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Appendix A. Colchester's Economic Social & Environmental Baseline Data

Indicators	Colchester	Essex County	East of England	England	Trends	Data sources
Population						
Population of area	175,500	1,376,400	5,661,000	51,092,000	Colchester increases by 12.5% since mid-2001. The largest district accounting for 12.8% of Essex County.	Mid-2007 Population Estimates, ONS.
Number of males	86,500	672.2	2,778.3	25,114.5		Mid-2007 Population Estimates, ONS.
Number of females	89,000	704.3	2,882.7	25,977.5		Mid-2007 Population Estimates, ONS.
Life expectancy males	78.1					Colchester Health Profile, 2008. APHO and Department of Health. © Crown Copyright, 2008.
Life expectancy females	82.6					Colchester Health Profile, 2008. APHO and Department of Health. © Crown Copyright, 2008.
Population density (people per sq km)	533					Calculation based on Colchester area geography (329 sqm - Regional Trends) and the mid-2007 estimate.
Population projected to 2021	223,500	1562.2	6471.0	57154.8	Increase of 30.9% for Colchester since mid-2006 population estimates. Take caution - estimates and projections may be inaccurate due to ONS migration calculation.	2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.

% of population over the age of 65 in 2021	16.1					2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.
% of Colchester that is 'White'	92.86%, 158,600 people	94.15	92.25	88.68	This is a decrease from 96.18% on Census Day 2001.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
% of population in an ethnic minority group (excluding 'other white')	7.09%, 12,100 people	5.85%			This is an increase from 3.82% on Census Day 2001. The Colchester proportion is probably higher than the Essex proportion due to the University of Essex residents being counted.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
Inflow migration	8,900					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Outflow migration	7,800					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Housing						
Number of dwellings	72,724					Colchester Hip Return, April 2009.
Number and % of privately owned households	58,465 dwellings = 80.5%					Colchester Hip Return, April 2008.
Number and % of Registered Social Landlord	3,260 dwellings = 4.5%					Colchester Hip Return, April 2008.
Average household size	2.37	2.38	2.37	2.36	Colchester's average household size is the same as that of the East of England. Expected that this may have decreased in recent years.	Census 2001, ONS

Housing Stock Conditions						Retrieve from AMR.
Number of vacant dwellings	2,227 = 3.1%					Colchester Hip Return, April 2008.
Mean house prices	£198,728	£230,588		£218,910		The Strategic Housing Market Assessment (SHMA), 2007.
Average number of rooms	5.5					Census 2001, ONS
% of households with an occupancy rating of -1 or less	5.57	4.91			'Occupancy rating' measures overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.	Census 2001, ONS
Net additional dwellings for the five year period	7,128					Retrieve from AMR 2008.
Net additional dwellings for the current year	1,243					Retrieve from AMR 2008.
Projected net additional dwellings	15,786					Retrieve from AMR 2008.
Annual net additional dwellings requirement	825					Retrieve from AMR 2008.
Annual average number of net additional dwellings needed to meet overall housing requirement	830					Retrieve from AMR 2008.
Annual completion of flats.	921				An significant increase from 735 the previous year.	Retrieve from AMR 2008.
Annual completion of houses.	555				Not much increase from 515 the previous year.	Retrieve from AMR 2008.
% of new and converted dwellings on PDL	1,027 = 81.0%					Retrieve from AMR 2008.

Affordable housing completions	265 completions				Currently unable to measure the 25% target of affordable houses in developments over 1ha or 25 units.	HIP Return (National), 2007-2008.
% of new dwellings completed at less than 30 dwellings per hectare	none					Retrieve from AMR 2008.
% of new dwellings completed at between 30 and 50 dwellings per hectare	23.34%					Retrieve from AMR 2008.
% of new dwellings completed at above 50 dwellings per hectare	76.60%					Retrieve from AMR 2008.
% of households with one or more car or van	78.9	80.7				Census 2001, ONS
Average gross household income (£)	24,065		27,000	22,500		Housing Needs Survey, Colchester Borough Council, 2002.
Number of registered homeless people	283					CBC Policy Performance Team, 2007-08
Number of people on the housing register	5,085					CBC Policy Performance Team, 2007-08
Number of people in Temporary Accomodation	223				This figure is a snapshot at the end of each quarter and is not cumulative for the financial year. However, it is a decrease from the previous year's snapshot of 279 people.	CBC Policy Performance Team, 2007-8
% of new residential development within 30 minutes public transport time of a GP, hospital and major health centre	GP = 99.7% (1,239 homes) Hospital = 99.5%					Retrieve from AMR 2008.

	(1,237 homes)					
% of new residential development within 30 minutes public transport time of a employment and major retail centre	Employment area = 99.8% (1,240 homes) Retail Centre = 99.5% (1,237 homes)					Retrieve from AMR 2008.
% of new residential development within 30 minutes public transport time of a primary and secondary school.	Primary school = 99.5% (1,237 homes) Secondary school = 99.0% (1,230 homes)					Retrieve from AMR 2008.
Total No. of Gypsy & Traveller Caravans	23	1039	4,443	17,898	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of social rented caravans on authorised sites (with planning permission)	0	183	1,333	6,696	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008

Number of private caravans on authorised sites (with planning permission)	15	498	2,126	7,351	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (tolerated)	1	51	237	1,054	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (not tolerated)	7	296	491	1,233	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (tolerated)	0	2	141	731	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (not tolerated)	0	9	115	833	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Education						
% of working age population qualified to NVQ level 1 and above	78.2%	76.8%	78.2%		Fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
% of working age population qualified to NVQ level 4 and above	29.9%	23.4%	26.0%		HND, Degree and Higher Degree level qualifications or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007

% of the population with no qualifications	9.5%	14.4%	12.5%		Colchester is below both the Essex and Eastern %s.	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
Employment						
Number of population economically active	92,000					Annual Population Survey, 2008
No. and % of people in employment	87,000 = 94.6%				% is of those economically active (92,000 people).	Annual Population Survey, 2008
Number of people of working age classed as employees	76,600				An increase over the previous year's estimate of 5,200 people, equivalent growth of 7.3%.	Annual Population Survey, 2008
Number of people of working age classed as self-employed	9,500					Annual Population Survey, 2008
% of population who are economically active but unemployed	3,800 = 4.2%				% is of the economically active population (model-based unemployment).	Annual Population Survey, 2008
No. of people claiming Job Seekers Allowance (JSA)	1,773				Equates to 1.6% of the resident working age population (110,600). Males =1,228, Females = 545.	Annual Population Survey, 2008
No. of young people aged 18-24 claiming JSA	570				Equates to 32.1% of those claiming JSA.	Annual Population Survey, 2008
Number of population economically inactive	21,200				% is of the working age population (110,600 people).	Annual Population Survey, 2008
% of economically inactive people classified as 'wanting a job'	25% (5,300 people)				A reduction from 24,200 in the previous year.	Annual Population Survey, 2008
% of economically inactive people classified as 'not wanting a job'	75% (15,900 people)				% is of those economically inactive (21,200 people)	Annual Population Survey, 2008

Gross weekly pay for full time workers in Colchester (2007)	£479.00	£503.20	£479.10		Colchester's gross weekly pay is in line with the Eastern figure but below that of Essex for the same period.	Earnings by residence 2007, ONS Annual Survey of hours and earnings
Job Density	87,000 jobs = 0.80 density	0.75	0.82		The density figures represent the ratio of total jobs to working-age population. Colchester's job density is higher than the Essex average and closer to the eastern average.	Job Density 2005, Nomis Official Labour Market Statistics, 2008
Amount of floorspace developed for employment by type which is on PDL	B1 - B8 Total = 25,710sqm				95% of all new employment floorspace was achieved on brownfield sites.	Colchester Borough Council's Annual Monitoring Report, 2008
Number of jobs in the tourism sector	4,496 jobs				This has risen by 67% since 1993.	Colchester Borough Council's Annual Monitoring Report, 2008
Visitor trips	54,000 staying trips taken by overseas visitors. 218,000 staying trips taken by domestic staying visitors. 4m day trippers.					Colchester Borough Council's Annual Monitoring Report, 2009
Number of VAT registered businesses in 2006	5,325					VAT Registered Buildings 2006, Nomis Official Labour Market Statistics, 2008

Deprivation

% of people in Colchester living in seriously deprived small areas.	5% (7,790 people)				% is from 2001 Census population estimate for Colchester of 155,796 people).	Index of Multiple Deprivation Data, 2007.
Levels of deprivation in Essex	Colchester had 2nd highest local concentration score of all 12 Essex districts				This suggests that where deprivation exists in Colchester, it is concentrated in small areas.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 20% most deprived in England	3 small areas - St Andrew's, St Anne's and Harbour				The most deprived small area in Colchester was located in St Anne's Estate within St Anne's ward.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 40% most deprived in England	21 areas					Index of Multiple Deprivation Data, 2007.
Number of wards within the top 20% most deprived in England	0					Colchester Health Profile 2008
Number of wards within the top 40% most deprived in England	3				St Andrews, Harbour and East Donyland	Colchester Health Profile 2008
% of areas within the top 20% most affected by Barriers to Housing and Services.	28%	19%				Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of living environment	2%					Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of education, skills and training	15%					Index of Multiple Deprivation Data, 2007.

Health						
Number of doctors surgeries	32					National Health Service Online
Number of Clinics	6					National Health Service Online
Number of dentists	26					National Health Service Online
Number of Opticians	15					National Health Service Online
Number of Pharmacies	21					National Health Service Online
Number of Hospitals	2					National Health Service Online
No. of live births	1,932	15,370				Key Population and Vital Statistics, ONS, 2006.
Total Fertility Rate	1.51	1.84				Key Population and Vital Statistics, ONS, 2006.
Live Birth Rate	11.3	11.3	11.9	12.5		Key Population and Vital Statistics, ONS, 2006.
No. of deaths	1,413	12,831	51,846			Key Population and Vital Statistics, ONS, 2006.
Standardised Mortality Ratio (SMR)	94	93	93			Key Population and Vital Statistics, ONS, 2006.
Infant Mortality Rate	3.6 deaths per 1,000 live births under 1 year old	4.0	4.1			Key Population and Vital Statistics, ONS, 2006.
% of households containing one or more people suffering with a limiting long-term illness	30.6					Census 2001, ONS
% of people of working age suffering from a limiting long-term illness	11.8					Census 2001, ONS

Number of conceptions per 1,000 females under the age of 18 years	43.3	34.9			Above the Essex average.	Key Population and Vital Statistics, ONS, 2000.
Crime						
Number of incidents in Colchester between 2007 and 2008	12,084					Essex Police Data, 2007-2008
Rate of burglaries per 1,000 households	6.7				A decrease from the previous year.	Essex Police Data, 2007-2008
Criminal damage per 1,000 people	16.3					Essex Police Data, 2007-2008
Theft per 1,000 people	13.9					Essex Police Data, 2007-2008
Robberies per 1,000 people	0.5				Decrease from 0.6 the previous year.	Essex Police Data, 2007-2008
% of residents who think people being attacked because of their skin colour, ethnic origin or religion was a very big or fairly big problem in Colchester	13.2					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who feel 'very safe' outside after dark	2.0					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their area	48.9	63.6			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people using or dealing drugs is a very big or fairly big problem in their area	44.2	56.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people being rowdy or drunk in public places is a very big or fairly big problem in their area	41.7	48.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.

Floorspace						
All bulk classes (count)	3,842		132,500	1,318,246		Office for National Statistics, ONS, April 2005.
Retail premises (count)	1,369		46,543	516,864		Office for National Statistics, ONS, April 2005.
Offices (count)	941		29,827	310,707		Office for National Statistics, ONS, April 2005.
Commercial offices (count)	814		25,334	263,910		Office for National Statistics, ONS, April 2005.
Other offices (count)	127		4,493	46,797		Office for National Statistics, ONS, April 2005.
Factories (count)	742		27,594	246,470		Office for National Statistics, ONS, April 2005.
Warehouses (count)	614		21,947	189,631		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm	176		6,589	54,574		Office for National Statistics, ONS, April 2005.
All bulk classes sqm (000s)	1,393		55,476	557,302		Office for National Statistics, ONS, April 2005.
Retail premises sqm (000s)	388		9,860	97,273		Office for National Statistics, ONS, April 2005.
Offices sqm (000s)	220		8,271	94,216		Office for National Statistics, ONS, April 2005.
Commercial offices sqm (000s)	189		6,741	78,238		Office for National Statistics, ONS, April 2005.
Other offices sqm (000s)	30		1,530	15,978		Office for National Statistics, ONS, April 2005.
Factories sqm (000s)	395		19,581	204,237		Office for National Statistics, ONS, April 2005.
Warehouses sqm (000s)	335		15,742	142,853		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm (000s)	55		2,023	18,723		Office for National Statistics, ONS, April 2005.

Vacant Property Estimates	11		8	9	There have been fluctuations between 10% and 11%.	Office for National Statistics, ONS, April 2004 - March 2005.
Cultural Heritage & Material Assets						
Number of Grade 1 listed buildings	41					Essex County Council, 2005.
Number of Grade II* listed buildings	99					Essex County Council, 2005.
Number of Grade II listed buildings	1,410					Essex County Council, 2005.
Number of Grade B listed buildings (church only)	4					Essex County Council, 2005.
Number of Grade C listed buildings (church only)	2					Essex County Council, 2005.
Number of conservation areas	22					Colchester Borough Council, 2006.
Number of Scheduled Ancient Monuments (SAMs)	88				Colchester has approximately a third of the SAMs designated in Essex.	Colchester Borough Council, 2006.
Number of Countryside Conservations Areas (CCA)	8					Colchester Adopted Local Plan, 2004.
Number of parks on the National Register of Special Historic Interest	4					Colchester Borough Council, 2006.
Length of protected lanes	36.8 km				The largest stretches of protected lane lie to the north and south of the villages of Chapel and Wakes Colne, east and south of Fordham, west of Eight Ash Green & west of Layer-de-la-Haye.	Colchester Borough Council Environmental Baseline Report, 2005
Loss of listed buildings (by demolition)	0					Colchester Borough Council's Annual Monitoring Report, 2008

Loss or damage to Scheduled Ancient Monuments or nationally important archaeological sites through development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residents satisfied with sports & leisure facilities					No data available - 65% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with museums					No data available - 60% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with arts activities					No data available - 62% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with parks & open spaces					No data available - 82% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
Visits to/use of museums per 1,000 population	2,446					Best Value Performance Indicators, 2005/2006.
The number of pupils visiting museums & galleries in organised school	23,750					Best Value Performance Indicators, 2005/2006.
Biodiversity						
SSSIs in favourable condition, %	58.54	51.60	64.92	44.43	47.16% of the Colne Estuary, 28.46% of the Blackwater Estuary and 100% of Abberton Reservoir is in favourable condition	Nature on the map, 2009
Area of ancient woodland within the borough	Found to the south of Colchester, clustered along the Roman River, on the Valley from					Essex County Council, Sustainability Appraisal, 2006.

	Copford to its confluence with River Colne.					
Change in priority habitats and species						
Condition of internationally and nationally important wildlife and geographical sites (SSSI, SPA, SAC & Ramsar)						
Number of sites of international or national importance for nature, or ANOB, SSSIs or SINC, to be lost to or damaged by development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residential development on greenfield land	19%				An increase from 7.4% the previous year.	Colchester Borough Council's Annual Monitoring Report, 2008
Amount of development in designated areas	34 applications were approved in a SINC. 5 applications approved in a SSSI. 49 applications approved in an ANOB.				None of these applications resulted in damage or loss. More applications were submitted than approved due to environmental constraints on the site.	Colchester Borough Council's Annual Monitoring Report, 2008

Applications involving Tree Preservation Orders (TPOs) trees	141 applications for works to TPO trees. 130 were consented and 11 were refused.					Colchester Borough Council's Annual Monitoring Report, 2008
Flagship species	Beautiful Demoiselle Damselfly, Great Crested Newt, Sea Holly, Stag Beetle, Lesser Calamint.					Essex County Council, Sustainability Appraisal, 2006.
Areas of unimproved acid grassland that remain in Essex	Tiptree Heath SSSI and Roman River SSSI.					Essex County Council, Sustainability Appraisal, 2006.
Designated international and national areas of nature conservation	The Blackwater Estuary and Cole Estuary - both contain areas of drained grassland within the marshes.					Essex County Council, Sustainability Appraisal, 2006.

Orchards	Found to the north of Colchester around West Bergholt, Great Horkesley and Langham					Essex County Council, Sustainability Appraisal, 2006.
Accessible Natural Green Space Standards					Natural green space should be located within 300m of every home	Natural England
Environment						
Number of planning applications approved contrary to advice given by the EA on flood risk/flood defense grounds	0					Colchester Borough Council's Annual Monitoring Report, 2008
Number of Air Quality Management Areas	2				These are Mersea Road and Brook Street.	Colchester Borough Council, 2006.
Proportion of journeys to work by public transport against the proportion of journeys to work by car	12.96% by public transport, 61.1% by car/van and 9.11% work from home.				Percentages are based on working-age population including full-time, part-time, self-employed workers and full-time students.	Census 2001, ONS.
Amount of household waste collected between 2007 and 2008	63,995.97 tonnes				Slight decrease from the previous year.	CBC Waste Policy Team - 2007-2008
% of household waste that was dry recycled	19.70%				Increase from 17.8% the previous year.	CBC Waste Policy Team - 2007-2008

% of household waste that has been green composted	12.00%					CBC Waste Policy Team - 2007-2008
Provision of recycling facilities in new development					Data not available - CBC is in the process of setting up a working group that will look at developing guidance for the designing in of recycling into developments before a planning application is submitted. In the future, developers will have to accommodate recycling facilities in new developments.	CBC Waste Policy Team - 2005/2006
% of stretches of watercourse that are compliant with River Quality Objectives (RQO's)					Data not available - 62.28% of Colchester's river length was assessed as good biological quality and 35.23% was assessed as good chemical quality.	OFWAT, 2004.
% of local street and environment cleanliness (litter)	11.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (graffiti)	1.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (fly-posting)	2.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (fly-tipping)					No data available	Best Value Performance Indicators, 2005/2006.
Kg of household waste collected per head	391.0					Best Value Performance Indicators, 2005/2006.
Cost per household of waste collection	51.6					Best Value Performance Indicators, 2005/2006.

% of people satisfied with the cleanliness standard of their area					No data available - 68% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with household waste collection					No data available - 85% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with recycling					No data available - 76% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
Identifying contaminated land - number of sites of potential concern	624					CBC Environmental and Protective Services, 2008.
% with sufficient information to decide whether remediation is necessary	5%					CBC Environmental and Protective Services, 2008.
% of pollution control improvements completed on time	95.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles investigated within 24 hours	100.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles removed within 24 hours of legal entitlement	50.0					Best Value Performance Indicators, 2005/2006.
% of developed land that is derelict	0					National Land Use Database, CBC data, March 2006.
% of relevant land and highways assessed as having combined deposits of litter and deritus.	11%				This has increased from 9% the previous year.	Audit Commission, BVPI 199, (2005-05)
% of land designated as sites of specific scientific interest (SSSI) in favourable condition	69					English Nature, 2005
Amount of Local Nature Reserve land per 1,000 people	0.6 hectares					English Nature, 2005
Annual average domestic consumption of gas	18,365kWh				This is a decrease from 20,336 in 2004.	DTI Energy Trends, 2005
Annual average domestic consumption of electricity	4,835 kWh			4,670 kWh	This is a slight increase from 4,787 kWh in 2005.	Department for Business Enterprise and Regulatory Reform – electricity average domestic consumption,

						2007
Per capita carbon emissions	6.35 tonnes		8.7 tonnes	9 tonnes		Local and regional CO2 emissions estimates for 2004, Defra 2007
Total carbon emissions for the Borough	1076 kilo tonnes					Local and regional CO2 emissions estimates for 2006, Defra
Daily domestic water use (per capita consumption)	145 litres				WWF report that the total water footprint for the UK citizen is 4,645 litres per day.	OFWAT, 2004
Rivers at risk of pollution	Layer Brook, Roman River, Colne, St Botolph's Brook					Essex County Council, Sustainability Appraisal, 2006.
Extensive Flood Risk Areas	North coast of Mersea Island and opposite on the mainland.					Essex County Council, Sustainability Appraisal, 2006.
High Flood Risk Areas	Abberton Reservoir, Ardleigh Reservoir, Stour Valley and Colne Valley					Essex County Council, Sustainability Appraisal, 2006.
Main source of NOx emissions	Road traffic emissions					Essex County Council, Sustainability Appraisal, 2006.

