> <p>7. The Council does and will continue to give consideration to the fragmentation of open spaces and linking them back to other sites. The Council has a Green Infrastructure Strategy, which has been reviewed in the Scoping Report. As part of the appraisal of sites, improvements to the green infrastructure network will be highlighted.</p> <p>8. Agreed, see comment above.</p>
Essex Chamber of Commerce	No comments that we wish to make and are happy to accept it as proposed.	None.



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Respondent	Representation	SA Response
Resident	<p>1. Essex Public Rights of Way Improvement Plan should be reviewed.</p> <p>2. A key topic excluded from the baseline is safe, off road public rights of way for cyclists and horse riders.</p> <p>3. Starting on P31 (Social Framework) mentions efficient use of land in developments (to me includes ensuring objectives around access for multiple user groups is included in the planning stages and paid for by s106 contributions) and protecting and creating open spaces but doesn't talk about who can use them.</p> <p>4. There is reference to the Essex Transport Strategy which has countywide priorities to reduce accidents and deaths and promote safe and secure travelling environment. It really is only a matter of time before someone on a horse (or car) or bike is killed or seriously injured on the busy roads around Boxted, Langham, Highwoods and Great Horkesley due to a car and horse/cycle collision.</p> <p>5. There is reference to improving and promoting cycle networks but this must be changed to multi-user tracks (i.e. bridleways) as otherwise horse riders cannot legally use the paths that would otherwise provide safe, off-road access. 6. Finally in this section the reference to the Park and Ride reminds me that I have tried though various routes to have the cycleways made multi-user tracks (again bridleway). This would link with the footpath through Severalls Park that is to be upgraded to a bridleway and the bridleway that starts by the A12 and runs by the Flakt Woods factory.</p>	<p>1. Only international and national plans and programmes are required to be reviewed under the SEA Regulations. However, the Essex Public Rights of Way Improvement Plan will be identified in the 'relationship with other plans and programmes' section.</p> <p>2. Add the following sentence to the Baseline Environment section (page 12): <i>"There is a lack of safe, off road public rights of way for cyclists and horse riders in the Borough".</i></p> <p>3. This would be too detailed to include in the SA Framework. However, as part of the appraisal different types of open space will be considered.</p> <p>4. Noted.</p> <p>5. References to improving and promoting the cycle network are included as they are referred to in some of the plans and policies reviewed.</p> <p>6. The Planning Policy Team has met with the Essex Bridleways Association and is actively working with them on improvements to bridleways throughout the Borough.</p>
Sustainability and Projects Officer, Colchester Borough Council	<p>1. The correct title of the environment strategy is Environmental Sustainability Strategy (ESS).</p> <p>2. There are a number of sustainability issues identified within the Environmental Sustainability strategy (ESS) which are not mentioned within the scoping report.</p>	<p>1. The Environmental Sustainability Strategy will be referred to correctly throughout the SA.</p> <p>2. The Environmental Sustainability Strategy has been reviewed and all relevant sustainability issues have been referred to in the Scoping Report.</p>
East Donyland Parish Council	It was felt the report should include objectives within the Local Plan that address the issue of providing services for a growing population of both older and younger people.	The provision of services for a growing population is included in the SA Framework. This includes both the older and younger population.
Councillor	Colchester's SASC is excellent but also worrying. The problem as I see it is that any plans we may have will be knocked by Tendring's proposals that I have heard could mean another 6000 units on our border (right up to our borders) that would	Comments noted and will be considered as part of future SA work appraising options.

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Respondent	Representation	SA Response
	<p>mean about an extra population of say 20000. Thus effectively expanding Colchester but in Tendring.</p> <p>The prospect of more housing on our side of the border will put a completely unacceptable burden from the sustainability point of view on Colchester. I do not believe that what Tendring is proposing is sustainable in terms of infrastructure, provision for education, medical facilities etc. Can you imagine what it would mean for say the 6th Form College and Colchester General. Then if you add any from within Colchester then it is a nightmare scenario.</p> <p>I would ask that in any discussion with Tendring that the housing is kept to a minimum on our borders and a gap is maintained between Colchester and Tendring housing. I would also ask that no more housing is allowed on our side of the border in North and East Colchester to protect services.</p>	
Rydon Homes Ltd	<p>1. The opening paragraphs do not sufficiently reflect the NPPF.</p> <p>2. The local authority will need to demonstrate that it has tested every opportunity to meet its objectively assessed need for housing before arriving at the preferred outcome.</p> <p>3. It is not always correct to dismiss a potential housing site because it cannot be supported by capacity in the existing infrastructure. This does not necessarily make it an inappropriate or unsustainable site. Equally, it does not always follow that a relatively remote brownfield site which could enable regeneration is automatically more sustainable than a better located greenfield site on the edge of the main urban area. Relevant weighting must be given to assessment criteria and this process of weighting and ranking of sites and policies through the SA process must be transparent.</p> <p>4. If not already proposed by the Council we would suggest this evidence base needs to be updated if it is to be used inform the SA.</p> <p>5. One of the key considerations within the SA objectives should be to provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford.</p> <p>6. The wording used in objective 1 should be reflective of the requirement to meet the objectively assessed need for housing in full.</p>	<p>1. Add the following sentence to the opening paragraphs: <i>"The SA is a mechanism for considering the impacts of a draft plan as well as the alternatives to that approach in terms of key sustainability issues, with a view to avoiding and mitigating adverse impacts, maximising the positives and contributing to sustainable development"</i>.</p> <p>2. Comment noted. The Council is working to identify its OAN. As part of the SA various options will be appraised.</p> <p>3. Comment noted.</p> <p>4. The evidence base is being updated. The SA Scoping Report marks the beginning of plan preparation and clearly evidence is continuing to emerge.</p> <p>5. It is agreed that housing supply is a key issue. This is identified in the Scoping Report and the first SA objective is: To ensure that everyone has the opportunity to live in a decent, safe home which meets their needs at a price they can afford.</p> <p>6. Amend the first SA objective as follows: <i>"To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford"</i>.</p> <p>7. Whilst brownfield development may be preferable this does not mean that greenfield sites will not be allocated for development. The Council recognises its duty to identify its objectively assessed need for housing and that this is very likely</p>

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Respondent	Representation	SA Response
	7. The criteria of objective 2 needs to be revised to recognise that brownfield development may be preferable but greenfield release is likely to be needed in order to meet OAN and that development should be directed to areas with good access to services and facilities to satisfy the NPPF presumption in favour of sustainable development. This will ensure that both brown and greenfield sites can be selected for allocation in the emerging Local Plan.	to result in the release of greenfield sites. One of the assessment criteria of objective 2 recognises the importance of good accessibility by a choice of means of transport.
Marine Management Organisation	No comments to make.	None.
Anglian Water	I attended the scoping workshop on 28 April 2014 and am pleased to see all the points raised have been included in the report and I therefore have no additions or amendments to suggest.	None.
Dedham Parish Council	<p>1. The Report makes no reference to the financial situation of CBC which is resulting in all services being cut, reduced or subject to steep price increases. Therefore many of the intended policies will not be implemented thoroughly or successfully because of monetary constraints and are unrealistic.</p> <p>2. Rural communities are especially vulnerable to the withdrawal or reduction of essential services. Dedham residents are extremely concerned by:</p> <ul style="list-style-type: none"> <li>■ Transportation. The bus service is at a bare minimum and regularly under threat of withdrawal.</li> <li>■ Communications. Parts of the village have no mobile phone coverage or a service which is unreliable or poor.</li> <li>■ Roads. The surfaces are poorly maintained and road safety is compromised by the lack of regular cutting of hedges and verges.</li> <li>■ The threat to businesses in the High Street from increased business rates and parking charges.</li> <li>■ Development. It is imperative that the protections afforded by the AONB and the conservation areas are enforced, otherwise the character and beauty which attracts thousands of visitors annually to the area will be degraded.</li> </ul>	<p>1. It is not necessary for the Scoping Report to comment on Colchester Borough Council's financial situation. The SA Scoping Report sets the scope of the SA of the Local Plan. The policies within the Local Plan relate to the development and use of land.</p> <p>2. Comments noted. It is acknowledged that rural areas experience many different problems and issues to urban areas. The Local Plan will seek to ensure that this is acknowledged. The spatial policy team has asked to meet all Parish/ Town Council's to discuss issues of importance, including re-examining settlement boundaries.</p> <p>3. It is not within the scope of the SA to comment on the financial situation of Parish Council.</p>

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Respondent	Representation	SA Response
	<p>However, it may be appropriate to re-examine the size of the village envelopes in view of the growth in the population.</p> <ul style="list-style-type: none"> <li>■ Housing. Rising prices and the conversion of small houses to large properties have reduced the opportunities for the young and the elderly to remain in Dedham. The reduction in affordable housing content from 35% to 20% aggravates the problem.</li> </ul> <p>3. Dedham Parish Council must increase revenues to pay for services no longer provided by CBC through council tax. Voluntary, unpaid labour can only do so much. We wish to see this acknowledged in your report together with some policy suggestions to mitigate the problem Sustainability is otherwise just an empty word.</p>	
English Heritage	<ol style="list-style-type: none"> <li>1. We consider that the SA should include reference to the Council of Europe's European Landscape Convention, to which the United Kingdom is a signatory.</li> <li>2. We welcome reference to the PPS5 Practice Guide which, contrary to the statement on page 43 of the report, remains an extant document.</li> <li>3. In terms of local plans and programmes, it would be helpful to include reference to the Borough's conservation area appraisals and management plans.</li> <li>4. Under the Environmental Characteristics heading, we welcome the first and second paragraphs on the historic environment, although the report could provide a greater overview of the Borough's historic environment in terms of different locations and time periods.</li> <li>5. The number of listed buildings and scheduled monuments should be double checked as the figures in the report differ from the figures in the Heritage Counts.</li> <li>6. In terms of heritage at risk figures, the second paragraph should distinguish between the national and county registers.</li> <li>7. In terms of the likely evolution without the Local Plan (Question 4), we would argue that there would be increased harm to the Borough's historic environment through the lack of a clear and up to date local planning framework.</li> <li>8. We note and welcome the identification of the historic environment as a key sustainability issue. Explicit reference to heritage at risk would be helpful as a</li> </ol>	<ol style="list-style-type: none"> <li>1. Included in the review of plans.</li> <li>2. Noted.</li> <li>3. The Borough's conservation area appraisals and management plans are in the process of being updated and updated plans will be added to the review.</li> <li>4. Detail from the Historic Characterisation Project has been added to the baseline to provide a greater overview of the Borough's historic environment.</li> <li>5. This difference in figures can be explained because the Heritage Counts count listed building entries, rather than numbers of individual listing buildings. There are many examples of groups of listed buildings around the Borough, which explains for the difference in figures. The Heritage Counts have been added to the baseline data and an explanation of the difference in the figures is included.</li> <li>6. Details of the national Heritage at Risk Register has been added to the text and the baseline data table has been updated.</li> <li>7. Add the following to the likely evolution without the plan section: <i>"Colchester has a rich historic environment and without the Local Plan including a positive strategy for the conservation of the historic environment there is a risk that there would be increased harm to the Borough's historic environment through the lack of a clear and up to date local planning framework"</i>.</li> <li>8. Noted, it is agreed that further discussion would be beneficial.</li> <li>9. Amend all references from historic assets to heritage assets.</li> </ol>

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Respondent	Representation	SA Response
	<p>specific issue. We would welcome further discussion on historic environment issues and how they relate to the SA and the Local Plan.</p> <p>9. We are happy with SA Objective 7 as it relates to the historic environment, although it would be consistent with national policy to refer to heritage assets, rather than historic assets.</p>	
Essex Bridleways Association	<p>1. The following documents should be added to the review: The Essex Public Rights of Way Improvement Plan, The Rights of Way Circular 1/09, Development and Public Rights of Way advice note for Developers and Development Management Officers; and the Highways Agency Strategic Plan for Sustainable Transport.</p> <p>2. One major topic excluded from the baseline is the need to provide a safe linking off road public rights of way network. Another topic is the need to build a healthy community.</p> <p>3. If the Local Plan does not properly address the question of rights of way, and bridleways in particular as identified by the PROWIP &amp; NPPF, then CBC will not satisfy the requirements of the people of the Colchester district and the Local Plan will not be sound. There is a question of discrimination against horse riders. Numerous additions to the Scoping Report to refer to bridleways are suggested.</p>	<p>As an overall comment it is important to note that the SA Scoping Report does not include any proposals. It is not a draft Local Plan. It sets out the scope of the Sustainability Appraisal of the Local Plan. The extent to which changes to the document can be made to refer to bridleways is therefore limited. However, the detailed comments submitted by the Bridleways Association will be considered when drafting the Local Plan.</p> <p>1. Agreed, with the exception of the Development and Public Rights of Way advice note, which could not be found.</p> <p>2. The baseline section sets out the Borough's baseline. These topics would be more appropriately considered in the Sustainability Issues section.</p> <p>3. The provision of multi-user rights of ways will be considered as part of the Local Plan, Master planning and the development management stage. Many of the comments are to add in reference to bridleways in the review of relevant policies and plans table. However, this table summarises the content and aims, objectives and targets of existing policies and plans. It does not include the Council's own aims and objectives for the Local Plan.</p>
The Theatres Trust	<p>1. Your theatre should be located within the proposed cultural quarter as this is the 'anchor' for your cultural offer. We cannot find a map of the location of St Botolph's Quarter so hope that your Mercury Theatre, Odeon and Arts Centre are within its boundaries.</p> <p>2. We are pleased the Scoping Report includes cultural infrastructure to reflect the National Planning Policy Framework item 156. However, it is only mentioned once on page 71 and we suggest it should be given more prominence as an NPPF strategic priority.</p> <p>3. The document includes the supply of an 'adequate provision' for community facilities, but does not mention 'protect and enhance', as distinct from cultural</p>	<p>1. Noted.</p> <p>2. Noted, the Local Plan will consider cultural infrastructure.</p> <p>3. The SA framework includes the following two sub-objectives of relevance to community facilities: will it support tourism, heritage and the arts? And will it provide equitable access to education, recreation and community facilities? The protection in addition to the enhancement of and provision of new community facilities will be considered under these sub-objectives.</p> <p>4. Noted.</p>



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	<p>heritage structures and assets. The Objectives should therefore include an item to protect and enhance all community and cultural facilities for the reasons given above and to reflect the National Planning Policy Framework item 70.</p> <p>4. New development should only be an option when existing structures have lost their viability, or similar facilities are required elsewhere. For sustainability, all policies should support improvements to existing infrastructure and then provide criteria for new, if required.</p> <p>5. We are concerned that there may be some confusion with regard to the term 'cultural heritage'. Cultural heritage includes the preservation of sites, features and areas of historical, archaeological, geological and cultural value and their settings – this includes listed buildings, public parks and gardens, landscapes, ancient monuments and conservation areas. It should not include theatres, cinemas, museums, libraries, art galleries, public art and street festivals which are within another grouping of cultural facilities for cultural activities. The distinction should be made clear. The SEA theme on page 71 should not be Cultural Heritage, but Cultural Infrastructure because this section is dealing with ongoing cultural activities, infrastructure to support such activities, and the proposed cultural quarter.</p>	<p>5. This comment is understood however, cultural heritage is an SEA theme. The SA Framework lists all relevant SEA themes.</p>
Tiptree Parish Council	<p>1. The data provided should also be accompanied with percentage indicators, ie. numbers of population against existing numbers, for example, 830 dwellings per annum over existing 71634 dwellings, is 1.15% increase. Household data should be provided as percentages. Colchester is compared against adjoining districts, but none of the increases in the adjoining districts are quoted in percentages.</p> <p>2. The chart in the baseline data is incomplete and missing important headings. Totals that include additions and existing floor space would be clearer.</p> <p>3. Data should also include percentage of floor area against either footfall or the number of car parking spaces. There are no indicators for affordable commercial premises. There are no indicators of numbers of owner occupiers, numbers of investment property or landlords, space available for rent or space/land for purchase. Business ownership increases inward investment and a longer term stability for employees.</p> <p>4. Baseline data should include comparisons of average income, against average housing costs. These costs should include full ownership, part ownership, private</p>	<p>1 – 4 The baseline data includes available data and it is considered that it adequately outlines the baseline environment of Colchester Borough. Baseline data was discussed at the Scoping Workshop in April 2014 and stakeholders suggested a range of additional sources and indicators, which were all added. Data from other local authorities, county and the region has been included where available.</p> <p>5. The issue of housing affordability will be considered as part of the Local Plan.</p> <p>6. Affordable housing is defined in the NPPF as follows: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>7. Car parking in the Town Centre is an issue that will be explored as part of the Local Plan.</p> <p>8. Noted.</p>

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Respondent	Representation	SA Response
	<p>sector rental and social/council housing. Similar comparisons should be made with other districts.</p> <p>5. Colchester shows higher than average house prices, but lower than average income. Why? What influences this? How can this be reversed?</p> <p>6. What about the lower income? What is affordable?</p> <p>7. The town centre development - does this have affordable sufficient parking for existing and future needs? Fast efficient access to parking areas requires infrastructure.</p> <p>8. Cycling - good safe cycle routes with secure storage in shopping and employment locations are required. There are no such areas other than privately owned sites. This would encourage cycling.</p> <p>9. A good location must be supported by good communication to the rest of the region.</p>	<p>9. Noted.</p>
Essex County Council	<p>1. A cross check should be made of plans listed on pages 8, 9 &amp; 10 and Appendix 1.</p> <p>2. The following plans should be added to the review:</p> <ul style="list-style-type: none"> <li>■ SEA Directive</li> <li>■ Birds Directive</li> <li>■ Waste Framework Directive</li> <li>■ Air Quality Directive</li> <li>■ Habitats Directive</li> <li>■ Planning Policy for Traveller Sites</li> <li>■ PPS10 Sustainable Waste Management</li> <li>■ England's Biodiversity Strategy</li> <li>■ clarity sought in relation to the LEP growth deal</li> <li>■ Joint Municipal Waste Management Strategy for Essex</li> </ul>	<p>1. Noted.</p> <p>2. Only international and national plans and programmes are required to be reviewed under the SEA Regulations. However, the relevant county plans will be identified in the 'relationship with other plans and programmes' section.</p> <p>3. Biodiversity baseline section updated.</p> <p>4. The baseline data is comprehensive and has exhausted the Borough's data sources. The evidence base is continuing to emerge (including data from the 2011 Census) and as more evidence becomes available additional data will be added. No data sources are suggested by ECC and whilst it is agreed that it would be helpful to include data in relation to the suggested topics the spatial policy team does not have access to data on these topics at Borough level at present.</p> <p>5. Agreed. Various additions made to address comments about likely evolution without the Local Plan.</p> <p>6. The sustainability issues sections outlines the key sustainability issues facing Colchester Borough. These issues are derived from the review of policies, plans and programmes and baseline data. There is no need to expand on this.</p>

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Respondent	Representation	SA Response
	<ul style="list-style-type: none"> <li>■ Essex Gypsy and Traveller Accommodation Assessment</li> <li>■ Various amendments suggested to the summaries of County documents</li> <li>■ Local Flood Risk Management Strategy</li> </ul> <p>3. The following issues are not covered in the review: local wildlife sites, local nature reserves, special roadside verges, accessible natural greenspace criteria and biodiversity offsetting.</p> <p>4. The baseline data is generally comprehensive; however it could additionally focus on other areas (examples given).</p> <p>5. Numerous comments are made about the likely effects without evolution of the Local Plan covering the following topics: flood risk, recreation and wildlife, population, ecosystems and landscape, climate change, AQMA and housing.</p> <p>6. More information should be included in the sustainability issues section about sustainable travel.</p> <p>7. Education is recognised as an issue. This should make clear that safe direct routes are needed and that ECC does not have the capital to fund new schools.</p> <p>8. The approach set out in the England Biodiversity Strategy should be used as part of the backdrop to the SA.</p> <p>9. The Natural Environment and Rural Communities Act 2006 requires all public bodies to have regard to biodiversity conservation when carrying out their functions.</p> <p>10. Habitat Regulations Assessment should be undertaken at the strategic level.</p> <p>11. It would be useful to see how the framework would be used when appraising new Local Plan policies.</p> <p>12. It is recommended that a site proforma/assessment framework for the appraisal of sites is created and consulted upon.</p> <p>13. It is felt the objectives and assessment criteria are not sufficiently robust to adequately measure the quality of the Borough's biodiversity.</p> <p>14. It is suggested that the Borough Council considers calculating the quantity and quality of sites designated for wildlife that are adversely impacted by development. Proposals that result in a net gain in Priority Habitat should be supported. The</p>	<p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. A Habitat Regulations Assessment screening opinion will be published at the same time as the Issues and Options document.</p> <p>11. Noted.</p> <p>12. A separate site proforma will be prepared using the same assessment criteria in the SA framework.</p> <p>13. Noted, it is considered that one objective on the natural environment is sufficient. Natural England support the objectives relating to biodiversity.</p> <p>14. The SA will draw out the differences between quality of wildlife sites. Proposals that result in a net gain in priority habitat will be favourably appraised in relation to the natural environment objective and balanced with all other objectives. There is assessment criteria that relates to open space and sustainable buildings.</p> <p>15. A specific assessment criteria is included in relation to school places. ECCs advice will be sought in relation to this. The indicator that refers to sustainable travel time is an existing indicator and will help the Council monitor whether new residential development is within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.</p> <p>16. Noted.</p> <p>17. First point agreed, water infrastructure is covered in another objective. 'will it deliver a mix of uses' added to the second objective.</p> <p>18. It is not possible to appraise the number and type of jobs to be created under different policies and options for growth at this stage. The SA framework does refer to a range of jobs being created.</p> <p>19. It is not possible to identify dates and/or milestones at this stage. An assessment criteria relating to improving sustainable transport linkages is included, which will pick up the provision of new cycle paths. The indicator relating to 30</p>

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Respondent	Representation	SA Response
	<p>Borough Council should also explore opportunities for greening developments and could set an objective to encourage this process.</p> <p>15. A key issue for ECC is to ensure there is a sufficient provision of primary, secondary, and Early Years and Childcare places, and that such places are located within walking distance of new housing development and, in particular via safe direct routes. It is not suitable to state new development is located within 30 minutes of community facilities, as this could imply 30 minutes by bus.</p> <p>16. Objective 1.</p> <ul style="list-style-type: none"> <li>■ The indicators should ensure they reflect the issues raised from the SHMA.</li> </ul> <p>17. Objective 2.</p> <ul style="list-style-type: none"> <li>■ This could refer to the 'mix of land uses' provided as part of a development, which would be relevant if the new Local Plan is seeking to provide large strategic/sustainable development locations to accommodate new housing, jobs, community facilities etc.</li> <li>■ Reference to infrastructure provision such as water, sewerage, electricity and gas could be included as part of this objective.</li> </ul> <p>18. Objective 3</p> <ul style="list-style-type: none"> <li>■ Could an indicator be the number and/or type of jobs created across the borough or in specific growth/regeneration areas?</li> </ul> <p>19. Objective 4</p> <ul style="list-style-type: none"> <li>■ This could include dates and/or milestones as an indicator, similar to those used in Travel Plan targets. Objective 4 could also be linked to Objective 6 around improving and reducing inequalities in health and in particular encouraging a healthy lifestyle through active travel (cycling and walking). An indicator could refer to the provision of new cycle paths (total length provided).</li> <li>■ ECC requests that reference to new residential development being located within 30 minutes of a school is removed. The indicator should refer to walking distance to a school via a safe route. It is not suitable to state distance by public transport as ECC would be responsible for the revenue</li> </ul>	<p>minutes is already monitored by the Council and it is not possible to amend this indicator. Reducing pollution is included under another objective.</p> <p>20. Archaeological heritage is included within the English Heritage and NPPF definition of heritage assets.</p> <p>21. First point agreed. The second point about the Environment Agency is an established monitoring indicator. Number of SUDS schemes approved by ECC added as an indicator to the assessment criterion 'will it improve water quality'.</p>

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Respondent	Representation	SA Response
	<p>costs but proximity to a school does not mean it has the capacity, or the scope to expand, especially if distance is 30 minutes by public transport.</p> <ul style="list-style-type: none"> <li>■ Reference to AQMAs and reducing pollutants might be an appropriate assessment criteria and indicator for this objective.</li> </ul> <p>20. Objective 7</p> <ul style="list-style-type: none"> <li>■ This could refer to archaeology in the assessment criteria in light of the Borough's rich archaeological heritage.</li> </ul> <p>21. Objective 10</p> <ul style="list-style-type: none"> <li>■ This includes an 'assessment criteria' stating 'Will it improve water quality?' The number of SuDS schemes approved by ECC could be used as an indicator.</li> <li>■ Would the Borough Council ever grant planning permission contrary to the advice of the Environment Agency? If not, there may be a more appropriate indicator.</li> </ul>	
Myland Community Council	<p>The response from Myland Community Council included a number of questions, in addition to comments. The questions have not been repeated in this summary. However, a member of the spatial policy team met with MCC in August 2014 and it is hoped that she was able to answer these questions.</p> <ol style="list-style-type: none"> <li>1. Referencing would be easier if the report contained paragraph numbers.</li> <li>2. MCC acutely recognises one of the biggest challenges being traffic growth, in particular its impact on North Colchester. This must be a key area for resolution prior to any commitment to further house building in Colchester.</li> <li>3. Neighbourhood centres should be developed to minimise traffic movement needs through known bottlenecks, e.g. North Station.</li> <li>4. Thought should be given to re-defining and re-focusing on what the Town Centre should aim to be, e.g. if tourism is so important should the focus be on the Town's historic features, their presentation and accessibility?</li> <li>5. MCC recognises issues surrounding pre-school care, primary and secondary school places, further and adult education under-provision. Unless the new Local</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted, this will be considered when drafting future SA Reports.</li> <li>2. Noted.</li> <li>3. Noted.</li> <li>4. Noted, the future of the Town Centre, including its boundary will be considered as part of the Local Plan.</li> <li>5. Noted, we will continue to work closely with Essex County Council as Education Authority.</li> <li>6. Agree that nature conservation sites should continue to be afforded protection. There is a hierarchy of sites, with sites notified at the international level enjoying the highest level of protection.</li> <li>7. Noted.</li> <li>8. Noted.</li> <li>9. Noted.</li> </ol>

Respondent	Representation	SA Response
	<p>Plan can adequately and effectively address these issues the house building programme must be drastically reduced in future years.</p> <p>6. Given the pressure on the Borough's environment due to recent and current house building programmes, the SSSI sites and Local Nature Reserves must be given maximum protection.</p> <p>7. Agreed, "...important to ensure that Colchester does not lose its identity...".</p> <p>8. Agreed, it will be vital that a holistic approach is taken to the factors that must be harmonized to match population growth with economic growth and the ageing population. This holistic view must be established prior to committing to more house building.</p> <p>9. If there is already <i>"unsustainable pressure on all services"</i> then representation to ECC and Government must precede any further commitment to house building and in particular for Colchester see 4 and 5 above to re-balance the burden among neighbouring authorities.</p> <p>10. Where is the objective to address the aging population problem? This is not going to go away and is acknowledged by CBC as just going to get worse – over 65's increasing by 50% by 2032! This should be a separate more significant objective.</p> <p>11. Apart from Objective 4 <i>"To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion"</i> there is no specific objective to <i>"improve transportation and attractive travel links"</i> this is imperative for the existing and future residents as well as tourism and should also be a separate more significant objective.</p> <p>12. <i>"Maintaining and enhancing the natural and built environment"</i> is equally important to the key economic provider, tourism.</p> <p>13. <i>"Strategic green gaps"</i> are vital to quality of life and sense of place factors within settlement areas and MCC will take all possible steps to retain as much green space at the current Rugby Club site should the Club be relocated.</p> <p>14. CBC should take steps to publicise the responsibilities placed on authorities and landowners to maintain water courses in accordance with the latest Flood Risk Strategy.</p>	<p>10. The absence of an objective covering the ageing population does not mean that this issue will not be considered as part of the Local Plan. The first objective on housing refers to meeting the housing needs of the Borough, which includes the ageing population.</p> <p>11. There is a separate objective covering transportation issues.</p> <p>12. Noted.</p> <p>13. Noted.</p> <p>14. Noted, although these do not relate to the Sustainability Appraisal or Local Plan.</p> <p>15. Noted, although these do not relate to the Sustainability Appraisal or Local Plan.</p> <p>16. Agreed.</p> <p>17. The indicators are taken from the Annual Monitoring Report and are a means for the Council to monitor the effects of the Plan.</p>