Appendix B. Town Centre Appraisals

Site: S127 – The Cowdray Centre				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	As part of the mix of uses housing will be provided, including affordable housing. As a highly accessible location a wide mix of housing types will be expected.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The site is designated as a regeneration area in the Local Plan and forms part of the North Station Master Plan area. Development here will promote regeneration and reduce the need for development on greenfield land. As the site is close to the town centre and train station and will deliver a mix of uses users of the site will be provided with good access to their needs. The site is in flood zone 1, which is no/low flood risk and as a previously developed site will not result in an increased risk of flooding. If SuDS are provided as part of development flood risk could even be reduced.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	The area currently accommodates a mixture of retail and commercial units and is identified in the Employment Land Study as a locally important employment location. The impacts on the vitality and viability of the town centre and retention of existing businesses as a result of redevelopment is uncertain. The site is proposed to deliver retail uses, which could undermine the vitality and viability of the town centre, the impact will depend upon the type of retail proposed. Redevelopment of the site may affect existing businesses, particularly if less land is available than at present for employment uses. A hotel is proposed as part of the mix of uses on the site and this should only come forward for development if it can be demonstrated that it does not adversely affect the vitality and viability of the town centre. Outside of the town centre the Hotel Study 2007 identified a need for a budget hotel in North Colchester or East Colchester and so a hotel in this location could affect hotel provision in these areas.
	- Will it support the vitality and viability of town centres?	n/a	?	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	

Colchester Borough Council's Site Allocations Sustainability Appraisal Report: Appendices

	- Will it help retain existing businesses?	n/a	?	
	- Will it support the growth of new local business?	n/a	 	
	- Will it encourage mixed use live /work developments?	n/a	 	
	- Will it encourage micro and small businesses?	n/a	 	
	- Will it encourage home based businesses?	n/a	 	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This is a highly accessible site, close to the main train station and town centre and sustainable travel will be a viable option for users of the site. Furthermore the site is proposed as a mixed use site; this will reduce the need to travel by encouraging compact development, with a varied mix of uses. The SPD for the North Station regeneration area will include improved sustainable transport links as part of new development, which will reduce car dependence.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+/ 	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	As a mixed use and highly accessible site future users will be provided with equitable access to a range of facilities. Open space should be provided as part of the residential element of the site. Healthy lifestyles will be supported as future users will be encouraged to walk and cycle and are in close proximity to open spaces.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+/ 	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	As part of the housing element open space will be provided and consideration will be given to securing safe streets and a good public realm. However, as Castle Park is close to the site the amount of open space provided may be lower than normally expected. The Master Plan proposes a green wedge to link Highwoods Country Park and Castle Park. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	?	The area has a bland streetscape character with utilitarian detailing and large, garish signage. Redevelopment of the site will provide a more attractive area and thereby improve the character of the area. High development and an increase in garish and colourful signage could affect the historic core as the site is visible from areas within the historic core and furthermore, high development could block views further north into the historic core.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of brownfield sites reduces the need for development on greenfield sites, which therefore helps to protect landscape and biodiversity. Within the site biodiversity value is low with only poorly maintained planting along the railway corridor. Biodiversity value could be improved by planting schemes, open spaces and SuDS (which would also reduce the risk of flooding). There are no problems in terms of water supply for the site and there are no capacity issues at the nearest sewage treatment works.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	I	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	++	As a highly accessible mixed use site pollution and greenhouse gas emissions from transport should be reduced. The provision of renewable energy and low carbon materials is uncertain as development costs are higher for brownfield sites.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	?	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	?	
Summary	This site will promote regeneration and provide a more attractive site, thus improving the public realm and gateway into the town centre. A mix of uses will be provided on the site and it will be important to ensure that employment uses remain a predominant use on the site as the Employment Land Study identifies the Cowdray Centre as a locally important employment site. The site has good accessibility; it is close to the town centre and main railway station, and so sustainable travel will be a genuine option for users of the site. The draft Master Plan includes improved connections for pedestrians and cyclists and the green wedge proposed to link Highwoods Country Park and Castle Park will improve the Borough's green infrastructure network. The site could possibly affect the vitality and viability of the town centre, although this will depend upon the uses within the site. Views into and out of the historic core could be affected if new buildings are too high. The site has low biodiversity value and redevelopment will improve biodiversity value through the provision of more open spaces and planting.			
Recommendation	It is recommended that the site is allocated for a mixed use development, although it should be made clear that retail/leisure uses will only be supported where it can be demonstrated that they will not affect the vitality and viability of the town centre and residential development should be limited to ensure that the site remains predominantly commercial. SuDS should be included within the site.			

Site: Town Centre Sites listed in policy SA TC1				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Over the plan period 2000 dwellings will be delivered in the town centre. This appraisal covers those allocations listed in policy SA TC1 where development has not commenced (at the time of the regulation 27 consultation). The sites listed in the policy will deliver a minimum of 434 dwellings and some of the town centre sites are above the thresholds for affordable housing. A range of housing will be provided, although as the town centre the majority of residential development will be flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that	- Will it promote regeneration?	n/a	++	St Botolph's is a regeneration area and these allocations will facilitate regeneration of this area

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	++	and the town centre as a whole. As a town centre people will be provided with good access to their needs and the densities will make efficient use of land. The site in Croach Street, for example, will be built to a density of 227 dph and the site in Clarendon Way will be built to a density of 109 dph. Some of the sites are at risk of flooding, although they have passed the sequential test.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	-	Some of the sites will result in the loss of employment land. However, in each of these cases the planning application for the site concluded that the loss was acceptable and none of the sites involve the loss of a current employment use. Introducing residential uses to the town centre will support the vitality and viability of the town centre and some of the sites involve retail development.
	- Will it support the vitality and viability of town centres?	n/a	++	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	These town centre sites are highly accessible. Some do not include any parking as it is considered that those living within the town centre will not need a car; all include cycle parking.

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	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This site is on the edge of the town centre, which reduces the need to travel and allows residents to access a wide range of services/ facilities by bus or foot. Some of the sites do not include open space; however sites are very close to Castle Park, which will provide future residents with good access to open space and recreation. Some of the sites that do not provide open space have made a financial contribution to the Council towards open space.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	As part of the planning consents for some of the town centre sites applicants have made a financial contribution towards CCTV, which will reduce the fear and incidence of crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	+	All planning applications have considered the need to protect and enhance Colchester' historic core. Some of the sites are adjacent to SAMs and listed buildings and some are located within

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	the conservation area. However, none of the allocated sites will adversely affect the historic core and a more attractive development will enhance the setting of historic assets.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of these town centre sites will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	++	Town centre sites are highly accessible and will reduce pollution and greenhouse gas emissions from transport as the need to travel will be reduced. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	Over the plan period 2000 dwellings will be delivered in the town centre. This appraisal covers those allocations listed in policy SA TC1 where development has not commenced (at the time of the regulation 27 consultation). The sites listed in the policy will deliver a minimum of 434 dwellings and some of the town centre sites are above the thresholds for affordable housing. A range of housing will be provided, although as the town centre the majority of residential development will be flats. St Botolph's is a regeneration area and these allocations will facilitate regeneration of this area and the town centre as a whole. As a town centre people will be provided with good access to their needs and the			

	<p>densities will make efficient use of land. Some of the sites are at risk of flooding, although they have passed the sequential test. Some of the sites will result in the loss of employment land. However, in each of these cases the planning application for the site concluded that the loss was acceptable and none of the sites involve the loss of a current employment use. Introducing residential uses to the town centre will support the vitality and viability of the town centre and some of the sites involve retail development. Some of the sites are adjacent to SAMs and listed buildings and some are located within the conservation area. However, none of the allocated sites will adversely affect the historic core (this issue has been considered as part of each planning application) and a more attractive development will enhance the setting of historic assets.</p>
Recommendation	<p>It is recommended that sites listed in policy SA TC1 are allocated in accordance with the planning consents.</p>

Appendix C. East Colchester Growth and Regeneration Areas and the University of Essex appraisals

Site: S112 – Disused Haven Road Travellers Site				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	This development is proposed as a mixed use site and part of this mix of uses will include residential development. Residential development will be required to deliver a mix of housing types, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The site is located within one of the Council's regeneration areas and so will help to promote regeneration of this area. Regeneration of brownfield sites will reduce the need for development on greenfield land. As this site is located within an existing community accessibility is good and people will live in close proximity to services and facilities. The site is entirely included within flood zone 3 – high risk, and the Strategic Flood Risk Assessment shows that the whole site is in a high hazard zone under the 1 in 200 and 1 in 1000 flood events plus climate change. A sequential test was undertaken on the Regulation 25 Site Allocations consultation draft and it concluded that mixed use development would be acceptable on this site as there are no available sites in this regeneration area at lower flood risk. Residential use should be confined to upper storeys with commercial uses at ground level. Parts (a) and (b) of the exception test have been passed and a flood risk assessment will be required at the development control stage in order to pass part (c) of the exception test.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	--	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This mixed use option will contribute to this figure by delivering new employment uses.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	 	
	- Will it encourage micro and small businesses?	n/a	 	
	- Will it encourage home based businesses?	n/a	 	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This option will reduce the need to travel by encouraging compact and mixed use development at accessible locations. The site is close to the Hythe railway station and a cycle path runs along the south-western boundary of the site. The Colne Harbour Master Plan recognises that pedestrian links need to be improved as part of the regeneration of this area and the need to improve pedestrian links around the boundary of this site is highlighted. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	This site will deliver a mix of uses, including open space. The site is located within an existing community and so there are already existing facilities close by that future users of the site will benefit from. Furthermore as part of the mix of uses community facilities may be delivered. East Colchester contains 3 of the Boroughs 4 wards with the highest levels of deprivation and regeneration will help to address this high level of deprivation.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open space will be provided on site; open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	++	
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The development of previously developed land will reduce the need for development on Greenfield land. This is an untidy site in a prominent location and its development will improve the character and attractiveness of this area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	++	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of previously developed land will reduce the need for development of greenfield land, thereby helping to protect the landscape character, countryside and coast of the Borough. However, this site has been vacant for some time and may have high biodiversity value. The Townscape Character Assessment recognises that the river corridor has a high biodiversity value and that there are mature trees along the River Colne and scrubland on many vacant sites, which is a valuable habitat for many species. Prior to development an ecological survey should take place to ensure that any protected or important species are not lost as part of development. Any mature trees within the site should be maintained. The Landscape Character Assessment identifies that an area to the north of the site is a 'distinctive gateway' and redevelopment of this site will enhance the setting of this gateway.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	?	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	?	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	O	

	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	This site is located within an existing community and so future users will be in close proximity to a variety of uses and sustainable transport links, thus reducing greenhouse gas emissions and pollution from car travel. Low carbon development and renewable energy will be encouraged, although as this is a previously developed site costs may be too high to justify onsite renewable energy.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	?	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	?	
Summary	This site is located within the East Colchester regeneration area and will contribute to the regeneration objectives for this area and the Borough's housing and employment figures. Regeneration of brownfield sites will reduce the need for development on greenfield land, which will help to protect landscape character. This is an untidy site at a prominent location and its development will improve the character and attractiveness of this area. The site is located within an exiting community so accessibility is good and future users will live in close proximity to services and facilities. The site is close to the Hythe railway station and a cycle path runs along the south-western boundary of the site. However, the site is located entirely within flood zone 3a, which is high risk of flooding. The sequential test has been applied and has demonstrated that there are no reasonably available alternative sites in areas of lower flood risk and so development is acceptable in principle. Residential uses should be directed to upper storeys and commercial development should be included on the ground floor. As part of the detailed proposals for this site a Flood Risk Assessment will be required, which will need to demonstrate that development will not increase flood risk and that safe access and egress can be provided. The site may have high biodiversity value and an ecological survey should be carried out at the development control stage.			
Recommendation	This site should be allocated for mixed use development. Commercial uses should be sited at the ground floor and residential should be directed to upper storeys as the site is at a high risk of flooding. A Flood Risk Assessment will be required at the development control stage and an ecological survey should also be carried out. Any mature trees on the site should be retained as part of the development.			

Site: 106 – Wilson Marriage Youth Centre				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	This site has planning consent for 110 dwellings, although only 4 of these will be affordable. A range of housing types is proposed.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable	O	

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		Homes level 3 2010, level 4 2013, level 6 2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	This is a brownfield site and so development will promote regeneration and reduce pressure on greenfield sites. The East Colchester regeneration area will also benefit from the redevelopment of this site. The density is 58 dph, which makes efficient use of land. The site is in flood zone 1, which is no/low risk of flooding and as a previously developed site surface water flooding is unlikely to increase.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	The vitality and viability of the town centre will be supported as a shopper's car park will be provided and public transport will be promoted. Redevelopment of this site will also help to support existing local businesses in the vicinity of the site.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		

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4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is highly accessible, close to the town centre and town centre train station. Additionally as part of the planning consent links to existing green infrastructure will be created, bus stops will be improved and bus promotion methods will be undertaken for new residents.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	++	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is an accessible site and will provide equitable access to a range of services/ facilities. Cycle and pedestrian links will be provided, which will promote healthy lifestyles and open space above the minimum levels will be provided as part of the planning consent.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
- Will it improve access to vocational training, education and skills for young people?	n/a	O		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	Open space will be provided, above the minimum standards and the site is expected to achieve secured by design in terms of layout.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	

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	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The Wilson Marriage centre, which is a grade 2 listed building, is located adjacent to the site and development may affect the setting of this historic building. Development of sites within the town reduces pressure on sites on the edge of the town, thereby protecting the character of the settlement.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	?	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure for development on Greenfield sites. Protected species on the site will be relocated prior to development; this is a condition of the planning consent.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	++	Future residents will be encouraged to cycle, walk and use public transport and development will incorporate measures to support and encourage these forms of transport, which will reduce greenhouse gas emissions and pollution from car travel.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4	O	

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		2013, level 6 2016		
Summary	This site has planning permission for 110 dwellings and associated infrastructure. The SA of this site demonstrates that it is a sustainable proposal and should be allocated in accordance with the planning consent. In brief the proposal accords with the principles of the development brief and the developer has secured several parcels of land, thereby ensuring comprehensive development of this area. The site will provide an attractive and sustainable development that contributes to the regeneration of this area of town.			
Recommendation	It is recommended that this site is allocated for residential development in accordance with the existing planning consent.			

Site: East Colchester Sites listed in policy SA EC1				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This appraisal covers those allocations listed in policy SA EC1, which are previous allocations and/or have planning permission but where development has not commenced (at the time of the regulation 27 consultation). The sites listed in the policy will deliver a minimum of 2063 dwellings and the vast majority of sites are above the thresholds for affordable housing. A range of housing will be provided and development coming forward from 2010 will need to meet level 3 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	East Colchester is one of the Borough's regeneration areas. The area is highly accessible; the Hythe has its own railway station and the area is close to the town centre. The densities will make efficient use of land as demonstrated by precious development within the area. However, all of the sites are at high flood risk. An agreement has been reached between the Council, the Environment Agency and the Department for Communities and Local Government that development in this area can continue despite the flood risk implications. Detailed flood risk assessments for individual sites will be carried out, which will ensure that safe access and egress can be provided and flood risk is not increased elsewhere; and more vulnerable development types such as residential should preferably be set back from the Colne with less vulnerable development types in between the Colne and more vulnerable development types. All sites have been subject to and have passed the sequential test and parts (a) and (b) of the exception test.
	- Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	--	
3. To achieve a prosperous and sustainable economy and improve the vitality of town	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	Sites allocated for residential development should include commercial uses at ground level in areas of high flood risk to avoid flood risk to people. This will also ensure that a mix of uses are included within the area. Five sites should be allocated as local employment sites; Lightship Way (3.77ha), Travis Perkins (0.56ha), Hythe Quay (0.98ha), COLBEA Business Centre (0.43ha) and Former Paxmans site (3.21ha). This will contribute to the Borough's employment
	- Will it support the vitality and viability of town centres?	n/a	0	

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centres	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	++	objectives and the allocation of existing sites will reduce pressure on employment sites coming forward for alternative uses.
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	 	
	- Will it encourage mixed use live /work developments?	n/a	 	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	 	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	The East Colchester regeneration area is an accessible area and a mix of uses will be delivered, which will reduce the need to travel. There are numerous cycle routes in the area and development will include further cycle linkages. Travel Plans will be required for major development.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	?	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	People will be provided with equitable access to their needs and open spaces will be provided. The regeneration of this run down area will reduce levels of deprivation.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	

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	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces will be provided. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Furthermore, the regeneration of this run down area will reduce incidences and fear of crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The regeneration of this run down port area will improve the character and appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of these previously developed sites will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. However, some sites which have been vacant for some time may be important for biodiversity and this should be considered at the development control stage. As a previously industrial area there may be some contamination issues; again this is something that will need to be addressed at the development control stage.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+ / ?	
	- Will it protect the nature conservation and cultural heritage assets outside	No loss of biodiversity	+	

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	designated areas?			
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	?	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be reduced as the need to travel will be reduced. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	<p>Redevelopment of the sites listed in policy SA EC1 will contribute to the regeneration of this area and contribute to the creation of a sustainable community. The sites listed in the policy will deliver a minimum of 2063 dwellings and the vast majority of sites are above the thresholds for affordable housing. A range of housing will be provided and development coming forward from 2010 will need to meet level 3 of the code for sustainable homes. As highly accessible sites, close to the town centre and Hythe railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. The regeneration of this run down area will reduce levels of deprivation, improve the character and appearance of the area and reduce the fear and incidence of crime. Commercial uses should be encouraged at ground level in areas of high flood risk to avoid flood risk to people. This will also ensure that a mix of uses are included within the area. The allocation of Lightship Way, Travis Perkins, Hythe Quay and the former Paxmans site at Port Lane will contribute to the Borough's employment objectives. Some sites which have been vacant for some time may be important for biodiversity and this should be considered at the development control stage. As a previously industrial area there may be some contamination issues; again this is something that will need to be addressed at the development control stage. An agreement has been reached between the Council, the Environment Agency and the Department for Communities and Local Government that development in this area can continue despite the flood risk implications. Detailed flood risk assessments for individual sites will be carried out, which will ensure that safe access and egress can be provided and flood risk is not increased elsewhere; and more vulnerable development types such as residential should preferably be set back from the Colne with less vulnerable development types in between the Colne and more vulnerable development types. All sites have been subject to and have passed the sequential test and parts (a) and (b) of the exception test.</p>			
Recommendation	It is recommended that sites listed in policy SA EC1 and Lightship Way, Travis Perkins, Hythe Quay, COLBEA Business Centre and the former Paxmans site at Port Lane are allocated in accordance with the planning consents and adopted development brief.			

Site: Rep 299 Land south of Boundary Road, Colchester (Essex University) (12ha)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the	-Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.

opportunity to live in a decent and affordable home.	-Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	-Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	The does not fall with East Growth Area or the Colne Harbour Regeneration Area. This assessment relates to the proposed allocation of land to accommodate new academic buildings. While the University makes a valuable contribution to the economic prosperity of Colchester this proposal will not directly promote regeneration. The proposed development land is greenfield however there is insufficient brownfield land available within the existing University Campus to accommodate the proposed expansion. This proposal would lead to an expansion of the University campus increasing the range of courses available and increasing learning opportunities by improving access to modern University facilities. Despite being greenfield land, this proposal makes efficient use of land in that it retains all University buildings together at one location close to the other academic department and student facilities and services. Approximately 1.2ha of the site falls within Flood Zone 3. Any development proposal will need to be supported by a Flood Risk Assessment and satisfy the Sequential Test and the Exceptions Test as this type of development is called as 'more vulnerable' in the flood risk vulnerability classification (table D2) in PPS25. A well designed scheme which restricts development to flood Zone 1 land within the site curtilage and which provided open space areas towards the river frontage could help reduce the future flood risks both to people and the buildings. Buildings should incorporate flood resilience measures as good practice. The use of SuDS should also be explored as this is a greenfield site.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	I	
3. To achieve a prosperous and sustainable economy and improve the vitality of town	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	The East of England RSS identified the need for Colchester to deliver 14,200 new jobs by 2021 as part of the regional allocation. This target has been fed into the recently adopted Core Strategy for the Borough. These jobs will be delivered in Strategic Employment Zones in North Colchester,
	- Will it support the vitality and viability of town centres?	n/a	+	

centres	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	++	Stanway and the University of Essex and at the range of Local Employment Zone as outlined in the Centres and Employment Hierarchy and Policy CE3 in the Core Strategy. Allocating the above site to accommodate university expansion will create new employment opportunities thereby helping the Council meet its employment targets. The University which is located relatively close to Colchester Town makes a positive contribution to Colchester's economy generally therefore this development would help maintain the vitality in the Town Centre. The development would increase employment opportunities locally both during the construction stage and on completion of the new development. Strengthening and expanding the academic base of the University may attract a range of new businesses to the local area some of which may be small scale local enterprises while new specialist industries might also move into the area.
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	0	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	++	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	There is already an established University Campus with many ancillary facilities also provided on site to meet student needs. Developing new academic departments at the existing campus means that people's needs can be met centrally leading to a reduction in the need to travel to other off site campuses/facilities. The existing campus is already well connected to Colchester Town by bus, rail and the footpath/cycle path along the Wivenhoe Trail. Therefore the sustainable levels of transport would mostly increase if the University expands as many students already use these alternative means of transport between Colchester and the University. At this stage no detailed proposals have been submitted but the proposal identify opportunities for implementing enhancements/upgrades to the network of cycleways and footpaths between the University and Colchester as part of any future planning application to improve sustainable transport linkages and infrastructure. This could lead to a reduction in car dependency levels. The University already has a Transport Strategy to promote staff and students to travel more sustainably.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	++	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	This proposal would deliver a wider range of academic related training on the existing campus improving access to education facilities however only those wanting to attend university will benefit. The availability of high quality

	- Will it help stem the outmigration of skilled younger residents	n/a	++	jobs provided through the university expansion could have a positive effect in terms of retaining skilled younger employees after the completion of their academic studies. The university has briefly outlined that the expansion could be used to development a management school, and departments for Biomedical Science, Computational Economics and Environmental& Social Sustainability. At this stage no detailed proposal has been submitted but increasing the range of academic courses taught at the university would improve professional and vocational knowledge and skills which would benefit businesses. Expansion at the existing campus is desirable in terms of meeting student and staff needs at one central location. The site is located in close proximity to the Colne Estuary much of which is designated for its nature conservation importance. It is also located close to Wivenhoe Park a Grade II Registered Park & Garden. To date no application has been submitted for the expansion of the university. However given the location of the proposed site close to important environmental assets, the design of the scheme should include an element of open space as part of landscape and biodiversity enhancements and also to provide a flood management function at this location. As already discussed this proposal could lead to an upgrade in cycling and walking paths between the University and Colchester thereby encouraging participation in active healthy lifestyles.
	- Will it provide improved skills and knowledge in the workplace?	n/a	++	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	++	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
	- Will it improve access to vocational training, education and skills for young people?	n/a	++	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	The future design of this site will be very important given its close proximity to sensitive historic and nature conservation areas. Safe and attractive public spaces should be provided as part of any future development at this location. Well designed new developments which include areas of well maintained open space will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and if an area is well maintained then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime however if developed as part of the university campus, the site is likely to be under constant natural surveillance.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	0	This is a greenfield site which is bordered to the north by a Grade II Registered Park & Garden associated with Wivenhoe House. Developing the land to the south would help protect this important historic site from
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	++	

environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	inappropriate development. This development would concentrate all the university academic buildings at one location. The Open Countryside Assessment Report assessed all the land between Essex University and Wivenhoe as making a high contribution to maintaining settlement separation and settlement character of the two areas. It also concluded that developing within this parcel of land would likely seriously undermine the sense of settlement separation and the strong rural character of the land outside the university. The report suggested that development south of the campus could potentially lead to visual coalescence with existing campus buildings while development on the eastern side slopes as proposed could be perceived as an extension to Colchester and affect the sense of settlement separation between the two areas. This issue could potentially be mitigated through a high quality landscape enhancement scheme and any future development should include this as part of the application.
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	The site is situated immediately beside the Colne Estuary. It falls approximately 3km from the boundary of the Essex Estuaries SAC and is located within 0.4km of the Upper Colne Marshes SSSI. Wivenhoe Park is a designated Local Wildlife Site (Co148) and this covers the north west part of the area proposed for allocation. As this is greenfield land inevitably there will be an adverse impact on local biodiversity and any future applications for the development of this site should include biodiversity enhancing plans that help support habitats and species targets included in the Essex Biodiversity Action Plan and that are appropriate to the character of this area of Colchester. The provision of SuDS is recommended on greenfield developments to manage water quality issues and the use of SuDS S should be explored at this site as part of any future planning application.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	?	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	I	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	Allocating this site for university expansion could help reduce pollution and greenhouse gases as the need to travel and car dependency levels will be reduced as all facilities and faculties will be located at one location. There is potential for the new buildings to be built using sustainable techniques and materials thereby helping the council meet its renewable energy targets set in the Core Strategy and Development Policies. A horizontal wind turbine is already located within the existing university campus and it is therefore very
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	+ I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	

	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+ 	likely that the university would take the opportunity to include renewable energy as part of its expansion.
Summary	At this time only a broad proposal has been submitted to establish the principle of allocating 12ha of greenfield land to accommodate university expansion. Despite being greenfield land, this option makes efficient use of land in that it retains all University buildings together at one location close to the other academic department and student facilities and services. This can help reduce the need to travel and dependency on the private car as the primary mode of travel. This will prevent the need to allocate other areas of land at alternative locations in the Borough. Allocating the site will help support Core Strategy employment targets and increase the range of courses available at the University improving education opportunities for students. The land is located in close proximity to sensitive ecological and historic sites. In addition there is concern that development at this location could lead to settlement coalescence between the University, Colchester and Wivenhoe. Biodiversity and landscape impacts can be mitigated against through good site design. Flood risk issues on site could also be mitigated against by the provision of open space and SuDS close to the river frontage. This proposal could help reduce greenhouse gas emissions and pollution levels as sustainable transport enhancements could be provided as part of any future development along with the use of sustainable building techniques and materials and renewable energy technologies.			
Recommendation	It is recommended that this 12ha site is allocated for university expansion. Landscape and biodiversity enhancements will be important considerations in any future development application for this site and the proposal must demonstrate how the impact of settlement coalescence between Wivenhoe and Colchester has been minimised.			

Appendix D. Garrison appraisals

Site: S093 - Land bounded by Circular Road West, Butt Road and Goojerat Road (1.76ha site)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The site is located within the Garrison Regeneration Area and will therefore help to promote regeneration of this part of Colchester. The masterplan prepared for this site proposes a mixed use development including small businesses, retail uses and residential flats. Planning permission has already been secured for the retail use on the southern of the site. This is a former brownfield site and regenerating it will reduce the need to develop on greenfield land. This alternative option to the masterplan proposes developing it as a neighbourhood centre, which will provide residents with good access to small scale shops, services and community facilities. The site is located in flood zone 1, which is no/low flood risk.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	This option for a neighbourhood centre would deliver a small mix of uses, which would improve employment opportunities through the provision of small businesses locally. These could help contribute to meeting job creation targets set in the Core Strategy. The site is located close to new and existing residential areas in Colchester and this option would provide new employment opportunities close to where people work.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	

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	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site will provide nearby residents with good access to small scale shops, services and community facilities, which will reduce the need to travel to access such facilities. Car dependency levels could drop with an increase in the number of journeys made by foot or bicycle.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This site is easily accessible within the local neighbourhood and will provide residents with equitable access to small scale needs, including community facilities and services.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
	- Will it improve access to vocational training, education and skills for young people?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	A neighbourhood centre is a public space and this option should provide a safe and attractive public realm. Neighbourhood centres are often in use throughout the day and in the evening, which should promote natural surveillance. This should reduce actual crime. However, youths often congregate in such areas, which may increase the fear of crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	-	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	The development of previously developed land will help to regenerate the townscape character and will reduce the need to develop Greenfield land, which affects landscape character. This option would involve the re-use of listed buildings thereby helping conserve historic and cultural assets in this part of Colchester as well as protecting local townscape character. Developing or re-using brownfield land reduces the need to develop greenfield land thereby helping to protect undisturbed archaeological assets.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of previously developed land will reduce the need for development of Greenfield land, thereby helping to protect the landscape character, countryside and coast of the Borough. Environmental quality will be improved as the community will drive less for local services/facilities, which will reduce air pollution. This option has the potential to disturb roosting bats at the site.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	-	

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9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	The allocation of this site as a neighbourhood centre could reduce the need for local residents to travel to access local services/ facilities, which could reduce greenhouse gas emissions and pollution from transport. It could also help change travel behaviour by potentially decreasing the number of journeys made by car which would also contribute to a reduction in emission and pollution levels
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	The site is located within the Garrison Regeneration Area and so will contribute to the regeneration of this part of Colchester. Developing this former brownfield land will reduce pressure on greenfield sites. This option which proposes a neighbourhood centre could potentially deliver a number of positive benefits. It could provide nearby residents with good access to small scale shops, services and community facilities. This could reduce the need to travel and thus reduce greenhouse gas emissions and pollution from transport. This option has the potential to increase the delivery of jobs and small independent shops. A neighbourhood centre should create an attractive and safe public space, however youths often congregate in such areas, which may increase the fear of crime. As bats are known to roost in some of the existing Calvary Barrack buildings on this site and a bat survey will be required prior to any development proceeding at this location and appropriate measures put in place to protect them. The allocation sought is not in accordance with Masterplan proposals which could be a problem for the wider regeneration objectives of the area. Planning permission has already been secured for retail uses on part of the and altering masterplan proposals which covers a much larger area would not be desirable.			
Recommendation	It is recommended that part of this site is allocated as a neighbourhood centre in accordance with proposals set out in the Master Plan.			

Site: Arena/ Naffi site				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	It is highly likely that residential development will be included as part of the mix of uses on this site and in accordance with the Core Strategy housing policies high density housing, which includes a mix of housing types, will be provided. This site will help to deliver the Borough wide housing target, but is most likely to affect the Garrison regeneration area.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	

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2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The site is located within one of the Council's regeneration areas and so will help to promote regeneration of this area. Regeneration of brownfield sites will reduce the need for development on greenfield land. The buildings on this site are unattractive and redevelopment would improve the appearance of the site. As this site is located within an exiting community accessibility is good and people will live in close proximity to services and facilities. Furthermore the site is in close proximity to the town centre. As a very accessible site a high density will be delivered on the site. The site is in flood zone 1, low/no flood risk. The Environment Agency has confirmed that the site is in a minor groundwater vulnerability zone. SuDS should be incorporated into the site.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	The site is currently used for leisure and educational purposes; this use provides jobs and it is important that these uses are incorporated into the redevelopment of the site. Indeed the Garrison Master Plan states that if the site is redeveloped the existing facilities should be provided in a new building. Accessibility is good and so it is important that the site is not solely developed as a residential site and commercial/ leisure uses will help to support the wider community. Consideration should be given to including live-work units on the site to enhance the range of uses. The site is a 10 minute walk from the town centre and an increase in population here will help to support the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	?	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	+	
	- Will it encourage micro and small businesses?	n/a	?	
	- Will it encourage home based businesses?	n/a	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and	- Will it reduce the need to travel?	All development within 30 minutes public	++	This is a highly accessible site; it is close to the town centre (10 minute walk) and town train station (8 minute walk) and is located within the Garrison regeneration area, future users will be able to access the site by sustainable modes of transport. A cycle path and footpath run along

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reduce the need to travel.		transport of key facilities		the eastern and southern boundaries of the site. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	The site is within 400 metres of an urban gateway and will provide users with equitable access to a range of services/ facilities. A site of this size should deliver community facilities and open space will be required as part of this development. Disused tennis courts are currently located on the site and these could be brought back into use. The site is currently used for recreational purposes and these facilities should be incorporated into the redevelopment as their loss would be detrimental to the area. Although there is a legal agreement to secure community access to the Garrison's sports facilities access may be limited. The site is adjacent to a recreational area and screening should be provided to soften the impact of this site.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Although the high level of open space adjacent to the site may be used as justification to avoid the 10% open space provision. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	

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	- Will it encourage crime sensitive design?	n/a	++	will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The development of previously developed land will help to regenerate the townscape character and will reduce the need for development on Greenfield land, which generally affects landscape character. The Roman Circus Scheduled Ancient Monument (SAM) cuts through the northern boundary of this site and a buffer area has been identified around the SAM. Development must not adversely affect the SAM and liaison with English Heritage will be essential to avoid any harm to this SAM. The potential of enhancing/ encouraging public access to the SAM should be considered for the benefit of the community and visitors. The site is included in the Abbey Fields Conservation Area and improving the appearance of this site will improve the character and appearance of this conservation area. This site is surrounded by a mix of uses and a variety of buildings styles and types, and so a mixed use, high density development will be compatible with surrounding development.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of previously developed land will reduce the need for development of greenfield land, thereby helping to protect the landscape character, countryside and coast of the Borough. Environmental quality will be improved as future occupants will drive less as the site is highly accessible, which will reduce air pollution, and as the site is previously developed land there will be no impact on soil quality. Soft landscaping should replace the current hardstanding, which will be beneficial for water quality as a method of providing SuDS and will also improve the biodiversity value. The existing hedgerow along the eastern edge of the site and mature trees (especially those with Tree Preservation Orders) should be retained. The Townscape Character Assessment identified that the loss of mature trees within and around this site is a threat.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	++	As a highly accessible site, within 400 metres of an urban gateway, future users are likely to use sustainable forms of transport, which will reduce pollution from traffic and greenhouse gas emissions. A cycle path and footpath run along the eastern and southern boundaries of the site, which will further promote sustainable transport. The Core Strategy sets out a requirement for 15% of energy to come from renewable sources (ER1), however it is uncertain whether this will be delivered on this site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	?	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	

	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	?	
Summary	This site is located within a highly accessible location; the site is bounded by cycle and public footpaths and is a 10 minute walk from the town centre. The site should be developed as a mixed use site. There are existing leisure and educational uses on the site and these should be retained as part of the redevelopment of this site. The site is located within the Garrison regeneration area and the existing buildings on the site are unattractive; development of this site will contribute to the regeneration of the area. Regeneration of brownfield sites will reduce the need for development on greenfield land thereby helping to protect the landscape character, countryside and coast of the Borough. Disused tennis courts are located within the site and these could be brought back into use as part of the open space element, which will be required for this site. Part of the recently discovered Roman Circus Scheduled Ancient Monument (SAM) is included within the northern part of the site and English Heritage has identified a buffer zone around this. Care must be taken as part of the design to ensure that the setting of this SAM is not harmed and the views of English Heritage will need to be taken into account.			
Recommendation	It is recommended that the site is allocated for a mixed use development; the existing uses should be retained as part of the redevelopment, sustainable urban drainage systems should be included within the site, consideration should be given to including live work units in the mix of uses, existing hedgerows and mature trees should be retained and consideration should be given to bringing the disused tennis court back into use.			

Site: Garrison Sites listed in policy SA GAR1				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	Whilst residential development forms part of the Garrison Master Plan this appraisal just covers those uses set out in policy SA GAR1.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The Garrison is one of the Council's regeneration areas and the allocations listed in policy SA GAR1 will contribute to this regeneration programme. The delivery of employment and retail uses will ensure the creation of a mixed use area, which will provide residents with good access to their needs.
	- Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	

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	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	The allocations include 3485 sqm of B1 floorspace in Flagstaff and Napier Roads, 5000 sqm of B1 floorspace in Berechurch Hall Road and 1000 sqm of retail floorspace in Butt Road. It will be important to ensure that the retail units do not undermine the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	n/a	?	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	++	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	I	
	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	Providing a mix of uses within this regeneration area will reduce the need for residents to travel. Additionally, the Garrison regeneration area is very close to the town centre and so those working in these new employment premises will be able to access the sites sustainably. One of the allocations is for a north-south green link.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	++	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel	++	

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		Plan.		
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	These allocations will provide residents of the regeneration area with equitable access to employment, retail, recreation and community facilities. Abbey Fields will be retained and additional open space will be created.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	++	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	Open spaces will be provided. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Furthermore, the regeneration of this run down area will reduce incidences and fear of crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	0	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	The regeneration of this area will improve the character and appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of these previously developed sites will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. The retention and creation of open space will protect and improve the Borough's biodiversity resource.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible mixed use site pollution and greenhouse gas emissions from transport will be reduced as the need to travel will be reduced.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Whilst residential development forms part of the Garrison Master Plan this appraisal just covers those uses set out in policy SA GAR1, which will contribute to the regeneration of this area. The allocations include 3485 sqm of B1 floorspace in Flagstaff and Napier Roads, 5000 sqm of B1 floorspace in Berechurch Hall Road and 1000 sqm of retail floorspace in Butt Road. The delivery of employment and retail uses will ensure the creation of a mixed use area, which will provide residents with good access to their needs. However, it will be important to ensure that the retail units do not undermine the vitality and viability of the town centre. Providing a mix of uses within this regeneration area will reduce the need for residents to travel. The allocations involve the retention and creation of open space, which will contribute to the Borough's biodiversity resource. One of the allocations is for a north-south green link, which will promote sustainable travel.			
Recommendation	It is recommended that sites listed in policy SA GAR1 are allocated in accordance with the planning consents and adopted Master Plan.			