Respondent	Representation	SA Response
	<p>15. The decrease is probably due to people recycling more. CBC should reconsider its policy to provide just one roll of clear recycling bags to households and increase it to two.</p> <p>16. At Objective 6 add “<i>well-being</i>” after “<i>health</i>”.</p> <p>17. At Objective 8 add Local Nature Reserves under ‘indicators’.</p>	
ASP on behalf of Gateway 120 Ltd	<p>1. There is no mention of the A120 Wider Economic Impacts Study produced by Atkins for EEDA in October 2008.</p> <p>2. The Haven Gateway commissioned report on further economic benefits from Peter Brett Associates should be added to the review.</p> <p>3. A12/A120 Route Based Strategy was produced by the Highways Agency and should therefore be included in either the ‘national’ or ‘regional’ sections of the lists.</p> <p>4. Reference should be made to the East of England Route Strategy Evidence Report produced by the Highways Agency and dated April 2014.</p> <p>5. It is noted that the date given in the list for the SELEP Growth Deal is 2004 when it should, of course, be 2014.</p> <p>6. Under the heading ‘Neighbouring authorities’ is a list of some documents of relevance but the list appears somewhat incomplete. Reference is made to the Tendring SHMA and of the Colchester SHMA in the ‘Local’ section. There is however no reference to the Braintree SHMA.</p> <p>7. Similarly there is no mention of Maldon’s SHMA.</p> <p>8. There is no comment on the emerging Maldon and Tendring planning frameworks.</p> <p>9. The SA refers to the Tendring ‘Economic Development Strategy’ of 2013 but does not acknowledge the similar work by Braintree. That authority has produced two reports of note that we consider should be included in the SA Assessment; - “Going for Growth, Investing in your future” which was published in June 2009 and the “Braintree District Economic Development Prospectus 2013/2026”.</p> <p>10. Discrepancy on page 24, which refers to the Haven Gateway Infrastructure Study.</p>	<p>1 – 4 and 9. Only international and national plans and programmes are required to be reviewed under the SEA Regulations. However, the relevant plans will be identified in the ‘relationship with other plans and programmes’ section.</p> <p>5. Noted.</p> <p>6. Tendring’s SHMA was referred to as this was suggested at the scoping workshop. Agree it would be consistent to add Braintree’s SHMA.</p> <p>7. Summary of Maldon’s SHMA added to review.</p> <p>8. The review includes recent and adopted development plans of the neighbouring planning authorities.</p> <p>10. Remove discrepancy.</p> <p>11. Agree to add further text about planned, co-ordinated development.</p> <p>12. It is not within the scope of the SA Scoping Report to start generating options for development.</p> <p>13. There is a criterion stating ‘Will it improve the delivery of a range of employment opportunities to support the growing population?’. This will cover the issue raised of balancing the local economy with large scale development.</p> <p>14. The assessment criteria cover reducing the need to travel and levels of sustainable travel.</p> <p>15. The SA Framework is based on the review of policies and plans, baseline data and the sustainability issues facing the Borough. It does not generate options and nor does it tailor objectives towards certain options.</p>

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	<p>11. Whilst we would support the points raised in the likely evolution without the plan section we would add that the potential significant adverse impacts of failing to bring forward a fresh Local Plan are much greater than as suggested.</p> <p>12. It should also be suggested in the report that there may be alternative means of reducing the impact of future development in a transport sense that could be achieved through appropriate strategies in the Local Plan.</p> <p>13. An additional question should be asked as to whether support for the local economy is provided in a balanced way with new large scale development so as to create new centres, in addition to the support for existing centres.</p> <p>14. There should also be a reference to whether proposals make a positive contribution to sustainability by enhancing the manner in which new development can achieve a more suitable situation by fully embracing sustainability opportunities at the outset and the extent to which those opportunities will also indirectly benefit the existing situation, for instance by reducing congestion and journey to work times as well as enabling walking or cycling to work.</p> <p>15. It is our view that testing alternative forms of development against the need to create more sustainable communities should encompass questions as to the efficiency of a new settlement approach in comparison to the principle alternative of effectively seeking solutions that do least damage to the existing situation.</p>	

## Representations on the Publication Draft Section 2 Local Plan SA Report (2017)

Table B.2: Consultation Comments Relating to the Publication Draft Section 2 Local Plan SA Report

Respondent	Representation	SA Response
Bloor Homes, Strutt & Parker	The NPPF requires decisions to be justified and based on proportionate evidence (p.182) the SA/SEA does not consider an alternative to the currently drafted SG8. As such, it is necessary for the SA/SEA to consider an alternative scenario for SG8 which considers housing delivery through neighbourhood plans as a minimum and not for the proposed dwelling numbers to be treated as a ceiling.	Noted with thanks. In light of the representation received regarding Policy SG8, the sustainability impacts of the revised Policy SG8 and a newly identified reasonable alternative (SG8)2, are appraised in Appendix C and their sustainability effects are summarised in Chapter 4 of the SA Addendum.
Gladman Developments	The assessment here is not robust in terms of its assessment of the scale of housing. It only assesses one alternative (the previous OAN figure) and as a result the conclusion that the preferred approach is the most sustainable cannot be supported on the grounds that no higher alternatives and no alternatives lower than 903dpa have been assessed. This is a key flaw that brings into question the robustness of the SA.	The Section 1 Inspector found the North Essex Authorities Shared Strategic Section 1 Plan sound, subject to modifications, and has accordingly confirmed the Council's position with regard to housing numbers. CBC adopted Section 1 on 1 February 2021. The Objectively Assessed Housing Need target is set out in Policy SP3 and identifies an annual target for Colchester of 920 new homes.  The Section 1 SA appraised the alternative of a higher uplift than the policy approach. This responds to 17% uplift over the HMA.
Ingleton Group, Pegasus	Detailed representation outlining why the respondent disagrees with the findings of the SA for Great Horkesley Manor and the appraisal of the respondents site (Coach Road, Great Horkesley).	SA inevitably relies on an element of subjective judgement, however, in order to ensure consistency and transparency in the appraisal of the site options, a clear set of decision-making criteria and assumptions for determining the significance of effects in relation to each SA objective has been developed. Table 4 (pages 39-49) in the 2017 SA Report outlines the Site Assessment Pro Forma which presents the site assessment criteria that were applied during the appraisal of sites. Whilst stakeholders may disagree with the scores, it shows that the reasonable site options were appraised consistently, using a set of prescribed assumptions for distinguishing between minor/significant and positive/negative effects.
Liveland, Boyer Planning	Comments to section 16.21 Marks Tey Allocations (SS11). Having reviewed the assessment of WST01 (London Road, Marks Tey) set out in table 106 there continues to be a number of queries and errors which have not taken on board our previous representations.	SA inevitably relies on an element of subjective judgement, however, in order to ensure consistency and transparency in the appraisal of the site options, a clear set of decision-making criteria and assumptions for determining the significance of effects in relation to each SA objective has been developed. Table 4 (pages 39-49) in the 2017 SA Report outlines the Site Assessment Pro Forma which presents the site assessment criteria that were applied during the appraisal of sites. Whilst stakeholders may disagree with the scores, it shows that the reasonable site

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Respondent	Representation	SA Response
		<p>options were appraised consistently, using a set of prescribed assumptions for distinguishing between minor/significant and positive/negative effects.</p> <p>In light of the representation received regarding Policy SS11 and in light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, the sustainability impacts of the revised Policy SS11 and the newly identified reasonable alternative have been considered in Appendix C of this SA Addendum and the sustainability effects are summarised in Chapter 4 of the SA Addendum.</p>
Natural England	We note the additions to the indicators in line with our previous advice. However, we also advised that the same should be applied to the Part 2 SA as part of the part 1 SA. It is not clear whether there is any relationship between the indicators for monitoring the Section 1 and Section 2 plans. The council should consider the inclusion of section 2 indicators such as amount of BAP/priority habitat created or enhanced or the amount of green infrastructure provision.	Noted with thanks. CBC has updated the monitoring framework to ensure continuity with the indicators for monitoring the Section 1 Local Plan.
Lawson Planning	At the preferred options stage LPP submitted comments regarding Part 2 of the 2016 version of the SA highlighting that this had not been published by the council until four weeks after the start of the draft Local Plan preferred options consultation. As such, LPP advised this was a flawed approach and that the council should have finalised drafting the local plan prior to completion of the SA. The council also have not acknowledged the Sundowne site (reference RNE05), which suggests that the council have not properly assessed and considered the site.	<p>The 2017 SA Report was not published for the 10-week consultation period that the Preferred Options SA Report was published; it was published for consultation for the statutory six weeks. The delay in publishing the 2017 SA Report for consultation was a result of resourcing issues at CBC. However, care was taken to assess sites and policies prior to finalisation of the Local Plan for consultation. It is accepted that it is best practice to publish the SA alongside the Local Plan, however the SA was published for a six-week period of consultation that coincided with the Local Plan consultation. The SA was carried out by CBC Officers and Place Services which helped to ensure it was truly iterative and influenced the plan.</p> <p>The Sundowne site was not appraised in the SA. It received an amber rating in the SHLAA (2017 SA Report identified a red rating), but the Settlement Boundary Review summarises that: <i>"RNE05 – Development would not represent a logical extension to the existing built-up area as it would result in the protrusion of the settlement into surrounding open countryside and is likely to have an adverse impact on the AONB landscape due to its location. There does not appear to be sufficient road frontage to enable a suitable access to be achieved"</i>.</p> <p>For the purposes of consistency with the Local Plan Spatial Strategy, Dedham Heath will be classed as an 'Other Village' in recognition of its unsuitability and lower sustainability for further residential allocations and ability to support</p>

Respondent	Representation	SA Response
		<p>sustainable growth. No sites in Other Villages were appraised in the SA as they are not considered by the Council to be reasonable alternatives, as they would be contrary to the Spatial Strategy.</p> <p>The revised Policy SG1 is appraised in Appendix C and its sustainability effects are summarised in Chapter 4 of the SA Addendum.</p>
Layer de la Haye Parish Council	Our conclusion is that the high number of errors and inconsistencies means that the Sustainability Appraisal as it relates to Policy SS10 is seriously flawed and we believe that this part of the Local Plan must be deemed to have failed one of the 'tests of soundness'. Specifically, we contend that it cannot be shown to be consistent with the requirements of the National Planning Policy Framework (para 165 'Plan-making' and paras 6-17 'Introduction') for a proper Sustainability Appraisal to be carried out. Full analysis is included in the attached Local Plan Sustainability Analysis.	Noted with thanks. In light of the representation received regarding Policy SS10, the sustainability impacts of the revised Policy SS10 is appraised in Appendix C and its sustainability effects are summarised in Chapter 4 of the SA Addendum.

## Appendix C

### SA matrices for five revised policies and reasonable alternatives

#### Policy SG1 – Colchester’s Spatial Strategy

**C.1** This section looks at the Spatial Strategy for the Borough. It directs development towards the most sustainable locations and provides for supporting facilities and infrastructure to create sustainable local communities.

**C.2** The Spatial Strategy provides the framework for the place-based approach of the Local Plan and relates allocations to the unique characteristics of particular communities within the Borough.

**C.3** Following on from the Spatial Strategy for North Essex set forth in Section One of the plan, the Strategic Growth policies in Section Two of this Plan provide the complete strategic picture of the role and functions of different areas of Colchester within its sub-regional context.

**C.4** The proposed modifications version of Policy SG1 is set out in the box below.

##### **POLICY SG1 – COLCHESTER’S SPATIAL STRATEGY**

Throughout the Borough, growth will be located at the most accessible and sustainable locations in accordance with the spatial strategy for North Essex set forth in Policy SP3 in Part One and with the spatial hierarchy set out in Table SG1. The spatial hierarchy ranks areas of the Borough in order of their sustainability merits and the size, function and services provided in each area. The centres hierarchy is set out in Policy SG3.

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

This spatial hierarchy focuses growth on the urban area of Colchester, reflecting its position as the main location for jobs, housing, services, and transport. Within this urban area, the Central Area of Colchester including the Town Centre is the most sustainable location for new development given that it can accommodate higher densities reliant on its good access to public transport



and concentrated mix of uses which minimise the need to travel. The surrounding built up, North, South, East and West (including Stanway) urban areas of Colchester provide the next tier of well-connected, sustainable locations for growth. The next tier of preferred growth includes a Garden Community straddling the boundary with Tendring District Council adjacent authority providing a new greenfield sustainable community which will grow gradually, over time, extending beyond the plan period. The second tier also includes existing Sustainable Settlements within the Borough most of which are planned for proportionate growth.

In the remaining Other Villages and Countryside of Colchester, new development will be required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard the rural character of the Borough.

## Alternatives Considered

**C.5** Alternatives to Spatial Strategy options and alternatives across the wider strategic 'North Essex' area have been explored in the relevant sections of the Section One SA.

**C.6** Commensurate to the scope of this 'Section Two', a series of options have been considered as reasonable alternatives at different stages in the plan making process and have been subject to assessment in either the 2017 SA Report or this SA Addendum.

**C.7** At the Issues and Options stage, the following options or alternatives for the distribution of growth were explored:

- Alternative (SG1)1 – Issues and Options, Option 1A: Development to the East and West (a separate sustainable settlement to the west of Colchester town, a separate sustainable settlement to the east of Colchester town, urban development on sites in and around the existing urban area, and proportional expansion of the Rural District Centres – Wivenhoe, Tiptree and West Mersea).
- Alternative (SG1)2 – Issues and Options, Option 2A: Development to the West (a separate sustainable settlement to the west of Colchester town, urban development on sites in and around the existing urban area, proportional expansion of the Rural District Centres – Wivenhoe, Tiptree and West Mersea).
- Alternative (SG1)3 – Issues and Options, Option 2B: Development to the West (as per 2A above, but with an additional proportional element of rural growth across the Borough's villages).
- Alternative (SG1)4 – Issues and Options, Option 3A: Development to the East and North (a separate

sustainable settlement to the east of Colchester town, a significant urban extension to the north of Colchester town, crossing the A12, in addition to an extension to the north, other urban development in and around the existing urban area, and proportional expansion of Rural District Centres – Wivenhoe, Tiptree and West Mersea).

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

**C.8** At that stage, only broad locations were defined and formed the basis for the assessment of these sites in the sustainability appraisal. The sustainability appraisal of these options indicated that all options were broadly similar, but that those options that explored a number of new settlements with a proportionate level of dispersal around Colchester and the Rural District Centres would have a larger amount of positive social impacts. The Preferred Policy approach most closely resembled 'Issues and Options, Option 1B', however it was built upon and influenced by extensive evidence base work undertaken by the Council in order to determine the sustainability of each settlement within the Borough. This work, forming part of the Local Plan evidence base, was closely aligned to the SA Site Assessment Framework / methodology within the 2017 SA report and explored whether any growth would be suitable in each of the Borough's settlement.

**C.9** The distribution of those sites that have emerged from the call-for-sites and the assessment of the suitability of these sites as evidenced in the Strategic Land Availability Assessment (SLAA) allowed a more informed sustainability appraisal at the Draft Publication stage. It should be noted that further options put forward were assessed in the context of Section One of the Local Plan, and assessed against alternatives across the strategic 'North Essex' area as appropriate and commensurate to their scope.

**C.10** The Issues and Options Local Plan consultation and also the call-for-sites process invited any new Spatial Strategy proposals or options to come forward in addition to those listed above. A new proposal was identified through a representation and appraised at the Draft Plan stage within the 2017 SA report, and can be summarised as:

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

**C.11** Policy SG1 has been modified through MM3 in the Schedule of Main Modifications to remove reference to the second garden community to the west of Colchester as it was deleted in the Adopted North Essex Section 1 Plan. It should be noted that alternatives (SG1)1, (SG1)2, and (SG1)3 are therefore no longer considered reasonable alternatives in light

of the findings of the Examination of the North Essex Section 1 Plan in respect of deleting the west of Colchester garden community, given that alternatives (SG1)1, (SG1)2, and (SG1)3 included a separate sustainable settlement to the west of Colchester. Therefore, the findings of the SA of alternatives (SG1)1, (SG1)2, and (SG1)3 have not been re-presented in this SA Addendum.

**C.12** For clarity, the term “Sustainable Settlement” used in SG1: Colchester’s Spatial Strategy and reasonable alternatives to SG1, refers to those settlements identified as sustainable locations for proportionate growth by the Settlement Boundary Review. These settlements and the garden community form the second tier of the spatial hierarchy, sitting below the urban area of Colchester, and are listed in Table SG1 of the plan. Those villages in the borough which are not sustainable settlements are defined as “other villages” at the bottom of the spatial hierarchy.

**C.13** The remaining, existing reasonable alternatives to Policy SG1 (as it is proposed to be modified through MM3) are as follows:

- (SG1)4 Development to the East and North (a separate sustainable settlement to the east of Colchester town, a significant urban extension to the north of Colchester town, crossing the A12, in addition to an extension to the north, other urban development in and around the existing urban area, and proportional expansion of the Sustainable Settlements / Rural District Centres – Wivenhoe, Tiptree and West Mersea).
- (SG1)5 Development to the East and North, and rural growth (as per SG1(4) but with an additional proportional element of rural growth across the Borough’s villages also defined as Sustainable Settlements.
- (SG1)6 Development focussed within the Regional Centre of Colchester only.

**C.14** In addition, a new reasonable alternative has been identified by the Council in the process of preparing the Schedule of Main Modifications, as follows:

- (SG1)7 Development to the East (a separate sustainable settlement to the east of Colchester town, other urban development in and around the existing urban area, and proportional expansion of the Sustainable Settlements/Rural District Centres – Wivenhoe, Tiptree and West Mersea – and the Borough’s villages also defined as Sustainable Settlements.

**C.15** The sustainability impacts of Policy SG1 (as it is proposed to be modified through MM3) and the current reasonable alternatives (SG1)4, (SG1)5, (SG1)6, and (SG1)7 are presented below.

## Significant, Secondary and Temporal Effects

**C.16 Table C.1** explores the sustainability impacts of the proposed modifications to Policy SG1 and the identified reasonable alternatives. The table re-explores some of the options proposed at the Issues and Options (‘I&O’) and Draft Plan (‘DP’) stages to see if they are appropriate ((SG1)4, (SG1)5, (SG1)6), or can continue to be ruled out in light of updated evidence and in consideration of the distribution of suitable, achievable and deliverable sites as submitted through the call-for-sites process or otherwise identified. In addition, the impacts of the reasonable alternative proposed at the Main Modifications (‘MM’) stage ((SG1)7) is also explored. In the table, the effects identified at I&O, DP and MM stages are shown in separate rows under each SA Objective and Assessment Criterion. Note that Policy SG1 and Alternatives (SG1)6 and 7 were not assessed at the I&O stage so ‘N/A’ is recorded in the I&O row for these alternatives in the table. In addition, Alternative (SG1)7 was also not assessed at the DP stage.

**Table C.1: Appraisal of the Spatial Strategy Alternatives for Policy SG1 (as proposed to be modified)**

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
SA1	Will it deliver the number of houses needed to support the existing and growing population?	I&O	N/A	++	++	N/A	N/A
		DP	++	++	++	-	N/A
		MM	++	++	++		++
		It can be expected that the modified policy and the majority of alternatives would contribute to the delivery of the OAN figure, with the exception of Alternative (SG1)6; this is due to a lack of available and suitable land in around the town of Colchester.					

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
	Will it provide more affordable homes across the Borough?	I&O	N/A	+	?	N/A	N/A
		DP	++	++	?	?	N/A
		MM	++	++	?	?	++
	With the exceptions of Alternatives (SG1)5 and (SG1)6, all options would have varying degrees of positive impacts on affordable housing delivery for the same principle reasons as the commentary above for the assessment criterion regarding general housing delivery. The uncertainties surrounding the impacts of Alternatives (SG1)5 and (SG1)6 largely respond to the additional emphasis on a larger number of smaller developments, which are less likely to respond to affordable housing thresholds and viability implications.						
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	I&O	N/A	++	++	N/A	N/A
		DP	++	++	++	?	N/A
		MM	++	++	++	?	++
	The Policy and the majority of the alternatives will have significant positive impacts on delivering a range of housing in so far as they all have the ability to adhere to this assessment criterion. Alternative (SG1)6 is an exception to this however where the option is unlikely to positively respond to larger or lower density housing requirements based on an assumption that significantly higher densities would be required to meet the OAN figure within and around the town of Colchester.						
	Will it deliver well designed and sustainable housing?	I&O	N/A	+	+	N/A	N/A
		DP	+	+	+	?	N/A
		MM	+	+	+	?	+
	The modified Policy and the majority of the alternatives will have minor positive impacts on well-designed housing in so far as they all have the ability to adhere to this assessment criterion. Alternative (SG1)6 is an exception to this however where the option is unlikely to positively respond to some specific design requirements based on an assumption that significantly higher densities would be required to meet the OAN figure within and around the town of Colchester.						
SA2	Will it promote regeneration?	I&O	N/A	0	0	N/A	N/A
		DP	+	+	+	++	N/A
		MM	+	+	+	++	+
	Alternative (SG1)6 will have a significantly positive impact on the regeneration of identified areas of Colchester town associated with the primary focus of development in the broad area. In contrast there will be minor positive impacts resulting from the Policy and Alternatives (SG1)4, 5, 7 in response to a similar amount of development taking place within the town across all these options.						
	Will it reduce the need for development on greenfield land?	I&O	N/A	--	--	N/A	N/A
		DP	--	--	--	-	N/A
		MM	--	--	--	-	--
	There will be significantly negative impacts on Greenfield land resulting from the modified Policy and Alternatives (SG1)4, 5 and 7 as all these options will require the development of Greenfield land to meet the residual OAN requirements once all suitable brownfield sites have been delivered within development boundaries. Alternative (SG1)6 will have a minor negative impact associated with the strong possibility that town centre open space						

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
designations, other Greenfield sites within the town and a large number of urban extensions would be required to be allocated for development under this scenario.							
Will it provide good accessibility by a range of modes of transport?	I&O	N/A	+	?	N/A	N/A	
	DP	+	?	-	+	N/A	
	MM	+	?	-	+	+	
In line with the evidence collected for the submitted larger site options it is feasible that the Policy will have good accessibility to the town of Colchester. Alternative (SG1)6 would have positive impacts associated with focusing growth in the town centre without exception. There will be uncertain impacts on this assessment criterion resulting from Alternative (SG1)5 in line with a lack of existing rail infrastructure in the rural area. Alternative (SG1)5 will additionally have negative impacts due to the larger focus of growth being met across the Borough's villages rather than more sustainable settlements as stated in the settlement hierarchy. Alternative (SG1)7 could also have good accessibility to Colchester town as it is similar to the Policy.							
Will densities make efficient use of land?	I&O	N/A	+	+	N/A	N/A	
	DP	+	+	?	?	N/A	
	MM	+	+	?	?	+	
Whereas density requirements will differ across all options, those that seek a more dispersed pattern of growth across the Borough will have more positive impacts associated with adherence to the density requirements of Garden Community principles and the NPPF, most notably the preferred Policy approach. Although this could see a larger percentage of greenfield land being allocated, the Policy and Alternatives (SG1)4 and 7 will ensure development densities that respond to local context and character. Alternatives (SG1)5 and 6 would likely require higher densities that are not in keeping with their surroundings in all instances, related to the Borough's villages in the case of (SG1)5 and within the town of Colchester and its surrounds in the case of (SG1)6.							
Will a mix of uses be provided?	I&O	N/A	++	++	N/A	N/A	
	DP	++	++	++	++	N/A	
	MM	++	++	++	++	++	
The Policy ensures a mix of uses will be viable in line with the overall growth targets of the Local Plan as they respond to OAN. For comparison purposes the same must also be said of all the alternatives explored.							
SA3 Will it improve the delivery of a range of employment opportunities to support the growing population?	I&O	N/A	++	++	++	N/A	
	DP	++	++	++	++	N/A	
	MM	++	++	++	++	++	
The Policy ensures that employment development will be viable in line with the overall growth targets of the Local Plan as they respond to OAN. For comparison purposes the same must also be said of all the alternatives explored.							
Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	I&O	N/A	0	0	N/A	N/A	
	DP	0	0	0	-	N/A	
	MM	0	0	0	-	0	
The Policy will ensure that an appropriate balance between different types of retail uses and other activities in the Borough's centres will be maintained through its approach to residual growth needs on greenfield land in sustainable							

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
locations with good access to the town centre being feasible. This can also be said of all Alternatives that explore such an approach. There will however be a negative impact on this assessment criterion resulting from Alternative (SG1)6 where it can reasonably be assumed that available land in the town centre would be required to be allocated for housing and employment development, rather than being safeguarded and allocated for retail and other traditional town centre uses.							
Will it support business innovation, diversification, entrepreneurship and economies?	I&O	N/A	++	++	++	N/A	N/A
	DP	++	++	++	+	N/A	N/A
	MM	++	++	++	+	++	++
Whereas it can be assumed that the Policy and all alternatives will have positive impacts on supporting business innovation and diversification in line with the Borough's growth requirements, the preferred Policy and those that ensure a focus of growth to the east will have more significant positive impacts. This is associated with growth at an indicative Garden Community scale to the east being likely to deliver employment uses linked to the University of Essex. The university is currently the Borough's second largest employer, employing approximately 2,000 people. An expansion to the knowledge gateway and increase in skilled jobs will have significant positive impacts on Colchester's economy.							
Will it support tourism, heritage and the arts?	I&O	N/A	0	0	0	N/A	N/A
	DP	0	0	0	0	N/A	N/A
	MM	0	0	0	0	0	0
There will be no direct impacts on tourism, heritage and the arts from the Policy approach or any of the Spatial Strategy options.							
Will it help sustain the rural economy?	I&O	N/A	0	+	N/A	N/A	N/A
	DP	+	0	+	--	N/A	N/A
	MM	+	0	+	--	+	+
The Policy will have positive impacts on the rural economy associated with growth being directed to a new rural location in regards to the Garden Community and also through a general distribution strategy in the first instance. Alternatives (SG1)5 and 7 that seek the allocation of a larger settlement and/or significant urban extension would also have positive impacts. There would however be significantly negative impacts on this helping sustain the rural economy through Alternative (SG1)6's primary focus on delivering the Plan's growth entirely within the town of Colchester.							
SA4 Will it reduce the need to travel?	I&O	N/A	?	-	N/A	N/A	N/A
	DP	++	+	+	+	N/A	N/A
	MM	++	+	+	+	++	++
All options, with the exception of (SG1)6, include new sustainable settlements, which will include a mix of uses, including employment, leisure and community uses. This will reduce the need for new residents to travel, providing that these uses are located at accessible locations within the site, and can support the needs of residents in wider rural areas. Additional positive impacts are associated with a substantial level of growth being allocated to Colchester and other sustainable settlements in line with the modified Policy and Alternative (SG1)7. Alternative (SG1)6 would have positive impacts associated with focusing growth in the town centre without exception, however impacts are limited where such a strategy would not focus on meeting the needs of the Borough's population outside the main town of Colchester.							