Appendix E. North Growth Area appraisals

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Site: S044 North Colchester greenfield extension				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	The Council and landowners have agreed in a statement of common ground (submitted as part of the Core Strategy Examination) that the housing mix will be informed by an appraisal of community context and local housing need and that the mix will include a variety of housing types and tenures, including affordable housing, to create an inclusive, sustainable and balanced community; and the housing densities will relate to the context and character of the site and surrounding area. The Core Strategy states that greenfield sites should be phased to come forward post 2016, by which time all new dwellings will be required to be zero carbon.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This site will provide good access to the town centre, transport interchanges and other facilities. It will also provide opportunities to improve transport connections that will support the nearby regeneration area. The Council and landowners have agreed in a statement of common ground that the capacity of the most accessible parts of the site will be optimised. As a mixed use site future users will be provided with a range of services/facilities, which may also benefit the existing population of Myland. The site is located within flood zone 1 (no/low risk) and the SFRA did not identify any historic flooding or drainage issues for the area. However, there are a few small streams and brooks within and adjacent to the area and as a greenfield site surface water discharges will need to be carefully managed. SuDS should be included within the site to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	I	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	Whilst this site is proposed for residential development as a large site new residential development will need to provide a range of new facilities to support the new housing. For example, schools, local shops, recreation facilities, which will provide new jobs. An Accessibility Study was carried out as part of the Sustainability Appraisal of the Core Strategy. This highlighted average distances from the broad options for development to key facilities. This site was measured as being 3km from Colchester town centre; the development of a new community close to the town centre will bring new business to the town centre, increasing its vitality and viability. Furthermore, this site is in close proximity to the North Colchester Strategic Employment Zone, which will provide residents with good access to a range of employment opportunities. A park and ride will be included as part of the mix of uses and easier access to the town centre may also attract more visitors; increasing the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	

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	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	An Accessibility Study was carried out as part of the Sustainability Appraisal of the Core Strategy. This highlighted average distances from the broad options for development to key facilities. Key facilities include Colchester town centre, employment nodes, further education, secondary school, supermarket, health centre, and major sport and recreational facilities. The average distance from this site to key facilities is 2.1km (which was the lowest average of all greenfield areas considered as part of the Core Strategy). The study also considered the different modes of travel available and suitability for the distance travelled. Trips of 2 – 3km were identified as most suitable by bus or cycle and to a slightly lesser extent walking. Train and car were identified as inappropriate for this journey length. No key facilities were deemed appropriate to travel to by car (or train). This study has demonstrated that this site is accessible to a range of key facilities and that sustainable modes of transport will be the most appropriate option for the majority of journey types. The Inspectors report into the Core Strategy recognised that north Colchester has a higher level of travel to work by non-car modes than other areas of the town and accessibility is potentially very good. Furthermore, sustainable transport infrastructure will be considered as part of the SPD for North Colchester. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	Owing to its close proximity to existing housing in north Colchester, development of this site will deliver new services/ facilities that will benefit the existing population. There is only one secondary school in north Colchester, the Gilbert School and this is easily accessible by cycle from the site. Essex County Council is currently undertaking a review of secondary school provision in Colchester and are aware of the numbers of new housing proposed in each area of the town. This review should take account of the location of future development in the Borough. The Council and landowners have agreed in a statement of common ground that public open space; sport, recreation and youth facilities; allotments; primary and secondary school contributions; and community meeting space will be required to serve the development and will be secured through section 106 agreements. The Open Space, Sport and Recreation Study has shown that north Colchester is well served with amenity green space and parks and gardens, however accessibility to these sites is an issue; the football grounds located within the site are identified as one of the major sporting sites in the area; and there is a poor provision of allotments and facilities for children and young people. Whilst new development cannot be expected to make up existing shortfalls it will be required to provide facilities for the new population and this study helps to identify the type of uses that are lacking in this area.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	++	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	

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	- Will it improve access to vocational training, education and skills for young people?	n/a	+	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space and owing to the size of the site strategic open spaces will be delivered; these should form part of the green infrastructure network and should be well connected both within the site and externally. The Haven Gateway Green Infrastructure Study identifies an opportunity to create new accessible natural green space and contribute to a potential green corridor within the site (Little Braiswick Open Space). As part of the Master Plan consideration will be given to securing safe streets and a good public realm. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this scale will inevitably have an effect on the character and attractiveness of the surrounding area and as a large urban extension this site will affect the northern boundary of the town. The Landscape Capacity of Settlement Fringes Assessment identifies that land to the east of the site is currently a harsh abrupt edge to the settlement and identifies a number of key views into and out of the settlement. The Townscape Character Assessment also acknowledges the value of these views out of the settlement to open countryside. Consideration should be given to trying to protect these views. According to the Historic Characterisation Study the medieval and post medieval period is represented by the surviving historic landscape elements and below ground remains. Earthworks may survive within the ancient woodland. An archaeological survey will be required to ensure below ground remains are not lost.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	!	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	The development of greenfield land inevitably affects landscape quality, environmental quality and biodiversity. However, as a large site there is the potential to incorporate biodiversity enhancement measures. The Haven Gateway Green Infrastructure Study identifies an opportunity to create new accessible natural green space and contribute to a potential green corridor within the site (Little Braiswick Open Space). Accessible green space helps to reduce pressure from disturbance on internationally designated sites by providing the population with an alternative area of open space to visit. A small wooded area is located within the site, known as Chesterwell Wood. This is identified in the Landscape Capacity of Settlement Fringes Assessment as visually significant woodland and should be protected and designated as such in the SPD. An area to the south of the site is also identified in the Landscape Capacity of Settlement Fringes Assessment as visually significant trees and woodland and this area should also be retained. The Open Countryside Assessment Report identified the A12 as a strong physical and visual barrier in the landscape and stated that the majority of the land north of the A12 plays a high role in maintaining separation between the North Growth Area and Great Horkesley. The site boundary is restricted to the south of the A12 (as recommended in previous SA work), which will reduce the landscape impact. Anglian Water Services has confirmed that
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	!	

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				there is capacity in the sewage treatment works (STW) to cope with development. However, the site is served by Colchester STW and the Water Cycle Study has reported that this STW does not presently have capacity to cope with the levels of growth set out in the Core Strategy. This is an issue facing all areas served by Colchester's STW and is addressed in the appropriate assessment report. Anglian Water Services has plans to improve infrastructure to bring more water into Great Horkesley water treatment works. Upsizing of the sewers in Bergholt Road and disconnection from the northern relief sewer and connection into main intercepting sewer is needed to ensure that there is foul sewerage capacity. The site is within a groundwater minor vulnerability zone and drainage ditches are at risk of overloading. SuDS should be incorporated into development to manage surface water and to improve water quality.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As a greenfield site this site is likely to come forward after 2016, by which time new dwellings will be required to be zero carbon. However, even if development comes forward earlier than 2016 on-site renewable energy should be provided in accordance with policy ER1 of the Core Strategy and renewable energy is more likely to be viable on large greenfield sites. A park and ride will be included as part of the mix of uses and this will reduce congestion and greenhouse gas emissions/pollution from cars coming into the town.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	++	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	++	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
Summary	<p>The statements of common ground between the Council and the landowners have identified the need for a mix of housing types and tenure, densities appropriate to the character of the area and provision of key services/ facilities. This will help to create an inclusive and sustainable community and more detail will be included in the North Colchester SPD. This site now includes the triangle of land at Chapmans Farm; previous SA work identified that including this site would be appropriate as it is bounded by development to the south and will be bounded by the redevelopment of Severalls to the east and greenfield site to the west. Including this site in the SPD for North Colchester will ensure that development is comprehensively planned and that a range of services/ facilities are provided to ensure a sustainable community. Previous SA work recommended that this site is phased to come forward after the development of the Severalls site in order that it can benefit from this development. It was also recommended that it be phased to come forward after development of the greenfield site, however this site will now form part of the Master Plan and so this recommendation is no longer relevant. As a greenfield site there is a higher likelihood of large areas of open space, sustainable construction and renewable energy technologies being provided and contributions secured towards open space, education, affordable housing and sustainable transport infrastructure, which will benefit the existing population of north Colchester. The Accessibility Study carried out as part of the Sustainability Appraisal of the Core Strategy identified that the average distance from this site to key facilities is 2.1km and that all facilities are accessible by walking and cycling. The site has good access to the town centre, transport interchanges and other facilities and development will provide the opportunity to improve transport connections. The whole of the site lies within flood zone 1 (no/low risk), although there are several small streams and brooks within and adjacent to the site. SuDS will be required as part of development to ensure that the risk of flooding is not increased, water quality is maintained and groundwater levels are replenished. A mix of uses will be required to support the new dwellings, e.g. schools, shops, community facilities, which will contribute to the Borough's job creation target. The site is very close to the Business Park and so future residents will be provided with good access to employment opportunities. A park and ride will be included as part of the mix of uses and this will reduce congestion and greenhouse gas emissions/pollution from cars coming into the town. Easier access to the town centre may also attract more visitors; increasing the vitality and viability of the town centre. The Open Space, Sport and Recreation Study identifies that north Colchester has a poor provision of allotments and facilities for children and young people and the need for these should be considered in the SPD. Open space will be required and a strategic area of open space should be delivered. The Haven Gateway Green Infrastructure Study identifies the opportunity to provide a green corridor and this should be explored as part of the Master Plan. Chesterwell Wood</p>			

	should be protected and the Landscape Character Assessment also identifies visually significant trees/woodland within the site. The landscape north of the A12 is important for maintaining separation between Colchester and Great Horkesley and residential development should not be located here. AWS have plans to improve water supply and sewerage infrastructure.
Recommendation	<p>It is recommended that this site is allocated for a residential led mixed use development. The following should be included either in the Site Allocations DPD or North Colchester Master Plan SPD:</p> <ul style="list-style-type: none"> • The existing football fields should be retained and enhanced. If there are good reasons to relocate the football fields they should be replaced within the site with an equal or improved facility. • Green infrastructure should be provided to create sustainable transport links and corridors for wildlife within the site, which should also link to existing links outside of the site. Green infrastructure can also be provided as part of the SuDS network. • A strategic area of open space should be created in preference to several smaller areas of open space and this should be well connected to all areas of the site. • Visually significant trees (as identified in the Landscape Character Assessment) within the site should be retained. • Buffers should be provided along the boundaries of the site to ensure that development does not adversely affect neighbouring uses, to ensure screening (visual and acoustic) for users of the site and to provide wildlife corridors. • Development should not commence until there is capacity in the foul sewerage system to cope with the development. • SuDS should be included within the site to reduce the risk of flooding, improve water quality and recharge groundwater levels. • The design of the development should seek to protect the key views out of the settlement identified in the Landscape Capacity of Settlement Fringes Assessment.

Site: S037 – Land north of Axial Way				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	The promoters of the site consider that approximately 75 dwellings can be accommodated on the site, which will contribute to the Borough's housing target. As a site of moderate accessibility a range of housing types will be provided. Although greenfield land is generally expected to come forward in the later part of the plan period, by which time higher levels of the code for sustainable homes will be required, as this site is within the built up area of Colchester and is surrounded by development it is unlikely to come forward in the later part of the plan period. Whilst development will be expected to be good quality it is unlikely to be in compliance with the higher levels of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	The site is adjacent to the North Colchester Growth Area and future residents will have good access to their needs. As part of the development a community facility should be delivered on the site as already Mile End has a shortfall of community facilities as outlined in the Community Facilities Audit.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	

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	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	-	The site is currently allocated as employment development and residential development on this site will therefore have a negative impact on the sub-objective to improve the delivery of employment to support the growing population. However, although there is commercial development to the north of the site this site has not been taken up for employment purposes. Additionally the Employment Land Study identified that there was a surplus of employment land. The Employment Land Study 2007 found that there is 67.80 ha of allocated employment land in the Borough and an estimated demand of 30 ha of to 2021. It is therefore unlikely that the loss of this 2 hectare site would compromise the Council's economic strategy.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	The Highways Agency has advised that the site is good on sustainability grounds owing to the public transport links and employment opportunities. There is a regular bus service into the town centre (via the train station), which runs close to the site and the nearest bus stop is within walking distance. A cycleway runs along the southern boundary of the site. Sustainable travel will therefore be a genuine option for future residents.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel	++	

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		Plan		
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	The site is adjacent to the North Colchester Growth Area and so will benefit from the mix of uses in this area. As part of the development a community facility should be delivered on the site as already Mile End has a shortfall of community facilities as outlined in the Community Facilities Audit. Open space will be required as part of all development, at least 10% of the site should be provided as open space.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	The area has a mixed character; residential development is located to the south of the site and commercial development is located to the north-east and north-west of the site. The site is somewhat disconnected to the surrounding areas; the residential development to the south is separated by a road and a high brick wall and the rear of properties face the site; and the rear of the commercial buildings to the north-west face the site and there are trees and hedgerows along the northern boundary of the site. The Landscape Character Assessment is largely outdated now in relation to this site owing to the amount of new development, however it did identify that the area around the site is a harsh abrupt urban edge. Although the site is surrounded by development an archaeological survey should be carried out as the site is greenfield.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	

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8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The northern boundary of the site is bounded by trees and hedgerows. Good quality mature oak and remnant thorn are located along the north-eastern boundary and a good quality mixed hedgerow runs along the north-western boundary (there is a small area of poor quality hedgerow). These trees/hedgerows are important for biodiversity and must be retained. The site is within a groundwater minor vulnerability zone and so consideration will need to be given to the appropriate use of SuDS to ensure that groundwater is not polluted. There is capacity at the nearest STW to cope with this level of development; however the sewers to the east of the site must not be connected to.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	I	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As the site is within the North Colchester Growth Area pollution and greenhouse gas emissions will be reduced through the mix of uses and sustainable transport options. Although greenfield land is generally expected to come forward in the later part of the plan period, by which time higher levels of the code for sustainable homes will be required, as this site is within the built up area of Colchester and is surrounded by development it is unlikely to come forward in the later part of the plan period. Therefore the provision of low carbon homes and on-site renewable energy is uncertain.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	?	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	?	
Summary	The site is within the North Colchester Growth Area and future residents will have good access to their needs. The site is currently allocated as employment development and residential development on this site will therefore have a negative impact on the sub-objective to improve the delivery of employment to support the growing population. However, this site has not been taken up for employment purposes and the Employment Land Study identified that there was a surplus of employment land. It is therefore unlikely that the loss of this 2 hectare site would compromise the Council's economic strategy. The promoters of the site consider that approximately 75 dwellings can be accommodated on the site, which will contribute to the Borough's housing target. As part of the development a community facility should be delivered on the site as Mile End already has a shortfall of community facilities. The site is somewhat disconnected to the surrounding area and the design of the site should seek to address this. Trees and hedgerows bound the northern part of the site; these are important for biodiversity and must be retained. The site is within a groundwater minor vulnerability zone and so consideration will need to be given to the appropriate use of SuDS to ensure that groundwater is not polluted. Although greenfield land is generally expected to come forward in the later part of the plan period, by which time higher levels of the code for sustainable homes will be required, as this site is within the built up area of Colchester and is surrounded by development it is unlikely to come forward in the later part of the plan period.			
Recommendation	It is recommended that this site is allocated for residential development. The trees and hedgerows along the northern boundary must be retained and enhanced; SuDS should be incorporated into the development; and a community building(s) should be delivered on the site.			

Cuckoo Point, Severalls Lane			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	This site has planning permission for 173 flats, which includes 43 affordable units.
	- Will it deliver the number of houses needed to support the growing population?	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	++	This is a previously developed site within an Employment Zone. The site is within the broad area of search for the north Colchester growth area and so future users of the site will be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	++	
	- Will it provide people with good access to their needs?	++	
	- Will the densities make efficient use of land?	++	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The site is located within an Employment Zone and so the allocation for a mix of uses, including residential will undermine employment objectives. However, an Inspector accepted the principle of mixed use on this site. The site will deliver 3430 sqm of B1 floorspace and 3 shops of 150 sqm floorspace. The employment to residential ratio is 34:64. there is scope for home working and the Inspector referred to the scheme as an 'innovative live work scheme'.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	++	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	++	
	- Will it encourage micro and small businesses?	+	

	- Will it encourage home based businesses?	++	
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	Future users of the site will benefit from the employment uses adjacent, local facilities and good public transport and cycle links to the town centre.
	- Will the levels of sustainable travel increase?	++	
	- Will it improve sustainable transport infrastructure and linkages?	++	
	- Will it reduce dependence on car travel?	++	
	- Will more Travels Plans be developed	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	This is an accessible site and will benefit from the mix of uses coming forward as part of the north Colchester greenfield extension. A financial contribution towards community facilities has been made as part of the consent.
	- Will it help stem the outmigration of skilled younger residents	0	
	- Will it provide improved skills and knowledge in the workplace?	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	0	
	- Will it help reduce levels of deprivation across the Borough?	0	
	- Will it improve access to vocational training, education and skills for young people?	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime;
	- Will actual crime be reduced?	+	

	- Will the fear of crime and actual crime be reduced?	+	and as a mixed use site the site will be under constant natural surveillance.
	- Will it encourage crime sensitive design?	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	This site forms part of a gateway into Colchester and the Inspector considered that this development would improve the character of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	++	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	+	Woodland and hedgerows within the site will be retained, which will protect the biodiversity resource.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	
	- Will it enhance the borough's biodiversity resource	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to	- Will it reduce pollution and greenhouse gas emissions?	+	As a mixed use site within north Colchester there will be a reduction in the need to travel, which will reduce pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	○	

climate change.	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	O	
Summary			
<p>This site has planning permission for 173 flats, which includes 43 affordable units. Users of the site will be provided with good access to their needs, which will reduce the need to travel. The site is located within an Employment Zone and so the allocation for a mix of uses, including residential will undermine employment objectives. However, an Inspector accepted the principle of mixed use on this site. The site will deliver 3430 sqm of B1 floorspace and 3 shops of 150 sqm floorspace. The employment to residential ratio is 34:64 and there is scope for home working; the Inspector referred to the scheme as an 'innovative live work scheme'. Woodland and hedgerows within the site will be retained, which will protect the biodiversity resource.</p>			
Recommendation			
This site should be allocated in accordance with the planning consent.			

Appendix F. Stanway Growth Area appraisals

**Site: HLA 48 – Land north of Church Lane
Proposed Use: Residential (17.8 hectares)**

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility. Those sites that have moderate accessibility, as this site does, will deliver densities of 40 dph. This site can be expected to provide approximately 712 homes, which would result in 249 affordable housing units. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a moderate accessibility will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	- Will it deliver the number of houses needed to support the growing population?	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. This site will form part of the Stanway Greenfield allocation, it is located adjacent to the Tollgate centre, existing housing and the new employment site, Stane Park. Future residents will therefore be provided with good access to employment and retail. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	++	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. Although this option is for residential development a site of this
	- Will it support the vitality and viability	+	

vitality of town centres	of town centres?		size will be expected to deliver new employment facilities, such as new schools. The Stanway growth area is expected to improve sustainable transport links to the town centre, providing easier access to the town centre for Stanway residents should support the vitality and viability of the town centre. The extent to which new businesses and home businesses are supported will depend upon implementation.
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	I	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	This site forms part of the Stanway Growth Area, which will reduce the need to travel by encouraging compact and mixed use development at accessible locations. This will also support sustainable travel behaviour, investment in sustainable transport infrastructure and reduce car dependence. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	++	
	- Will it improve sustainable transport infrastructure and linkages?	+	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	This site will deliver new community facilities to support new residents and as a Greenfield site the provision of new community facilities may be more viable than a brownfield site. The site is located adjacent to a variety of uses and sustainable transport infrastructure will be expected within the site to provide linkages to other areas. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough. Healthy lifestyles will be
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most	++	

	appropriate locations?		supported as future occupants will be encouraged to walk and are in close proximity to open spaces and the proposed country park. As a major housing site community facilities, contributions to education provision and affordable housing may be required, which will improve the education of the existing population and thereby help to reduce deprivation.
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	+	
	- Will it help reduce levels of deprivation across the Borough?	+	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. Although this is a Greenfield site it is located in-between existing development and so development of this site will reduce pressure for development on sites at the edge of the town, which will protect the character and settlement pattern of the town.
	- Will it protect and enhance the historic and cultural assets of the Borough?	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	O	The development of this Greenfield site will affect environmental quality, landscape quality, although as the site is located within the town it will protect the landscape character of the edge of the town. The site currently appears to be heathland and is therefore likely to be of high biodiversity value.
	- Will it protect designated areas of the countryside and coastal environment	O	

	from inappropriate development?		Measures should be incorporated to conserve part of the heathland and enhance its biodiversity value.
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	The site falls within the broad area of search for the Stanway Growth Area; which will ensure that development provides sufficient services/ facilities to serve the new population, thereby reducing the need to travel and reducing pollution and greenhouse gas emissions. As part of the code for sustainable homes, which will come forward as part of changes to the Building Regulations, water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	++	
	- Will it encourage more low carbon developments in the Borough?	++	

Summary

This site is located within the broad area of search for the Stanway growth area and will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan, including a significant contribution towards affordable housing. Access links to the site are good and it is located adjacent to the Tollgate centre, existing housing and the new employment site, Stane Park, which will provide future residents with good access to their needs. Although proposed as residential use development of a site of this size will be expected to provide community facilities and possibly some offices/ light industrial uses, which will contribute to the target of providing 14,200 jobs. This large site can also be expected to contribute to improvements to the sustainable transport network, which will involve improved public transport links to the town centre. Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. Although this is a Greenfield site it is located in-between existing development and so development of this site will reduce pressure for development on sites at the edge of the town, which will protect the landscape character and settlement pattern of the town. The site currently appears to be heathland and is therefore likely to be of high nature conservation value, the loss of which will be detrimental to the biodiversity resource of the Borough. Measures should be incorporated to conserve part of the heathland and enhance its biodiversity value.

Recommendation

The site should be allocated for mixed use development. An area of heathland within the site should be retained and enhanced.

Site: Dyers Lane, Stanway (South of Warren Lane)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This site will deliver a range of housing types, including affordable housing and will contribute to the Council's housing target for the Stanway growth area. This site and the site to the north (S070) could deliver the 800 dwellings required for the Stanway growth area at a density of 32 dph. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Development of this site will not promote regeneration, although this site is currently used as a fruit and vegetable farm this is the sort of use that you would expect in the countryside and the use does not involve significant built development. This site will form part of the urban extension to the west of Colchester and contribute to the provision of improved access to the town centre, transport interchanges and other facilities, which will provide people with good access to their needs. The site to the north of this is proposed for development and bringing these two sites forward together will result in a good mix of uses. The site is located in flood zone 1, which is no/low flood risk although as a greenfield site SuDS will be required to ensure that flood risk is managed.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	Development of this site will result in the loss of Fiveways Fruit Farm, although it is accepted that when the option to extract minerals from land to the south of the farm is exercised the remaining area (the proposed allocation) will no longer be viable. The encouragement of live work development and home based businesses will depend upon implementation.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	

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	- Will it help retain existing businesses?	n/a	-	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site forms part of the Stanway Growth Area, which will reduce the need to travel by encouraging compact and mixed use development at accessible locations. This will also support sustainable travel behaviour and investment in sustainable transport infrastructure. A greater impact will occur if the site to the north is also developed (S070) as this will ensure better connections and sustainable transport infrastructure will be planned comprehensively. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	Owing to the size of the site new community facilities will be required to support new residents and Essex County Council has advised that the 800 dwellings which will be built in the Stanway Growth Area will generate the need for a new school. Allocating this site and the site to the north will mean that the new school is located within a walking distance for all new residents. As a greenfield site the provision of new community facilities may be more viable than a brownfield site. Although this is a greenfield site existing development is located to the north of the site and so accessibility is good and the existing community may benefit from new facilities. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough. Healthy lifestyles will be supported as improvements to the green infrastructure network will be sought from the development of this growth area.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	++	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will reduce the need for development close to Gosbecks Park. All development will affect the character and attractiveness of the Borough and as a greenfield site development here will affect the settlement boundary of Colchester, although this site does extend southwards and westward from existing residential areas and the Landscape Character Assessment has identified that the current edge of the settlement is harsh. The Historic Characterisation Study reports that the archaeology of the area is dominated by below ground remains of prehistoric activity. Archaeological evaluation ahead of gravel extraction to the south revealed Iron Age ditches; an archaeological survey should be carried out prior to development of the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	○	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	○	The edge of settlement assessment carried out as part of the Landscape Character Assessment concluded that this area is of low landscape value and makes only a partial contribution to the settlement setting. It concluded that the current edge of the settlement is harsh and abrupt and so development of this site offers the opportunity to provide a softer edge into Stanway. The Roman River Valley system Living Landscapes designation (EWT) is located to the south of this site. Sustainable connections to this landscape area should be considered. There are some hedgerows along the boundary of the site and these should be retained to protect biodiversity and also to soften the impact of development. A population of Jersey Cudweed <i>Gnaphalium luteoalbum</i> is known to be present on the site. This species is protected under section 8 of the Wildlife & Countryside Act 1981 (as amended) and an ecological survey will be required as part of the planning application for this site to ensure that development can take place without causing harm to this species. Warren Lane Pit has recently (December 2008) been notified as a Local Wildlife Site (open mosaics on previously development land) and a buffer should be included to ensure that this protected site is not adversely affected by development and to enhance biodiversity. This buffer will also be important in terms of reducing noise and visual pollution when the area immediately to the south is mined. The site is within a 250m buffer of
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	?	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	○	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	+	

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				Bell House Pit and Warren Lane landfill sites. There is a risk of landfill gas migrating off the site through strata below the proposed development and mitigation measures may be required. Major improvements are needed to the existing sewer system to provide capacity; Anglian Water has used a hydraulic model, which predicts that without major improvement the system will flood either internally or externally.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	The site falls within the broad area of search for the Stanway Growth Area; which will ensure that development provides sufficient services/ facilities to serve the new population, thereby reducing the need to travel and reducing pollution and greenhouse gas emissions. As a greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	++	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	++	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
Summary	This site will contribute to the delivery of housing in the Stanway Growth Area and the development of this site together with the site to the north (S070) could deliver the 800 dwellings needed. However, development of this site will result in the loss of Fiveways Fruit Farm, although it is accepted that when the option to extract minerals from land to the south of the farm is exercised the remaining area (the proposed allocation) will no longer be viable as a farm. The development of this site will support sustainable travel behaviour, investment in sustainable transport infrastructure and reduce car dependence by ensuring compact and mixed use development at an accessible location. Although this is a greenfield site development is located to the north and east of the site and so accessibility is good and the existing community may benefit from new facilities. Essex County Council has advised that a new primary school will be required to serve the 800 new dwellings and if this site and the site to the north are developed this new primary school will be in close proximity to all of the new dwellings within the growth area. Landscape value is low and the existing settlement edge is harsh and abrupt; development of this site will help to soften the approach into Stanway. A population of Jersey Cudweed is known to be present on the site and at the development control stage the applicant must prove that the development will not cause harm to this species. Hedgerows bounding the site should be retained to soften the impact of development and protect biodiversity. A buffer zone is recommended along the southern boundary to protect the Local Wildlife Site; this will also enhance biodiversity. As a greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable. Major improvements will be needed to the existing sewer system to provide capacity; without major improvements the sewer system is likely to flood either internally or externally.			
Recommendation	It is recommended that this site is allocated for residential development. However, it must be made clear that development cannot come forward unless it can be demonstrated that there is capacity in the sewer system to cope with the new development. This site should be brought forward in conjunction with the site to the north (S070) to ensure comprehensive development and it would be appropriate to produce a Design Brief. A buffer zone should be created along the southern boundary to protect the biodiversity value of the Local Wildlife Site (Co67) and a detailed ecological survey will be required at the development control. Hedgerows bounding the site should be retained and SuDS should be incorporated into the scheme to protect groundwater quality and levels. Consideration should be given to creating links to the nearby Roman River valley system Living Landscapes area.			

Site: S070 - Land between Warren Lane and Dyers Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that	- Will the delivery of affordable housing	35% affordable	++	This site will deliver a range of housing types, including affordable housing and will contribute to

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everyone has the opportunity to live in a decent and affordable home.	increase?	housing		the Council's housing target for the Stanway growth area. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	-Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	-Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. This site will form part of the urban extension to the west of Colchester and contribute to the provision of improved access to the town centre, transport interchanges and other facilities, which will provide people with good access to their needs. Additionally a site of this size will result in new facilities on-site. The site is located in flood zone 1, which is no/low flood risk although as a greenfield site SuDS will be required to ensure that flood risk is managed. The EA have notified the Council that this site is within a groundwater minor vulnerability zone. Therefore it is essential that SuDS are incorporated into the development to ensure that groundwater levels and quality are not adversely affected.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	As a residential development this site will have no impact on this objective. The encouragement of live work development and home based businesses will depend upon implementation.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	

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	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site forms part of the Stanway Growth Area, which will reduce the need to travel by encouraging compact and mixed use development at accessible locations. This will also support sustainable travel behaviour and investment in sustainable transport infrastructure. The Highways Agency considers that the site is of medium sustainability owing to the good public transport links in the area. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	Owing to the size of the site new community facilities will be required to support new residents and Essex County Council has advised that this site, in-combination with other sites within the Stanway Growth Area, will generate the need for a new school. As a Greenfield site the provision of new community facilities may be more viable than a brownfield site and the site will also benefit from the comprehensive development of the Stanway growth area. Although this is a Greenfield site existing development is located to the north of the site and so accessibility is good and the existing community may benefit from new facilities. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough. Healthy lifestyles will be supported as improvements to the green infrastructure network will be sought from the development of this growth area.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	++	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	

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6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	An archaeological survey has been prepared for this site, which concludes that there are no known archaeological interests and low potential for unidentified sub-surface remains. Development of this site will also reduce the need for development close to Gosbecks Park. All development will affect the character and attractiveness of the Borough and as a Greenfield site development here will affect the settlement boundary of Colchester, although this site does extend southwards from an existing residential area and the Landscape Character Assessment has identified that the current edge of the settlement is harsh.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	0	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	The edge of settlement assessment carried out as part of the Landscape Character Assessment concluded that this area is of low landscape value and makes only a partial contribution to the settlement setting. It concluded that the current edge of the settlement is harsh and abrupt and so development of this site offers the opportunity to provide a softer edge into Stanway. The Roman River Valley system Living Landscapes designation (EWT) is located to the south of this site. Sustainable connections to this landscape area should be considered. As a greenfield site biodiversity is likely to be affected, although if the visually significant trees within this site, which are highlighted in the Landscape Character Assessment, are retained then biodiversity will be protected. The site is bounded by hedgerows, which contributes to the rural/urban fringe nature of the area; they should be retained to protect the character of the area and biodiversity value. A population of Jersey Cudweed (<i>Gnaphalium luteoalbum</i>) is known to be present on land comprising orchards and arable grassland north of Tarmacs existing Colchester quarry and Warren Lane Pit has recently (December 2008) been notified as a Local Wildlife Site (open mosaics on previously development land) but as these two sites are separated by a road and a small area of woodland development here is unlikely to affect these protected species and the LoWS. The development of this Greenfield site will affect environmental quality and as the site falls within a groundwater minor vulnerability zone the development of the site is likely to affect soil quality and groundwater quality; appropriate mitigation will be needed. The site is within a 250m buffer of Bell House Pit and Warren Lane landfill sites. There is a risk of landfill gas migrating off the site through strata below the proposed development and mitigation measures may be required. Major improvements are needed to the existing sewer system to provide capacity; Anglian Water has used a hydraulic model, which predicts that without major
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+ I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	0	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	

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				improvement the system will flood either internally or externally.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	The site falls within the broad area of search for the Stanway Growth Area; which will ensure that development provides sufficient services/ facilities to serve the new population, thereby reducing the need to travel and reducing pollution and greenhouse gas emissions. As a Greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	++	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	++	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
Summary	This site will contribute to the delivery of housing in the Stanway Growth Area. As part of the growth area the need to travel will be reduced by encouraging compact and mixed use development at accessible locations. The site will also support sustainable travel behaviour, investment in sustainable transport infrastructure and reduce car dependence. Owing to the size of the site new community facilities will likely be required to support new residents and as a greenfield site the provision of new community facilities may be more viable than a brownfield site. Although this is a greenfield site development is located to the north of the site and so accessibility is good and the existing community may benefit from new facilities. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough, support healthy lifestyles and reduce the fear of crime. Landscape value is low and the existing settlement edge is harsh and abrupt; development of this site will help to soften the approach into Stanway. The hedgerows along the southern boundary should be retained in addition to the visually significant areas of trees and woodland within the site (as identified in the Landscape Character Assessment). As a greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable. Major improvements will be needed to the existing sewer system to provide capacity; without major improvements the sewer system is likely to flood either internally or externally.			
Recommendation	It is recommended that this site is allocated for residential development. This site should be brought forward in conjunction with the site to the south to ensure comprehensive development and it would be appropriate to produce a Design Brief. However, it must be made clear that development cannot come forward unless it can be demonstrated that there is capacity in the sewer system to cope with the new development. A site investigation by a qualified engineer looking at the migration of landfill gas from the neighbouring sites must also be carried out. The hedgerow along the southern boundary and trees/woodland within the site should be retained and SuDS must be incorporated into the development. Consideration should be given to creating links to the nearby Roman River valley system Living Landscapes area.			

Site: S268 Land at Wyvern Farm, Stanway				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This site will contribute to delivering the Council's housing target for the Stanway Growth Area. As set out in the Core Strategy the Council will deliver 800 dwellings on greenfield sites from 2016. The Council has identified the most sustainable greenfield sites in the Stanway area to deliver these homes, including this site. In accordance with the Core Strategy this site will secure a range of housing types and tenures at the most efficient density. Sites with a moderate accessibility, which this site is, will secure the most diverse
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet	n/a	++	

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	the diverse needs of the Borough?			
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	range of housing types. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. Owing to the location of the site users will be provided with good access to their needs. The site is close to the Tollgate centre, which is identified as a district centre and the proposed Stane Park employment park is located directly adjacent to the site. The site is located in flood zone 1, which is no/low flood risk, however it is a greenfield site and the EA has confirmed that it is within a groundwater minor vulnerability zone. SuDS should be included as part of the development to ensure that the risk of flooding does not increase.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	As a residential development this site will have no impact on this objective. The encouragement of live work development and home based businesses will depend upon implementation.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	O	

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	- Will it encourage home based businesses?	n/a	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	The site will benefit from the mix of uses adjacent; Stane Park, Tollgate district centre and other new uses. A bus route runs along London Road and as part of the comprehensive development of Stanway sustainable transport infrastructure and linkages will be improved. Pedestrian links from exiting residential areas to the Tollgate centre are poor and this trend must not be followed; this site should provide good pedestrian and cycle links to the Tollgate centre. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	The proximity of the site to nearby facilities should ensure that future users of the site are provided with equitable access to education, health, recreation and community facilities. Essex County Council has informed this Council that residential development on this site, and other sites in Stanway, will generate a need for a new primary school. It will be important that any new school required to serve this development can be accessed by sustainable modes of transport. Open space will be required as part of the mix of uses, which will help to promote healthy lifestyles.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
- Will it improve access to vocational training, education and skills for young people?	n/a	O		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development at least 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. There is a lack of public open space in the area and it will be very important to ensure that this site delivers good quality open space. Public spaces will also be required as part of the employment element. Open
	- Will actual crime be reduced?	n/a	+	

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	- Will the fear of crime and actual crime be reduced?	n/a	+	spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. This site borders Copford and it will be important to ensure that settlement coalescence does not occur as it is important for Stanway and Copford to maintain their own identities. The Landscape Character Assessment defines the Wyvern farm buildings as the edge of Copford and the proposer of the site has suggested an area of woodland along the western boundary of the site; it is considered that this will help to maintain clear separation between Stanway and Copford. The Open Countryside Assessment report concluded that land from the eastern edge of Copford to the western edge of the Stanway growth area, including the corridor of the Roman River valley, provides a high contribution to settlement separation. These fields and woodland along the river valley provide a well-treed setting to Copford and help enclose views eastwards towards Stanway and Colchester. Furthermore, the topographical variation provided by the Roman River heightens the sense of physical separation between the two settlements. Elsewhere, the fields, hedgerows and trees contribute to a strong rural character, which starkly contrasts with the built-up nature of the nearby settlements. Residential development would be a more appropriate use for this site than employment. The Townscape Character Assessment reported that the expansion of retail/ commercial uses into this area, which would increase traffic and brightly coloured, garish signage, would be detrimental to the overall character of the area. It cited a need to soften the overall character of the area and this will be better achieved through a residential development owing to smaller units and greater opportunities for screening.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	○	The development of this greenfield site will affect environmental quality and any wildlife on the site. The proposer of this site has suggested including an area of woodland along the western boundary for screening purposes, this will have the added benefit of creating a new and interesting habitat. There is a small area in the north western corner of the site that the Landscape Character Assessment defines as visually significant trees and woodland; these should be retained. The settlement capacity assessment (as part of the Landscape Character Assessment) found that this area has few landscape qualities, landscape sensitivity is moderate and landscape value is low. The Roman River Valley system Living Landscapes designation is located to the south-west of this site. London Road separates the site from the landscape area and so the landscape area is unlikely to be significantly affected. This site is served by the Copford Sewage Treatment Works (STW) and the Water Cycle Study has reported that this STW appears to be operating at 13% above consented discharge. Anglian Water has confirmed that there is insufficient
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	○	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	○	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	

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	- Will it enhance the borough's biodiversity resource	n/a		capacity at this STW to accommodate any new development within the catchment area of the STW and there is also insufficient capacity in local sewers. Furthermore, Anglian Water state that it is very unlikely that growth could be accommodated in the future at this STW for development of the scale proposed by the landowner (41.85 ha) as there would be a need to increase the STW and there is very little land available to use for STW.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	The site is well served by a mix of uses, which will reduce the need to travel and thereby reduce pollution and greenhouse gas emissions from transport. The site is likely to come forward after 2016, by which time level 6 of the code for sustainable homes will be required to be complied with. As part of the code for sustainable homes water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	++	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	++	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	++	
Summary	<p>This site is located within the Stanway Growth Area; the comprehensive development of this area will ensure that services/ facilities are provided to serve the new population and ensure that pressure is not placed on existing services/ facilities. This site is in close proximity to the Tollgate centre and is adjacent to the proposed Stane Park employment site. Residential development will be more appropriate than large scale employment development; the Townscape Character Assessment has identified the expansion of retail/ commercial uses in this area as a threat and has identified the need to soften the overall character of the area. The need to travel will be reduced owing to the mix of uses located in close proximity to the site and this will support sustainable travel behaviour and investment in sustainable transport infrastructure. There is limited public open space in this area and it will be important that this site secures a good quality area of open space for the new residents. As a greenfield site renewable energy is likely to be more feasible and as the site is likely to come forward for development post 2016 level 6 of the code for sustainable homes will have to be complied with. As a greenfield site SuDS should be incorporated into the development to manage surface water and to protect groundwater quality and levels. The site is located between Stanway and Copford and care must be taken to ensure that settlement coalescence does not occur. The proposer of the site has suggested a woodland boundary along the western edge of the site; this would be beneficial in terms of clearly separating Stanway from Copford and will also introduce a new habitat. The Landscape Character Assessment has identified that this area has a low landscape value and little contribution to the settlement setting. Notwithstanding this however, the site boundary must be drawn to ensure clear separation between Stanway and Copford and to ensure that the boundary of the site concords with existing development to the south. The whole of the site as proposed by the landowner should therefore not be developed. The Employment Land Study identified that 2.5 hectares could be made available post 2021 for employment development, a further reason not to develop the whole site. There is an issue in terms of wastewater and this must be resolved before development can come forward. Not all of the site proposed by the landowner should be allocated as the STW could not cope with the development of a 42 ha site and there is very little available land to use for STW.</p>			
Recommendation	<p>It is recommended that the site is allocated for a residential led mixed use development (that is the site set out in the Regulation 25 consultation document and not the whole of the site proposed by the landowner) and:</p> <ul style="list-style-type: none"> • Development should not commence until there is an increase to the discharge consent at Copford STW, which will ensure sufficient capacity at Copford STW to cope with the increased discharge. • The site should be contained to maintain the character of the edge of Stanway and to prevent settlement coalescence. • SuDS should be included throughout the site. • Screening should be included along the site boundaries; this should include an area of woodland along the western boundary. • The visually significant trees and woodland in the north west corner of the site should be retained. • An area of public open space must be provided. 			

<ul style="list-style-type: none"> • Good pedestrian links to adjacent development should be provided.