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
	Will the levels of sustainable travel increase?	I&O	N/A	?	?	N/A	N/A
		DP	++	?	?	++	N/A
		MM	++	?	?	++	++
The Policy and Alternative (SG1)7 will have significant positive impacts associated with focusing growth in the East alongside a general strategy in line with the settlement hierarchy; these being the broad locations that have existing rail links and associated infrastructure for the exploration of expansion or capacity improvements as well as existing other sustainable transport links. For this reason, Alternatives (SG1)4 and 5 in exploring the north as an urban extension option will have uncertain impacts as to ensuring sustainable transport uptake is maximised and (SG1)5 also directs development to rural growth of the villages, which is unlikely to increase sustainable travel. Alternative (SG1)6 will have significant positive impacts associated with the focus of growth to the Borough's most sustainable location, however it should be acknowledged that there would be no wider benefits to rural communities in terms of infrastructure provision as a result of strategic scale growth.							
	Will it improve sustainable transport infrastructure and linkages?	I&O	N/A	?	?	N/A	N/A
		DP	++	+	?	--	N/A
		MM	++	++	?	--	++
It can be expected that the Policy and those alternatives that include the Garden Community to the East will ensure that improvements are made to sustainable transport infrastructure and linkages in line with Garden Community principles. Despite this, the Policy and those options that include the Garden Community to the East will have significant impacts associated with existing rail links and infrastructure in place for expansion or improvement purposes. This will have wider benefits beyond those for the new community including for rural areas to the east of the Borough. Alternatives that include a large settlement/urban extension to the north will not have rail benefits, but will have good accessibility and public transport linkages to the Northern Gateway and the town centre including the existing Park and Ride. Alternative (SG1)5 will have uncertain impacts however associated with an additional proportional element of rural growth across the Borough's villages. A larger amount of smaller developments that can be expected to come forward as a result of Alternative (SG1)6 will not lead to improvements to sustainable transport infrastructure and linkages to the same level as options exploring strategic level growth; as such significantly negative impacts have been highlighted in response to the likely public transport capacity issues such growth in the town could create with no single scheme likely to stimulate sufficient improvements in an integrated manner.							
SA5	Will it provide equitable access to education, recreation and community facilities?	I&O	N/A	++	++	N/A	N/A
		DP	++	++	++	+	N/A
		MM	++	++	++	+	++
The Policy will ensure equitable access to education, recreation and community facilities in line with a strategy supplemented by the additional facilities that will be provided by the new Garden Community to the east; this will ensure a good distribution of additional facilities for the benefit of new and existing rural communities. Similar impacts can be expected of Alternatives (SG1)4, 5 and 7 in so far as they would see the delivery of the same Garden Community. It can also be expected that provision of such facilities would be forthcoming from all development at the level of growth required of the OAN figure, however only minor impacts have been identified for Alternative (SG1)6 in response to focusing growth in Colchester town centre and n single scheme being likely to stimulate significant new facility provision.							
	Will it place pressure on school places, including early years?	I&O	N/A	?	?	N/A	N/A
		DP	++	++	+	-	N/A



Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
		MM	++	++	+	-	++
<p>The Policy will ensure equitable access to schools in line with the provision requirements associated with the level of overall growth in the Borough. The Policy as well as Alternatives (SG1)4, 5 and 7 that include a Garden Community can be expected to deliver new schools in line with their indicative thresholds. Alternative (SG1)6 has been assessed as having negative impacts on this assessment criterion however in response to an assumption that the strategy would see a large number of smaller developments emanating from a focus solely on the town of Colchester. This would likely give rise to capacity issues where fewer single schemes can be expected to meet the thresholds for new school provision to be frontloaded, and it would be uncertain whether any single scheme would meet the threshold for a new secondary school.</p>							
Will existing open spaces be protected and new open spaces be created?	I&O	N/A	+	+	N/A	N/A	
	DP	++	++	++	-	N/A	
	MM	++	++	++	-	++	
<p>The Policy, and Alternatives (SG1)4, 5 and 7 that include the delivery of a Garden Community will ensure significant amounts of open space provision in line with Garden Community principles. Alternative (SG1)6 will have negative impacts due to the significant possibility that development pressures at the level of growth required will lead to the loss of open space within the town of Colchester. In addition, at the level of growth required higher densities are likely to be sought, with pressures on private amenity space requirements and on any new open space provision in terms of size and location which could run contrary to the requirements for an increasing amount of open space in the urban area the importance of which has been brought into focus even more strongly during the COVID-19 pandemic.</p>							
Will it improve the skills of the Borough's population?	I&O	N/A	+	+	N/A	N/A	
	DP	+	+	+	?	N/A	
	MM	+	+	+	?	+	
<p>The Policy and the majority of the alternatives are likely to have positive impacts on this assessment criterion in those instances where a Garden Community is included to the east, with links to the University of Essex. Employment related development linked to the university is likely to improve the skills of the Borough's population and help to retain skilled residents. In contrast, Alternative (SG1)6, which does not seek to develop links to the university and its expansion has been highlighted as having uncertain impacts.</p>							
SA6 Will it reduce actual crime and fear of crime?	I&O	N/A	+	+	N/A	N/A	
	DP	+	+	+	?	N/A	
	MM	+	+	+	?	+	
<p>Positive impacts can be expected from the Policy and those alternatives that include a Garden Community in line with Garden City principles density requirements and a comparative available space to ensure effective layouts to design out crime. In contrast, the focus of all the Borough's growth requirements being delivered in the town of Colchester could have uncertain impacts regarding effective layouts and also social integration.</p>							
Will it provide equitable access to employment opportunities?	I&O	N/A	+	+	N/A	N/A	
	DP	+	+	+	?	N/A	
	MM	+	+	+	?	+	
<p>The Policy and all alternatives that include a Garden Community, which will include employment development, are likely to have a positive impact. It will be essential that good links by a range of modes of transport is made between</p>							

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
residential areas and employment uses and this can be ensured at such a scale and through effective masterplanning. In addition, access to existing employment areas within the immediate area for a range of jobs will be ensured through adherence to Garden City principles. Alternative (SG1)6 will have uncertain impacts however, where a lack of available land in urban areas for both (and integrated) residential and employment development may lead to a shortage of employment proposals in favour of more profitable residential schemes.							
Will it encourage healthy lifestyles?	I&O		N/A	++	++	N/A	N/A
	DP		++	++	++	?	N/A
	MM		++	++	++	?	++
The Policy will ensure equitable access to facilities that support healthy lifestyles in line with the provision that can be expected from new Garden Communities. Similar impacts can be expected of those alternatives that also include the Garden Community. Alternative (SG1)6 has been assessed as having uncertain impacts associated with the possible development pressures for open space designations within the town of Colchester; however some of these impact are negated through the increased likelihood of walking and cycling as a means of transportation to town centre services and facilities.							
SA7 Will it protect and enhance the heritage and cultural assets of the Borough?	I&O		N/A	?	?	N/A	N/A
	DP		+	+	+	-	N/A
	MM		+	+	+	-	+
In line with Garden City principles, the Policy and all alternatives that include the Garden Community can be expected to protect and where necessary enhance heritage assets through effective layouts, density requirements and masterplanning. In addition, the Policy as proposed to be modified provides greater support for the protection and enhancement of the historic environment. Alternative (SG1)6 has been assessed as having a negative impact where high density urban development requirements may not be compatible within the town's historic core, and in consideration of designated and non-designated assets throughout the urban area on a case-by-case basis.							
Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	I&O		N/A	0	0	N/A	N/A
	DP		+	+	+	-	N/A
	MM		+	+	+	-	+
The Policy and all alternatives that include the Garden Community can be expected to create a high quality and coherent public realm through effective layouts and masterplanning. Alternative (SG1)6 has been assessed as having a negative impact where high density urban development requirements may not be compatible within aspirations for a high-quality public realm, and there may be incompatibilities with the town's heritage assets and open spaces.							
Will it protect and enhance the historic character of the Town Centre?	I&O		N/A	0	0	N/A	N/A
	DP		+	+	+	-	N/A
	MM		+	+	+	-	+
The Policy and all alternatives that include the Garden Community can be expected to alleviate development pressures on the town's historic core in the long term. Alternative (SG1)6 has been assessed as having a negative impact where high density urban development requirements may not be compatible with requirements to protect and enhance the historic character of the Town Centre.							
SA8	I&O		N/A	--	--	N/A	N/A

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	DP		-	--	--	+	N/A
	MM		+/-	--	--	+	-
<p>The Policy and all alternatives that include the Garden Community can be expected to have negative impacts associated with landscape due to the nature of strategic development on greenfield land. Alternatives (SG1)4 and 5 will however have significant negative impacts on landscape regarding an urban extension in the north, which is likely to significantly impact on the Dedham Vale AONB. Alternative (SG1)6 will have a minor positive impact on landscape in response to the singular focus of development within the town of Colchester, however it should be acknowledged that impacts on townscape would likely be significantly negative at the scale of the growth requirements. The Policy as proposed to be modified now requires new development in the open countryside to respect the character and appearance of landscapes, therefore a mixed minor negative and positive impact is expected.</p>							
Will it protect and enhance designated areas of the countryside and coastal environment?	I&O		N/A	--	--	N/A	N/A
	DP		?	-	-	++	N/A
	MM		+/-	-	-	++	+/-
<p>The Policy and those alternatives that include the Garden Community to the east will have mixed minor negative impacts on designated areas of countryside, acknowledging the impacts of strategic growth on greenfield land, however, minor positive impacts also in consideration of Garden City principles that seek to ensure a surrounding belt of countryside around each Garden Community to prevent sprawl. It should also be acknowledged that all strategy options, in particular the preferred Policy approach, all seek to direct growth to the main town of Colchester in the first instance and within the scale of impacts highlighted above it can be expected that those alternatives that direct growth commensurate to the settlement hierarchy will have more positive impacts than those that do not. Alternatives (SG1)4 and 5 have been assessed as having a negative impact only in accordance with the Dedham Vale AONB in close proximity. Alternative (SG1)6 will have a significant positive impact in accordance with a singular focus for the Borough's growth needs within the town of Colchester.</p>							
Will it protect and improve biodiversity?	I&O		N/A	--	--	N/A	N/A
	DP		?	?	?	?	N/A
	MM		+/-	+/-	+/-	?	+/-
<p>There will be mixed impacts on biodiversity associated with the Policy and Alternatives (SG1)4, 5 and 7 commensurate to the level of growth required. This is likely to put pressure on habitats, however it should be acknowledged that such impacts are considered in the Local Plan HRA / AA in terms of international sites and are addressed on the smaller scale through effective policy requirements. However, biodiversity features can be successfully enhanced through integration within Garden Communities and this should be included into forthcoming masterplans. In addition, the scale of the Garden Community and larger sustainable settlements can ensure that any required biodiversity offsetting is viable. Furthermore, the Policy as proposed to be modified now requires new development in villages and the countryside to preserve and enhance biodiversity. Alternative (SG1)6, will have an uncertain impact on biodiversity due to the possible pressure on open space and town centre wildlife designations in response to the probable need for such areas to be developed. In addition, the impacts of increased densities on previously developed land that may correspond to brownfield habitats could amount to mitigation measures or integration not being viable.</p>							
Will it improve environmental quality in terms of water, air and soil quality?	I&O		N/A	-	-	N/A	N/A
	DP		-	-	-	-	N/A
	MM		-	-	-	-	-

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
	The Policy and all alternatives that include the Garden Community options can be said to have negative impacts on soil quality in line with the significant reduction in agricultural land required. The impacts highlighted for Alternative (SG1)6, exploring the Borough's growth being contained within the town of Colchester will not see a reduction in agricultural land, however is likely to exacerbate air quality conditions in the town associated with transport emissions and impacts on AQMAs as well as the cumulative negative connotations of building emissions within the Borough's largest settlement.						
SA9	Will it reduce pollution and greenhouse gas emissions?	I&O	N/A	-	-	N/A	N/A
		DP	+	+	+	?	N/A
		MM	+	+	+	?	+
	Growth at the required level will lead to increased pollution and greenhouse gas emissions, however the probability that developments can mitigate their resultant impacts is heightened through the provision of a Garden Community and requirements to improve sustainable transport infrastructure and incorporate energy efficiency and renewable energy schemes. In response to this the Policy has been highlighted as having positive impacts, as have those alternatives that include the Garden Community. Alternative (SG1)6 will have uncertain impacts in comparison through a smaller likelihood of associated infrastructure provision and improvements assisting in the reduction of greenhouse gas emissions.						
	Will it support the delivery of renewable energy schemes?	I&O	N/A	?	?	N/A	N/A
		DP	+	+	+	?	N/A
		MM	+	+	+	?	+
	It can be expected that adherence to the aspirations of incorporating renewable schemes are more achievable and viable through the Policy and those alternatives that include the Garden Community. In comparison, an uncertain impact has been highlighted for Alternative (SG1)6 in line with an assumption that a larger number of smaller schemes would not lead to renewable energy schemes through the principles of economies of scale and the integration of schemes and masterplanning of growth at the strategic level.						
	Will it help to reduce, reuse and recycle resources and minimise waste?	I&O	N/A	0	0	N/A	N/A
		DP	0	0	0	0	N/A
		MM	0	0	0	0	0
	It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more relevant to the Development Management process rather than any spatial distribution strategy.						
SA10	Will it reduce the risk of flooding?	I&O	N/A	0	0	N/A	N/A
		DP	0	0	0	?	N/A
		MM	0	0	0	?	0
	The Policy and the majority of the Alternatives are unlikely to increase the risk of flooding in accordance with Garden Community principles, other Local Plan policy considerations and requirements and site selection methodology. An uncertain impact has been highlighted for Alternative (SG1)6 in response to the possible difficulty of providing the most effective and sustainable mitigation solutions at higher densities and also in consideration of the resultant effects of surface water by focusing the entirety of the Borough's growth needs within an urban environment.						
		I&O	N/A	+	+	N/A	N/A

Sustainability Objective / Assessment Criteria		I&O	Policy SG1	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	Alt (SG1)7
		DP					
Will it deliver effective SUDS and improve drainage?		DP	+	+	+	?	N/A
		MM	+	+	+	?	+
The Policy and the majority of the Alternatives can be expected to deliver effective SuDS in accordance with policy considerations and requirements. An uncertain impact has been highlighted for Alternative (SG1)6 in response to the possible difficulty of providing the most effective and sustainable solutions at higher densities and also in consideration of the resultant effects of surface water by focusing the entirety of the Borough's growth needs within an urban environment.							
Will it affect the amount of water available for extraction?	I&O		N/A	0	0	N/A	N/A
	DP		0	0	0	0	N/A
	MM		0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more relevant to the overall level of growth in the Plan Area rather than any spatial distribution strategy.							
Will it provide water efficiency and reduce water usage levels per household?	I&O		N/A	0	0	N/A	N/A
	DP		0	0	0	0	N/A
	MM		0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more relevant to the Development Management process rather than any spatial distribution strategy.							
Will it improve water quality?	I&O		N/A	0	0	N/A	N/A
	DP		0	0	0	0	N/A
	MM		0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more relevant to the overall level of growth in the Plan Area rather than any spatial distribution strategy.							

## Mitigation / Recommendations

**C.17** No recommendations are made for Policy SG1 at this stage.

## Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives

**C.18** Table C.2 outlines the Council's reasons for selecting the preferred option in light of the reasonable alternatives.

**Table C.2: CBC's Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives**

Option/Alternative	CBC's Reasons for Selection/Rejection
Policy SG1 (preferred option)	As stated in the Local Plan, <i>'The Borough clearly contains sufficient undeveloped land to accommodate required growth in alternative locations, however Sustainability Appraisal work has discounted many of these potential alternative locations on the basis of environmental constraints. As</i>

Option/Alternative	CBC's Reasons for Selection/Rejection
	<i>noted in the Explanation above, the preferred Spatial Strategy has evolved from firstly, consideration of the individual characteristics and capacity of different parts of the Borough and secondly, consideration of the overall linkages and functionality of settlements within the area and the best strategy for enhancing their sustainability'.</i>
Alternative (SG1)4	The allocations of two large settlements in relatively close proximity to each other is likely to create significant infrastructure pressures north east of the town of Colchester, even in consideration of infrastructure provision as part of the Garden Communities. In addition, the environmental impacts of focusing development in this area are likely to be cumulatively significant and a Garden Community or an urban extension to the north of the town has been discounted due to the environmental constraints in the broad area.
Alternative (SG1)5	The allocations of two large settlements in relatively close proximity to each other is likely to create significant infrastructure pressures north east of the town of Colchester, even in consideration of infrastructure provision as part of the Garden Communities. In addition, the environmental impacts of focusing development in this area are likely to be cumulatively significant and a Garden Community or an urban extension to the north of the town has been discounted due to the environmental constraints in the broad area.
Alternative (SG1)6	Development solely in the town of Colchester is considered an unreasonable alternative to meet the Borough's OAN requirements due to a lack of available land and the unsuitability of development at the densities required to meet the Borough's growth and associated infrastructure requirements. The alternative would also not meet needs in more rural areas, nor would it provide an option for longer term sustainable growth in a Garden Community.
Alternative (SG1)7	<p>This alternative reflects the conclusion of the Section 1 Local Plan Inspector that, although the proposed sustainable settlement to the west of Colchester was not considered to be deliverable and was accordingly removed from the plan, the proposed sustainable settlement to the east of Colchester was found to be deliverable, and would integrate well with the other areas programmed for development to present the optimal strategy for sustainable growth over the plan period.</p> <p>Alternative SG1(7), which includes a separate sustainable settlement to the east of Colchester, scores similarly to option SG1, which includes the Tendring Colchester Borders Garden Community. However, it does not offer the cross-border benefits to Colchester and Tendring that arise from the link road and potential for growth at the University of Essex and the Knowledge Gateway that the preferred strategy offers. This alternative is not considered to be a stronger alternative to SG1, i.e. the modified strategy in the submitted Plan.</p>

## Policy SG8 – Neighbourhood Plans

**C.19** The 2011 Localism Act introduced the concept of Neighbourhood Planning. Under this Act local communities in urban and rural areas were given new powers to prepare Neighbourhood Plans enabling these communities to have a greater influence over the future land use within their areas.

**C.20** Neighbourhood Plans can vary in their terms of their complexity and approach and can cover one or more of the following topics areas: site allocations, housing type/size, local housing need, affordable housing, local character considerations, design and building materials, boundary fences/walls design criteria, community facilities and services to sustainable development. The Council need to be

supportive of communities who want to prepare Neighbourhood Plans covering one or more policy topic.

**C.21** Neighbourhood Plans are subject to examination and referendum and Plans which successfully pass these 2 tests will be adopted as part of the Development Plan for Colchester. Any issues which are not covered by the scope of a Neighbourhood Plan will be determined in accordance with the Local Plan.

**C.22** The proposed modifications version of Policy SG8 is set out in the box below.

### POLICY SG8 – NEIGHBOURHOOD PLANS

Towns and villages are encouraged to plan for the specific needs of their communities by developing Neighbourhood Plans. The Local Planning Authority will support Parish and Town Councils and Neighbourhood



Forums (in unparished areas) to prepare Neighbourhood Plans containing locally determined policies to guide land use and meet future development needs in their areas. Once a Neighbourhood Plan is made, this becomes part of the Development Plan.

Neighbourhood Plans have been made for Boxted, Myland and Braiswick, Wivenhoe, West Bergholt and Eight Ash Green and these now form part of the Development Plan for Colchester.

Neighbourhood Plans are required to be compliant with the following Strategic Policies in this Plan: Section 1 Policies SP1-9 and Section 2 Policies SG1-8, ENV1-5, CC1 and PP1.

**C.24** In addition, a new reasonable alternative has been identified by the Council in the process of preparing the schedule of Main Modifications, as follows:

- (SG8)2 – Policy SG8 to include an additional clause stating that housing numbers provided for by neighbourhood plans should be expressed as the minimum number to be provided.

**C.25** The sustainability impacts of Policy SG8 (as it is proposed to be modified through MM14) and the current reasonable alternatives (SG8)1 and (SG8)2 are presented below.

### Significant, Secondary and Temporal Effects

**C.26 Table C.3** explores the sustainability impacts of the preferred approach of Policy SG8 and the identified alternative:

### Alternatives Considered

**C.23** At the Issues and Options stage, the following options or alternatives were explored:

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

**Table C.3: Appraisal of Policy SG8 as Proposed to be Modified and Alternatives**

Sustainability Objective / Assessment Criteria		Policy SG8	Alternative (SG8)1	Alternative (SG8)2
SA1	Will it deliver the number of houses needed to support the existing and growing population?	0	0	0
	Will it provide more affordable homes across the Borough?	0	0	0
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	0	0	0
	Will it deliver well designed and sustainable housing?	0	0	0
SA2	Will it promote regeneration?	0	0	0
	Will it reduce the need for development on greenfield land?	0	0	0
	Will it provide good accessibility by a range of modes of transport?	0	0	0
	Will densities make efficient use of land?	0	0	0
	Will a mix of uses be provided?	0	0	0
SA3	Will it improve the delivery of a range of employment opportunities to support the growing population?	0	0	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	0	0	0
	Will it support business innovation, diversification, entrepreneurship and changing economies?	0	0	0

Sustainability Objective / Assessment Criteria		Policy SG8	Alternative (SG8)1	Alternative (SG8)2
	Will it support tourism, heritage and the arts?	0	0	0
	Will it help sustain the rural economy?	0	0	0
SA4	Will it reduce the need to travel?	0	0	0
	Will the levels of sustainable travel increase?	0	0	0
	Will it improve sustainable transport infrastructure and linkages?	0	0	0
SA5	Will it provide equitable access to education, recreation and community facilities?	0	0	0
	Will it place pressure on school places, including early years?	0	0	0
	Will existing open spaces be protected and new open spaces be created?	0	0	0
	Will it improve the skills of the Borough's population?	0	0	0
SA6	Will it reduce actual crime and fear of crime?	0	0	0
	Will it provide equitable access to employment opportunities?	0	0	0
	Will it encourage healthy lifestyles?	0	0	0
SA7	Will it protect and enhance the heritage and cultural assets of the Borough?	0	0	0
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	0	0	0
	Will it protect and enhance the historic character of the Town Centre?	0	0	0
SA8	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	0	0	0
	Will it protect and enhance designated areas of the countryside and coastal environment?	0	0	0
	Will it protect and improve biodiversity?	0	0	0
	Will it improve environment quality in terms of water, air and soil quality?	0	0	0
SA9	Will it reduce pollution and greenhouse gas emissions?	0	0	0
	Will it support the delivery of renewable energy schemes?	0	0	0
	Will it help to reduce, reuse and recycle resources and minimise waste?	0	0	0
SA10	Will it reduce the risk of flooding?	0	0	0

Sustainability Objective / Assessment Criteria		Policy SG8	Alternative (SG8)1	Alternative (SG8)2
	Will it deliver effective SUDS and improve drainage?	0	0	0
	Will it affect the amount of water available for extraction?	0	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	0	0
	Will it improve water quality?	0	0	0

**C.27** There will be no impacts resulting from either the modified policy approach or the alternative approaches. The policy exists for completeness in setting out planning procedure and legislation within the Borough in order to minimise confusion regarding relevant policies and allocations within specific areas and the weight they have in determining planning applications. Although the new Alternative (SG8)2 seeks to ensure a minimum number of homes is provided within settlements that prepare Neighbourhood Plans, the Place Policies in the Section 2 Local Plan already outline the number of homes to be delivered within each settlement and this represents proportionate growth.

### Mitigation / Recommendations

**C.28** No recommendations are made for Policy SG8 at this stage.

### Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives

**C.29** Table C.4 outlines the Council's reasons for selecting the preferred option in light of the reasonable alternatives.

**Table C.4: CBC's Reason for Selecting the Preferred Option in Light of the Reasonable Alternatives**

Option/Alternative	CBC's Reasons for Selection/Rejection
Policy SG8	The policy exists for completeness in setting out planning procedure and legislation within the Borough in order to minimise confusion regarding relevant policies and allocations within specific areas and the weight they have in determining planning applications.
Alternative (SG8)1	The wording of the current policy ENV2 in the adopted Core Strategy is NPPF compliant but it does not highlight the need for different policy approaches for Neighbourhood Plans allocating sites and plans that are not allocating sites. This is necessary to provide an appropriate balance between providing adequate certainty for the Local Plan and flexibility for the Neighbourhood Plans to make their own informed choices.
Alternative (SG8)2	The Section 1 Local Plan sets the overall housing target for Colchester over the plan period. The Place Policies in the Section 2 Local Plan outline the number of homes to be delivered within each settlement and this represents proportionate growth. No policies within the Local Plan limit growth to be delivered through Neighbourhood Plans.

## Policy SC2 – Middlewick Ranges

**C.30** Middlewick Ranges is designated for new residential development as set out in Policy SC2. The proposed modifications version of Policy SC2 is set out in the box below.

### POLICY SC2 – MIDDLEWICK RANGES

The allocation shown on the Policies Map is expected to deliver up to 1000 new dwellings. The final number of dwellings will only be confirmed through masterplanning. In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map where it:

- (i) Delivers up to 1000 new houses of a mix and type of housing to be compatible with surrounding development; and

(ii) Is supported by a Transport Assessment which sets out where impacts would occur and any mitigation to address those impacts, as well as measures proposed to ensure sustainable transport is the primary means of access and movement to from and within the site. The Transport Assessment and mitigation measures are to be agreed with the Highway Authority and The Council as part of any planning permission; and

(iii) Delivers access and highway works on the local road network, including new junctions, to be agreed with the Highway Authority and delivered at the appropriate time commensurate with the development; and

(iv) Delivers enhancements to sustainable travel connectivity including public transport, cycling and walking infrastructure, including connection and enhancement to the Colchester Orbital; and

(v) Provides for retention or diversion of any existing public rights of way within the site and incorporation wherever possible into the green infrastructure network; and

(vi) The built footprint of the development has been sited to minimise the effects on protected habitats and species; and

(vii) Is supported by the submission of appropriate mitigation and net gain plans to enhance the ecology of the remaining areas of the Local Wildlife Site to provide compensatory habitat to replace habitat lost to development and a minimum of 10% biodiversity net gain; and

(viii) Secures the appointment, by the developer, of a suitably qualified and experienced nature conservation management organisation as a partner to take forward the habitat conservation, creation and management of the development; and

(ix) Identifies and commits to a legal mechanism, in a form to be agreed with the Council, to ensure the long-term establishment, management and maintenance of the retained acid grassland, the biodiversity mitigation/compensation and net gain land and a strategy for the monitoring of key mitigation, compensation and net gain. The legal mechanism will identify the funding mechanism and governance structure (including the option of designation as a Local Nature Reserve) that ensures both the nature conservation value and local community interest in the retained acid grassland, other protected habitats, the biodiversity mitigation and compensation land, and areas of net gain; and

(x) Includes a detailed strategy and management plan, to be agreed with the Council, for the existing and proposed green infrastructure and public open space network, including formal playing pitches, strategic green corridors, green buffers and structural landscape; and

(xi) Includes a detailed Landscape and Visual Impact Assessment in order to minimise and mitigate potential impacts on the wider landscape and urban character; and

(xii) Delivers Mitigation measures to address site contamination; and

(xiii) Provides for Primary and early years education as follows;

a. a new primary school with co-located 56 place early years and childcare nursery on 3 hectares of suitable land allocated for education and childcare use; and

b. a new 56 place stand-alone early years and child care nursery on 0.13 hectares of suitable land allocated for education and childcare use; and

(xiv) Secures financial contribution to early years and childcare, primary and secondary education provision as required by the Local Planning Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy.

A Masterplan for the whole site is to be agreed with the Council prior to submission of any planning application. The masterplan must be informed by, or supported by, as appropriate, site wide parameter plans, design codes or guidance, developed through engagement with the local community, be informed by use of design review where available, and assessment frameworks such as Building for a Healthy Life or similar.

Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

## Alternatives Considered

**C.31** The Middlewick Ranges site was appraised alongside reasonable alternatives for other South Colchester allocations in Appendix 1 (Section 16.8) of the 2017 SA report.

## Significant, Secondary and Temporal Effects

**C.32 Table C.5** summarises the sustainability impacts of Policy SC2 as proposed to be modified. The appraisal considers whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the

potential negative impacts from the Middlewick Ranges site allocation.

**Table C.5: Appraisal of Policy SC2 as Proposed to be Modified**

Sustainability Objective / Assessment Criteria		Policy SC2
SA1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+
	Will it deliver well designed and sustainable housing?	?
SA2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	+/-
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
SA3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
SA4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	++
SA5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	+
	Will existing open spaces be protected and new open spaces be created?	+/-
	Will it improve the skills of the Borough's population?	+
SA6	Will it reduce actual crime and fear of crime?	+
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	+
SA7	Will it protect and enhance the heritage and cultural assets of the Borough?	+/-

Sustainability Objective / Assessment Criteria		Policy SC2
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+
	Will it protect and enhance the historic character of the Town Centre?	N/A
SA8	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	+/-
	Will it protect and enhance designated areas of the countryside and coastal environment?	+
	Will it protect and improve biodiversity?	+/-
	Will it improve environment quality in terms of water, air and soil quality?	?
SA9	Will it reduce pollution and greenhouse gas emissions?	+
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
SA10	Will it reduce the risk of flooding?	++
	Will it deliver effective SUDS and improve drainage?	+
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

**C.33** The Middlewick Ranges site allocation is a Defence Infrastructure Organisation owned site which was previously developed land but is now a largely greenfield site that is well used for recreation and dog-walking in particular. It is a designated Local Wildlife Site as stated in the supporting text to Policy SC2. The updates to the supporting text for Policy SC2 set out a range of new information relating to further evidence gathering that has been undertaken to support the site allocation. For example, the Ecological Evidence Report confirms that the habitats within the site are of high biodiversity value, including 53ha of acid grassland. The site supports a range of protected species such as invertebrates, breeding birds and bats. It also has archaeological interest due to the potential for the presence of buried archaeological remains, in particular, relating to prehistoric, Roman and civil war and World War II defences. The site currently provides some physical and visual separation between the existing urban area and the Roman River Valley. It is reasonably accessible by public transport. It is located approximately 2.5km to Colchester Town train station and there are buses serving Monkwick and West Mersea that provide regular services past this site.

**C.34** Development of the site for up to 1,000 homes as provided for in Policy SC2 therefore has potential for some minor negative effects in relation to SA Objective 2: **Efficient Use of Land**, SA Objective 5: **Resilient Communities**, SA Objective 7: **Historic Environment** and SA Objective 8: **Environment**. However, these are mixed with minor positive effects because of the detailed mitigation requirements that are now included in the policy as proposed to be modified. The mixed effect for SA Objective 2 is because although mostly greenfield, the site includes small pockets of brownfield. The mitigation set out in Policy SC2 includes measures such as the requirement to retain or divert any existing public rights of way within the site and incorporation wherever possible into the green infrastructure network, which also requires a detailed strategy and management plan as well as for the public open space network. The planning application will also need to carry out a detailed Landscape and Visual Impact Assessment in order to minimise and mitigate potential impacts on the wider landscape and urban character; and the submission of appropriate mitigation and net gain plans to enhance the ecology of the remaining areas of the Local Wildlife Site to provide compensatory habitat to replace habitat lost to development and a minimum of 10% biodiversity net gain. There is a further requirement to commit



to a legal mechanism, in a form to be agreed with the Council, to ensure the long-term establishment, management and maintenance of the retained acid grassland, the biodiversity mitigation/compensation and net gain land and a strategy for the monitoring of key mitigation, compensation and net gain. Finally, the policy requires wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat and phase development to avoid impacts on SPA birds and to deliver habitat creation and management either on or off-site to mitigate any significant impacts. The provision of strategic green infrastructure and open space within the site is suggested in the supporting text to also provide alternative recreation space that may draw some pressure away from the sensitive Essex coastal sites and nearby Roman River SSSI. The Council believes the historic WW2 pill boxes, and tank line also represent an important heritage interpretation and visitor opportunity. The supporting text notes that further investigations will be required at a planning application stage, prior to the commencement of any development and cross-refers to Policy PP1 (vi), which will apply in this respect to any planning application on this site.

**C.35** The policy as proposed to be modified would also have a number of minor and some significant positive effects on SA Objective **1: Housing** as it would deliver up to 1,000 homes; SA Objective **4: Sustainable Transport** due to its extensive requirements in relation to a Transport Assessment that stresses the importance of sustainable transport as the primary means of access to, from and within the site as well as delivery of enhancements to sustainable travel connectivity including public transport, cycling and walking infrastructure, including connection and enhancement to the Colchester Orbital; SA Objective **5: Resilient Communities** as it requires the detailed strategy and management plan for the public

open space network, including formal playing pitches, strategic green corridors, green buffers and structural landscape and also because the development would need to provide a primary school and early years/nursery and financial contribution for both of these as well as secondary education. As it requires a detailed masterplanning exercise to be undertaken the policy is also likely to have minor positive effects on SA Objective **6: Health & Deprivation** as it refers to the need to engage with the local community, use assessment frameworks such as Building for a Healthy Life or similar and to be supported by site wide parameter plans, design codes or design guidance. The site is in a low flood risk zone and has a significant positive effect on SA Objective **10: Flooding & Water**, and although it is in a Critical Drainage Area, it will also have a minor positive effect on improving drainage as the supporting text states that contributions will be sought towards the costs of delivering flood defence/flood management solutions as set out in Colchester's Surface Water Management Plan.

## Mitigation / Recommendations

**C.36** No mitigation measures / recommendations are suggested for this Policy at this stage as extensive work has clearly been done in setting out all the new requirements for adequate consideration of potential constraints and opportunities and measures for addressing those within the masterplanning and planning application requirements.

## Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives

**C.37 Table C.6** outlines the Council's reasons for selecting the preferred option in light of the reasonable alternatives.

**Table C.6: CBC's Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives**

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

## Policy SS10 – Layer de la Haye

**C.38** Layer de la Haye is a reasonable sized village located approximately 2.5km from the south western edge of

Colchester (Stanway). It is a sustainable location, suitable for proportional growth.

**C.39** Development in Layer de la Haye is concentrated within two distinct settlement areas; Layer village and Malting Green. The 2 areas are physically separated by a large grass sward

also known as Malting Green, a large area of which is designated as a Local Wildlife Site (Co93). It is also an important open space that helps define the rural character of the existing two settlement areas in Layer de la Haye. To help prevent coalescence and to help preserve this character, the two settlement areas should remain physically separate. Given its small size, lack of facilities and physical separation from Layer village, Malting Green is not considered to be a sustainable location to direct future growth and the existing development boundary is therefore not retained around this group of dwellings.

**C.40** The proposed modifications version of Policy SS10 is set out in the box below.

#### **POLICY SS10 – LAYER DE LA HAYE**

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) At least 35 new dwellings of a mix and type compatible with surrounding development, to include bungalows and small family homes;
- (ii) Primary highways access to serve the development from Great House Farm Road with secondary, non-thoroughfare access, from The Folley to serve a limited number of dwellings;
- (iii) New areas of public open space, to include an equipped children's play area;
- (iv) A masterplan demonstrating how the development will positively and comprehensively relate to the future delivery of a rural exceptions site on adjacent land.

The Local Economic Area at Queensmead, The Folley, Layer de la Haye will continue to be protected for employment uses.

Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.

Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

#### **Alternatives Considered**

**C.41** The Layer de la Haye site allocation was considered alongside other Layer de la Haye reasonable alternative site options in Appendix 1 (Section 16.20) of the 2017 SA report.

#### **Significant, Secondary and Temporal Effects**

**C.42 Table C.7** summarises the sustainability impacts of Policy SS10 as proposed to be modified. The appraisal considers whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Layer de la Haye site allocation.

**Table C.7: Appraisal of Policy SS10 as Proposed to be Modified**

Sustainability Objective / Assessment Criteria		Policy SS10
SA1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
SA2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-

Sustainability Objective / Assessment Criteria		Policy SS10
	Will it provide good accessibility by a range of modes of transport?	+?
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
SA3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
SA4	Will it reduce the need to travel?	+?
	Will the levels of sustainable travel increase?	+?
	Will it improve sustainable transport infrastructure and linkages?	N/A
SA5	Will it provide equitable access to education, recreation and community facilities?	+/-
	Will it place pressure on school places, including early years?	+/-
	Will existing open spaces be protected and new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
SA6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	+?
SA7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
SA8	Will it maintain and enhance the landscape character of the Borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	+
	Will it protect and improve biodiversity?	N/A
	Will it improve environment quality in terms of water, air and soil quality?	N/A
SA9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A

Sustainability Objective / Assessment Criteria		Policy SS10
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
SA10	Will it reduce the risk of flooding?	++
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

**C.43** The supporting text to Policy SS10 states that Layer de la Haye is an historic village, located approximately 2.5km south west of the Colchester urban area. The village is well served by community facilities including a primary school, village shop, GP surgery, public open space at New Cut and Malting Green, and two public houses. Layer de la Haye is also well connected to Colchester by road with several bus stops providing public transport to residents. It is therefore considered by the Council to be a sustainable settlement and suitable for some additional residential growth over the plan period. However, the GP surgery is currently at capacity and ECC has indicated that the school will require investment in the coming years to maintain its current capacity.

**C.44** Development of the site for at least 35 homes as provided for in Policy SS102 therefore has potential for some minor negative effects in relation to SA Objective **2: Efficient Use of Land** and SA Objective **5: Resilient Communities**. However, for SA Objective 5 these are mixed with minor positive effects because supporting text notes that new development will be required to contribute to the local infrastructure (GP surgery and school) to mitigate the impact of additional residents in the village and new development will also provide new facilities on site including areas of open space, an equipped children's play area and a footpath connecting new dwellings to existing village facilities.

**C.45** As the site would provide some new homes and a mix of bungalows and small family homes, the policy will have a minor positive effect on SA Objective **1: Housing**. As it is served by buses, and the site would have access by walking to the village services and facilities, there could be minor positive effects on SA Objective **4: Sustainable Transport** but this is uncertain as it will depend on new residents' behaviour and travel choices. A significant positive effect is identified for SA Objective **10: Flooding & Water** as the site is not in an area of high flood risk. At the Preferred Options stage, the SA commented that should the allocated site be 50 dwellings, as was proposed, then there could be negative impacts on Abberton Reservoir SSSI, as identified by the site

being in SSSI Impact Risk Zone. This would have required consultation with Natural England. At 35 dwellings, the site was assessed as not having these impacts. The modifications to this policy now state that development of at least 35 dwellings will be supported. In the event that applications come forward of greater than 50 dwellings then Natural England would need to be consulted. Due to the findings of the HRA, the policy now requires wintering bird surveys to be undertaken at the appropriate time of year to identify any offsite functional habitat and phase development to avoid impacts on Essex Coastal SPA birds and to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Therefore, it has a minor positive effect on SA Objective **8: Environment** in relation to protecting and enhancing designated coastal environment. It also has a minor positive effect on the landscape element of SA Objective 8 because the supporting text notes that the site is in a location which integrates well with the existing settlement by utilising existing screening features and new open space can be delivered without detrimental impact on neighbouring residents and the surrounding landscape.

## Mitigation / Recommendations

**C.46** A previous recommendation for the policy to include a criterion regarding potential impacts on the Abberton Reservoir SSSI at the Preferred Options stage has been removed due to the allocation being reduced from 50 dwellings to 35 dwellings. The policy has been modified to include the HRA recommendation to require wintering bird surveys. There are no further mitigation measures or recommendations identified at this current stage of the SA.

## Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives

**C.47** Table C.8 outlines the Council's reasons for selecting the preferred option in light of the reasonable alternatives.

**Table C.8: CBC's Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives**

Option/Alternative	CBC's Reasons for Selection/Rejection
Policy SS10	Layer village is well served by community facilities, including a primary school, village shop, a GP Surgery and two public houses. Given the constraints of natural conservation sites around the village and the threats of coalescence, the allocated site for at least 35 dwellings ensures a sensible and proportionate extension of the village in order to support the continued sustainability of the area and existing facilities.

## Policy SS11 – Marks Tey

**C.48** Marks Tey is located at the busy junction of the A12 with the A120. It is essentially a linear settlement that has been bisected by the railway and A12/A120, with a number of community facilities including a railway station to the east and a larger area of modern housing and the primary school to the west.

**C.49** Marks Tey is a highly sustainable location and has its own mainline railway station and good bus links, is located at a key junction of two busy strategic routes (A12 and A120) and has a number of shops, sources of employment and services and facilities including a primary school and a village hall. There are currently 1,055 households within the wider Marks Tey Parish area of which 944 dwellings are within the current settlement development boundaries (note these numbers are from the 2011 Census).

**C.50** The proposed modifications version of Policy SS11 is set out in the box below.

### **POLICY SS11 – MARKS TEY**

Growth within the Marks Tey area will largely be guided by the following documents in addition to this Local Plan:

- The Marks Tey Neighbourhood Plan will provide flexibility, including the scope for the allocation of any small parcels of land for development to be considered in the Neighbourhood Plan at the appropriate time.

The Anderson's site is allocated as a Local Economic Area as shown on the Policies Map.

This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8.

### Alternatives Considered

**C.51** No reasonable alternatives were identified at the I&O or DP stages, however, a new reasonable alternative has been identified by the Council in the process of preparing the Schedule of Main Modifications, as follows:

- Alternative (SG11)1 – Section 2 Local Plan to allocate sites at Marks Tey to accommodate additional appropriate growth. The level of appropriate growth being informed by the evidence base including the Settlement Boundary review, infrastructure constraints as well as relevant local evidence prepared for the NHP.

### Significant, Secondary and Temporal Effects

**C.52** No significant, secondary or temporal effects have been identified for Policy SS11 as proposed to be modified because it defers to the Marks Tey Neighbourhood Plan. It is difficult to determine what effects Alternative (SG11)1 would have as it sets out the principle of allocating sites at Marks Tey in the Section 2 Local Plan, rather than actually allocating any sites (the development of which would have effects that could be identified). For this reason, it is considered that Alternative (SG11)1 would also not have any significant, secondary or temporal effects.

### Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives

**C.53** Table C.9 outlines the Council's reasons for selecting the preferred option in light of the reasonable alternatives.

**Table C.9: CBC's Reasons for Selecting the Preferred Option in Light of the Reasonable Alternatives**

Option/Alternative	CBC's Reasons for Selection/Rejection
Policy SS11 as proposed to be modified	<p>The Policy ensures that growth within Marks Tey is largely guided by the Marks Tey Neighbourhood Plan in addition to policies in the Local Plan. The Marks Tey Parish Area has been designated as the Neighbourhood Plan Area and the Neighbourhood Plan has reached Regulation 16 stage. The Regulation 16 Neighbourhood Plan has been prepared in the knowledge that there was not going to be a Garden Community in this plan period.</p> <p>The Regulation 16 Marks Tey Neighbourhood Plan identifies that the Marks Tey community feels strongly that strategic transport improvements should be delivered ahead of any new development coming forward in the parish. It states that <i>'Any development proposals found to be generating significant transport movements will not be supported in advance of the A12 road widening scheme and a dualled A120 from Braintree to the A12 being delivered'</i>. As a result, no sites or a direction of growth is identified in the Neighbourhood Plan.</p> <p>While the current Regulation 16 Marks Tey Neighbourhood Plan does not propose allocations, a future Local or Neighbourhood Plan could allocate sites.</p>
Alternative (SS11)1	<p>The Council considers that Marks Tey's status as a Sustainable Settlement does not necessarily mean that housing allocations need to be made. Firstly, further housing allocations are not required to add to overall delivery totals. Secondly, while the Borough's spatial hierarchy provides that Sustainable Settlements in general are preferred locations for development outside the top tier of the urban area of Colchester alongside the Garden Community, the category begins with an assessment of the community's existing sustainability, including the size of population and availability of services. The Sustainable Settlements were then assessed for their potential to accommodate future growth. While most were then allocated housing delivery targets, land allocation is however not a prerequisite for Sustainable Settlement status.</p> <p>The Regulation 16 Marks Tey Neighbourhood Plan evidence base identifies that the Marks Tey community feels strongly that strategic transport improvements should be delivered ahead of any new development coming forward in the parish.</p>



## **Appendix D**

### **Schedule of Main Modifications with SA Implications**

Table D.1: Schedule of Main Modifications with SA Implications

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
MM1	Whole plan	Correct all references to 'Garden Community' to reflect Section 1 plan now provides for one Garden Community rather than three. Additionally, delete all references to Colchester Braintree Borders Garden Community.	Conformity with adopted Section 1.	<b>No change to SA findings:</b> This proposed Main Modification will not alter the findings of the SA as it is a minor wording change that amends references from multiple Garden Communities to one Garden Community. The removal of Colchester/Braintree Borders Garden Community will be assessed in other parts of the Local Plan.
MM2	Whole plan	Amend all references to international sites, European sites and Natura 2000 sites to <b>habitats sites</b> .	To ensure consistent wording throughout the plan. The Glossary of NPPF 2019 defines habitats sites.	<b>No change to SA findings:</b> This proposed Main Modification will not alter the findings of the SA as it is a minor wording change that amends references to international sites, European sites and Natura 2000 sites to 'habitats sites'.
MM3	Policy SG1: Colchester's Spatial Strategy	Throughout the Borough, growth will be located at the most accessible and sustainable locations in accordance with the spatial strategy for North Essex set forth in Policy SP36 in Section One and with the spatial hierarchy set out in Table SG1. The spatial hierarchy ranks areas of the Borough in order of their sustainability merits and the size, function and services provided in each area. The centres hierarchy is set out in policy SG3.  Development will be focused on <del>highly</del> accessible locations to reduce the need to travel. Development will be supported where a real travel choice is provided and sustainable travel for different purposes is promoted throughout the day.	Correct policy reference to Section 1 Plan.  In response to Mersea Homes representation. 'The word 'highly' is not necessary given the relative accessibility of locations within the various tiers of the Spatial Strategy.  Correct Garden Community reference.	<b>Changes to SA findings:</b> In light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, alternatives (SG1)1, (SG1)2 and (SG1)3 are no longer considered reasonable alternatives. The sustainability effects of the revised Policy SG1; the remaining, existing reasonable alternatives (SG1)4, (SG1)5 and

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
		<p>This spatial hierarchy focuses growth on the urban area of Colchester, reflecting its position as the main location for jobs, housing, services and transport. Within this urban area, the Central Area of Colchester including the Town Centre is the most sustainable location for new development given that it can accommodate higher densities reliant on its good access to public transport and concentrated mix of uses which minimise the need to travel. The surrounding built up, North, South, East and West (including Stanway) urban areas of Colchester provide the next sub-level of well connected, sustainable locations for growth. The next tier of preferred growth includes a Garden Community<del>ies</del> straddling the boundary<del>ies</del> with <b>Tendring District Council</b> adjacent authority<del>ies</del> and providing a new greenfield sites in sustainable community<del>ies</del> which will grow gradually, over time, extending beyond the plan period. The second tier also includes existing Sustainable Settlements within the Borough <b>most of</b> which are planned for appropriate growth.</p> <p>In the remaining Other Villages and Countryside of Colchester, new development in the open countryside will <del>only be permitted in exceptional circumstances to preserve</del> <b>be required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard</b> the rural character of the Borough.</p>	Update to reflect the approach to rural development.	(SG1)6; as well as a newly identified reasonable alternative (SG1)7, are appraised in detail in Appendix C and their sustainability effects are summarised in Chapter 4.
MM4	Policy SG2: Housing Delivery	<p>Update policy as follows:</p> <p>The overall distribution of new housing, as shown in Table SG2, is guided by the settlement hierarchy set out in the Spatial Strategy and Policy SG1. New housing development will be focused on the following key areas:</p> <ul style="list-style-type: none"> <li>■ Colchester urban area (Place policies for Central, North, South, East and West Colchester)</li> <li>■ Tendring/Colchester Borders Garden Community (Section 1 Policy SP98)</li> <li>■ <del>Colchester/Braintree Borders Garden Community (Section 1 Policy SP9)</del></li> </ul>	Addresses deletion of Colchester Braintree Borders Garden Community.	<p>MM4 and MM5 both relate to Policy SG2: Housing Delivery and the associated Table SG2. Therefore, their implications on the SA findings previously reported are considered together in the following paragraph.</p> <p><b>No change to SA findings:</b> The proposed Main Modification has revised the policy and its supporting table to update the housing</p>

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
		Detailed decisions on the location, type and level of development to be carried out in the Garden Community <del>ies</del> will be made through a joint plans to be agreed with <b>Tendring District Council</b> <del>the relevant local planning authority, either Braintree (west) or Tendring (east)</del> , as outlined in Section 1 of this plan.		provision for the Colchester Urban Area, Stanway, Tiptree, the sustainable settlements, and 'other areas', including the removal of the housing provision proposed at Colchester/Braintree Borders Garden Community. 19,699 dwellings will be delivered, exceeding the supply requirement of 18,400 dwellings (920 dwellings per annum). The effects identified in the previous SA remain valid, including the significant positive effects identified for <b>SA Objective 1: Housing</b> , as the Local Plan will continue to deliver the objectively assessed need (OAN) for housing identified for the Borough.
MM5	Table: Colchester's Housing Provision	<p>Add Table Number <b>SG2</b>.</p> <p>Amend Table SG2 as follows – see Appendix 1.</p> <p>Amend Tendring Colchester Borders housing figure from 1,250 to 1,100 to 1,250 to reflect the range in the approved Section 1. Delete 1,350 homes for Colchester/Braintree Borders Garden Community.</p> <p>Add 100 units to Stanway New Allocations total to reflect modification to WC2 increasing Lakelands West from 150 to 250.</p> <p>Remove 200 units from Stanway New Allocations following modification to remove former Sainsburys Site following granting of planning permission.</p> <p>Update Colchester Urban Area New Allocations to be consistent with other main modifications relating to Vineyard Gate, ABRO Site and Place Farm.</p> <p>Include Extra Care Housing figure noted separately in the table within the Colchester Urban Area New Allocations.</p> <p>Tiptree shown as 326 existing commitments and 400 allocations required.</p> <p>Layer de la Haye new allocations figure updated to reflect additional allowance for affordable housing as outlined in Statement of Common Ground with Tollgate Partnership.</p> <p>Existing commitments figures updated to reflect latest available data regarding planning permissions following completion of 2020/21 monitoring period which has a consequential change for some of the new allocations numbers (amended to avoid double counting).</p> <p>Add note to the Table:</p>	<p>Correct formatting error.</p> <p>Addresses modification of Tendring Colchester Borders figure and deletion of Colchester Braintree Borders Garden Community.</p> <p>Reflect Statements of Common Ground with O&amp;H on Lakelands West and Tollgate Partnership on Layer de la Haye.</p> <p>Provides a factual update to include the most up to date housing figures upon adoption (Main).</p> <p>Additional note to the table provides consistency with 2013-33 time period of the plan agreed through adoption of the Section One plan and agreed in Statement of Common Ground with Essex County Council.</p>	

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
		<b>Note SP3 in Section One refers to the housing supply period of 2013-2033 therefore refers to a higher supply total of 18,400. There have been 7,804 new dwellings completed since 2013/14 which when added to the supply of <del>42,244</del> 11,895 results in a total of <del>20,045</del> 19,699 units. 4,075 dwellings have been completed since the Local Plan was submitted in 2017.</b>		
MM6	Policy SG3: Economic Growth Provision	The Local Planning Authority will encourage economic development and have allocated <del>39.7</del> <b>32</b> hectares of land to plan for the delivery of <del>B-use class</del> employment land ( <b>principally Class B2, B8 uses, supporting Class E uses and any associated employment generating sui generis uses</b> ) in Colchester Borough up to 2033. An additional <del>4.5</del> <b>3.5</b> hectares of employment land is expected to come forward in Colchester within the <b>Tendring Colchester Borders</b> Garden Communities <del>es</del> <b>y with a further 25 hectares to be allocated in the overall Garden Community for development post-2033.</b>	Update to reflect revised employment land allocations.  Changes to use class terminology.  Correct Garden Community reference.	MM6 and MM7 both relate to Policy SG3: Economic Growth Provision and the associated Table SG3. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.  <b>No change to SA findings:</b> The proposed Main Modification has revised the policy and its supporting table to update the employment land provision for the Strategic Economic Areas, Local Economic Areas, and Tendring/Colchester Borders Community Garden, including the removal of employment land proposed at Colchester/Braintree Borders Garden Community. Overall, there has been a reduction in the amount of employment land to be delivered over the plan period since the Publication Draft Section 2 Local Plan. However, the effects identified in the previous SA remain valid, including the significant positive effect identified for
MM7	Table SG3: Colchester Employment Land Supply 2017-2033	See Appendix 2 which updates the figures the change reflect: <ul style="list-style-type: none"> <li>■ Reductions of Stanway allocations.</li> <li>■ Deletion of Colchester Braintree Borders Garden Community.</li> <li>■ Reinstatement of employment land at Marks Tey.</li> </ul>	Figures updated for accuracy to reflect latest planning permissions and Statement of Common Ground with O&H.	