Site: Site: S242 & S243 – Stane Park Phases 1 and 2				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This proposal will have no impact on this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. Stanway is allocated in the Core Strategy as a Growth Area and has also been identified as a Strategic Employment Zone in the Core Strategy. It is a greenfield site. Developing this site for employment uses will provide the existing and new population of Stanway with good access to employment opportunities. The site is located in flood zone 1, which is no/low flood risk. The EA have indicated that the site lies within a groundwater minor vulnerability zone. SuDS can be used to manage surface water run off rates from greenfield sites to ensure flood risk is not increased and also to reduce the risk of polluting groundwater water sources.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	0	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will accommodate employment development and economic growth to contribute to this figure. The site is proposed to house incubator units for start up firms and provide help and advice for new businesses. The site will allow new businesses to grow through the provision of 'graduation' buildings. The planning application for the site states that 3,250 to 3,750 jobs will be created and the Employment Land Study states that the site has the potential to deliver 855 jobs.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	0	

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	- Will it help retain existing businesses?	n/a	++	
	- Will it support the growth of new local business?	n/a	++	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	++	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is likely to reduce the need to travel as it forms part of the Stanway Growth Area. As well as locating jobs close to existing and new residential centres, sustainable transport linkages will be incorporated into the new development. Additionally Stanway is well served by Quality Bus Routes and so those living elsewhere in Colchester should be able to travel sustainably to the site. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	A business park that provides incubator units for start up firms will encourage the start up of small and local firms, which will help stem the out migration of skilled younger residents. Help given to new businesses will improve skills and knowledge in the workplace and developing new employment opportunities will help reduce levels of deprivation.
	- Will it help stem the outmigration of skilled younger residents	n/a	+	
	- Will it provide improved skills and knowledge in the workplace?	n/a	+	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
	- Will it improve access to vocational training, education and skills for young people?	n/a	+	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Safe and attractive public spaces will be expected as part of the development. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. It is however a greenfield site and the Historic Characterisation Report for Colchester identified the potential for ground archaeology to have survived particularly in areas of open space. It will also protect the character of Stanway by helping to direct development to one area, reducing pressure on less developed areas. Additionally the site is located south of the A12, which acts as a natural barrier to development, maintaining the character of the open countryside to the north. Developing this site for employment uses sits well with the existing mixed use townscape character of this part of Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	The development of this greenfield site will affect landscape quality, although this area is generally of low/moderate landscape value. The Roman River Valley Living Landscapes designation is located to the south-west of this site; as the busy London Road separates this site from the living landscapes designation development is unlikely to affect this attractive landscape. The site is fringed in part by mature hedgerows. Essex Wildlife Trust have highlighted the sites importance for reptiles however they have also stated that the biodiversity interest will not be affected, providing that reptiles are captured and relocated prior to development. There is the potential to enhance biodiversity by incorporating this into public open spaces. This site falls within Colchester's Sewage Treatment Works catchment area. The 2 nd Haven Gateway Water Cycle Study indicated that due to planned increases in the DWF consent levels and improvements to treatment processes that any current headroom capacity issues will be adequately addressed to manage increases in waster water levels from this development. The use of SuDS on this site will help improve water quality by removing pollutants before it enters groundwater sources.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	I	
	- Will it enhance the borough's biodiversity resource	n/a	I	

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9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	The site falls within the broad area of search for the Stanway Growth Area; as part of this development sustainable transport linkages will be required, which will reduce car dependence levels and therefore reduce pollution and greenhouse gas emissions. As the site is well connected in terms of public transport links this may encourage increased use of public transport further reducing pollution and green house gas emission levels.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will accommodate employment development and economic growth to contribute to this figure. The planning application forecasts that 3,250 – 3,750 full time jobs will be created and the Employment Land Study states that the site has the potential to deliver 855 jobs. The site is proposed to house incubator units for start up firms and provide help and advice for new businesses, which will help stem the out migration of skilled younger residents. New businesses will be able to grow through the provision of 'graduation' buildings. This site is likely to reduce the need to travel as it forms part of the Stanway Growth Area where sustainable transport linkages will be incorporated into new development. Additionally Stanway is well served by Quality Bus Routes and so those living elsewhere in Colchester should be able to travel sustainably to the site. However, development here will fail to promote regeneration. Development at this location will affect landscape quality however the proposed use is in keeping with the existing mixed built character of this part of Colchester. As the site is greenfield there is a potential risk that underground archaeological deposits will be disturbed by development therefore it may be appropriate for a watching brief to be used when this site is developed. There are not likely to be any waster water management issues associated with this development due to planned improvements at Colchester's Sewage Treatment works however the scope for using SuDS should be explored at this greenfield site to manage surface run off, reduce flood risk and manage water pollution levels.			
Recommendation	It is recommended that these sites are allocated for employment development. SuDS should be included and the reptiles on site should be captured and relocated prior to development.			

Site: S294 Land at Evergreen House and D Hollick Car Sales				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option will have no impact on this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4	n/a	

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		2013, level 6 2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site. Development here will reduce the need to develop on Greenfield land. The site is located within the Stanway Growth Area close to a mix of uses. It is located adjacent to the Stane Park proposed employment site and Tollgate District Centre therefore future residents will be provided with good access to their employment and retail needs. The site is located in flood zone 1, which is no/low flood risk, however the use of SuDS has been proposed to help minimise the risk of flooding in the future. The site scored well on sustainability grounds in terms of its good transport links with the A12 and the low impact any development would have on the trunk road network near this site.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. Similarly Colchester's Adopted Core Strategy also identifies the need to provide 14,200 jobs by 2021. This area of Stanway has also been allocated as a Strategic Employment Area. This site was previously used as an employment site therefore its retention for employment uses will help improve the delivery of employment and contribute to meeting Core Strategy targets. Furthermore this site is surrounded by employment related development and allocation for a non employment use could potentially conflict with existing neighbouring employment sites.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	

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4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes of public transport and key facilities	++	This site is located within an existing built up area and is adjacent to Stane Park and Tollgate, development here will therefore reduce the need to travel. As a small site it is uncertain whether or not this development will contribute to sustainable transport infrastructure.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	?	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	As the site is located within the Stanway Growth Area the existing and future population will be provided with good access to the site and improved access to employment opportunities to meet local employment needs.
	- Will it help stem the out-migration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
- Will it improve access to vocational training, education and skills for young people?	n/a	0		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Attractive spaces are required as part of employment areas. Attractive public spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	

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	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. As this is a previously developed site it will reduce pressure for development on greenfield land. The Open Countryside Assessment Report concluded that all the land between the western edge of Stanway and western edge of Copford provided a high contribution to maintaining separation between these two settlements. Allocating this previously developed site will help retain the open countryside between West Stanway and Copford thereby reducing the risk of the two settlements joining up and protect the individual character of this part of Stanway. It will also protect the underlying archaeological assets
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	As this is a previously developed site it will reduce pressure for development on Greenfield sites, which will be likely to affect the landscape character of Stanway. Brownfield sites can have high biodiversity value however as this site is in use the biodiversity value is likely to be low. The use of SuDS has been recommended on this site to help improve water quality and maintain water levels locally.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	○	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a		
	- Will it enhance the borough's biodiversity resource	n/a		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As a well connected site pollution levels and greenhouse gas emissions will be reduced as the need to travel will be reduced
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4	○	

		2013, level 6 2016		
Summary	Allocating this site for employment uses will help the Council meet its employment targets as set out in the Core Strategy. This is a previously developed site therefore development here will reduce the need for development on greenfield land. This will help maintain settlement character in west Stanway, protect the rich archaeological assets in this part of Colchester and also help to ensure the protection of landscape character and biodiversity. The site is located adjacent to the Stane Park proposed employment site and Tollgate retail centre and is currently in use as employment land. Access to the site is good and future users will benefit from adjacent uses.			
Recommendation	It is recommended that this site is allocated for employment development.			

Site: S095 (Land to the north of London Road)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and therefore development of this site will not promote regeneration. The site is close to the Tollgate centre, which is identified as a District Centre and the proposed Stane Park employment park is located directly adjacent to the site. Although this is a greenfield site it is well located in terms of transport links with the A12 transport terms and because of this it scored well scored on sustainability grounds. Owing to the site's location of the site users will be provided with good access to retail and wider community needs. The site is located in flood zone 1, which is no/low flood risk, however it is a greenfield site and the EA has confirmed that it is within a groundwater minor vulnerability zone. The use of SuDS should be explored and included where feasible as part of the development to ensure that the risk of flooding does not increase and the risk of groundwater pollution minimised.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	0	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	i	
3. To achieve a prosperous and sustainable economy and improve the vitality of town	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	++	The East of England Plan requires Colchester to provide approximately 14,200 jobs by 2021 to support the growing population and economy and this target has been included in the adopted Core Strategy. Stanway has been allocated as a Strategic Employment Area. This option proposes the development of an allocated employment site as a District Centre. As part of the outline planning consent for this site, the existing Sainsbury's site, located immediately to the
	- Will it support the vitality and viability of town centres?	n/a	0	

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centres	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	south is to be allocated as employment, Thereby effectively swapping land designations. This will ensure that land is available for new employment uses and that Sainsbury's can be retained within this area. The 6.54 hectares will provide services and facilities for new and existing businesses locating within this part of Colchester and increase employment opportunities locally. District Centres are expected to provide a diverse mix of uses that compliment Town Centre uses. Developing this site as a District Centre should ensure that the viability and vitality of the Colchester's Town centre is not undermined.
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	n/a	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is included within the Stanway Growth Area. Existing and new residents will benefit from having a District Centre in this location and it will reduce the need to travel outside of Stanway for retail uses, local services and facilities. It could potentially reduce the number of trips made by car and car dependency levels and lead to an increase in the number of trips made by bike or on foot particularly within the Stanway Growth Area.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	?	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	A district centre within the Stanway Growth Area will provide existing and future residents with equitable access to their retail needs and facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community	n/a	n/a	

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	facilities at the most appropriate locations?			
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	n/a	
	- Will it support healthy lifestyles?	n/a	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	The design of the development should incorporate measures to design out crime. Well designed and well lit developments can help reduce the incidence of actual crime and the fear of crime.
	- Will actual crime be reduced?	n/a	0	
	- Will the fear of crime and actual crime be reduced?	n/a	0	
	- Will it encourage crime sensitive design?	n/a	0	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	As this site is adjacent to the existing Tollgate Centre and close to the proposed Stanes Park Business Park development of this site as a District Centre will be compatible with the built up character of this part of Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	The site is Greenfield land. Development on greenfield land will inevitably affect landscape quality and biodiversity. However, this use will be compatible with the character of the surrounding area. Any loss of biodiversity arising as a result of developing this site can be offset through the implementation of appropriate landscape and habitat enhancement schemes. The Haven Gateway Water Cycle study has indicated that Colchester's Sewage Treatment is almost at capacity, however proposals are in place to increase the Dry Water Consents for this STW. This will ensure that Colchester's STW has adequate capacity to deal with development at this site. The EA have indicated that the site is located near a ground water minor vulnerability zone. The use of SuDS should be explored and included where feasible as part of any development proposal to help reduce the risk of pollution of local groundwater sources in this part of the Borough.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	

	-Will it improve environmental quality in terms of water air and soil quality?	n/a	i	
	- Will it enhance the borough's biodiversity resource	n/a	i	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	A district centre within the Stanway Growth Area will reduce the need for residents to travel outside of the area for their retail needs. This will reduce pollution and greenhouse gas emissions from transport. Emissions levels could also be further reduced if sustainable transport opportunities are provided which increase the number of trips made on foot or by bike
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	This site is located within the broad area of search for the Stanway Growth area. Existing and future residents will be provided with good access to their retail needs and other facilities. Developing this site as a District Centre will also help reduce the need to travel. Although this option proposes to develop an allocated employment site as a district centre as part of the outline planning consent for this site the existing Sainsbury's site, to the south, will be allocated as employment land. Thereby effectively swapping land designations. This will ensure that land is available for new employment uses and that Sainsbury's can be retained within this area. As this site is adjacent to an existing retail park and close to the proposed Stanes Park Business Park it will be compatible with the character of the area. The use of SuDS should be explored and implemented where practical as this is a Green filed site. SuDS can help manage any potential increase risk of flooding from the site and maintain local water quality. Biodiversity losses can be offset through appropriate landscape and habitat enhancement schemes.			
Recommendation	It is recommended that this site is allocated as a District Centre and the existing Sainsbury's site is allocated as employment land.			

Site: Open spaces in Stanway (as set out in Policy SA STA5)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4	n/a	

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		2013, level 6 2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	These sites will provide the new and existing population of Stanway with good access to their recreational needs. Open spaces reduce the risk of surface water flooding.
	Will it reduce the need for development on greenfield land?	60% brownfield land	n/a	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+ +	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	n/a	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+ +	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	n/a	
	- Will it support the growth of new local business?	n/a	n/a	
	- Will it encourage mixed use live /work developments?	n/a	n/a	
	- Will it encourage micro and small businesses?	n/a	n/a	
	- Will it encourage home based businesses?	n/a	n/a	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	n/a	This objective is not applicable.

behaviour and reduce the need to travel.		minutes public transport of key facilities		
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	These sites will provide the new and existing population of Stanway with good access to the recreation. The sites will provide a mix of informal and formal open space, including a new sports hall and community centre at the O&H Holdings Ltd site.
	- Will it help stem the outmigration of skilled younger residents	n/a	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	++	
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	n/a	
- Will it improve access to vocational training, education and skills for young people?	n/a	n/a		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	Four attractive and safe public spaces will be created.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
	- Will it encourage crime sensitive design?	n/a	n/a	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	The provision of open space will improve the attractiveness of the area. These sites are on the edge of Stanway and will improve the setting of this gateway into Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	++	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	++	The provision of open space will improve the landscape character of this gateway into Colchester and protect nature conservation interests. The Roman River Valley Living Landscapes Area is in close proximity to the Stanway Growth Area and the allocation of these sites as open space will reduce visitor pressure on the Living Landscapes area. Stanway Pit Local Wildlife Site (LoWS) lies within the O&H Holdings Ltd site and Tarmac site west of Warren Lane. This site comprises an extensive area of brownfield invertebrate habitat formed from two disused sand pits and includes bare, sparsely vegetated cliffs and other banks, willow scrub, small pools and flower-rich ruderal grassland on more level ground. Four nationally threatened (Red Data Book) bees and wasps have been recorded as nesting here. Warren Lane Pit LoWS lies within the Tarmac site east of Warren Lane. This Site comprises steep, sparsely vegetated cliffs and banks, flower-rich ruderal grasslands, areas of developing scrub and several more or less permanent bodies of water. Such brownfield sites are known to support important and characteristic invertebrate assemblages and survey work undertaken from the accessible parts of this site has revealed this to also be the case here. This has revealed the presence of 10 Nationally Scarce species of solitary bees and wasps. The habitat mosaic is also attractive to a variety of birdlife, including Sand Martins, with Little Ringed Plovers also being reported. Whilst increased visitors to these sites could affect nature conservation interests through increased disturbance these sites will be managed, which will help to ensure that nature conservation interests are not adversely affected. Prior to any works on these sites an ecological survey should be carried out to establish the presence of any protected species in order to ensure that these species are not adversely affected.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	++	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	++	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	++	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	++	
	- Will it enhance the borough's biodiversity resource	n/a	++	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	n/a	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4	n/a	

		2013, level 6 2016		
Summary	<p>These four sites will provide the new and existing population of Stanway with good access to their recreational needs. A mix of open space will be provided on the sites, including informal and formal open space and a new sports hall and community centre. The provision of open space will improve the attractiveness of the area. These sites are on the edge of Stanway and will improve the landscape setting of this gateway into Colchester. The Roman River Valley Living Landscapes Area is in close proximity to the Stanway Growth Area and the allocation of these sites as open space will reduce visitor pressure on the Living Landscapes area. Stanway Pit Local Wildlife Site (LoWS) lies within the O&H Holdings Ltd site and Tarmac site west of Warren Lane. This site comprises an extensive area of brownfield invertebrate habitat formed from two disused sand pits and includes bare, sparsely vegetated cliffs and other banks, willow scrub, small pools and flower-rich ruderal grassland on more level ground. Four nationally threatened (Red Data Book) bees and wasps have been recorded as nesting here. Warren Lane Pit LoWS lies within the Tarmac site east of Warren Lane. This Site comprises steep, sparsely vegetated cliffs and banks, flower-rich ruderal grasslands, areas of developing scrub and several more or less permanent bodies of water. Such brownfield sites are known to support important and characteristic invertebrate assemblages and survey work undertaken from the accessible parts of this site has revealed this to also be the case here. This has revealed the presence of 10 Nationally Scarce species of solitary bees and wasps. The habitat mosaic is also attractive to a variety of birdlife, including Sand Martins, with Little Ringed Plovers also being reported. Whilst increased visitors to these sites could affect nature conservation interests through increased disturbance these sites will be managed, which will help to ensure that nature conservation interests are not adversely affected. Prior to any works on these sites an ecological survey should be carried out to establish the presence of any protected species in order to ensure that these species are not adversely affected.</p>			
Recommendation	<p>It is recommended that these four sites are allocated for open space.</p>			

Appendix G. Tiptree appraisals

This appraisal covers two sites; an area of land to the south of Wilkin & Sons Jam Factory and an area of land to the east of this. The land to the south of the factory is proposed as employment development and the land to the east is proposed as residential. These two sites have been appraised together as they are part of the same proposal.

Site: Wilkin & Sons Jam Factory				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. Delivering residential development on this large site will ensure a greater provision of affordable housing provision and a greater diversity of housing mix than allocating several smaller sites.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	Whilst these sites are greenfield development will help to facilitate the regeneration of the factory site. The edge of the site to the east of the factory is approximately 500 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. 800 metres is considered to be a reasonable walking distance (a 10 minute walk) and so future residents will be provided with good access to their needs. As these are greenfield sites SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	The allocation of land to the south of the factory for expansion would secure the future of the factory within Tiptree.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	++	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	O	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.
	- Will the levels of sustainable travel increase?	n/a	O	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	O	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	Both sites are within reasonable walking distance of the town centre, which will provide future residents with equitable access to a range of facilities. Open space will be required as part of the development.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	As part of all residential development the provision of public open space is required. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Further, new factory buildings may make the factory more secure.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Whilst this proposal will involve the expansion of Tiptree onto greenfield land, which will affect the pattern of the settlement, it will ensure that Wilkin & Sons remain in Tiptree. Wilkin are a very important part of Tiptree's local distinctiveness and cultural heritage and the loss of the factory would adversely affect the character of the town. Redevelopment of the factory site as part of the expansion proposals should maintain the historic buildings. The Historic Characterisation Study refers to the site as an 'important industrial monument'.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. The Landscape Character Assessment identifies that the southern boundary of the factory represents a harsh abrupt urban edge and so development here will offer the opportunity to soften this edge. The Landscape Character Assessment also identifies visually significant trees and woodland on the site proposed as employment development and both greenfield sites are in use as orchards. Birch Wood, which is a local wildlife site, is located adjacent to the proposed residential site to the east of the factory and development of this site would adversely affect this protected site. The ground flora of Birch Wood is already suffering from recreational pressures and large areas of bare and trampled ground are evident. A residential development directly adjacent to this site would exacerbate the existing pressures. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	--	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-/!	

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	- Will it enhance the borough's biodiversity resource	n/a	O	2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	If development comes forward post 2013 renewable energy will have to be provided as part of the code for sustainable homes requirement (although level 3 comes into force in 2010 this can be achieved without the use of renewable energy technologies).
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Wilkin & Sons is an important part of Tiptree's culture and heritage and the loss of the factory and associated uses would bring many adverse affects to the character of Tiptree, and the Borough as a whole if Wilkin's moved outside of Colchester. It is therefore considered that to maintain Tiptree's local distinctiveness and economy the proposal to extend the factory onto land to the south should be supported in principle. The housing studies that informed the Core Strategy identified that Tiptree is in need of modest residential growth to meet local needs and an alternative allocation is supported by the Council, which will bring many community benefits, and so the residential allocation is not supported. The proposed residential site would result in the loss of parts of the orchard supporting the factory and is directly adjacent to Birch Wood, which is a local wildlife site. Birch wood is currently experiencing adverse effects as a result of disturbance and the development of this site would exacerbate the problem. Redevelopment of the factory site as part of the expansion proposals should maintain the historic buildings.			
Recommendation	It is recommended that the land to the south of the factory is allocated as employment land; linked to the redevelopment of the factory site. The site to the east of the factory should not be allocated for development owing to the adverse affects to Birch Wood. Development should not come forward until infrastructure improvements to the water supply network and local sewers have been completed and historic buildings on the factory site should be retained as part of redevelopment.			

Site: S286 – Grange Road, Tiptree				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. Delivering residential development on this large site will ensure a greater provision of affordable housing provision and a greater diversity of housing mix than allocating several smaller sites. As a greenfield site sustainable housing should be provided as the site should not come forward until post 2016.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3	I	

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		2010, level 4 2013, level 6 2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	This is a greenfield site and will not promote regeneration. The edge of this site is approximately 750 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. This site will deliver a mix of uses, which will benefit both future residents of this site and existing residents. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	Part of the mix of uses to be delivered on this site includes employment and sports facilities, which will increase the number of jobs in Tiptree. Part of the site is allocated in the Local Plan as an employment site and whilst this mixed use scheme would reduce the amount of safeguarded employment land available in Tiptree the Employment Land Study identified that this site is unlikely to come forward in the plan period (due to poor accessibility and perceived low market interest).
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	0		

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4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is located on the edge of Tiptree and development here will reduce the need for residents to travel outside of the village for their recreation needs. However, users of the site outside of Tiptree are likely to travel by private car as public transport is poor. The scheme should contribute to improved public transport provision and ensure that footpaths and cycleways are located throughout the site to promote sustainable modes of travel. Travel Plans are required for all major developments and those likely to have transport implications.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	A sport/ leisure development at this site will provide equitable access for Tiptree residents to recreation and community facilities and increase the amount of recreational facilities within the Borough; supporting healthy lifestyles. Sport England support the proposals as a positive response to addressing the community infrastructure needs identified.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	++	
	- Will it support healthy lifestyles?	n/a	++	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
- Will it improve access to vocational training, education and skills for young people?	n/a	0		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	The Open Space Study identified that Tiptree has a shortfall in open space; specifically park/garden/amenity space, children's and young people's facilities, and allotments. It states that open space should be concentrated in the north and south west of the town. This allocation will help to remedy this deficiency. Furthermore, open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	

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	- Will it encourage crime sensitive design?	n/a	++	disorderly behaviour will be reduced. As a mixed use site the site will be used throughout the day and night and this natural surveillance may help to reduce levels of crime.
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The site abuts the north-western boundary of the village and so development here will increase the size of the settlement, therefore altering its character. However, development of this site would tie the Tower Business Park more effectively into the existing settlement pattern of Tiptree. The Historic Characterisation Study states that the historic settlement pattern and much of the landscape features survive and cropmarks evidence indicates the potential of surviving archaeological deposits. Detailed survey work will be needed.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably effects landscape character, biodiversity and environmental quality. Although as stated above development of this site would tie the Tower Business Park more effectively into the existing settlement pattern. Further, due to the Tower Business Park and other uses along Kelvedon Road this land does not feel like the edge of the town in a northerly direction. The greatest impact on landscape character will be to the south-west. Part of the site lies within the Tiptree Heath Complex Living Landscape designation (EWT). This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. The Landscape Character Assessment identifies that there is a key view into Tiptree from the water works. The south-west of the site is in close proximity to Inworth Grange Pit Local Wildlife Site and this could be adversely affected through increased disturbance. Although there are unlikely to be any significant effects as football pitches are proposed on land closest to the wildlife site (planning application 090217) and large areas of open space within the site could deter visitors from using this local wildlife site for recreation. As part of the comprehensive development of this site wildlife areas and a landscaping scheme are proposed. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there should be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved. As part of this mixed use scheme includes open space there is a high potential for biodiversity enhancement. The site is within a groundwater minor vulnerability zone and SuDS will be essential to help ensure that groundwater is replenished and to help remove pollutants from surface water, thereby reducing the risk of groundwater contamination.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	?	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	
	- Will it enhance the borough's biodiversity resource	n/a	+	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	The development of this site will reduce the need for residents of Tiptree to travel outside of the settlement for leisure facilities, which will reduce pollution and greenhouse gas emissions from

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resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	transport. However, owing to the limited public transport the majority of journeys outside of the town are likely to be made by the private car and so new dwellings in Tiptree will increase pollution and greenhouse gas emissions from transport. Development of one large greenfield site to deliver the Tiptree housing requirement rather than several smaller sites is more likely to result in the provision renewable energy technologies. As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	The initial appraisal of this option concluded that the benefits a sport/leisure development will bring will outweigh the negative impacts of development on greenfield land and recommended that the site is allocated for a mixed-use development. Further consideration has not altered this conclusion. Land is needed to deliver a small number of dwellings in Tiptree in order to meet the minimum housing figure set out in the Core Strategy and the allocation of one large greenfield site is more likely to deliver a range of housing types, including affordable housing, and other planning gain benefits than the allocation of several smaller sites. This site will result in benefits to the community through the improved provision of recreational facilities and open space. There is a business park to the north of this site and further uses along Kelvedon Road, more sporadic towards Feering, and development of this site will help tie the business park into the settlement pattern of Tiptree. Part of this site is allocated in the Local Plan for employment development and this potential for employment development would be lost by the development of this site. However, the Employment Land Study concluded that this site is unlikely to come forward in the plan period and part of the mix of uses proposed includes an employment element. This is the only site on the edge of Tiptree put forward for development that is allocated and therefore identified as suitable for development in principle. SuDS will be essential to reduce flood risk, replenish groundwater levels and reduce the likelihood and amount of pollutants entering the groundwater system. The wildlife area, landscaping scheme, allotments and open space proposed are an important part of the scheme. The Tiptree Heath Complex Living Landscape designation should be avoided.			
Recommendation	The promoters of this site have identified a large site area and are proposing dwellings in excess of that required in Tiptree as part of the mixed use scheme. Whilst it is recommended that land is allocated for a mixed use development on this site only a small amount of dwellings should be allocated in Tiptree to ensure that Tiptree can sustain the growth. The boundaries of the site should be drawn to minimise encroachment to the west and land within the Tiptree Heath Complex Living Landscape designation should be avoided. Development should not come forward until infrastructure improvements to the water supply network and local sewers have been completed and SuDS should be included as part of the development.			

Site: Land r/o Church Road, Tiptree				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 22 1 and 2 bedroom flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	O	

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		2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site within the centre of Tiptree. A dilapidated building is currently located on the site and the redevelopment of the site would enhance the street scene.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	The planning consent includes an A1 and A2 use. The front of the site lies within the Rural District Centre and although the development is predominantly residential there is retail on the ground floor.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	+		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	O	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will

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behaviour and reduce the need to travel.		minutes public transport of key facilities		be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.
	- Will the levels of sustainable travel increase?	n/a	○	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	○	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located within the town centre equitable access will be provided to a range of facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
- Will it improve access to vocational training, education and skills for young people?	n/a	○		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	○	The re-use of a run down building will help to reduce the fear of crime.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	○	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	This development will improve the appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of brownfield sites reduces pressure on Greenfield sites, which are likely to adversely affect the natural environment.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
- Will it enhance the borough's biodiversity resource	n/a	○		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	○	There is no impact on this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	○	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This site has planning permission for 22 flats, an A1 and an A2 use. It is a previously developed site within the centre of Tiptree. A dilapidated building is currently located on the site and the redevelopment of the site would enhance the street scene. The site lies within the Rural District Centre and whilst it is predominantly residential retail is included at			

	ground level.
Recommendation	It is recommended that this site is allocated in accordance with the planning consent.

Site: S012/S158 – Land at Bull Lane, Tiptree				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	Whilst there are some buildings on this site it is predominantly a greenfield site and will not promote regeneration. The edge of this site is approximately 670 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. However, there are concerns regarding access to/from the site. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will result in the loss of the poultry farm.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification	n/a	n/a	

	schemes?			
	- Will it help retain existing businesses?	n/a	-	
	- Will it support the growth of new local business?	n/a	○	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	○	
	- Will it encourage home based businesses?	n/a	○	
	- Will it provide adequate employment land attractive for new businesses?	n/a	○	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	○	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.
	- Will the levels of sustainable travel increase?	n/a	○	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	○	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will adversely affect the character and attractiveness of Tiptree by extending development further south into the open countryside. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	

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	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Whilst there are some buildings on this site it is predominantly a greenfield site and will not promote regeneration. Development of this site will result in the loss of the poultry farm. The edge of this site is approximately 670 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. However, there are concerns regarding access to/from the site. Furthermore, development of this site will adversely affect the character and attractiveness of Tiptree by extending development further south into the open countryside.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated for development.			

These five sites have been appraised together as the issues are the same. All are small sites located to the north of Tiptree, in the vicinity of Grange Road.

Sites: S148 – Land at Sparrow Cottage, S230 – Land at Kelvedon Road, S269 – Vaugham English Associates Ltd, S287 – Land at Vine Road and S288 – Land at Harrington Close				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These are small sites and are unlikely to provide a mix of housing types and tenures.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that	- Will it promote regeneration?	n/a	--	These sites are all greenfield and will not promote regeneration. The sites are all over 800

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	metres from the fire station in Church Road, which is the approximate centre of the rural district centre. 800 metres is considered to be a reasonable walking distance and so future residents will not be provided with good access to their needs. As greenfield sites SuDS should be incorporated to ensure that the risk of flooding is not increased.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	0	These sites will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	0		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a reasonable walking distance.

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	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the centre of the retail area equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	○	Development of these sites will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. The Historic Characterisation Study states that

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. The Tiptree Heath Complex Living Landscape designation (EWT) falls within the vicinity of these sites. This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are all small greenfield sites, which will fail to deliver a mix of uses or mix of housing types and tenure. These sites are over 800 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so will not provide all future residents with accessible access to a range of services/ facilities. Whilst these sites would benefit from the mixed use development of the large site in Grange Road, if it goes ahead, maximum benefits will be secured by allocating Tiptree's housing requirement on this large site rather than these much smaller sites.			

Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that these sites should not be allocated for development.
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These two sites have been appraised together as they are adjacent to one another and the issues are the same.

Site: S160 – Land at Peakes Farm & S168 – Land to the rear of Ship Inn				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These sites are large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	These are greenfield sites and will not promote regeneration. The edge of site S160 is approximately 935 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and the edge of site S168 is approximately 1100 metres away. 800 metres is considered to be a reasonable walking distance and so these sites will not provide future residents with good access to their needs. As these are greenfield sites SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a realistic walking distance.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the town centre equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will adversely affect the character and attractiveness of Tiptree and Tiptree Heath. Tiptree Heath has a separate settlement boundary, which maintains the distinctive character of the area and the development of these sites would result in the loss of separation between Tiptree and Tiptree Heath. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	- -	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	!	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	- -	Development of greenfield land inevitably effects landscape character, biodiversity and environmental quality. The Landscape Character Assessment identifies the gap between Tiptree and Tiptree Heath as a distinctive gateway; the development of these sites would result in the loss of this gap to the detriment of landscape character. Further, these sites lie within the Tiptree Heath Complex Living Landscape designation (EWT). This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. These sites are directly adjacent to Inworth Grange Pit, which is a Local Wildlife Site. Development of these sites would likely affect this wildlife site through increased levels of disturbance. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	- / !	

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	- Will it enhance the borough's biodiversity resource	n/a	O	The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are over 800 metres, which is a reasonable walking distance, from the fire station in Church Road, which is the approximate centre of the rural district centre and so equitable access will not be provided to a range of services/ facilities. The Landscape Character Assessment identifies the gap between Tiptree and Tiptree Heath as a distinctive gateway and Tiptree Heath has a separate settlement boundary, which helps to ensure that separation is maintained. The development of these sites would result in the loss of this gap to the detriment of landscape character. Furthermore, these sites are directly adjacent to Inworth Grange Pit, which is a Local Wildlife Site. Development of these sites would likely affect this wildlife through increased levels of disturbance.			
Recommendation	These sites should not be allocated for development owing to the adverse impacts on landscape character and potential adverse impacts on the Inworth Grange Pit Local Wildlife Site.			

Site: S271 – Land off Pennsylvania Lane				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that	- Will it promote regeneration?	n/a	--	Whilst there are some buildings on this site it is predominantly a greenfield site and will not

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	--	promote regeneration. The edge of this site is approximately 650 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so future residents would be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	0	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	0		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	0	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.

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	- Will the levels of sustainable travel increase?	n/a	O	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	O	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. There are mature trees and hedgerows along the edge of

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	Tiptree, which act as a discernible boundary to Tiptree. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. This site lies within the Tiptree Heath Complex Living Landscape designation (EWT). This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. This site is approximately 150 metres from Inworth Grange Pit, which is designated as a Local Wildlife Site. Development of this site is likely to adversely affect this wildlife site through increased levels of disturbance. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	The edge of this greenfield site is approximately 650 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. There are mature trees and hedgerows along the edge of Tiptree, which act as a discernible boundary to Tiptree. The site is in close proximity to Inworth Grange Pit, which is designated as a Local Wildlife Site. Development of this site is likely to adversely affect this wildlife site through increased levels of disturbance.			

Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated for development.
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These two sites have been appraised together as they are adjacent to one another and the issues are very similar.

Site: S283 – Land off Birchwood Road and S045 – Land r/o 30 - 72 Newbridge Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These sites are large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	These are greenfield sites and will not promote regeneration. The edge of site S283 is approximately 855 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and the edge of site S045 is approximately 925 metres away. 800 metres is considered to be a reasonable walking distance and so these sites will not provide future residents with good access to their needs. As these are greenfield sites SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a realistic walking distance.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the town centre equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. Site S283 is directly adjacent to Birch Wood Local Wildlife Site, which is already suffering from recreational pressures and large areas of bare and trampled ground are evident. A residential development directly adjacent to this site would exacerbate the existing pressures. Site S045 is directly adjacent to Cadgers Complex Local Wildlife Site, which includes cadgers wood, grassland, scrub and an ancient lane with mature hedge banks either side of the track. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	

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	- Will it enhance the borough's biodiversity resource	n/a	O	development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are over 800 metres (which is a reasonable walking distance) from the centre of the rural district centre and so equitable access will not be provided to a range of services/ facilities. Site S283 is directly adjacent to Birch Wood Local Wildlife Site, which is already suffering from recreational pressures and large areas of bare and trampled ground are evident. A residential development directly adjacent to this site would exacerbate the existing pressures. Site S045 is directly adjacent to Cadgers Complex Local Wildlife Site, which includes cadgers wood, grassland, scrub and an ancient lane with mature hedge banks either side of the track. Adjacent residential development would result in increased disturbance.			
Recommendation	These sites should not be allocated for development as they are further away from the town centre than other sites proposed on the edge of Tiptree and would likely affect Bird Wood and Cadgers Complex Local Wildlife Sites.			

Site: S285 – Land North East Grove Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is unlikely to be large enough to accommodate a diverse mix housing, although affordable housing will be provided.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that	- Will it promote regeneration?	n/a	--	This is a greenfield site and will not promote regeneration. The edge of this site is

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	approximately 730 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so future residents would be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	0	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	0	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.

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	- Will the levels of sustainable travel increase?	n/a	O	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	O	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+ +	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. There are mature trees and hedgerows along Grove Road,

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	which act as a discernible boundary to Tiptree. The Historic Characterisation Study states that archaeological deposits are represented in the area by a range of cropmarks and surviving earthworks of either prehistoric or Roman date.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	The edge of this greenfield site is approximately 730 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. There are mature trees and hedgerows along Grove Road, which act as a discernible boundary to Tiptree.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated			

for development.

This appraisal concerns two sites; the site of the current Wilkin & Sons farm camp and land to the south of this. The proposal is to allocate the farm camp as residential and the land to the south as the farm camp.

Site: Wilkin's Farm Camp and land to the south				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed, 680 over the plan period of which 540 have already been completed. This is a small site and it would be unlikely to deliver a range of housing types, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	○	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	These are greenfield sites and development here will not promote regeneration. Whilst there are caravans on the farm camp site PPS3 states that the definition of previously development land excludes land that is or has been occupied by agricultural buildings. The site has poor accessibility and is bounded to the east, south and west by narrow roads, which can only accommodate one vehicle lane. Further the northern edge of this site is approximately 900 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. 800 metres is generally considered a reasonable walking distance and so future users will not be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	-	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	○	It is uncertain at present but this proposal could count towards the enabling development Wilkin & Sons assert is necessary to provide new factory buildings, which will secure their future in Tiptree.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	○	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	?	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The centre of the retail area is over 800 metres away and so levels of sustainable travel will fail to increase.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As already stated the site is over 800 metres from the centre of the retail area, which will not ensure equitable access to a range of facilities and as the site is small it will not provide facilities on the site.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open space will be required on the site and open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site may be considered necessary to Wilkin & Sons as a means to fund new premises and so this option may positively impact upon the historic/cultural assets of the Borough. This option will adversely affect the character of the settlement by extending development further south into the open countryside. Whilst the amenity of the existing dwellings to the immediate north of the farm camp may be improved by this option this problem will just be relocated. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	?	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. This site is bounded by mature hedgerows and the loss of any of these would adversely affect the Borough's biodiversity resource. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	

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	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Whilst there are caravans on the farm camp site PPS3 states that the definition of previously development land excludes land that is or has been occupied by agricultural buildings. The site has poor accessibility and the northern edge of this site is approximately 900 metres from the centre of the district centre. 800 metres is generally considered a reasonable walking distance and so future users will not be provided with good access to their needs and levels of sustainable travel would fail to increase for local journeys. Development will encroach into the open countryside and adversely affect the mature hedgerows that bound the site, which are an important biodiversity resource. It is uncertain at present but this proposal could count towards the enabling development Wilkin & Sons assert is necessary to provide new factory buildings, which will secure their future in Tiptree.			
Recommendation	It is recommended that this site is not allocated for development as there is a more sustainable site available on the edge of Tiptree to meet Tiptree's housing need.			

Appendix H. Rural employment site appraisals

Site: Boat Yards, Coast Road, West Mersea				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	There is likely to be no impact on this objective. Whilst the sites lie within flood zone 3a uses are established in this area and by the nature of the use a coastal location is required.
	Will it reduce the need for development on greenfield land?	60% brownfield land	O	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	O	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	Allocating these sites for employment use will retain existing businesses.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	O	

	- Will it help retain existing businesses?	n/a	++	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	n/a	This objective is not applicable.
	- Will it help stem the outmigration of skilled younger residents	n/a	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	n/a	
	- Will it support healthy lifestyles?	n/a	n/a	

	- Will it help reduce levels of deprivation across the Borough?	n/a	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
	- Will it encourage crime sensitive design?	n/a	n/a	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	These sites lie within the conservation area. Maritime related uses contribute to the special character of the area and maritime heritage and so the retention of these uses will have a positive impact on this objective.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	++	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	++	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	These sites are already in use and so no impact on this objective is likely.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	0	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	0	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	0	
	- Will it enhance the borough's biodiversity resource	n/a	0	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	n/a	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
Summary	Maritime related uses contribute to the special character of the area and maritime heritage and so the allocation of the boat yard in Mersea will positively impact on the objective 'To conserve and enhance the townscape character, historic environment and cultural assets of the Borough'. Retaining this site for maritime related uses will help to retain existing businesses. Whilst the sites lie within flood zone 3a the use is established in this area and by the nature of the use a coastal location is required.			
Recommendation	It is recommended that the boat yard is allocated for employment use, although it should be made clear that uses should be restricted to uses such as boat building, boat storage, sail making, chandlery and sailing school.			

Site: S120 – Andersons Land, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Part of the site is currently in employment use and allocated as such in the Local Plan and part of the site is greenfield. Expanding this rural employment site would reduce the amount of greenfield land, however it may help to sustain the existing employment uses. Densities currently make efficient use of land and it is likely that this density would be also be applied on the greenfield element of the site. SuDS will be required on the greenfield part of the site to
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community	O	

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		facilities		ensure that the risk of flooding does not increase and should also be incorporated as part of any redevelopment of the existing site. Essex County Council Highways and the Highways Agency have stated that they are unlikely to support development at this location as it would intensify the use of the A120/London Road junction, which would be unacceptable on highway safety and capacity grounds.
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development, including future expansion of business premises to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. The Council's Employment Land Study identifies this site as a locally important employment site. Expanding this employment site could help to sustain the existing uses on the site. As the site is bounded by the railway to the north and the A12 and existing housing to the south there are limitations to the direction the site expands.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, the site is close to the train station and employment development on this site could provide local employment, thereby reducing the need for residents of Marks Tey to commute.
	- Will the levels of sustainable travel increase?	n/a	I	

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	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will it improve access to vocational training, education and skills for young people?	n/a	O	This option will have no impact on this objective.
	- Will attractive and safe public spaces be created?	n/a	O	
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
7. To conserve and enhance the townscape character, historic	- Will it encourage crime sensitive design?	n/a	O	Safeguarding sites as rural employment sites protects the site from other development. This is particularly relevant to this site, which is currently in employment use. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close. Although expansion of this site will involve greenfield
	- Will it protect Colchester's historic core?	n/a	O	
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	development this is unlikely to adversely affect the character and attractiveness of Marks Tey as it would be a natural extension to the existing employment uses and the site is not located along the main road. Screening will help to ensure that any adverse visual impacts are softened.
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. The site is bounded by hedgerows and retention of these will protect the biodiversity value of the site. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. However, development of this small extension to the existing site will not constitute significant development.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	∣	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	∣	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	∣	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	-	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. However, development of this site is likely to increase congestion on the A120 and so pollution and greenhouse gas emissions are likely to increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	○	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. Part of this site is already in employment use and allocated as such in the Local Plan. The Employment Land Study identifies the site as a locally important employment site. Allocating an expansion to this site may help to sustain some of the uses on this site and the expansion of a site will have less impact than development of a new site. There are highway issues with the expansion of this site, which will need to be addressed, and it may be appropriate to limit the expansion to that submitted to ensure that the impact on the highway network will not be significant. This site is less prominent than the other sites put forward in Marks Tey and so the impact on the character of the settlement will be less for this			

	site. There are hedgerows bounded the site and these should be retained to ensure that the biodiversity value of the site is maintained and to provide visual and acoustic screening. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. The expansion of this site is unlikely to be significant development and as already stated it may be appropriate to only allocate a small area for expansion.
Recommendation	The principle of employment development is already established on this site and it is recommended that the existing site is allocated as a rural employment site, consistent with the Local Plan allocation, and a small area is included to allow the site to expand. Consultation should take place with Essex County Council Highways and Anglian Water Services to determine what level of expansion would be acceptable in terms of impact on the highway network and Copford Sewage Treatment Works. Existing hedgerows should be retained.