Appendix D  
Schedule of Main Modifications with SA Implications

SA of the Main Modifications to the Colchester Section 2 Local Plan  
September 2021

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
				delivering a range of employment opportunities ( <b>SA Objective 3: Economy &amp; Employment</b> ), as the Local Plan will still deliver an appropriate level and type of employment provision in accessible and sustainable locations.  Changes in terminology in relation to Use Classes will not affect the overall aim of the policy.
MM8	SG4: Local Economic Areas	The Local Economic Areas as defined on the policies maps and listed in policy tables SG3 and SG4, will be safeguarded primarily for B class uses <b>and office use within E class where appropriate</b> to provide, protect and enhance employment provision in a range of locations across the borough to enable balanced job and housing growth. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:  i) it can be demonstrated that there is no reasonable prospect of the site concerned being used for Class B purposes; and  ii) The supply, availability and variety of <b>B use class</b> employment land is sufficient to meet Borough and local needs; and	Update in light of changes to Use Classes terminology.	<b>No change to SA findings:</b> This proposed Main Modification will not alter the findings of the SA as it is a minor addition to include reference to office use within class E (previously use class B). Therefore, the change will not affect the overall aim of the policy.
MM9	Paras 12.49 and 12.50	12.49 Tollgate competes with Colchester Town Centre for comparison goods expenditure. This is likely to be <del>further exacerbated</del> <b>intensified by two as work has commenced to implement a schemes for additional development of town centre uses allowed on appeal. Another proposal for a large retail led expansion is currently the subject of an appeal.</b> Accordingly it is important that planning policy for Tollgate District Centre ensures that <del>it enables it to fulfil</del> <b>it plays</b> a subsidiary position to the Town Centre in the centre hierarchy as set out in Policy SG5 and Table SG5a. Its role and function as a district centre would be	Modify explanatory text related to the deletion of text in SG6 requiring impact assessments at Tollgate District Centre.	<b>No change to SA findings:</b> The modification to the explanatory text for Policy SG5: Centre Hierarchy to clarify that Tollgate District Centre plays a subsidiary role to the Town Centre and the removal of the requirement for a Retail Impact Assessment specifically for proposals within the Tollgate District Centre will not alter the



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		<p>enhanced through the introduction of new services and/or community facilities <del>as opposed to further new retail development.</del></p> <p><del>12.50 To help protect the Centre Hierarchy with Colchester Town Centre at the apex and to manage the potential impacts of any further retail and leisure growth at Tollgate on the Town Centre, the local impact thresholds set out in the 'Impact Assessments Thresholds' table below and the requirement for a Retail Impact Assessment will also apply to proposals within the Tollgate District Centre (including changing of use or variation of conditions). This will need to demonstrate that there will not be any significant adverse impacts on the Town Centre (and /or any other defined centre) as a result of proposals within the Tollgate District Centre.</del></p>		findings previously reported by the SA.
MM10	Policy SG6: Town Centre Uses	<p>Proposals for town centre uses that are not within a defined centre and are not in accordance with <del>the Local Plan</del> <b>this Plan</b>, including proposals for a change or intensification of use, or variation of a planning condition, will need to demonstrate that a sequential approach has been undertaken to site selection <b>as required by national policy.</b></p> <p><b>Applicants should demonstrate flexibility on issues such as format and scale. Sites should be assessed in terms of their availability, suitability and viability for the broad scale and type of development proposed; and only when alternative sites have been discounted should less sequentially preferable sites be considered. Only when in-centre sites are not suitable and/or available should edge and then out of centre sites be considered.</b></p> <p>In cases where the Local Planning Authority are satisfied that the sequential test has been met, proposals will be supported where they also comply with the requirements set out in criteria (i- vi below).</p> <p>i) <del>The p</del><b>Proposals</b> for main town centre uses <b>in or on the edge of centres are</b> of a type, proportion and scale appropriate to the role and function of the centre and would not threaten the primacy of Colchester Town Centre at the apex of the centre hierarchy, either individually or cumulatively with other committed proposals, and;</p>	<p>Clarify reference to Local Plan.</p> <p>Cross reference to national policy.</p> <p>Paragraph re-worded for clarity and to ensure consistency with terms in the NPPF 2012.</p> <p>Clarify that criteria i and ii relate specifically to proposals in and on the edge of the Town and District Centres.</p> <p>Clarify that the centres referred to in criteria iv and v are 'defined' centres.</p> <p>Impact thresholds modified to provide greater flexibility in accordance with national policy.</p> <p>Deletion of distinctive treatment of Tollgate Centre which is not in</p>	<p>MM10 and MM11 both relate to Policy SG6: Town Centre Uses and the associated Table SG6. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.</p> <p><b>Changes to SA findings:</b> The proposed Main Modification has revised the policy text to include reference to national planning policy. It outlines that edge and then out-of-centre sites should only be considered when in-centre sites are not suitable or available. Therefore, the policy is seeking to protect and enhance the vitality and viability of the Colchester Town Centre and other defined centres. The significant positive effect</p>

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		<p>ii) The <del>p</del><b>Proposals</b> for main town centre uses <b>in or on the edge of centres are</b> suitable to the town / district centre function and maintains or adds to its viability and vitality and enhances the diversity of the centre without changing the position of the centre within the overall hierarchy and;</p> <p>iii) Proposals would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems and</p> <p>iv) The proposal would not have a significant adverse impact on the vitality and viability of Colchester Town Centre and/or any other <b>defined</b> centre either individually or cumulatively with other committed proposals and;</p> <p>v) The proposal would not have a significant adverse impact on committed and / planned public or private investment in Colchester Town Centre and /or any other defined centre either individually or cumulatively with other committed proposals and;</p> <p>vi) In relation to criteria (iv) and (v) above an Impact Assessment must be provided where the proposal;</p> <p>a. <del>In any centre -</del><b>Exceeds the thresholds set out in table SG6 below, or;</b></p> <p>b. <del>Where the proposal is within Tollgate District Centre and exceeds the thresholds set out in table SG6 below or;</del></p> <p>c. <del>Where the Council considers that there are potential impacts arising from the proposal cumulatively with other committed development.</del></p>	accordance with national policy on centres.	<p>previously identified in relation to maintaining an appropriate balance between different retail uses in the Borough's centres (<b>SA Objective 3: Economy &amp; Employment</b>) is reinforced. Furthermore, changes to the impact assessment thresholds, as outlined in table SG6 will provide greater flexibility for proposals in centres. The uncertain effect relating to reducing the need to develop greenfield land is enhanced to a minor positive effect (<b>SA Objective 2: Efficient Use of Land</b>).</p> <p>Likewise, promoting proposals in in-centre locations will improve accessibility to services and facilities (<b>SA Objective 5: Resilient Communities</b>), further reducing the need to travel and increasing the use of sustainable transport (<b>SA Objective 4: Sustainable Transport</b>). The negligible effect identified in relation to accessibility to services and facilities is revised to a minor positive effect. The positive effects previously identified for transport are reinforced, however the significance remains unchanged.</p> <p>The modification to table SG6 will not alter the findings of the SA as it</p>
MM11	Table SG6: Impact Assessment Thresholds	Impact Assessments Thresholds – see Appendix 3.	Updated to increase clarity.	

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				is a minor update to the presentation of the Impact Assessment thresholds.
MM12	Policy SG7: Infrastructure Delivery and Impact Mitigation	<p>Add the following after the paragraph that begins “Developers will be expected to contribute towards the delivery of relevant infrastructure.”:</p> <p><b>Measures required to mitigate the impacts of recreational disturbance on habitats sites will be delivered as detailed in the adopted Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.</b></p>	Update to reflect the adopted Essex Coast RAMS and Statement of Common Ground with Natural England (SCG1).	<p><b>Changes to SA findings:</b> The proposed Main Modification provides greater support for the protection and enhancement of biodiversity, by outlining that measures to mitigate against the impacts of recreational disturbance on habitats sites will be delivered in in the adopted Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).</p> <p>Therefore, the negligible effect previously identified for the protection and enhancement of biodiversity (<b>SA Objective 8: Environment</b>) is revised to a minor positive effect.</p>
MM13	Policy SG8: Neighbourhood Plans	<p>Revise wording of Policy:</p> <p><del>Neighbourhood Plans are being prepared for Eight Ash Green, Marks Tey, Stanway, Tiptree, West Bergholt, Wivenhoe and West Mersea.</del></p> <p><b>Once a Neighbourhood Plan is made, this becomes part of the Development Plan. In cases where a Neighbourhood Plan fails at any time prior to being made, responsibility for all planning matters within that plan area will revert back to the Local Planning Authority.</b></p>	Corrections for clarity and to ensure Policy remains up to date for life of plan.	<p><b>No change to SA findings:</b> In light of a representation received regarding Policy SG8, the sustainability effects of the revised Policy SG8 and a newly identified reasonable alternative (SG8)2, are appraised in detail in Appendix C and their sustainability effects are summarised in Chapter 4.</p>

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		Neighbourhood Plans have been made for Boxted, <del>and</del> Myland and Braiswick, <b>Wivenhoe, West Bergholt and Eight Ash Green</b> and these now form part of the Development Plan for Colchester.  <b>Neighbourhood Plans are required to be compliant with the following Strategic Policies in this Plan: Section 1 Policies SP1-9 and Section 2 Policies SG1-8, ENV1-5, CC1 and PP1.</b>		
MM14	Para 13.3	<del>Plans or projects, not assessed through the Local Plan, but which after screening, may have a likely significant effect on a European site will require appropriate assessment under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) ('the Habitats Regulations'). Accordingly,</del>  <b>Where a proposal is likely to have a significant effect on a habitats site (alone or in-combination) the local planning authority will make an appropriate assessment of the implications of the proposal for the habitats site(s) in view of the site(s) conservation objectives. Applicants will be expected to provide information for the purposes of the Habitat Regulations Assessment.</b> The Local Planning Authority will only <b>grant planning</b> consent <del>plans or projects</del> where it can be ascertained <b>that the proposal will not adversely affect</b> <del>that they will have no adverse effects on</del> the integrity of a <b>habitats</b> <del>European</del> site, unless the exceptional requirements of Regulations 62 and 66 of the Habitats Regulations relating to the absence of alternative solutions, imperative reasons of overriding public interest and provision of compensation have been met.	Clarification of terminology.	MM14 – MM20 relate to Policy ENV1: Environment and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.  <b>Changes to SA findings:</b> The proposed Main Modifications revise the explanatory and policy text for Policy ENV1: Environment.  The significant positive effect previously identified for the protection and enhancement of biodiversity ( <b>SA Objective 8: Environment</b> ) remains valid and is reinforced by the modifications to the policy. The policy requires proposals which are likely to have a significant adverse effect on the integrity of habitat sites (either alone or in-combination) to undertake HRA. Development proposals that will have a significant negative impact on
MM15	Para 13.5	Insert following paragraph to replace paragraph 13.5:  <b>The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document was adopted in 2019 and SPD was adopted in 2020. The Essex Coast RAMS, which has the brand name Bird Aware Essex Coast, aims to deliver the mitigation necessary to avoid adverse effects on the integrity of habitats sites from the in-combination impacts of residential development in Essex. The Essex Coast RAMS</b>	To update the plan on progress with the Essex Coast RAMS and as agreed with Natural England (SCG1).	

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		<b>identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all qualifying residential development within the Zones of Influence as defined in the adopted RAMS.</b>		habitats sites will not be supported as stated in Policy ENV1, criterion A. Furthermore, criterion B of the policy refers to the Essex Coast RAMS which states that
MM16	Para 13.7	All development proposals should initially be assessed to establish the likely presence or absence of Protected Species or Species /Habitats of Principal Importance on the development site. This may be through a Phase 1 <b>Habitat</b> Assessment combined with site visits. Where there is a confirmed presence, or reasonable likelihood, of a legally protected species or Species of Principal Importance, on an application site (or where present on adjacent land) and where the species is likely to be affected then detailed ecological surveys should be carried out at the appropriate time of year in accordance with current best practice. Applicants will be required to <b>follow the mitigation hierarchy and</b> demonstrate that adverse impacts upon the species have been avoided. Where impacts cannot be avoided a detailed Ecological Enhancement and Mitigation Plan should be prepared and submitted and agreed with the Local Planning Authority. <b>Where ecological assessments are required, a biosecurity protocol method statement should be included to ensure the introduction of invasive non-native species is prevented. Where district licensing schemes exist, applicants can fulfil their legal obligations regarding protected species by participating in the district licensing scheme.</b> Mitigation must provide net gains for biodiversity and conform to the requirements of relevant legislation and Government Standing Advice.	To provide further clarity, as shown in the SoCG with Environment Agency (SCG2).	contributions will be secured from qualifying residential developments, within the Zones of Influence as defined in the adopted RAMS, towards mitigation measures identified in the Essex Coast RAMS. The policy requires applicants follow a mitigation hierarchy and provide a minimum 10% biodiversity net gain calculated in line with Natural England's Biodiversity Metric. Where this is not possible on-site, off-site compensation and enhancement will be required. Furthermore, the policy now outlines that proposals which would result in the loss of irreplaceable habitats will not be permitted except under wholly exceptional circumstances. In addition, the supporting text has been revised to require applicants provide a biosecurity protocol method statement (to prevent invasive non-native species) when an ecological assessment is required. This would provide
MM17	Para 13.8	Where Priority Habitats are likely to be adversely impacted by a proposal, the developer must demonstrate that adverse impacts will be avoided and impacts that cannot be avoided are mitigated on-site <b>and supplemented with measurable</b> net gains for biodiversity. Where residual impacts remain, off-site compensation <b>and enhancement</b> may be required so that there is <b>a measurable net gain and</b> no net loss in quantity and quality of Priority Habitat in the Borough.	Update on biodiversity net gain. Modification agreed with Environment Agency (SCG2).	

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
		<b>All development proposals must comply with current requirements and best practice for measurable biodiversity net gain and Nature Recovery Strategies and Networks. As a minimum, 10% biodiversity net gain is required or as otherwise indicated in policy and legislation. This is in addition to the requirement to follow the mitigation hierarchy. Biodiversity net gain requirements must not undermine the existing range of protections, in planning policy and legislation, for irreplaceable habitats and protected sites. As part of the planning process a calculation in line with the latest Natural England Biodiversity Metric should be submitted and strict adherence to the mitigation hierarchy should be used to ensure harm is avoided in the first instance, that provision for a minimum 10% measurable net gain in biodiversity is made onsite wherever possible and that offsite compensation with a long term management plan is used as a last resort. All projects should have regard to reducing the impacts of climate change and delivering multiple benefits in terms of but not exclusive to habitats, carbon storage and Natural Flood Management.</b>		benefits for biodiversity but may also have positive effects on landscape character.  Specific reference to the protection of the intrinsic character, beauty and visual amenity of the countryside reinforces the significant positive effect previously identified for the protection and enhancement of landscape character ( <b>SA Objective 8: Environment</b> ). The policy also states that within valued landscapes, development will only be permitted where it would not impact upon and would protect and enhance the factors that contribute to valued landscapes.
MM18	Para 13.9	13.9 Protected Hedgerows must be assessed by the Local Planning Authority's Landscape Officer against criteria in the Hedgerow Regulations 1997. Where a hedgerow is deemed to be 'Important' under the Hedgerow Regulations, the developer must demonstrate that adverse impacts upon the important hedgerow will be avoided. This is necessary as the loss of <b>both 'Important' and other significant hedgerows</b> protected important hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.  Add the following as a new paragraph to follow paragraph 13.9:  <b>The European Water Framework Directive imposes legal requirements to improve the water environment. All waterbodies must achieve 'good ecological status' by 2027, prevent deterioration of surface water and groundwater and seek enhancements where rivers, lakes and estuaries are not achieving good ecological status or potential. The local planning authority supports the directive and proposals which seek to further these aims where it is possible to do so. In pursuit of this aim, proposals should</b>	Statement of Common Ground with Environment Agency (SCG2).	The supporting text has been revised to require projects to have regard to reducing the impacts of climate change including delivering benefits for carbon storage and flood management. Therefore, the negligible effect previously identified in relation to reducing greenhouse gas emissions ( <b>SA Objective 9: Climate Change</b> ) will be revised to a minor positive effect. Furthermore, the minor positive effect identified in relation to flooding ( <b>SA Objective 10: Flooding &amp; Water</b> ) will be further



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		<b>seek to minimise disturbance to riverbeds. Proposals are encouraged to be in compliance with the Anglian River Basin Management Plan (2015) or its successor, which addresses pressures on the water environment and whose environmental objectives are legally binding on all public bodies whose decisions affect the quality of the water environment.</b>		enhanced, and the effect revised from minor positive to significant positive.  Amendments to the supporting text include reference to the European Water Framework Directive and targets for 'good ecological status'. It outlines proposals should seek to further the aims where possible to do so. Furthermore, the policy text has been modified to require developments to contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan. Therefore, the minor positive effect previously identified in relation to improving water quality ( <b>SA Objective 10: Flooding &amp; Water</b> ) will be enhanced and revised to a significant positive effect. Similarly, the minor positive effect identified to improve environmental quality in terms of air, water and soil ( <b>SA Objective 8: Environment</b> ) will be enhanced to a significant positive effect.
MM19	Para 13.13	Policy ENV1 aims to control development outside of settlements to protect open stretches of countryside around and between existing settlements, <b>to protect landscape character</b> , to prevent coalescence and retain settlement identity. <b>Any development in the countryside, i.e. land outside of settlement boundaries, must be compatible with local landscape character and setting. Development will be supported provided it does not adversely impact on the intrinsic character and beauty of the countryside, the relationship between and the separate identities of settlements, visual amenity, or the factors that contribute to valued landscapes, whilst also complying with other relevant policies of the Local Plan.</b> Proposals are required to have regard to Colchester's Landscape Character Assessment and the Council's adopted Landscape Guidance for <b>Developers alongside any other relevant or updated evidence, in order to identify and evaluate the effect of a proposed development on the character, value and sensitivity to change of a proposed site and its setting</b> to help conserve the borough's landscape character.	To provide further clarity.	
MM20	Policy ENV1: Environment	The Local Planning Authority will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The Local Planning Authority will safeguard the Borough's biodiversity, geology, history and archaeology, which help define the landscape character of the Borough, through the protection and enhancement of sites of international, national, regional and local importance. <b>The Local Planning Authority will require development to be in compliance with, and contribute positively towards, delivering the aims and objectives of the Anglian River Basin Management Plan.</b>  <b>A. Designated sites</b>	Update to the policy to address representation from the Environment Agency, see SCG2.  Clarification of text to introduce alphabetic ordering of criteria.  Update to the policy to address representations to ENV1 (including representations from Natural	See above for assessment of Policy ENV1: Environment. MM14 – MM20 relate to Policy ENV1: Environment and its explanatory text. Therefore, their implications on the SA findings previously reported

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		<p><del>In particular, development proposals that have an adverse effects impact on the integrity of European habitats sites, Sites of Special Scientific Interest or significant adverse impacts on the special qualities of the Dedham Vale Area of Outstanding Natural Beauty (including its setting) (either alone or in combination) will not be supported. Development proposals within designated areas or within the Coastal Protection Belt will need to comply with policies ENV2 and ENV4.</del></p> <p><b>B. Essex Coast RAMS</b></p> <p><b>A Recreational disturbance Avoidance and Mitigation Strategy has been completed in compliance with the Habitats Directive and Habitats Regulations. Further to Section 1 Policy SP2, contributions will be secured from qualifying residential development, within the Zones of Influence as defined in the adopted RAMS, towards mitigation measures identified in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</b></p> <p><b>C. Biodiversity and geodiversity</b></p> <p>Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.</p> <p>For all proposals, development will only be supported where it:</p> <ul style="list-style-type: none"> <li>(i) Is supported with appropriate ecological surveys where necessary; <b>and</b></li> <li>(ii) Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, applications should be accompanied by an ecological survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs <b>and demonstrate the mitigation hierarchy has been followed; and</b></li> <li>(iii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats; <b>and</b></li> </ul>	<p>England and the Environment Agency – see SCG1 and SCG2.</p> <p>Update it in terms of the Essex Coast RAMS.</p> <p>Clarify biodiversity and ecology requirements to reflect relevant guidance.</p> <p>Add wording on irreplaceable habitats.</p> <p>Provide further clarification on the planning balance to be struck on countryside development proposals.</p>	are considered together in the above paragraphs.

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		<p>(iv) Maximises opportunities for the preservation, restoration, enhancement and connection of natural habitats in accordance with the UK and Essex Biodiversity Action Plans or future replacements; and</p> <p>(v) Incorporates beneficial biodiversity conservation features, <b>measurable biodiversity net gain of at least 10% in line with the principles outlined in the Natural England Biodiversity Metric</b>, and habitat creation, where appropriate.</p> <p><del>Plans or projects, which may have a likely significant effect on a European site which have not been screened or considered in the Borough's Habitat Regulations Assessment or Appropriate Assessment, will be required to prepare a separate HRA screening and if necessary to complete a separate appropriate assessment to ensure compliance with the Habitat Regulations 2010.</del></p> <p>Proposals for development that would cause <b>significant</b> direct or indirect adverse harm to nationally designated sites or other designated areas, protected species, Habitats and Species of Principle Importance <del>or result in the loss of irreplaceable habitats, such as ancient woodland, Important Hedgerows and veteran trees</del>, will not be permitted unless:</p> <p>(i) They cannot be located on alternative sites that would cause less harm; <b>and</b></p> <p>(ii) The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and</p> <p>(iii) Satisfactory <b>biodiversity net gain</b>, mitigation, <b>or as a last resort</b>, <del>and</del> compensation measures, are provided.</p> <p>The Local Planning Authority will take a precautionary approach where insufficient information is provided about avoidance, mitigation and compensation measures and secure mitigation and compensation through planning conditions/obligations where necessary.</p> <p><b>D. Irreplaceable habitats</b></p>		

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		<p><b>Proposals that would result in the loss of irreplaceable habitats, such as ancient woodland, Important Hedgerows and veteran trees will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy, to the satisfaction of the local planning authority, exists.</b></p> <p><b>E. Countryside</b></p> <p><b>The local planning authority will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with Colchester's spatial strategy, and to support the vitality of rural communities, whilst ensuring that development does not have an adverse impact on the different roles, the relationship between and separate identities of settlements, valued landscapes, the intrinsic character and beauty of the countryside and visual amenity.</b></p> <p><b>The intrinsic character and beauty of the countryside will be recognised and assessed, and development will only be permitted where it would not adversely affect the intrinsic character and beauty of the countryside and complies with other relevant policies. Within valued landscapes, development will only be permitted where it would not impact upon and would protect and enhance the factors that contribute to valued landscapes.</b></p>		
MM21	Policy ENV2: Coastal Areas	Include ' <b>and seascape</b> ' in criterion (iii), after the word landscape (page 99).	Natural England Representation and SCG1.	<b>No change to SA findings:</b> The proposed Main Modification provides greater support for the protection of the seascape character of the coast. The minor positive effect previously identified in relation to the protection of landscape character ( <b>SA Objective 8: Environment</b> ) is reinforced, however, the significance of the effect will not change, as the policy

Appendix D  
Schedule of Main Modifications with SA Implications

SA of the Main Modifications to the Colchester Section 2 Local Plan  
September 2021

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
				still does not require proposals to enhance landscape or seascape character.
MM22	Policy ENV3: Green Infrastructure	<p>Add new paragraph to policy ENV3:</p> <p><b>Green infrastructure that contributes to the protection and enhancement of water bodies will be supported, including de-culverting, creation and management of ecological buffer strips and new wetland areas to help manage flood risk and reduce diffuse pollution.</b></p>	Environment Agency representation and SCG2.	<p><b>Changes to SA findings:</b> The proposed Main Modification provides greater support for the protection and enhancement of waterbodies through use of green infrastructure. It also supports the delivery of ecological buffer strips and wetland to reduce flood risk and pollution.</p> <p>Therefore, the previous negligible effects in relation to reducing flood risk and improving water quality (<b>SA Objective 10: Flooding &amp; Water</b>) will be revised to minor positive effects. Likewise, the negligible effects identified in relation to improving environmental quality (<b>SA Objective 8: Environment</b>) and reducing pollution (<b>SA Objective 9: Climate Change</b>) will also be revised to minor positive effects. The significant positive effect identified in relation to protecting and enhancing biodiversity (<b>SA Objective 8: Environment</b>) remains unchanged.</p>

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MM23	Policy ENV5: Pollution and Contaminated Land	...Permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development, <b>alone and cumulatively</b> , will not have an unacceptable significant impact on air quality, health and well-being...	Further clarification.	<b>No change to SA findings:</b> The proposed Main Modification outlines that mitigation for developments should be considered both alone and cumulatively. Therefore, the significant positive effects identified in relation to improving environmental quality in terms of water, air and soil quality ( <b>SA Objective 8: Environment</b> ), reducing pollution ( <b>SA Objective 9: Climate Change</b> ) and improving water quality ( <b>SA Objective 10: Flooding &amp; Water</b> ) are reinforced.
MM24	Para 13.49 and additional footnote	Insert the following after the first sentence: <b>"Where possible, connections should be made to the Colchester Orbital."</b> Add the following to the end of the paragraph: <b>"The benefits for the natural and local environment and climate change of tree canopy cover are widely recognised. A study (The Canopy Cover of England's Towns and Cities: baselining and setting targets to improve human health and well-being) carried out in 2017, concluded the following;</b> <ul style="list-style-type: none"> <li><b>an average TCC of 20% should be set as the minimum standard for most UK towns and cities, with a lower target of 15% for coastal towns;</b></li> <li><b>towns and cities with at least 20% cover should set targets to increase cover by at least 5% (i.e. above the ±2% tolerance of i-Tree</b></li> </ul>	Update to reflect Council's work on the Climate Emergency and the Colchester Orbital.  Further explanation provided following consideration at the EiP and issues raised at the Hearing.	MM24 – MM25 relate to Policy CC1: Climate Change and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.  <b>Changes to SA findings:</b> The proposed Main Modifications revise the policy text and explanatory text to provide greater support for increasing tree canopy cover across Colchester and within individual development sites. In addition, the policy requires



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		<p><b>Canopy) within ten to 20 years (depending on what is achievable against their baseline); and,</b></p> <ul style="list-style-type: none"> <li><b>■ targets and strategies for increasing tree cover should be set according to the species, size and age composition of the existing urban forest, based upon a ward/district level and land-use assessment.</b></li> </ul> <p><b>The tree canopy coverage for Colchester Borough is currently 18% varying between wards / locations there are some areas with larger and better canopy cover and others with significantly less. As per the recommendation above, the long term aim should be to increase the canopy cover of the borough to 20% and then 25%. It is recognised that this is an aspirational target, but that new development should seek to contribute to increase tree canopy cover where appropriate. It is considered that 10% as a target on development sites where appropriate would help to mitigate the likely losses of trees over the plan period whilst steadily increasing the overall canopy cover of the borough.</b></p> <p><b>A Canopy Cover Assessment will be required for all major applications*. Development proposals should seek where appropriate to increase the level of canopy cover on site by a minimum of 10%. In circumstances, where this is not possible or desirable, compensatory provision should be identified and secured through a legal obligation. This will increase the overall canopy cover of the borough, enable sites to mitigate and adapt to climate change and deliver biodiversity net gain."</b></p> <p><b>*Major applications are defined as per Article 2 of the Town and Country Planning (Development Management) Procedure (England) Order 2015 as: Development involving any one or more of the following—</b></p> <p><b>(a) the winning and working of minerals or the use of land for mineral-working deposits;</b></p> <p><b>(b) waste development;</b></p>		<p>developments to be designed in response to flood risk for the lifetime of the development and ensure appropriate water supply and wastewater infrastructure is in place for the lifetime of the development.</p> <p>Therefore, the previously identified negligible effects in relation to enhancing the public realm (<b>SA Objective 7: Historic Environment</b>), enhancing landscape character (<b>SA Objective 8: Environment</b>), and reducing flood risk and improving drainage (<b>SA Objective 10: Flooding &amp; Water</b>) will be revised to minor positive effects. The minor positive effects relating to water efficiency and improving water quality are reinforced by the modifications, but their significance remains unchanged (<b>SA Objective 10: Flooding &amp; Water</b>).</p> <p>The minor positive effects identified in relation to improving biodiversity (<b>SA Objective 8: Environment</b>) and improving environmental quality in terms of water, air and soil (<b>SA Objective 8: Environment</b>) are strengthened to</p>

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		<p><b>(c) the provision of dwellinghouses where—</b></p> <p><b>(i) the number of dwellinghouses to be provided is 10 or more; or</b></p> <p><b>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph;</b></p> <p><b>(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</b></p> <p><b>(e) development carried out on a site having an area of 1 hectare or more.</b></p>		<p>significant positive effects as greater tree cover will provide more habitats and better ecological connectivity, and will have associated benefits for improving air, water and soil quality.</p> <p>The previously identified negligible effect identified for improving sustainable transport infrastructure and linkages (<b>SA Objective 4: Sustainable Transport</b>) is revised to a minor positive effect as the policy requires, where possible, connections to be made to the Colchester Orbital.</p>
MM25	Policy CC1: Climate Change	<p><b>Colchester Borough Council made a Climate Emergency declaration in 2019. A Climate Challenge and Sustainability Strategy and a Carbon Management Plan will support the Climate Emergency Action Plan and will set out detailed specific carbon reduction projects.</b> <del>Colchester Borough Council will continue to adopt strategies to mitigate and adapt to climate change.</del></p> <p>Add the following criteria after criteria (iii):</p> <p><b>“A Canopy Cover Assessment will be required for all major applications*. Development proposals should seek where appropriate to increase the level of canopy cover on site by a minimum of 10%. In circumstances, where this is not possible or desirable, compensatory provision should be identified and secured through a legal obligation.”</b></p> <p>Amend criteria (vi) of the policy as follows:</p> <p>Northern Gateway <del>and East Colchester</del></p> <p>Amend criteria (ix) of the policy as follows Development .....resources. All development should consider the impact of and promotion of design responses to flood risk for the lifetime of the development and the availability of water and <b>wastewater</b> infrastructure for the lifetime of the development.</p>	<p>Amendment required to reflect the Council's declaration of a Climate Emergency and the work the Council has undertaken in relation to this.</p> <p>A district heating network was explored in East Colchester but is not being progressed.</p> <p>Typo.</p>	<p>The significant positive effect previously identified in relation to pollution and GHG emissions (<b>SA Objective 9: Climate Change</b>) is reinforced by the modification to the policy text.</p> <p>See above for assessment of Policy CC1: Climate Change. MM24 – MM25 relate to Policy CC1: Climate Change and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the above paragraphs.</p>

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		<p><b>*Major applications are defined as per Article 2 of the Town and Country Planning (Development Management) Procedure (England) Order 2015 as: Development involving any one or more of the following—</b></p> <p><b>(a) the winning and working of minerals or the use of land for mineral-working deposits;</b></p> <p><b>(b) waste development;</b></p> <p><b>(c) the provision of dwellinghouses where—</b></p> <p><b>(i) the number of dwellinghouses to be provided is 10 or more; or</b></p> <p><b>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph;</b></p> <p><b>(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</b></p> <p><b>(e) development carried out on a site having an area of 1 hectare or more.</b></p>		
MM26	Policy PP1: Generic Infrastructure and Mitigation Requirements	<p>In addition to site specific requirements identified in relevant policies, all proposals will be required to make contributions to the cost of infrastructure improvements and/or community facilities, <b>including education</b>, as required and supported by up-to-date evidence from appropriate sources including the Infrastructure Delivery Plan (IDP), Parish/<del>Town</del> Council, or specially commissioned work.</p> <p>(i) Adequate wastewater treatment, <b>water supply network enhancements</b>, and sewage infrastructure enhancements for the relevant catchment area</p> <p>(v) to minimise any negative impact on the surrounding landscape and/or <del>listed buildings</del> <b>heritage assets</b>;</p> <p>Add new bullet point: <b>(vii) Further to Section 1 policy SP2, developments will be required to contribute towards mitigation measures in accordance</b></p>	<p>Clarification of terms used.</p> <p>Update wording to reflect wording on water issues agreed for Section 1.</p> <p>Use of broader term agreed in Statement of Common Ground with Historic England.</p> <p>Cross-reference to RAMS contribution requirement in Section 1.</p>	<p><b>Changes to SA findings:</b> The proposed Main Modifications revise the policy text to require development proposals to contribute towards education facilities. Therefore, the negligible effects previously identified in relation to equitable access to education and pressure on school places (<b>SA Objective 5: Resilient Communities</b>) will be revised to significant positive effects.</p> <p>The minor terminology changes in relation to heritage assets is not</p>

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		<b>with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS).</b>		<p>expected to alter the minor positive and significant positive effects previously identified in relation to protecting the historic character of the town centre and cultural assets (<b>SA Objective 7: Historic Environment</b>), respectively.</p> <p>The previously identified negligible effect for improving water quality is revised to a significant positive effect as proposals will be required to contribute towards water supply network enhancements (<b>SA Objective 10: Flooding &amp; Water</b>).</p> <p>The proposed Main Modification provides greater support for the protection of biodiversity, by outlining that developments will be required to contribute towards mitigation measures in accordance with the Essex Coast RAMS. Therefore, the negligible effect previously identified for the protection of biodiversity (<b>SA Objective 8: Environment</b>) will be revised to a minor positive effect. A minor rather than a significant positive effect is expected as the policy does not require proposals to enhance biodiversity.</p>

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MM27	Policy TC1: Town Centre Policy and Hierarchy	The Local Planning Authority will support proposals that positively contribute towards creating an attractive, vibrant and safe Town Centre that offers a diverse mix of uses, <b>including shared mixed-use spaces and short-term uses</b> , and extend the time when the Town Centre is active subject to their impact on local amenity.	Clarify mix of uses that would be supported in line with more flexible national policy.	<b>Changes to SA findings:</b> The proposed Main Modification revises the policy text to support shared mixed-use spaces and short-term uses in the Town Centre. This increases the range and type of development within the Town Centre. Therefore, the minor positive effect previously identified for supporting business innovation and diversification is revised to a significant positive effect ( <b>SA Objective 3: Economy &amp; Employment</b> ).
MM28	Policy TC2: Retail Frontages	<p>Given that the Town Centre is at the top of the centre hierarchy in the Borough as a whole, within Colchester Town Centre the Local Planning Authority will seek to maintain <del>at least 70%</del> <b>a high proportion</b> of retail uses on each Primary Street Frontage within the Primary Shopping Area shown on the Policies Map. <del>A3 (restaurant / café) uses will be considered acceptable below this threshold if it can be demonstrated to the satisfaction of the Local Planning Authority that, after extended marketing (over 1 year), retail use cannot be secured.</del></p> <p><b>Development proposals for non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and not compromise the appearance of the frontage and its contribution to the streetscape.</b></p> <p>Within the Secondary Street frontages in the Primary Shopping Area as defined on the Policies map, support will be given for the continuing role of retail uses supported by other activity-generating town centre uses which enhance the character, vitality and activity of the area, including food and drink premises (<del>Use Class A3, A4 and A5</del>), non-residential institutions (<del>Use Class D1</del>) and leisure uses (<del>Uses Class D2</del>), at ground floor level.</p>	Increase flexibility of permitted uses.	<p><b>Changes to SA findings:</b> The proposed Main Modification revises the policy text to support non-retail development proposals within Primary Street Frontages providing they enhance vitality and viability within the Town Centre, are appropriate to the character of the area, and do not compromise the streetscape or appearance of the frontage.</p> <p>The policy revision supports non-retail development in Primary Street Frontages and therefore will enhance the minor positive effect identified in relation to business innovation and diversification to a significant positive effect (<b>SA</b></p>

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				<p><b>Objective 3: Economy &amp; Employment</b>). The negligible effect previously identified in relation to providing a mix of uses (<b>SA Objective 2: Efficient Use of Land</b>) is revised to a minor positive effect.</p> <p>The requirement for development to be appropriate to the character and streetscape of the area will have a positive effect on creating high quality public realm (<b>SA Objective 7: Historic Environment</b>) and will help to maintain the landscape character of the Borough (<b>SA Objective 8: Environment</b>). The negligible effects previously identified are revised to minor positive effects.</p> <p>The revision of the terminology to reflect the recent changes in the Use Class Orders will not alter the findings of the SA.</p>
MM29	Policy TC3: Town Centre Allocations	<p><del>The need identified in the Local Planning Authority's retail evidence base for additional comparison retail floorspace will be addressed in the first instance by development of the Vineyard Gate site. Medium to longer term need for town centre use floorspace will also be addressed by redevelopment of existing buildings and car parks including the outdated Priory Walk development...</del></p> <p><b>Development will need to protect and enhance the character of the conservation area, listed buildings, heritage assets and their setting on</b></p>	<p>Modifications proposed to reflect updated proposals.</p> <p>To address Historic England representation as agreed in Draft Statement of Common Ground.</p> <p>Modifications proposed to reflect updated proposals.</p>	<p><b>Changes to SA findings:</b> The proposed Main Modifications have revised the policy text to ensure all new development in the Town Centre protects and enhances the character of conservation areas, listed buildings, and heritage assets including the Town Walls Scheduled Monument. This</p>



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		<p><b>and in the vicinity of the site, including where appropriate, the Scheduled Monument (Town Walls);</b></p> <p><u>Vineyard Gate</u></p> <p>Redevelopment of Vineyard Gate over the plan period to provide <b>a residential-led retail and mixed use floorspace scheme</b>:</p> <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>■ <b>Approximately 100 dwellings</b></li> <li>■ <b>Development will need to protect and enhance the character of the Scheduled Ancient Monument (Town Walls)</b></li> <li>■ <b>Provide direct pedestrian connections to / from Lion Walk;</b></li> </ul> <p><b>Contributions needed towards the delivery of flood defence / flood management solutions as identified in the SWMP for CDA 03.</b></p> <p><u>St. Botolphs</u></p> <p>Mixed use scheme providing cinema, 85-room hotel; restaurants cluster; retail; student accommodation; Creative Business Centre (1.86 ha)</p> <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>■ Access off Queen Street</li> <li>■ Development will need to protect and enhance the character of the Conservation Area and listed buildings</li> <li>■ <del>Any retail proposals should satisfy the sequential test given the edge-of-centre location of this site.</del></li> </ul> <p>Priory Walk...</p> <p>The 2016 Retail Study Update identified limited capacity for convenience goods floorspace over the plan period (after allowing for existing commitments). <del>If proposals come forward for new convenience goods floorspace they will be</del></p>	<p>Requirement for retail tests at St. Botolphs and Priory Walk duplicates NPPF requirement.</p>	<p>reinforces the significant positive effects previously identified for protecting and enhancing heritage assets and the historic character of the Town Centre (<b>SA Objective 7: Historic Environment</b>).</p> <p>The proposed Modification to the policy also requires development at Vineyard Gate to contribute towards flood defences/management solutions. Therefore, the negligible effects previously identified in relation to reducing flood risk and delivering effective SUDS (<b>SA Objective 10: Flooding &amp; Water</b>) will be revised to minor positive effects.</p> <p>The proposed Modifications change the type of development acceptable at Vineyard Gate from a retail and mixed-use scheme to a residential-led mixed use scheme, with approximately 100 dwellings. The reinforces the significant positive effect previously identified in relation to the provision of housing (<b>SA Objective 1: Housing</b>). It will also deliver more affordable homes in the Borough and will deliver a range of housing types to meet the diverse needs of the Borough (<b>SA Objective 1: Housing</b>). Therefore, the previously identified minor</p>

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		<del>assessed (as required) having regard for the sequential and impact tests set out in the NPPF and other relevant policies in this Plan.</del>		<p>positive effects are enhanced to significant positive effects in recognition of the amount of housing to be delivered by the residential-led mixed use scheme.</p> <p>The significant positive effects relating to delivering an appropriate balance between different types of uses in the Town Centre and the provision of employment opportunities (<b>SA Objective 3: Economy &amp; Employment</b>) remain valid and unchanged as the development of Vineyard Gate will comprise a mix of both residential and mixed uses.</p> <p>Finally, the requirement for proposals at Vineyard Gate to provide direct pedestrian connections to/from Lion Walk will increase sustainable travel and improve sustainable transport infrastructure (<b>SA Objective 4: Sustainable Transport</b>). Therefore, the negligible effects previously identified will be revised to minor positive effects.</p>
MM30	Policy TC4: Transport in Colchester Town Centre	Provision for Rapid Transit services including space to provide capacity for these and connections onto other locations <b>including the route connecting the Tendring Colchester Borders Garden Community with East</b>	Cross-reference to the requirement for the rapid transit system in CLP Section 1.	<b>Changes to SA findings:</b> The proposed Main Modification revises the policy text to include specific reference to connecting the Garden Community with East and North

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		<p><b>Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6.</b></p> <p>Add text to end of Policy:</p> <p><b>The positioning and size of bus shelters, signs and other highways infrastructure must have regard to the historic character of the area and setting of heritage assets.</b></p>	Strengthening of wording to address historic environment implications of highways infrastructure agreed in Statement of Common Ground with Historic England.	<p>Colchester and the Town Centre via Rapid Transit services. This reinforces the significant positive effects previously identified in relation to improving sustainable transport infrastructure and increasing levels of sustainable travel (<b>SA Objective 4: Sustainable Transport</b>).</p> <p>The policy has been amended to require proposals for bus shelters and highway infrastructure to have regard to the historic character of the area and heritage assets. Therefore, the negligible effects previously identified in relation to the protection of heritage assets and the historic character of the Town Centre (<b>SA Objective 7: Historic Environment</b>) are revised to minor positive effects.</p>
MM31	Policy NC1: North Colchester and Severalls Strategic Economic Area	<p>Zone 1: as defined on the Policies Map (existing and proposed employment land) will be the primary focus for <del>B-class</del> employment uses and as such, alternative <del>non-B-Class</del> uses will only be supported where they:</p> <ol style="list-style-type: none"> <li>Are ancillary to the existing employment uses on the site intended to serve the primary function of the site as an employment area and;</li> <li>Provide the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area and;</li> </ol>	Reflect changes in Use Class order terminology and the categorisation of offices as main town centre uses. (Main).	<b>No changes to SA findings:</b> The proposed Main Modification to the wording of the policy and revision of the terminology to reflect the recent changes in the Use Class Orders will not alter the findings of the SA.

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		<p>iii. Do not generate potential conflict with the existing <del>or</del> proposed <del>B-class</del> uses / activities on the site; and</p> <p>iv. There is no reasonable prospect of the site being used for <del>B-class</del> <b>appropriate</b> employment <b>uses</b>.</p> <p><del>Proposals for main town centre uses will not be permitted within zone 1 of North Colchester and Severalls Economic Area.</del></p>		
MM32	Policy NC4: Transport in North Colchester	Enhancements to the East / West public transport services, to serve the area to connect existing and new residential developments with employment and leisure opportunities. <b>This includes the route connecting the Tendring Colchester Borders Garden Community with East Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6.</b> The type of public transport service may vary.	Update policy to reflect CLP Section 1 policy.	<b>No change to SA findings:</b> The proposed Main Modification requires proposals that will impact on the highway network to contribute towards enhancing the East/West public transport services between Tendring Colchester Borders Garden Community and East and North Colchester, and the Town Centre. This reinforces the significant positive effects previously identified in relation to improving sustainable transport infrastructure and increasing levels of sustainable travel ( <b>SA Objective 4: Sustainable Transport</b> ).
MM33	New para 14.52	<p>Add new para 14.52 Land at the ABRO site:</p> <p><b>The site, known as the ABRO site, was previously part of the Royal Artillery Barracks (latterly known as Le Cateau Barracks), forming a northern most part of the old Colchester Garrison. Now vacant the ABRO site is 4.26 hectares, including a 3.80 hectare area allocated for residential use. The site is predominantly flattened hard surfacing, with some buildings of mixed size and architectural/historic significance. The north east corner of the site is former green space converted to car parking in</b></p>	Omission from carry forward from Adopted Local Plan (Garrison Masterplan).	MM33 – MM34 relate to Policy SC1: South Colchester Allocations and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.

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		<b>recent times. The Roman Circus Scheduled Ancient Monument (SAM) extends over the 0.46 hectare southern part of the site and is allocated for open space. A development brief been prepared for the site and was subject to public consultation 2020/21. The requirements and quantum of development on the site will be set out in the final Development Brief.</b>		<p><b>Changes to SA findings:</b> The proposed Main Modifications have revised the policy text and explanatory text to include reference to a new residential development site. Note that the ARBO site is allocated for housing in the adopted Local Plan and therefore a site assessment matrix has not been prepared for this site in this SA process.</p> <p>The addition of the site under Policy SC1 will reinforce the significant positive effects previously identified in relation to the delivery of housing, affordable homes and sustainable housing (<b>SA Objective 1: Housing</b>).</p> <p>The allocation of open space within the ARBO site will have a positive effect on the creation of open space (<b>SA Objective 5: Resilient Communities</b>) Therefore the negligible effect previously identified will be revised to a minor positive. Furthermore, as open spaces help facilitate healthy lifestyles, the negligible effect previously identified in relation to healthy lifestyles (<b>SA Objective 6: Health and Deprivation</b>) is revised to a minor positive effect.</p>
MM34	Policy SC1: South Colchester Allocations	<p>Add additional text in policy before 'The following Local Economic':</p> <p><b>ABRO site</b></p> <p><b>The 4.26 hectare will provide 3.80 hectares for residential development and 0.46 hectares for open space. Development of this site will be supported where it accords with the ABRO Development Brief.</b></p> <p><b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b></p>	<p>Omission from carry forward from Adopted Local Plan (Garrison Masterplan).</p> <p>To provide a requirement for a Minerals Resource Assessment for both SC1 allocations which has previously not been included in error.</p>	

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				<p>The creation of open space within the development will enhance the landscape character of the Borough (<b>SA Objective 8: Environment</b>). Therefore, the previously identified negligible effect is revised to a minor positive effect.</p> <p>The proposed Main Modifications revise the policy text to ensure proposals consider the Minerals Local Plan and submit a Minerals Resource Assessment as part of any planning application. The policy states that should the viability of extraction be proven, the mineral will be worked as part of the phased delivery of non-mineral development. Therefore, this promotes the efficient use of land (<b>SA Objective 2: Efficient Use of Land</b>). The negligible effect previously identified is revised to a minor positive effect.</p>
MM35	Para 14.54	The Defence Infrastructure Organisation is disposing of a number of sites nationally including Middlewick Ranges. The site was <b>originally</b> proposed for the allocation of 2000 dwellings, however as there are a number of constraints at the site which will restrict the final number of dwellings that can be delivered at this location, <b>the allocation is for up to 1000 dwellings</b> . Given the potential constraints <b>and opportunities</b> associated with the site, there will be a requirement for a masterplanning approach working together with the MOD, <b>and any future landowners</b> to inform the best opportunities for delivering housing and supporting infrastructure, as well as ensuring the delivery of a	Updating required on background and additional guidance.	<p>MM35 – MM47 relate to Policy SC2: Middlewick Ranges and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraph.</p> <p><b>Changes to SA findings:</b> Due to the significant modification to the</p>



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		development appropriate to its setting. <b>More guidance in respect of the approach, scope and requirements for masterplanning for this site are set out in paragraph 14.62 below.</b>		explanatory and policy text for Policy SC2: Middlewick Ranges, a new appraisal matrix outlining the sustainability effects of the modified policy is presented in Appendix C and its sustainability effects are summarised in Chapter 4.
MM36	Para 14.55	<p>Vehicular access to the site, the impact of any development on the local road network and necessary mitigation, will need to be determined prior to any detailed scheme being submitted. <b>The development would need to be supported by a Transport Assessment that stresses the importance of sustainable transport as the primary means of access and movement to, from and within the site. The Transport Assessment should set out that where impacts would occur and the necessary mitigation to address those impacts; any mitigation which would need to be agreed with CBC and ECC and secured as part of the planning permission. As a minimum, the Transport Assessment would need to include details regarding:</b></p> <ul style="list-style-type: none"> <li>■ Support for local bus services to traverse the site and provide frequent and regular connections to the town centre, railway stations and any other identified and agreed destinations;</li> <li>■ Provision of bus stops within the site and upgrade of existing bus stops in the vicinity of the site (specification to ECC standards);</li> <li>■ Bus priority measures at key junctions;</li> <li>■ Demonstration of an extensive network of footpaths and cycleways within the site and connections at the site boundaries into the external network. Improvements to the external network of footpaths and cycleways in the vicinity of the site as agreed;</li> <li>■ Provision of a distributor road across the site with dedicated footpath and cycleways alongside it over its entire length;</li> <li>■ Provision of new sections of footway, cycleway and uncontrolled and controlled crossings in the vicinity of the site as agreed;</li> </ul>	<p>Clarification of transport assessment and mitigation measures reflecting Statement of Common Ground between CBC, ECC and DIO.</p> <p>Clarification of link between transport issues and housing numbers for site.</p>	

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		<ul style="list-style-type: none"> <li>■ <b>Improvements to the Public Right of Way Network across and in the vicinity of the site; and</b></li> <li>■ <b>Delivery of a bespoke Travel Plan for the development of the site, with the appointment of a Travel Plan Co-ordinator and commitment to provision of tailored Residential Travel Information Packs for each household.</b></li> </ul> <p><b>In the event that the detailed transport assessment work indicates that the traffic constraints cannot be adequately addressed, the number of homes permitted will be reduced to reflect this with support for up to 1,000 once the traffic impacts can be adequately resolved.</b></p>		
MM37	Para 14.56	<p>Middlewick Ranges is a designated Local Wildlife Site (reference Co122). The site was reviewed as part of a wider Local Sites Review in 2015 and as a result of the review the area designated has been extended. The <b>Ecological Evidence Report confirms that the habitats within the site are of high biodiversity value, including 53ha of acid grassland. The site supports a range of protected species such as invertebrates, breeding birds and bats</b> <del>Council is aware that the site supports at least one Protected Species,</del> <b>therefore</b> given the site's ecological sensitivity, full ecological assessments will need to be undertaken <b>as part of any planning application including</b> for all Protected Species, <b>and</b> Species of Principal Importance during the appropriate survey season. <b>The Council will also be seeking a minimum 10% biodiversity net gain on the development site, following application of the mitigation hierarchy, in line with emerging legislation (Environment Bill 2020). The Council will require a developer to commit to a suitable legal mechanism to ensure the long-term establishment, management and maintenance of the mitigation / compensation land for a minimum of 30 years and a strategy for the monitoring of key mitigation and/or compensation as part of the grant of any planning permission.</b></p>	Clarification of biodiversity net gain requirements.	
MM38	Para 14.57	<p>The area is a well-used recreational space, particularly with dog walkers. Any future development proposal will be expected to deliver new open space <b>as well as strategic green infrastructure</b> to meet the needs of existing and new</p>	Ensure evidence base and masterplanning work adequately	

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		residents in this part of Colchester, <b>to minimise subsequent footfall on the Essex coastal sites and nearby Roman River SSSI, and provide substantial buffers to existing sensitive habitats. The range of typologies may include accessible natural greenspace, formal playing pitches, parks and playspace, green corridors and land for future cemetery use (including potential for a woodland cemetery), if suitable and required. The master planning process will need to inform further consideration in respect of the type, layout and configuration of open space and green infrastructure. A key requirement will be to ensure connectivity between green walking routes across the site and the existing Colchester Orbital, a circular walking and cycling route around the town's perimeter, which runs through the north-west of the Middlewick Ranges linking some of the town's key open spaces, heritage sites and PRoW. The Council will seek to retain and enhance PRoW within the development along with the route and character of the Colchester Orbital.</b>	reflects full range of environmental considerations.	
MM39	Para 14.58	The site <b>has archaeological interest due to the potential for the presence of buried archaeological remains, in particular, relating to prehistoric, Roman and civil war and World War II defences. The WW2 pill boxes, and tank line form an important landscape opportunity. The Council believes they also represent an important heritage interpretation and visitor opportunity.</b> Further investigations will be required at a planning application stage, prior to the commencement of any development. <b>Policy PP1 (vi) will apply in this respect to any planning application on this site. It is also possible that a future management plan for the redoubt may be required as part of the planning permission, which will need to be agreed with the Council.</b>	Ensure evidence base and masterplanning work adequately reflects full range of heritage assets.	
MM40	New Para to be added	<b>In terms of local character, the site sits in an area of gently sloping open landscape bordered by Colchester to the north and the wooded Roman River to the south. It currently provides some physical and visual separation between the existing urban area and the Roman River Valley. The site</b> has the potential to contain archaeological finds therefore it will be necessary to complete archaeological investigations. <b>Any development will</b>	Ensure evidence base and masterplanning work adequately reflects full range of landscape considerations.	

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		<b>need to minimise and mitigate potential impacts on the wider landscape, on adjoining minor roads and recreational pressure on the landscape and biodiversity assets. New development should respond to the existing settlement pattern, screen any existing visual intrusions, conserve and manage existing woodland and hedgerows, and use materials appropriate to local character. An LVIA will be required to inform the proposed masterplan and any subsequent planning application. Extra High Voltage electricity pylons lie at the north of the site. There would be visual benefits to these being undergrounded but in the event that this is not feasible they would act as a constraint on the layout of development.</b>		
MM41	Para 14.59	Development of Middlewick Ranges may be further constrained by pockets of contamination therefore an investigation into all potential sources of contamination will need to be carried out as part of any future development proposals <b>and submitted as part of any planning application. Any investigation will need to include assessment of areas inaccessible during the 2018 site visit, together with any activity since the date of reporting including detail of any fly tipping, and continued MoD uses. Policy ENV5 will be relevant to any planning application in respect of this matter.</b>	Clarification on matters in respect of requirements regarding contamination.	
MM42	Para 14.60 and Para 14.62	Delete para 14.60 and renumber para 14.62.  The Middlewick Ranges site falls within Critical Drainage Area 01 (Old Heath Area) as defined in Colchester's Surface Water Management Plan (SWMP). Contributions will be sought towards the costs of delivering flood defence/flood management solutions within CDA 01 as set out in the SWMP. <del>Given the array of identified constraints, all requested surveys should be commissioned as soon as possible. This is necessary to help determine final housing numbers that can be delivered at Middlewick Ranges and to define the most suitable developable areas and land uses within the Middlewick Ranges site. As well as housing and open space, other suitable uses could include a cemetery extension or green cemetery.</del>	Clarification of approach / timing to master planning and agreement with the Council.	

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MM43	New Para to be added	<b>A Masterplan must be agreed with the Local Planning Authority prior to the submission of any planning application, in order to inform the detailed definition and mix of uses within the site. The masterplan process should include engagement of the local community, use of design advice and review where available, and assessment frameworks such as Building for a Healthy Life or similar. The masterplan will be supported, as appropriate, with site wide parameter plans, design codes or design guidance.</b>	Clarification of approach / timing to master planning and agreement with the Council.	
MM44	Para 14.61	Developer contributions will be sought <del>where required</del> towards the cost of <del>ecological mitigation including; the provision of compensatory habitat to replace habitat lost to development.</del> ecological mitigation, <b>remediation of</b> any on site contamination as part of the development of the site; <b>community infrastructure including education provision; traffic and highways mitigation including</b> enhancements to the public transport, walking and cycling infrastructure; <b>accessible natural green space and public open space.</b>	Clarification in respect of requirements for developer contributions.	
MM45	Para 14.63	Development at Middlewick Ranges will be phased to start towards the middle of the plan period. This is necessary to enable <b>further detailed work to be carried out to inform a comprehensive masterplan process as described above and to allow for appropriate engagement with all relevant parties including the local residents. This will also allow for the commencement of soil preparation for the required biodiversity mitigation, compensation and net gain allowing for the soil conditions to respond to changes in pH. which is imperative to the practical use of turves from the ranges to create new areas of acid grassland. This will help inform or refine the later stages of the net gain strategy. The masterplan will inform any subsequent planning application</b> <del>all the studies to be completed and any mitigation measures i.e compensatory habitat to be provided prior to the start of development.</del>	Clarification regarding phasing in relation to Bio-diversity net gain.	

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MM46	New Para to be added	<b>Due to the high distinctiveness of the biodiversity of the site and the complexity of recreating and managing protected habitats for the long term, both onsite and in the mitigation lands, the Council will require the appointment, by the developer, of a suitably qualified and experienced nature conservation management organisation as a partner to take forward this element of the development. The Council will require the developer to enter into an appropriate legal agreement to secure the long term (minimum 30-year) management and monitoring of retained protected habitats, the biodiversity mitigation, compensation and net gain land, by the nature conservation organisation, including a mechanism for funding and governance that ensures both the nature conservation value and local community interest. The landowner of the mitigation land will need to be party to such an agreement.</b>	Clarification of the approach / requirements for long term management of the ecological areas / habitats and mitigation land.	
MM47	Policy SC2: Middlewick Ranges	The allocation shown on the Policies Map is expected to deliver <del>approximately up to</del> 1000 new dwellings. The final number of dwellings will only be confirmed <b>through masterplanning</b> <del>when full details of constraints are known</del> . In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map <del>where it which provides:</del> (i) <b>Delivers</b> up to 1000 new houses of a mix and type of housing to be compatible with surrounding development; <b>and</b> (ii) <b>Is supported by a Transport Assessment which sets out where impacts would occur and any mitigation to address those impacts, as well as measures proposed to ensure sustainable transport is the primary means of access and movement to from and within the site. The Transport Assessment and mitigation measures are to be agreed with the Highway Authority and The Council as part of any planning permission; and</b> (iii) <b>Delivers</b> access and highway works on the local road network, including new junctions, to be agreed with the Highway Authority and delivered at the appropriate time commensurate with the development; <b>and</b>	Add ref to masterplanning for clarification and consistency.  Clarification regarding requirements for a transport assessment (CBC/ ECC and DIO SOCG).  Consistency and clarification re sustainable connectivity.  Clarification regarding reference to the Orbital route.  Clarification regarding protection of habitats.  Clarification regarding Bio-diversity net gain requirements and mitigation.	See above for assessment of Policy SC2: Middlewick Ranges. MM35 – MM47 relate to Policy SC2: Middlewick Ranges and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the above paragraph.



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		<p>(iv) <del>Delivers</del> of enhancements to sustainable travel connectivity including public transport, cycling and walking infrastructure, <b>including connection and enhancement to the Colchester Orbital; and</b></p> <p>(v) <del>Provides</del> Provision for retention or diversion of any existing public rights of way within the site <b>and incorporation wherever possible into the green infrastructure network; and</b></p> <p>(vi) <del>Detailed ecological surveys</del> <b>The built footprint of the development has been sited to minimise the effects on protected habitats and species; and</b></p> <p>(vii) <b>Is supported by the submission of appropriate mitigation and net gain plans</b> to enhance the ecology of the remaining areas of the Local <b>Wildlife Site</b> <del>including the provision of</del> <b>to provide</b> compensatory habitat to replace habitat lost to development <b>and a minimum of 10% biodiversity net gain; and</b></p> <p>(viii) <b>Secures the appointment, by the developer, of a suitably qualified and experienced nature conservation management organisation as a partner to take forward the habitat conservation, creation and management of the development; and</b></p> <p>(ix) <b>Identifies and commits to a legal mechanism, in a form to be agreed with the Council, to ensure the long-term establishment, management and maintenance of the retained acid grassland, the biodiversity mitigation/ compensation and net gain land and a strategy for the monitoring of key mitigation, compensation and net gain. The legal mechanism will identify the funding mechanism and governance structure (including the option of designation as a Local Nature Reserve) that ensures both the nature conservation value and local community interest in the retained acid grassland, other protected habitats, the biodiversity mitigation and compensation land, and areas of net gain; and</b></p> <p>(x) <b>Includes a detailed strategy and management plan, to be agreed with the Council, for the existing and proposed green infrastructure and</b></p>	<p>Clarification regarding the management of the habitat creation and conservation.</p> <p>Clarification of requirements for long term management of the biodiversity / mitigation land.</p> <p>Clarification of the requirement for a management strategy / plan for the Green Infrastructure and open space elements.</p> <p>Clarification of requirements for an LVIA.</p> <p>Clarification of requirements for early years and primary education provision (ECC SoCG).</p> <p>Clarification of requirements for financial contributions for all education including early years, primary and secondary (ECC SoCG).</p> <p>Clarification regarding the requirements for masterplanning including scope timing and agreement.</p> <p>A recommendation in the HRA and agreed in the SoCG with Natural England.</p>	

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		<p><del>Strategic areas of public open space network, including formal playing pitches, strategic green corridors, green buffers and structural landscape; and</del></p> <p>(xi) <b>Includes a detailed Landscape and Visual Impact Assessment in order to minimise and mitigate potential impacts on the wider landscape and urban character; and</b></p> <p>(xii) <b>Delivers m</b> Mitigation measures to address site contamination; and</p> <p>(xiii) <b>Provides for Primary and early years education as follows;</b></p> <p>a. <b>a new primary school with co-located 56 place early years and childcare nursery on 3 hectares of suitable land allocated for education and childcare use; and</b></p> <p>b. <b>a new 56 place stand-alone early years and child care nursery on 0.13 hectares of suitable land allocated for education and childcare use; and</b></p> <p>(xiv) <b>Secures financial contribution to early years and childcare, primary and secondary education provision as required by the Local Planning Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy.</b></p> <p><del>A masterplan will be required to inform the detailed definition and mix of uses within the site. A Masterplan for the whole site is to be agreed with the Council prior to submission of any planning application. The masterplan must be informed by, or supported by, as appropriate, site wide parameter plans, design codes or guidance, developed through engagement with the local community, be informed by use of design review where available, and assessment frameworks such as Building for a Healthy Life or similar.</del></p> <p><b>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified,</b></p>		

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		<b>development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</b>		
MM48	Policy SC3: Transport in South Colchester	Amend the final bullet point of Policy SC3 to read: Improvements to routes for walking, <del>and</del> cycling <b>and horse riding where appropriate</b> including links to the Garrison and Boadicea Routes and complete gaps in the network.	Essex Bridleways Association Representation.	<b>No change to SA findings:</b> The modified text strengthens the previously identified significant positive effect in relation to improving sustainable transport infrastructure and linkages ( <b>SA Objective 4: Sustainable Transport</b> ).
MM49	Policy EC1: Knowledge Gateway and University of Essex Strategic Economic Area	3 <sup>rd</sup> para: There will be a need for a comprehensive approach to development in conjunction with the <del>new University</del> <b>Tendring Colchester Borders</b> Garden Community proposed to the east of Colchester... 6 <sup>th</sup> para: Development will be expected to contribute to the cost of <b>direct</b> infrastructure improvements as required. Within this area, the Local Planning Authority will continue to support the growth and retention of the University Research Park. All land and premises within this area will be safeguarded for employment uses, primarily for <b>office use within E class where appropriate</b> and non-B class employment generating uses of a scale and type compatible with the Research Park. Encouragement will also be given to uses which can be shown to be directly linked to the development of research associated with the University and to the provision of business incubator units. Proposals for uses which are not for <b>office use within E class</b> or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:...	Correct name of Garden Community. Clarify requirement in line with Draft Statement of Common Ground with University of Essex. Update Use Class terminology references.	<b>No changes to SA findings:</b> The proposed Main Modification to the wording of the policy and revision of the terminology to reflect the recent changes in the Use Class Orders will not alter the findings of the SA.

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MM50	Policy EC2: East Colchester/Hythe Special Policy Area	Amend criteria (i) and (xi) of Policy EC2 as follows: (i) ...homes and community and environmental enhancements, <b>in line with the site allocations shown on the East Colchester Policies EC1-4 map</b> and create a strong sense of identity for the area. <del>(xi) Develop the East Colchester Energy Centre and HEAT network;</del>	For clarity, further to Network Rail Representation.  Delete proposal that is no longer current.	<b>Changes to SA findings:</b> Policy EC2 no longer supports the delivery of the East Colchester Energy Centre and HEAT network. Therefore, the significant positive effect previously identified for the delivery of renewable energy schemes is revised to a negligible effect ( <b>SA Objective 9: Climate Change</b> ).
MM51	Policy EC3: East Colchester Allocations	Insert Text before Local Economic Areas in Policy EC3: <b>Place Farm</b> <b>Development of the site will be supported where it provides:</b> <b>2.7 ha of employment land, as shown in Table SG3</b> <b>Up to 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area.</b> <b>Access via Whitehall for the employment and via Rowhedge Road for the residential development.</b> ...in accordance with Table SG <b>34</b> and Policies SG3 and SG4.	Include text on Place Farm employment and residential allocation included in Table SG3 employment Edge of Centre floorspace and on Policies Map.  Correct typographical error.	<b>Changes to SA findings:</b> The findings from the site assessment of Place Farm (COL 104) in the 2017 SA Report were previously presented under Policy SS1 South Colchester Allocations. No change has been made to the site allocation, and consequently its SA site assessment findings also remain unchanged.  The addition of the allocation under Policy EC3 reinforces the significant positive effects previously identified in relation to the provision of housing, including affordable homes and sustainable housing ( <b>SA Objective 1: Housing</b> ) and the delivery of employment opportunities in the Borough ( <b>SA Objective 3: Economy &amp; Employment</b> ).

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				However, the policy text requires that a mix of housing types should be provided at Place Farm which revises the negligible effect previously identified for delivering a range of housing types to a significant positive effect ( <b>SA Objective 1: Housing</b> ).
MM52	Policy EC4: Transport in East Colchester	Enhancements to the interchange at Hythe Station and improvements to existing public transport services, including the potential for extension to existing services and North Colchester <b>along with the provision of a rapid transit route connecting the Tendring Colchester Borders Garden Community with East Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6.</b>  Amend the final bullet point of Policy EC4 as follows; ...Improvements to connectivity for pedestrians, <del>and</del> cyclists <b>and horse riders where appropriate</b> including;...	Update policy to reflect CLP Section 1 policy.  To clarify further to Essex Bridleways Association Representation.	<b>No change to SA findings:</b> The proposed Main Modification requires proposals that will impact on the highway network to contribute towards enhancing the interchange at Hythe Station and the public transport services, including a rapid transit route, between Tendring Colchester Borders Garden Community and East and North Colchester, and the Town Centre, or to contribute towards improving sustainable transport infrastructure for pedestrians, cyclists and horse riders. This reinforces the significant positive effects previously identified in relation to improving sustainable transport infrastructure and increasing levels of sustainable travel ( <b>SA Objective 4: Sustainable Transport</b> ).
MM53	Policy WC1: Stanway Strategic	All land and premises within the area allocated as the Stanway Economic Area <b>and Tollgate District Centre</b> will be safeguarded for <del>economic / employment</del>	Clarify policy coverage.	<b>No changes to SA findings:</b> The proposed Main Modification clarifies

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	Economic Area and Tollgate District Centre	<p><b>appropriate commercial</b> uses based on a zoned approach in accordance with the following principles:</p> <p><b>Zone 1:</b> as defined on the West Colchester Policies Map and incorporating the Stanway allocations listed in Table SG3 will be the primary focus for <del>B-class</del> employment uses and as such, alternative <del>non-B-Class</del> uses will only be supported where they:</p> <ul style="list-style-type: none"> <li>(i) Are ancillary to the employment uses on the site intended to serve the function of the site as an employment area; and,</li> <li>(ii) Provide the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area; and,</li> <li>(iii) Do not generate potential conflict with the existing <b>or</b> proposed <del>B-class</del> uses / activities on the site; and</li> <li>(iv) There is no reasonable prospect of the site being used for employment purposes.</li> </ul> <p><del>Proposals for main town centre uses will not be permitted within zone 1 of the Stanway Strategic Economic Area.</del></p> <p><b>Zone 2:</b> Within the area shown on the West Colchester Policies Map, comprising the Tollgate District Centre, proposals for <b>main town centre</b> uses <del>which are suitable for, and proportionate to, the role and function of the centre and its place within the hierarchy</del> will be supported.</p> <p><del>Where the proposal is for a main town centre use(s), it</del> <b>Proposals</b> must be of a scale and type appropriate to the centre (having regard for the Centres Hierarchy and the definitions under Policy SG5) <del>and must also satisfy the criteria set out below.</del></p> <p>Proposals <del>must</del> <b>should:</b></p>	<p>Update to reflect changes in Use Class terminology and to clarify policy relating to main town centre uses.</p> <p>Correct typographical error.</p>	<p>that Policy WC1 relates to both the Stanway Strategic Economic Area and the Tollgate District Centre. No changes have been made to site allocations proposed by this policy and consequently the previously reported SA findings remain unchanged. The revision of the terminology to reflect the recent changes in the Use Class Orders will also not alter the findings of the SA.</p>



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		<p>(i) <b>Seek to e</b>Enhance the role of the centre, through the introduction of new services and/or community facilities,</p> <p>(ii) Proposals outside the Tollgate District Centre should meet the requirements of the sequential test as set out in policy SG6 in so far as the Local Planning Authority should be satisfied that there are no suitable alternative sites located more centrally in or on the edge of the District Centre or any other centre <b>(within an appropriately defined catchment area)</b>; and</p> <p>(iii) Where the scale of the proposal requires an impact assessment, in accordance with policy SG6, the Local Planning Authority are satisfied that the proposal will not have a significant adverse impact on <b>a) existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal and b) the vitality and viability of Colchester Town Centre and/or any other defined centre.</b></p>		
MM54	Policy WC2: Stanway	<p>Amend First paragraph: Allocations as shown... In addition to meeting the requirements set out in Policy PP1, <del>existing capacity issues at the ..... and by the provision of a new primary school at Lakelands.</del> a new primary school will be required on 2.1 hectares of <b>suitable</b> land <b>allocated for education and childcare use</b> to the north of London Road in a location to be decided. The primary school will be secured through a S106 agreement and will be co-located with an 56 place early years and childcare <b>nursery facility (D1 use)</b>. An additional 0.13 hectares of <b>suitable</b> land for a 56 place early years and childcare <b>nursery facility</b> will also be required in Stanway in a location to be decided. <b>All new residential developments in Stanway will be expected to contribute towards new education facilities. Commercial developments may be expected to contribute to Early Years and Childcare facilities.</b></p> <p>Add to the policy following second paragraph:</p> <p><b>Before granting planning consent for Land to the North of London Road and Land to the West of Lakelands, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified,</b></p>	<p>Essex CC representation required to clarify education requirements further to the SoCG with ECC.</p> <p>A recommendation in the HRA and agreed in the SoCG with Natural England (SCG1).</p> <p>To provide a requirement for a Minerals Resource Assessment which has previously not been included in error.</p> <p>To reflect the grant on appeal of an application for town centre uses.</p> <p>To reflect revised proposal for the site agreed in Statement of Common Ground with O&amp;H.</p>	<p><b>Changes to SA findings:</b> The Land between Tollgate West and London Road (former Sainsbury's site) (STN43) is removed as an allocation from the policy. Therefore, the sustainability effects identified during the site assessment no longer apply.</p> <p>The site assessments for Land to the North of London Road (STN09 and STN42), Land to the West of Lakelands (STN06), and Land at Chitts Hill (STN12) identified significant negative effects in relation to school capacity (<b>SA Objective 5: Resilient Communities</b>). The proposed Main Modification provides mitigation for</p>

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		<p><b>development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</b></p> <p>Add sentence to Land to the North of London Road allocation:</p> <p><b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b></p> <p>Delete Sainsbury's site residential allocation.</p> <p>Land to the West of Lakelands</p> <p>(i) <del>A mix of uses to include:</del> <b>Approximately 450 250</b> new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;</p> <p>Land off Dyers Road – Delete Criterion (v)</p>	<p>To avoid duplication with generic wording on education to be included at beginning of policy.</p>	<p>these negative effects as it requires all new residential developments in Stanway to contribute towards new education facilities with commercial development potentially contributing to Early Years and Childcare facilities. Therefore, the minor positive effect previously identified in relation to the provision of education facilities (<b>SA Objective 5: Resilient Communities</b>) for Policy WC2 will be revised to a significant positive effect. Similarly, the negligible effect previously identified for Policy WC2 in relation to school places and early years will be revised to a significant positive effect (<b>SA Objective 5: Resilient Communities</b>). Note that Land off Dyers Road including Fiveways Fruit Farm (STN41) is also an allocation in this policy however it is allocated for housing in the adopted Local Plan and therefore is not subject to assessment in this SA process.</p> <p>The policy provides stronger mitigation against adverse effects on protected species and habitat sites which reinforces the significant positive effect previously identified for Policy WC2 for the</p>

Appendix D  
Schedule of Main Modifications with SA Implications

SA of the Main Modifications to the Colchester Section 2 Local Plan  
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				<p>protection and enhancement of biodiversity (<b>SA Objective 8: Environment</b>).</p> <p>For the Land to the North of London Road (STN09 and STN42) site allocation, the policy states that should the viability of extraction be proven, the mineral will be worked as part of the phased delivery of non-mineral development. Therefore, this promotes the efficient use of land (<b>SA Objective 2: Efficient Use of Land</b>) and reinforces the minor positive effect previously identified, the significance of the effect is unchanged.</p> <p>The increase in dwellings to be delivered on the Land to the West of Lakelands site (STN06) reinforces the minor positive effects identified in the site assessment in relation to proportionate housing growth and affordable housing (<b>SA Objective 1: Housing</b>), and also strengthens the significant positive effects previously identified for policy WC2 in relation to the provision of housing, including affordable homes, and the delivery of a range of housing types (<b>SA Objective 1: Housing</b>). The</p>

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				significance of the effects remain unchanged.
MM55	Para 14.118	Amend the third sentence as follows: Any proposals should promote access by Bus from the Town Centre and local train stations, as well as promoting local access via cycle, <del>and</del> footpaths, <b>equestrian routes, where appropriate</b> and improving improvements to these routes where necessary.	Essex Bridleways Association Representation. Grammar correction.	MM55 – MM56 relate to Policy WC3: Colchester Zoo and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.
MM56	Policy WC3: Colchester Zoo	Amend policy reference to reflect current terminology; ...Any proposals for the expansion of the Zoo will be undertaken through a masterplan approach taking into account landscape and Scheduled Ancient Monument impact... Add to the policy: <b>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</b>	Consistent with NPPF terminology. A recommendation in the HRA and agreed in the SoCG with Natural England.	<b>Changes to SA findings:</b> The proposed Main Modification provides stronger mitigation against adverse effects on protected species and habitat sites. Therefore, the uncertain effect previously identified in relation to the protection and enhancement of biodiversity ( <b>SA Objective 8: Environment</b> ) is revised to a significant positive effect.  Any proposals for the expansion of the zoo will be undertaken through a masterplan approach taking into account landscape and heritage assets. The uncertain effects relating to protecting heritage assets ( <b>SA Objective 7: Historic Environment</b> ) and maintaining the landscape character of the Borough ( <b>SA Objective 8: Environment</b> )

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				<p>are revised to minor positive effects.</p> <p>The policy promotes access by sustainable transport modes and any expansion of the zoo will provide an off-road cycle route linking the zoo to the Gosbecks Archaeological Park, which reinforces the minor positive effect previously identified for improving sustainable transport infrastructure and linkages and increasing sustainable travel (<b>SA Objective 4: Sustainable Transport</b>). The significance of the effects remains unchanged.</p>
MM57	Policy SS1: Abberton and Langenhoe	<p>Include the following after the criteria for Land east of Peldon Road:</p> <p><b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II Pete Tye Hill and Old Cottage.</b></p>	To ensure that the policy gives appropriate protection to the historic environment.	<p><b>No change to SA findings:</b> The site assessment of Land east of Peldon Road (RSE10) identified minor negative effects in relation to cultural heritage and archaeology (<b>SA Objective 7: Historic Environment</b>). However, Policy SS1 provides mitigation against adverse effects on the historic environment by requiring development of the site to be designed to conserve and, where appropriate, enhance the significance of heritage assets. This strengthens the significant positive effect previously identified for Policy</p>

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				SS1 in relation to protecting and enhancing heritage assets in the Borough ( <b>SA Objective 7: Historic Environment</b> ).
MM58	Policy SS4: Copford	<p>Include the following at the beginning of the policy:</p> <p><b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the two allocated sites include the Grade II Copford Place and stable, Brewers Cottage, Stanway Bridge and Brook Cottage.</b></p> <p>The above sentence replaces criteria (v) for West of Hall Road. <del>A design and layout which complements the listed buildings and their setting as well as any archaeological assets.</del></p>	To ensure that the policy gives appropriate protection to the historic environment.	<b>No change to SA findings:</b> The site assessments of East of Queensberry Avenue (STN26) and West of Hall Road (STN18) identified minor negative effects in relation to cultural heritage and archaeology ( <b>SA Objective 7: Historic Environment</b> ). However, Policy SS4 provides mitigation against adverse effects on the historic environment by requiring the development of these sites to be designed to conserve and, where appropriate, enhance the significance of heritage assets. This strengthens the significant positive effect previously identified for Policy SS4 in relation to protecting and enhancing heritage assets in the Borough ( <b>SA Objective 7: Historic Environment</b> ).
MM59	Policy SS5: Eight Ash Green	Replace entire policy with the following: <b>All development proposals in Eight Ash Green parish will be determined against and be required to comply with policies in the Eight Ash Green Neighbourhood Plan and any relevant Local Plan policies.</b>	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan. New policy wording is consistent with the policy wording for the Boxted	<b>No changes to SA findings:</b> No effects from Policy SS5 were identified in the previous SA as the policy does not propose any development but rather defers to the Eight Ash Green Neighbourhood Plan. The SA



Appendix D  
Schedule of Main Modifications with SA Implications

SA of the Main Modifications to the Colchester Section 2 Local Plan  
September 2021

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
			Neighbourhood Plan and other adopted neighbourhood plans.	findings remain unchanged for the Main Modification as any development proposed in Eight Ash Green will be assessed against the requirements set out in the Neighbourhood Plan rather than Policy SS5.
MM60	Policy SS6: Fordham	Add criteria (iv): <b>Conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the site include the Grade II Plummers Farmhouse, Grade II Thrifts Cottage and Plummers Green Monument.</b>	To ensure that the policy gives appropriate protection to the historic environment.	<b>No change to SA findings:</b> The site assessment of Plummers Road, Fordham (RNW03) identified an uncertain effect in relation to cultural heritage and archaeology ( <b>SA Objective 7: Historic Environment</b> ). Policy SS6 provides mitigation against adverse effects on the historic environment by requiring development of the site to be designed to conserve and, where appropriate, enhance the significance of heritage assets. This strengthens the significant positive effect previously identified for Policy SS6 in relation to protecting and enhancing heritage assets in the Borough ( <b>SA Objective 7: Historic Environment</b> ).
MM61	Policy SS7: Great Horkesley	Revise text under School Lane (ii): development will facilitate access to the old village hall and <b>either</b> contribute to the replacement of the scout hut <b>or to the enhancement of community buildings other than the old village hall.</b>  Amend School Lane criterion (iv): Development <del>will safeguard the setting of the Church of England School building as a grade 2 listed building and other</del>	To clarify requirements for community facilities.  To ensure that the policy gives appropriate protection to the historic environment.	<b>No change to SA findings:</b> The site assessment of School Lane (RNW02) identified a significant negative effect for cultural heritage and an uncertain minor negative effect for archaeology ( <b>SA</b>

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		<del>heritage assets on The Causeway</del> <b>must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the site include the Grade II Church of England School, School House and Oak Cottage.</b>		<b>Objective 7: Historic Environment).</b> Policy SS7 provides mitigation against adverse effects on the historic environment by requiring development of the site to be designed to conserve and, where appropriate, enhance the significance of heritage assets. This strengthens the significant positive effect previously identified for Policy SS7 in relation to protecting and enhancing heritage assets in the Borough ( <b>SA Objective 7: Historic Environment</b> ).  Requiring new developments at School Lane to facilitate access to the old village hall and either contribute to the replacement of the scout hut or to the enhancement of community buildings other than the old village hall, reinforces the significant positive effect previously identified in relation to providing access to community and recreation facilities ( <b>SA Objective 5: Resilient Communities</b> ).
MM62	Policy SS8: Great Tey	Amend criteria (ii) (in relation to Land on Brook Road) as follows: Suitable design and screening/landscaping to <b>maintain and, where possible, enhance the character and setting of</b> <del>minimise and negative impact on</del> the adjacent Conservation Area and listed building (Rectory Cottage).  Amend the policy in relation to Greenfield Drive as follows:	To ensure consistency with other policies.  To provide clarification with regards to access.	<b>Changes to SA findings:</b> The site assessment of Land on Brook Road (RNW05) identified positive effects (significant positive for cultural heritage, minor positive for archaeology) in relation to

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		<p>In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the <b>policy</b> area identified on the policies map which provides:</p> <p>(i) 30 new dwellings with <b>pedestrian and cycle</b> access off Greenfield Drive (Harvesters' Way and/or Farmfield Road) <b>and vehicle access from Newbarn Road</b>; and</p> <p>(ii) A minimum of 1ha of public open space <del>adjacent to existing public open space</del>.</p> <p>(iii) <b>The emerging Neighbourhood Plan is intended to shape the character of the development.</b></p>		<p>protecting and enhancing heritage assets (<b>SA Objective 7: Historic Environment</b>). Policy SS8 provides mitigation against adverse effects on the historic environment by requiring development of the site to be designed to maintain and, where possible, enhance the character and setting of the adjacent Conservation Area and listed building. This strengthens the significant positive effect previously identified for Policy SS8 in relation to protecting and enhancing heritage assets in the Borough (<b>SA Objective 7: Historic Environment</b>).</p> <p>The site assessment of Land off Greenfield Drive (RNW75) identified minor positive effects in relation to sustainable transport and access arrangements (<b>SA Objective 4: Sustainable Transport</b>). The Main Modification to Policy SS8 requires proposals to be designed to incorporate sustainable transport infrastructure. Therefore, the effects for Policy SS8 are revised from negligible to minor positive as the policy will improve sustainable transport infrastructure and will increase</p>

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				sustainable travel ( <b>SA Objective 4: Sustainable Transport</b> ).
MM63	Policy SS9: Langham	<p>Add the following in relation to Wick Road:</p> <p><b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II New House.</b></p> <p>Amend School Road criteria (v) as follows:</p> <p>A design and layout which protects and enhances the listed building including suitable screening/landscaping to protect their setting. <b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II School Farmhouse.</b></p>	To ensure that the policy gives appropriate protection to the historic environment.	<p><b>No change to SA findings:</b> The site assessment of Wick Road (RNE01) identified uncertain effects for cultural heritage, archaeology and local listings in relation to protecting and enhancing heritage assets (<b>SA Objective 7: Historic Environment</b>). The site assessments of School Road (RNW11 and RNE60) identified minor negative effects for cultural heritage and archaeology in relation to protecting and enhancing heritage assets (<b>SA Objective 7: Historic Environment</b>).</p> <p>Policy SS9 provides mitigation against adverse effects on the historic environment by requiring development of the site to be designed to conserve, and where appropriate, enhance the significance of heritage assets, including their settings. This strengthens the significant positive effect previously identified for Policy SS9 in relation to protecting and enhancing heritage assets in the Borough (<b>SA Objective 7: Historic Environment</b>).</p>

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MM64	Policy SS10: Layer de la Haye	<p>Update criteria i as follows:</p> <p>i) <b>At least</b> 35 dwellings of a mix and type compatible with the surrounding development, to include bungalows and small family homes</p> <p>Include the following additions to the policy:</p> <p><b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b></p> <p><b>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</b></p>	<p>Wording agreed through SoCG with Tollgate Partnership.</p> <p>To provide a requirement for a Minerals Resource Assessment which has previously not been included in error.</p> <p>Recommended mitigation in the Habitat Regulations Assessment.</p>	<p><b>Changes to SA findings:</b> In light of a representation received regarding Policy SS10, the sustainability effects of the revised Policy SS10 are appraised in detail in Appendix C and its sustainability effects are summarised in Chapter 4.</p>
MM65	Policy SS11: Marks Tey	<p>Growth within the Marks Tey area will largely be guided by the following documents in addition to this Local Plan:</p> <p>i) <del>The Joint Plan Development Plan document to be prepared with Braintree District Council for development of a new Garden Community, as provided by in Section 1 Policy SP9.</del></p> <p>ii) <del>The Marks Tey Neighbourhood Plan to be developed to include policies to guide the relationship between the existing community of Marks Tey and the gradual development of a Garden Community, and will provide flexibility, including the scope for the allocation of any small parcels of land for</del></p>	<p>To remove reference to the Braintree Colchester Borders Garden Community.</p> <p>To clarify role of Neighbourhood Plan.</p>	<p><b>Change to SA findings:</b> In light of a representation received regarding Policy SS11 and in light of the findings from the Examination of the Section 1 Local Plan which removes the Colchester/Braintree Borders Community Garden, the sustainability effects of the revised Policy SS11 and a newly identified reasonable alternative are appraised in detail in Appendix C</p>

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		development <del>outside with the Garden Community</del> to be considered in the Neighbourhood Plan at the appropriate time.		and their sustainability effects are summarised in Chapter 4.
MM66	Policy SS12b: Coast Road, West Mersea	Amend criteria (ii): Enhance <del>historic</del> <b>heritage</b> assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast.  Amend criteria (iii) to read: Can demonstrate no likely significant effects on adjacent European sites or <del>where impacts can be appropriately mitigated</del> <b>provide mitigation in accordance with the Recreation Avoidance and Mitigation Strategy (RAMS).</b>  Correct the typo: historical	Correction for consistency with the NPPF.  Update to reflect adoption of the RAMs SPD.	<b>Changes to SA findings:</b> The Main Modification requires new development proposals on the Coast Road to ensure they do not have adverse effects on habitat sites or provide mitigation in accordance with the RAMS. Therefore, the previously identified negligible effect for the protection of biodiversity ( <b>SA Objective 8: Environment</b> ) is revised to a minor positive effect. A minor rather than a significant positive effect is identified as the policy does not seek enhancement of biodiversity.
MM67	Policy SS12c: Mersea Island Caravan Parks	Amend opening sentence: Development proposals at caravan parks on Mersea Island, including change of use, ... on site, will <b>only</b> be supported where they <b>meet all of the following criteria:</b>  Amend criteria (ii): Help protect the integrity of <del>habitats</del> <b>habitats</b> European sites and minimise disturbance to <del>migratory or over wintering birds</del> <b>designated breeding and wintering species</b> using the sites; <b>Any future extensions to caravan parks will require their own HRA and where required appropriate assessment.</b>	To clarify that all criteria in the policy apply.  Representations Natural England and RSPB and Statement of Common Ground 1.	<b>Changes to SA findings:</b> The Main Modification requires new development proposals at caravan parks on Mersea Island to protect the integrity of habitat sites and minimise disturbance to designated species. The policy also requires proposals for further extensions to caravan parks to be accompanied by a HRA. Therefore, the previously identified negligible effect for the protection of biodiversity ( <b>SA Objective 8: Environment</b> ) is revised to a minor positive effect. A minor rather than a significant



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				positive effect is identified as the policy does not seek enhancement of biodiversity.
MM68	Policy SS13: Rowhedge	Deletion of criteria (iv) <del>Provision of new health services to be agreed with the North Essex Care Commissioning Group.</del>	Clarification in the Update on Cooperation with the North East Essex Clinical Commissioning Group on the need for flexible approaches to the provision of health care which may not involve land take on the allocated site.	<b>No change to SA findings:</b> The removal of the criterion relating to the provision of health services does not alter the previously identified negligible effect in relation to access to community facilities ( <b>SA Objective 5: Resilient Communities</b> ).
MM69	New Para 14.219 and Para 14.221	<b>Infrastructure necessary to deliver the growth up to 2033 will need to address cross boundary issues with neighbouring Local Planning Authorities and neighbouring Parishes. This will include the additional traffic generation forecasts for the proposed new junction 24 onto the A12 as well as from the growth locations. With the northern growth location there is potential for a new road which would ultimately link the B1022 and B1023. The Tiptree Neighbourhood Plan will be expected to deliver the first phases of the road through a design which allows future completion/linkage.</b>  <b>Following the Tiptree Neighbourhood Plan examination which concluded in October 2020, it was recommended that the Tiptree Neighbourhood Plan could not proceed to referendum.</b> The Tiptree Neighbourhood Plan Working Group <del>are will</del> preparing a <b>revised</b> draft plan which will include site allocation(s) and be subject to <b>further</b> public consultation. <del>The Plan is still at an early stage of development and evidence is still being gathered to support the allocation of sites in Tiptree and development of the document. The Plan will allocate final site boundaries and will include a policy framework to support the delivery of 400 houses up to 2033 and to guide all other planning issues in the village. The Neighbourhood Working Group will need to work closely with neighbouring Local Planning Authorities to ensure that all strategic cross</del>	Update to reflect latest position in relation to Tiptree Neighbourhood Plan.	MM69 – MM71 relate to Policy SS14: Tiptree and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.  <b>No changes to SA findings:</b> No effects from Policy SS14 were identified in the previous SA as the policy does not propose any development but rather defers to the Tiptree Neighbourhood Plan. The SA findings remain unchanged for the Main Modification as any development proposed in Tiptree will be assessed against the requirements set out in the Neighbourhood Plan rather than Policy SS14. However, the Tiptree Neighbourhood Plan will be

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		<del>boundary issues are properly considered and addressed through the Neighbourhood Plan.</del> The Plan will be subject to examination and referendum prior to being made.		informed by Policy SS14 and its supporting text which sets out criteria that are likely to have positive effects in relation to the provision of housing, including affordable homes; the diversity of the type and tenure of properties which will help meet the diverse needs of the population; the delivery of community facilities and transport infrastructure; the allocation of employment land and open space; and the protection of biodiversity.
MM70	New Para 14.222	Add the following new paragraph:  <b>Barbrook Lane</b>  <b>Planning Permission has been granted for up to 200 dwellings at Barbrook Lane. It is expected that these dwellings will be delivered during the Plan Period. The extent of the application site is reflected on Policy Map SS14 as an existing commitment. Within the site area there will be provision for public open space as well as land reserved for future education purposes as shown on the policies map.</b>	Update to reflect latest position in relation to consents granted.	
MM71	Policy SS14: Tiptree	Within the <del>preferred directions of growth</del> <b>broad areas of growth</b> shown on the Tiptree policies map, <b>to the south west and north/north west, subject to existing constraints</b> , the Tiptree Neighbourhood Plan will:  (i) Define the extent of a new settlement boundary for Tiptree;  (ii) Allocate specific sites for housing allocations to deliver <b>a minimum 6400</b> dwellings;  (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;  (iv) Set out the policy framework <b>within the parish</b> to guide the delivery of any infrastructure/community facilities required to support the development <b>in accordance with the requirements of Policies SG7 and PP1. This will include a detailed transport assessment with a view to confirming provision of the first phases of a road between the B1022 and B1023;</b>  (v) Consider <del>strategic</del> cross boundary issues <del>e.g. A12 junction improvements</del>  (vi) Identify other allocations in the Parish, including employment and open space.	Consistency of wording used in policy and policies map.  Clarification that housing number specified is a minimum number in accordance with national policy.  Modifications to update in relation to the Tiptree Neighbourhood Plan, as explained in the Tiptree Topic Paper.  Recommendation in HRA and agreed in SOCG with Natural England.	

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		<p>Proposals for development outside of <del>the identified broad areas and the settlement boundary</del> <b>or settlement boundary defined by the Tiptree Neighbourhood Plan once adopted</b>, for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.</p> <p><b>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</b></p>		
MM72	Policy SS15: West Bergholt	<p>Replace entire policy with the following:</p> <p><b>All development proposals in West Bergholt parish will be determined against and be required to comply with policies in the West Bergholt Neighbourhood Plan and any relevant Local Plan policies.</b></p>	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan. New policy wording is consistent with the policy wording for the Bosted Neighbourhood Plan and other adopted neighbourhood plans.	<b>No changes to SA findings:</b> No effects from Policy SS15 were identified in the previous SA as the policy does not propose any development but rather defers to the West Bergholt Neighbourhood Plan. The SA findings remain unchanged for the Main Modification as any development proposed in West Bergholt will be assessed against the requirements set out in the Neighbourhood Plan rather than Policy SS15.
MM73	Policy SS16: Wivenhoe	<p>Replace entire policy with the following:</p> <p><b>The Wivenhoe Neighbourhood Plan has been made and:</b></p>	Correction to update the plan to reflect the adoption of the Wivenhoe Neighbourhood Plan. Amended wording agreed between	<b>No changes to SA findings:</b> No effects from Policy SS16 were identified in the previous SA as the policy does not propose any

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		<p><b>(i) Identifies the settlement boundary for Wivenhoe;</b></p> <p><b>(ii) Identifies specific sites for housing allocations needed to deliver 250 dwellings with additional land for a care home outside the settlement boundary at the housing allocation at Land Behind the Fire Station, Colchester Road should an appropriate scheme be forthcoming;</b></p> <p><b>(iii) Sets out policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;</b></p> <p><b>(iv) Identifies other allocations in the Parish, including employment and open space; and</b></p> <p><b>(iv) identifies the infrastructure requirements to support new development.</b></p> <p><b>Proposals for development outside of the settlement boundary will not be supported unless the Neighbourhood Plan or other Local Plan policy specifically allows for it.</b></p> <p><b>All development proposals in Wivenhoe parish will be determined against and be required to comply with policies in the Wivenhoe Neighbourhood Plan and any relevant Local Plan policies.</b></p>	Council and Third Party following EiP Hearing.	development but rather defers to the Wivenhoe Neighbourhood Plan. The SA findings remain unchanged for the Main Modification as any development proposed in Wivenhoe will be assessed against the requirements set out in the Neighbourhood Plan rather than Policy SS16.
MM74	Para 14.246/Policies OV1: Development in Other Villages & OV2: Countryside	Move the following text from para 14.246 to Policy OV1 and OV2: <b>Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken.</b>	Representation from Natural England and SCG1.	<b>Changes to SA findings:</b> The proposed Main Modification requires proposals in rural villages and rural areas that are within close proximity to a habitat site to undertake HRA to ensure significant adverse effects on the integrity of the site do not take place. Minor positive effects are expected in relation to <b>SA Objective 8: Environment</b> for policies OV1 and OV2 as this

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				modification helps to ensure the protection of biodiversity and the protection and enhancement of designated areas of the countryside (previously identified as negligible effects).
MM75	Policy OV2: Countryside	<p>Residential development <b>proposals</b> in the countryside, outside defined settlement boundaries, will <b>need to demonstrate that the scheme respects the character and appearance of landscapes and the built environment and preserves or enhances the historic environment and biodiversity.</b> <del>be restricted to small scale rural exception sites needed to meet local affordable housing needs. Schemes will only be considered favourably on appropriate sites provided a local need is demonstrated by the Parish Council on behalf of their residents, based on evidence gained from an approved local housing needs survey where they are supported by a Local Housing Needs Assessment.</del> Where there is an identified need for certain types of housing, schemes must demonstrate how these needs have been met. <del>Proposals should be supported by the relevant Parish Council.</del></p> <p><b>Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken.</b></p>	<p>Updated to better align with national view of rural residential development.</p> <p>Clarification and consistency matter raised at the EiP Hearings regarding reference to Parish Council support (Consistent with DM8).</p> <p>Representation from Natural England and SCG1.</p>	<p><b>Changes to SA findings:</b> The proposed Main Modification will have minor positive effects on several of the criteria for <b>SA Objective 8: Environment</b>, including the protection and enhancement of the landscape character of the Borough; the protection and enhancement of designated areas of the countryside; and the protection and improvement of biodiversity (previously identified as negligible effects). A minor positive effect is also expected for <b>SA Objective 7: Historic Environment</b> as the modification seeks to protect and enhance the historic environment (previously identified as a negligible effect).</p>
MM76	Policy DM1: Health and Wellbeing	<p>All development should be designed to promote healthy <b>and active</b> lifestyles and avoid causing adverse impacts on public health through:</p> <p>(i) Ensuring good access to health facilities and services;</p> <p>(ii) Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for</p>	<p>To provide further clarification as requested in representations from Sport England and Essex Bridleways Association.</p>	<p><b>No change to SA findings:</b> The proposed Main Modification to the policy will contribute towards the significant positive effects already identified in relation to encouraging healthy lifestyles (<b>SA Objective 6:</b></p>

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		activities including walking, <del>and cycling,</del> <b>horse riding and formal sport, as well as clearly seeking to improve opportunities to increase levels of physical activity within the community.</b>		<b>Health and Deprivation)</b> and creating new open spaces ( <b>SA Objective 5: Resilient Communities</b> ).
MM77	Policy DM2: Community Facilities	Add the words “ <b>(in both cases)</b> ” after ‘and’ at the end of criteria (ii).  Add new criteria (iv) as follows:  <b>The proposal involves a state funded school which is seeking to relocate into new buildings or sell assets to fund improved education services.</b>	To clarify that criteria (iii) applies to both criteria (i) and (ii).  To ensure the policy is flexibly worded to enable school provision and to ensure consistency with DM3.	<b>No change to SA findings:</b> The proposed Main Modification to the policy text reinforces the significant positive effect already identified in relation to the provision of community and education facilities ( <b>SA Objective 5: Resilient Communities</b> ).
MM78	Policy DM3: Education Provision	Delete the first paragraph and replace with the following text, with the last paragraph remaining unchanged.  <del>Sites proposed for, or in current educational use, or which have ceased to be used for education in the recent past, will be protected for that use. Where it is demonstrated that the educational use of the site is genuinely redundant the change of use, or re-development of educational establishments and their grounds, will be supported where:</del>  <del>i. ——— No other alternative educational, or community use can be found;</del> <del>ii. ——— Satisfactory alternative and improved facilities will be provided; and</del> <del>iii. ——— The area of the site to be redeveloped is genuinely in excess of government guidelines for playing field provision, taking into account future educational projections.</del>  <b>Sites that are in private or public education use or have recently ceased to be used for education purposes will be protected for that use.</b>  <b>Where in whole or in part educational use of a site is redundant or proposals for alternative use are put forward, re-development of buildings</b>	To enable school provision and to ensure consistency with Policy DM2.	<b>No change to SA findings:</b> The proposed Main Modification ensures that sites used for education purposes are only redeveloped where the local community is adequately served by alternative sites and any sale of land will be invested in improving education facilities. Therefore, Policy DM3 continues to have significant positive effects in terms of ensuring adequate school places and providing equitable access to education facilities ( <b>SA Objective 5: Resilient Communities</b> ).



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		<b>and/or the grounds will be supported where the local community is and will remain adequately served by alternative provision and receipts from the sale of the land will be invested in improved or expanded education facilities.</b>		
MM79	Policy DM4: Sports Provision	Amend the fourth paragraph of Policy DM4 as follows:  The Local Planning Authority will seek to secure community use as part of all strategic sports proposals and as part of other smaller sport and leisure schemes submitted, <b>including school sports facilities</b> , where it is practical to do so.	To provide further clarification as requested in a representation from Sport England.	<b>No change to SA findings:</b> The proposed Main Modification to include school sports facilities as part of all new strategic sports proposals provides greater support for the provision of recreation facilities and the encouragement of healthy lifestyles. Therefore, the modification further contributes towards the significant positive effects already identified in relation to <b>SA Objective 5: Resilient Communities</b> and <b>SA Objective 6: Health &amp; Deprivation</b> .
MM80	Policy DM5: Tourism, Leisure, Culture and Heritage	Amend the first paragraph as follows:  ...will be supported in suitable locations subject to minimising impact on, <b>and demonstrating how the development could make a positive contribution to neighbouring areas and provide biodiversity enhancements.</b>	To provide further clarification as requested in a representation from Historic England and as shown in SCG3.	<b>Change to SA findings:</b> The proposed Main Modification provides greater support for the protection and enhancement of the landscape/townscape, historic environment and biodiversity in neighbouring areas.  Therefore, the uncertain effect previously identified in relation to the protection and enhancement of heritage assets and the negligible effect identified in relation to the protection and enhancement of the

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				historic character of the Town Centre ( <b>SA Objective 7: Historic Environment</b> ) will be revised to minor positive effects. Similarly, the negligible effects previously identified for the enhancement of the landscape character and the protection and enhancement of biodiversity ( <b>SA Objective 8: Environment</b> ) will be revised to minor positive effects.
MM81	Para 15.32 and Policy DM6: Economic Development to Rural Areas and the Countryside	Move text currently in paragraph 15.32 to the end of Policy DM6:  <b>Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Additionally, any planning application within 400 metres of a habitats site must provide mechanisms to prevent fly tipping, the introduction of invasive species and vandalism. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken.</b>	To ensure protection of habitats sites as requested in Natural England's representation and as shown in SCG1.	<b>Change to SA findings:</b> The proposed Main Modification provides greater support for the protection and enhancement of habitats sites. The previously identified negligible effect in relation to the protection and enhancement of biodiversity ( <b>SA Objective 8: Environment</b> ) will be revised to a minor positive effect.
MM82	Policy DM6: Economic Development to Rural Areas and the Countryside	Amend Policy DM6 criteria (i) as follows;  ...Within allocated Local Economic Areas and on rural sites providing an economic function, the following uses are considered appropriate in principle;  (i) <del>Business (B1)</del> <b>Offices to carry out any operational or administrative functions- E(g)(i); Research and development of products or processes- E(g)(ii); Industrial processes- E(g)(iii)</b> , general industrial (B2), storage and distribution (B8);	The Use Classes Order has been modified since submission of the CLP, specifically in relation to Class B1 which has been revoked. A modification is therefore considered necessary to the terminology used in Policy DM6. This reflects the fact that B2 and B8 uses are still considered appropriate within Local Economic Areas and on rural sites,	<b>No changes to SA findings:</b> The proposed Main Modification to the wording of the policy and revision of the terminology to reflect the recent changes in the Use Class Orders will not alter the findings of the SA.

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			but that the whole range of E class uses are not appropriate.	
MM83	Policy DM7: Agricultural Development and Diversification	Amend paragraph 3 in the policy to read:  Proposals that are likely to have an adverse impact on the integrity of <b>habitats</b> <del>European</del> sites, <b>Sites of Special Scientific Interest (SSSI)</b> or the Dedham Vale AONB will not be supported.	To ensure protection of SSSIs as requested in Natural England's representation and as shown in SCG1.	<b>Change to SA findings:</b> The proposed Main Modification provides greater support for the protection and enhancement of habitats sites and SSSIs. The previously identified uncertain effect in relation to the protection and enhancement of biodiversity ( <b>SA Objective 8: Environment</b> ) will be revised to an uncertain minor positive effect. The uncertainty remains as the policy could recognise the potential impact on protected species where redundant agricultural buildings are reused, requiring surveys to be undertaken.
MM84	Policy DM8: Affordable Housing	Amend Policy DM8 as follows:  Accordingly, 30% of new dwellings (including conversions) on housing developments of <b>10 or more</b> <del>more than 10</del> dwellings ( <b>major developments</b> ) Affordable housing development in villages will be supported on rural exception sites <del>else</del> <b>adjacent or continuous</b> to village settlement boundaries <b>or where it will enhance or maintain the vitality of rural communities</b> , provided a local need is demonstrated by the Parish Council on behalf of their residents, based on evidence gained from an approved local housing needs survey.	To ensure consistency with the NPPF.	<b>Change to SA findings:</b> The proposed Main Modification supports affordable housing on rural exception sites adjacent or continuous to village settlement boundaries or where it will enhance or maintain the vitality of rural communities. Therefore, the previously identified negligible effect in relation to sustaining rural economies ( <b>SA Objective 3: Economy &amp; Employment</b> ) is revised to a minor positive effect.

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MM85	Para 15.49	<p>Add the following text to para 15.49 to read:</p> <p>These sites need to provide gypsy and traveller communities with good access to education, health, welfare, <b>water, sewage</b> and employment infrastructure, bearing in mind the need to have due regard to the protection of local amenity and local environment. <b>Sites should not be located in areas at risk from flooding and where practical to achieve be connected to the mains sewer system.</b></p>	To ensure consistency with modification to Policy DM11 requested by the Environment Agency and shown in SCG2.	MM85– MM86 relate to Policy DM11: Gypsies, Travellers and Travelling Showpeople and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.
MM86	Policy DM11: Gypsies, Travellers, and Travelling Showpeople	<p>Add the two following paragraphs at the end of the existing policy wording:</p> <p><b>Planning permission will be refused for the change of use of all Gypsy and Traveller sites or Travelling Showpeople yards identified in the Gypsy and Traveller Accommodation Assessment unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.</b></p> <p><b>Site selection should ensure that pitches are not located within areas at risk of flooding and are capable of being provided with appropriate drainage, water supply and other necessary utility services. For sewerage, a connection to the main sewer system will be preferable except when it is impractical to achieve.</b></p>	<p>To retain allocations from Adopted Local Plan to ensure needs of G&amp;T are continually met and the policy is NPPF compliant.</p> <p>To provide further clarity as requested by the Environment Agency and shown in SCG2.</p>	<p><b>Change to SA findings:</b> The proposed Modification to the policy and explanatory text ensures that sites for Gypsies, Travellers or Travelling Showpeople are not located in areas at risk of flooding and, where practical, are connected to the mains sewer system. Therefore, the previously identified negligible effects in relation to reducing the risk of flooding and improving water quality (<b>SA Objective 10: Flooding &amp; Water</b>) will be revised to minor positive effects.</p> <p>The proposed Modification also safeguards Gypsy, Traveller and Travelling Showpeople sites identified in the GTAA unless acceptable replacement accommodation can be provided which further contributes to the significant positive effect identified</p>

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				in relation to <b>SA Objective 1: Housing</b> .
MM87	Policy DM12: Housing Standards	Add the following new criterion: <b>(x) All new applications for accommodation, with a top storey above 11m (about 4 storeys) in height, are required in accordance with Building Regulations to provide sprinkler systems. Consideration should also be given to the inclusion of sprinklers in houses in multiple accommodation (HMOs), care homes and sheltered accommodation.</b>	CBC Corporate decision following Grenfell Fire.	<b>No changes to SA findings:</b> The proposed Main Modification to the policy text reinforces the significant positive effect already identified in relation to the delivery of well-designed and sustainable housing ( <b>SA Objective 1: Housing</b> ).
MM88	Policy DM13: Domestic Development	Add the following text to Replacement dwellings in the countryside under criterion (v): <b>Note: There is a presumption in favour of retaining properties considered to be heritage assets and/or properties which positively contribute to the character of a rural conservation area.</b>	To provide further clarity as requested by Historic England and shown in SCG3.	<b>Change to SA findings:</b> The proposed Main Modification to the policy supports the retention of properties considered to be heritage assets and/or properties that positively contribute to rural Conservation Areas. Therefore, the negligible effect previously identified in relation to protecting and enhancing heritage assets in the Borough ( <b>SA Objective 7: Historic Environment</b> ) is revised to a minor positive effect.
MM89	Policy DM15: Design and Amenity	Add the following criteria: <b>(xi) Encourage Active Design.</b> <b>(xii) Provide a network of green infrastructure, open space and landscape as part of the design of the development to reflect the importance of these networks to biodiversity, climate change mitigation, healthy living and creating beautiful places.</b>	To provide further clarity as requested by Sport England.  To support recent and emerging government policy on climate change, healthy living and creating beautiful places.	<b>Changes to the SA findings:</b> The proposed Main Modification encourages active design and the provision of a network of GI as part of the design of developments which enhances the minor positive effect previously identified for improving sustainable transport infrastructure to a significant

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				positive effect ( <b>SA Objective 4: Sustainable Transport</b> ). The previously identified minor positive effect identified in relation to encouraging healthy lifestyles is also enhanced to a significant positive effect ( <b>SA Objective 6: Health &amp; Deprivation</b> ). By providing a network of GI as part of the design of developments this will have a positive effect on protecting and improving biodiversity ( <b>SA Objective 8: Environment</b> ) and therefore the uncertain effect previously identified will be revised to a minor positive effect.
MM90	Policy DM16: Historic Environment	<p>Amend the first paragraph as follows:</p> <p>...Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including <del>development that adversely affects in the setting of heritage assets</del>)...</p> <p>Amend second paragraph as follows:</p> <p>...or better reveal the significance of the heritage asset, <del>in the first instance,</del> unless there are not identifiable opportunities available where possible.</p> <p>Amend penultimate sentence of paragraph two as follows:</p> <p>In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, (<b>or other method of identification of historic assets</b>), the LPA...</p> <p>Amend final sentence as follows:</p>	<p>To provide further clarity as requested by Historic England and shown in SCG3.</p> <p>Clarify terminology. Section 1 wording has strengthened to provide Heritage Impact Assessment work to be completed to support plan-making.</p>	<b>No changes to SA findings:</b> The proposed Main Modification to the wording of the policy and revision of the terminology to refer to Heritage Impact Assessments will not alter the findings of the SA.



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		<del>Heritage statements</del> <b>Impact Assessments</b> and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites so that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures.		
MM91	Policy DM22: Parking	Change first paragraph to read: '...the most recent local Parking <del>Guidance</del> <b>Standards</b> taking account of...'  Change second paragraph to read: '...with the most recent local Parking <del>Guidance</del> <b>Standards</b> , with a more flexible approach...'  Add new criteria (v):  <b>The need to ensure facilities are incorporated for electric and other ultra-low emission vehicles.</b>	To provide further clarity as requested by Essex County Council.  To clarify that an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles is needed.	<b>No changes to SA findings:</b> The revision of the terminology to refer to Parking Standards will not alter the findings of the SA. The requirement to ensure infrastructure for electric and other ULEVs are incorporated in new residential developments will help to reduce carbon emissions and therefore will contribute to the minor positive effect already identified for <b>SA Objective 9: Climate Change</b> .
MM92	Para 15.133	Add the following additional criteria for flood risk assessments in Flood Zone 1:  Site specific Flood Risk Assessments must therefore be submitted with planning applications <del>for development proposals on sites of 1 hectare (ha) or more in Flood Zone 1 or for all development proposals in Flood Zone 2 and 3 and in Flood Zone 1 for sites over 1 hectare (ha), land which has been identified by the Environment Agency as having critical drainage problems, land identified in a strategic flood risk assessment as being at increased flood risk in future, or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</del>  <b>and in Flood Zone 1 for sites over 1 hectare (ha), land which has been identified by the Environment Agency as having critical drainage problems, land identified in a strategic flood risk assessment as being at increased flood risk in future, or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</b>	To ensure consistency with the NPPF.	MM92 – MM93 relate to Policy DM23: Flood Risk and Water Management and its explanatory text. Therefore, their implications on the SA findings previously reported are considered together in the following paragraphs.  <b>Changes to SA findings:</b> The proposed Main Modification provides greater mitigation against

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
MM93	Policy DM23: Flood Risk and Water Management	Amend criterion (ii) as follows:  ii) All <b>major</b> development proposals are required to reduce post development run off rate back to the greenfield 1 in 1 year rate, with an allowance for climate change. On brownfield sites where this is not achievable, then a minimum betterment of 50% should be demonstrated for all food events. This approach accords with the NPPF/PPG and all the most up to date UKCIP guidance. <b>All minor sites should limit discharge rates as much as practical while considering the increased risk of blockage associated with smaller outfall orifice sizing.</b>	To provide clarity in regard to the runoff rate sought as identified by Barton Willmore Hearing Statement.	the risk of flooding which reinforces the significant positive effect already identified for <b>SA Objective 10: Flooding &amp; Water Quality</b> . Requiring major developments to reduce post development runoff and minor developments to limit discharge rates as much as practical will have a positive effect on improving water quality ( <b>SA Objective 10: Flooding &amp; Water</b> ) by minimising pollution from potentially contaminated runoff. Therefore, a significant positive effect is identified for improving water quality ( <b>SA Objective 10: Flooding &amp; Water</b> ) (negligible effect previously identified).
MM94	Policy DM25: Renewable Energy, Water, Waste and Recycling	Amend the 4 <sup>th</sup> paragraph as follows:  To achieve greater water efficiencies, new residential developments will be required to <b>meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations part G2</b> <del>incorporate water saving measures in line with the tighter optional requirement of Part G2 of national Building Regulations of 110l/h/d.</del>  Amend the 6 <sup>th</sup> paragraph as follows:  ...District Heating Networks and Community led renewable energy initiatives at appropriate locations in the Borough, <b>which will need to be subject to a Habitats Regulations Assessment and if necessary an Appropriate Assessment</b> , to help reduce Colchester's carbon footprint.  Amend 7 <sup>th</sup> paragraph as follows:	To provide consistency across the region by using wording in the Anglian Water, Environment Agency and Natural England advice note.  To provide further clarity as requested by Natural England and Historic England (Mod C only) as shown in SCG1 and SC3.  Unnecessary to refer to National Policy Statement and guidance note.	<b>Changes to SA findings:</b> The proposed Main Modification requiring new residential developments to meet the water efficiency standards set out in the Building Regulations will further contribute towards the significant positive effect already identified for promoting water efficiency ( <b>SA Objective 10: Flooding &amp; Water</b> ).  Requiring District Heating Networks and community-led renewable energy schemes to undertake HRA will positively contribute towards

Appendix D  
Schedule of Main Modifications with SA Implications

SA of the Main Modifications to the Colchester Section 2 Local Plan  
September 2021

Mod. No.	Policy/Para	Modifications: Bold = New Text Strikethrough = Deleted Text	Reason	Implications for SA Findings Previously Reported
		<p>Renewable energy schemes with potential for adverse effects on internationally <b>or nationally</b> designated <b>nature conservation sites</b>, sites or nationally designated landscapes (Dedham Vale AONB) <b>and heritage assets</b>, will only be supported in exceptional circumstances...</p> <p>Delete the final paragraph.</p>		<p>protecting biodiversity (<b>SA Objective 8: Environment</b>). This minor positive effect is reinforced as renewable energy schemes with potential for adverse effects on nature conservation sites, designated landscapes and heritage assets will only be supported in exceptional circumstances. The uncertain effect previously identified for the protection of heritage assets (<b>SA Objective 7: Historic Environment</b>) is revised to a minor positive effect as the Borough's heritage assets will be protected from inappropriately sited renewable energy schemes.</p>
MM95	List of policies Superseded by Section 2 of the Local Plan	See Appendix 4, below.	To ensure consistency with Section 1 and meet the legal requirements.	This Main Modification relates to part of the plan which was not previously appraised in the SA and so it does not need to be appraised as part of this SA process. It lists policies that will be superseded by the Section 2 Local Plan.