Site: S009 – Land adjacent Waldegraves Business Park				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	This site is not greenfield land and is currently in use. Residents of Mersea will be provided with greater access to employment opportunities.
	Will it reduce the need for development on greenfield land?	60% brownfield land	O	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	O	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	Waldegraves Business Park is identified in the Employment Land Study as a rural enterprise site. PPS7 states that LPAs should identify in DPDs suitable sites for future economic development, including future expansion of business premises to facilitate healthy and diverse economic activity in rural areas. Expansion of the site may help to retain existing businesses on
	- Will it support the vitality and viability of	n/a	O	

vitality of town centres	town centres?			the site, which seek to expand.
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	This site is accessed by one road; however as an existing use levels of traffic are unlikely to significantly increase. Rural employment sites can help reduce the need to travel for rural residents to other parts of the Borough, although those travelling to the site from outside of Mersea will not find sustainable modes of travel a realistic option. The impact on this objective is largely dependent on whether workers on the site live locally or not.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	The allocation of employment sites in rural areas may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	

	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	As this site is already in use for storage purposes (and has a lawful development certificate for this use) allocating it as part of Waldegraves Business Park will not adversely affect the character of the area. Furthermore, safeguarding sites as rural employment sites protects the site from other development. This is particularly relevant to this site, which is currently in employment use. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	n/a	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	O	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	O	As this site is already in use for storage purposes (and has a lawful development certificate for this use) allocating it as part of Waldegraves Business Park will not adversely affect landscape character. The site is in close proximity to the Blackwater Estuary SPA and Essex Estuaries SAC and it was highlighted in the Habitat Regulations Assessment screening opinion that development of this site may adversely affect the integrity of these designated sites through increased disturbance. The appropriate assessment has considered the likely impact of this site and it concluded that the SSSI units closest to all of the sites are units 1 and 12 and both are in unfavourable condition, although this is not due to adverse impacts from disturbance. Unit 12,
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	O	

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	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	which runs parallel to the shore, is subject to coastal squeeze and unit 1, which is beyond unit 12, is subject to coastal squeeze and water pollution from agricultural run-off. Therefore disturbance is not known to be a current problem affecting the condition of these designated sites and as already noted this site is presently in use. Furthermore this site is separated from the designated sites by a caravan park and a seawall. As the site is a small extension and for the reasons explained above it is considered that any impacts on the SPA/ Ramsar site would be de minimus.
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	O	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	I	The reduction in pollution and greenhouse gas emissions will predominantly depend upon whether workers live in Mersea and travel to the site sustainably or whether they live elsewhere and travel to the site by private car.
	-Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. West Mersea is identified in the Core Strategy as a District Settlement and Waldegraves Business Park is identified in the Employment Land Study as a rural enterprise site and so it is appropriate to support this site by allowing a modest extension. The extension proposed is small scale and is currently in use for storage (and has a lawful development certificate) and so an adverse impact on landscape character is unlikely. The Blackwater Estuary SPA and Essex Estuaries SAC are close to the site, however as the site is presently in use, the designated sites are not currently in unfavourable condition due to disturbance, there is a caravan park and seawall in-between this site and the designated sites it is not considered that there would be an adverse affect on the integrity of these sites as a result of allocating this land as an extension to Waldegraves Business Park.			
Recommendation	The site should be allocated as an extension to Waldegraves Business Park; the boundary should be drawn in accordance with the lawful development certificate.			

Site: S136 – Land at Queensmeade, The Folley				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	-Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	-Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	

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	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	This is a rural site; it is not located within any of the Council's regeneration areas, although it is previously developed which will help to reduce pressure on greenfield land. The site lies within flood zone 1 and as the site is not greenfield the risk of flooding will not increase. SuDS could be included to help reduce flood risk.
	Will it reduce the need for development on greenfield land?	60% brownfield land	○	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	○	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	○	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This site contains several rural buildings and is close to the edge of the village. Development of this site would benefit the local economy and may help to support small and starter businesses as rents on sites such as these are likely to be cheaper than rents on strategic business parks.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	○	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	+	
- Will it encourage home based businesses?	n/a	○		

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	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	The Highways Agency, Highways Authority and Parish Council have all highlighted the poor public transport options. Whilst this is an important point rural employment sites can help rural communities become more sustainable by providing jobs for local people and reducing the levels of out-commuting and so the impact on this objective is largely dependent on whether workers live in the immediate locality. Development on the site should remain small scale to ensure that it serves those living locally and does not give rise to high levels of in-commuting.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	This option will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	

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	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The Open Countryside Assessment Report concluded that land on the south eastern edge of Layer-de-la-Haye was considered to make a low contribution to the visual and physical separation between the two settlements because it is surrounded on three sides by existing development of Layer-de-la-Haye and the adjacent settlement of Malting Green. This is because views of Layer de La Haye are possible from The Folly and local footpaths and the fact that the well vegetated Roman River and hedgerows and blocks of woodland to the north were considered to prevent inter-visibility and intra-visibility between this land and Colchester. Therefore development of this site will not adversely affect the character and attractiveness of the Boroughs settlements, particularly as development will involve the re-use of rural buildings. The Employment Land Study recommends setting a size threshold for rural employment sites to ensure that development is compatible with the rural area and it is considered that the size of this site as proposed is of an appropriate scale; compatible with the rural area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	Development of this site will not adversely affect landscape character; this area is defined as having low contribution to settlement separation, see comments above from the Open Countryside Assessment Report, and development will involve the re-use of rural buildings. This is a rural area and development will need to be sensitively designed to ensure that there are no adverse impacts on landscape character. SuDS should be included in the site, which would reduce the risk of flooding and improve water quality. Anglian Water Services has advised that infrastructure improvements to the water supply network will be necessary.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	I	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	I	As explained in the general evaluation for the sustainable transport objective the extent to which people travel sustainably to the site will depend on whether they live within the village and so the extent of pollution and greenhouse gas emissions from transport is uncertain. Development of this site as a rural employment site will result in the re-use of rural buildings.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	

	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. This site is suitable for allocation as a rural employment site as it includes a number of existing rural buildings and makes a low contribution to landscape character. The re-use of the existing buildings will help to reduce pressure for similar development on greenfield land. The Open Countryside Assessment Report concluded that land within and around this site makes a low contribution to the visual and physical separation between the two settlements and subsequently development of this site will not adversely affect landscape character. Anglian Water Services has advised that infrastructure improvements to the water supply network will be necessary, which will need to be addressed at the development control stage.			
Recommendation	This site should be allocated as a rural employment site.			

Site: S169 – Depot, Old Ipswich Road, Dedham				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable to this site.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	This site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. Although the site is currently developed and will not result in the loss of greenfield land. There are numerous buildings on the site; some are two storeys in height. The site is not located within any of the Borough's settlements and workers are therefore not provided with equitable access to the site, although as a site adjacent to the A12 road access is good. Whilst the site is located in flood zone 1, it is directly adjacent to flood zone 3.
	Will it reduce the need for development on greenfield land?	60% brownfield land	O	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	O	

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	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This site is already in employment use and has a lawful development certificate for a sui generis use. Safeguarding sites as rural employment sites protects the site from other development. This is particularly relevant to this site, which is currently in employment use. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	○	
- Will it provide adequate employment land attractive for new businesses?	n/a	+		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	--	The site is not located within or adjacent to a built up area and so sustainable travel to the site is not a realistic option. The majority of journeys to the site are by private car. As the site is already developed it is unlikely that an application for change of use of the site will be required to submit a Travel Plan.
	- Will the levels of sustainable travel increase?	n/a	--	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	--	
	- Will it reduce dependence on car travel?	n/a	--	
	- Will more Travels Plans be developed	All major development to have a Travel	○	

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		Plan.		
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	○	This site will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will it improve access to vocational training, education and skills for young people?	n/a	○	This site will have no impact on this objective.
	- Will attractive and safe public spaces be created?	n/a	○	
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it encourage crime sensitive design?	n/a	○	Whilst development in the countryside inevitably affects the character of the area, this site is already developed and so it is unlikely that the character and attractiveness of the area will be affected. There are numerous buildings, including two storey buildings, already located on the site and so intensification is also unlikely.
	- Will it protect Colchester's historic core?	n/a	○	
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	○	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	

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8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	○	This site will have no impact on this objective as the site is already in use. There is highly unlikely to be any biodiversity value within the site and as the site is covered in hardstanding there will be no impact on soil quality. Dedham Vale AONB is adjacent to the site and it will be important that development on this site is not intensified to the detriment of the AONB. Although Anglian Water Services state that they are unable to comment as there is no indication of the actual use within the site as the site is already in use there are unlikely to be significant differences to water supplies and discharges. The site is located within a groundwater minor vulnerability zone and any redevelopment should ensure that it considers the appropriate use of SuDS.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	○	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	○	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	○	
	- Will it enhance the borough's biodiversity resource	n/a	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	- -	Accessibility is poor and there is little prospect of workers using sustainable modes of travel to access the site, thus increasing levels of pollution and greenhouse gas emissions. Existing buildings on the site could be re-used.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. This site is not located within or adjacent to a village and the sustainable transport links are poor, however it is currently in employment use and has a lawful development certificate for a sui generis use. There are numerous buildings on the site, which should be re-used as part of any new proposals. Safeguarding sites as rural employment sites protects the site from other development, which could be less sustainable. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close.			
Recommendation	Although this is a remote site as it is already in employment use it is considered that it should be allocated as a rural employment site. Existing buildings on the site should be re-used as part of redevelopment and any new build will need to demonstrate that it is not detrimental to the character and appearance of the AONB and does not result in unacceptable intensification of the site. Any new build should include SuDS as the site is located within a groundwater minor vulnerability zone.			

Site: S128 Land at Picketts Farm, Fingringhoe

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Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable to this site.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	This site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is currently used for livestock farming and there are some farm buildings on the site. Although the site is outside of the village envelope it is well related to the village and so workers living in Fingringhoe will have good access to the site. As a countryside location a low density is likely, which will fail to make efficient use of land. The site is located in flood zone 1, which is no/low flood risk, although as there are few buildings on the site development should provide SuDS to ensure that flood risk is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development, including future expansion of business premises to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This site is well related to the village. The site is currently used for livestock farming and the site should only be developed if the land is no longer needed for farming.
	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
- Will it help retain existing businesses?	n/a	O		

	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Accessibility is poor for those who live outside of Fingringhoe. However, the site is well related to the village and so residents of Fingringhoe will be able to access the site through sustainable modes of transport. The impact on this objective is highly dependent on whether the workers live in Fingringhoe or elsewhere.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	This option will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	

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	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Farm diversification should help to sustain the agricultural enterprise and should be consistent in their scale with the rural location. This site is small scale and so it is unlikely to significantly affect the character of the area. The site slopes down from the road, which will help to ensure that the site is well screened, although this area is characterised by its open countryside and so new development will be visible. There are existing buildings on the site, although these are unlikely to be capable of conversion.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	New built development will have an adverse impact on landscape quality, biodiversity and the character of the area. The Landscape Character Assessment states that this area is characterised by large fields with hedged boundaries. In order to soften the impact on the landscape the hedgerows bounding the site should be retained. Fingringhoe STW is a small filter bed works; it is not able to cope with significant development or high levels of trade effluent.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	n/a	I	The reduction in pollution and greenhouse gas emissions will predominantly depend upon whether workers live in Fingringhoe and travel to the site sustainably or whether they live

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resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	elsewhere and travel to the site by private car. Although there are existing farm buildings on the site these are simply modern barn structures and are unlikely to be capable of conversion for employment use.
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. This site is small scale and so high levels of in-commuting from outside of the village is unlikely. The site is well related to the village. Presently the site is used for livestock farming and the site should not be developed whilst in agricultural use. There are existing buildings on the site but these are unlikely to be capable of conversion. The site slopes downwards and is bounded by hedgerows, which should be retained to help protect the landscape character. Fingringhoe STW is unable to cope with significant development or high levels of trade effluent and so it is important that the site remains small scale.			
Recommendation	On balance, it is considered that the economic benefits this site brings to the area outweigh the adverse impacts and the site should be allocated as a rural employment site. However, notwithstanding the designation planning permission should not be permitted unless it is demonstrated that the site is no longer in agricultural use and the hedgerows bounding the site should be retained.			

Site: S109 – Land at Pantiles Farm				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably	- Will it promote regeneration?	n/a	--	Allocating this site as a rural employment site will not promote regeneration and allocating additional land to that already developed will result in the loss of greenfield land. Whilst the site is located within flood zone 1 it is 70 metres from flood zone 3.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	

and makes efficient use of land	- Will it provide people with good access to their needs?	100% accessible to community facilities	○	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	○	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development, including future expansion of business premises to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This site is already in employment use, with different users on the site. Safeguarding the site as a rural employment site will protect the site from other development. The promoter of the site has requested a large allocation and whilst this is considered to be too large to meet local employment needs owing to the small population in the immediate locality, it is considered that a small extension to the site would have a positive impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	○	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting and so the impact on this objective is largely dependent on whether workers live in the immediate locality. Development on the site should remain small scale to ensure that it serves those living locally and does not give rise to high levels of in-commuting.
	- Will the levels of sustainable travel increase?	n/a	I	

	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	O	This site is well screened and although the landscape is generally open and gently sloping the existing uses are relatively unobtrusive. However, an extension to the site is likely to affect the landscape character. This is a remote site in the open countryside and a large extension would adversely affect the character and attractiveness of this area. Additionally, introducing storage
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	and distribution to this site would be out of character with the area.
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	As explained above an extension to the site will affect landscape character; the extent of this will depend upon the size of the extension and screening. Biodiversity value could be improved if dead hedgerows bounding the site are replaced. Pete Tye Common Local Wildlife Site (Co119) bounds the southern boundary of the site; significant expansion of this site would affect this site. Expansion will affect water and soil quality, although again the extent of this will depend upon the size of the expansion. Fingringhoe STW is unable to cope with major development or trade effluent and Anglian Water Services has advised that no public sewers are available for connection for 720 metres.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	?	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	I	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. There are employment uses operating on this site at present and whilst this is an open area of countryside the site is well screened and unobtrusive. An extension to the site would bring economic benefits; however expansion onto greenfield land would affect landscape character and could affect Pete Tye Common Local Wildlife Site.			
Recommendation	On balance, it is considered that the economic benefits that a small expansion to this site would bring outweigh the adverse impacts.			

Site: S25/085 School Farm Buildings, School Road, Langham				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable to this site.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	Two commercial businesses are successfully operating from the existing site which is 1.06ha. The proposal is to allocate this land plus an 0.55ha as a Local Employment Zone to enable to the existing two businesses to expand This site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. Part of the site is currently developed. The additional land being considered for allocation is currently in agricultural use therefore this proposal will not protect greenfield land There are numerous buildings currently on the site. The site is located in flood zone 1.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	0	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	0	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Part of the site is already in employment use by Powerplus Engineering Ltd and Whitnell Contracts Ltd. Safeguarding sites as rural employment sites protects the site from other development. This is particularly relevant to this site, which is currently in employment use. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	

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	- Will it help retain existing businesses?	n/a	++	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting and so the impact on this objective is largely dependent on whether workers live in the immediate locality. Development on the site should remain small scale to ensure that it serves those living locally and does not give rise to high levels of in-commuting.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	This site will have no impact on this objective
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
	- Will it improve access to vocational training, education and skills for young people?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	0	This site will have no impact on this objective.
	- Will actual crime be reduced?	n/a	0	
	- Will the fear of crime and actual crime be reduced?	n/a	0	
	- Will it encourage crime sensitive design?	n/a	0	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	Whilst development in the countryside inevitably affects the character of the area, this site is already partly developed and the site is already extremely well screened. The increase proposed would increase the size of the site by approximately 50%, which would be likely to affect the character of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development in the countryside inevitably affects biodiversity, landscape character and environmental quality. The site is located less than 1km from the Dedham Vale AONB. Owing to the scale of the increase sought landscape character would likely be affected. The site is already extremely well screened and any new buildings on the site should be screened by native planting to the same standard to conserve landscape character and provide new habitats for wildlife.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	I	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	0	
	- Will it enhance the borough's biodiversity resource	n/a	I	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	I	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. Development will involve the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Parts of the site put forward are currently in employment use and safeguarding these existing areas as rural employment sites protects the site from other development, which could be less sustainable. The proposed extension to the existing site will allow the current businesses to expand, although an approximate increase of 50% is sought., which would affect the character of the area and landscape quality. Access improvements may be required for this site to satisfy highway safety standards.			
Recommendation	It is recommended that the existing 1.06ha site currently in employment use is allocated as a rural employment site.			

Site: S25/087 The Pot Emporium, 30a Straight Road, Boxted				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable to this site.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably	- Will it promote regeneration?	n/a	-	The representation submitted is to secure a Local Employment Zone allocation on the existing site all of which is currently in commercial use. This site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	

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and makes efficient use of land	- Will it provide people with good access to their needs?	100% accessible to community facilities	0	regeneration. Allocating developed sites for rural employment may reduce pressure on the need to release greenfield land for rural employment The site is located in flood zone 1.
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	0	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This entire site is already in employment use as The Pot Emporium. Safeguarding sites as rural employment sites protects them from other forms of development. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close. It is uncertain, however, whether the allocation of this site as a rural employment site will result in redevelopment and the introduction of new uses.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	++	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	?		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. The impact on this objective is largely dependent on whether workers live in the immediate locality. The site is in a rural village, which has poor public transport links. Any future development on the site should remain small scale to ensure that it serves those living locally and does not give rise to high levels of in-commuting
	- Will the levels of sustainable travel increase?	n/a	I	

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	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	1	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	This impact of this objective is neutral.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
	- Will it improve access to vocational training, education and skills for young people?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	0	The impact on this objective is neutral.
	- Will actual crime be reduced?	n/a	0	
	- Will the fear of crime and actual crime be reduced?	n/a	0	
	- Will it encourage crime sensitive design?	n/a	0	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	0	The impact on this objective is neutral.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	0	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	As this is an established business, there are not likely to be any adverse impacts on the attractiveness of the area , local landscape, historic assets or biodiversity.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	0	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	0	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	0	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	1	As the site is already in use the allocation will involve the re-use of land. The impact on pollution and greenhouse gas emissions depends on whether the current use on the site changes and how workers/ visitors travel to the site and where from.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	

Site: Straight Road, Boxted				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable to this site.
	- Will it deliver the number of houses	825 per annum	n/a	

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a decent and affordable home.	needed to support the growing population?			
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	This site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. Part of the site is currently developed. There are numerous buildings on the site. The site is located in flood zone 1.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	O	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Part of the site is already in employment use by Tin Bins Ltd and Anglia Landscapes Ltd. Safeguarding sites as rural employment sites protects the site from other development. This is particularly relevant to this site, which is currently in employment use. If this site is not allocated it will be under greater pressure for redevelopment to an alternative use if the current employment uses on the site close.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	O	

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	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	?	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting and so the impact on this objective is largely dependent on whether workers live in the immediate locality. Development on the site should remain small scale to ensure that it serves those living locally and does not give rise to high levels of in-commuting and so the site area proposed should not be allocated in full.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	This site will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
- Will it improve access to vocational training, education and skills for young people?	n/a	0		
6. To create safe and attractive public	- Will attractive and safe public spaces be created?	n/a	0	This site will have no impact on this objective.

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spaces and reduce crime.	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Whilst development in the countryside inevitably affects the character of the area, this site is already partly developed. If the whole of the site is developed owing to the scale of development the character and attractiveness of the area will be adversely affected.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	--	Development in the countryside inevitably affects biodiversity, landscape character and environmental quality. However, if only the existing employment areas are allocated as a rural employment site there will be no adverse effects on this objective.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	I	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. Development will involve the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	

	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Parts of the site put forward are currently in employment use and safeguarding these existing areas as rural employment sites protects the site from other development, which could be less sustainable. Allocating the whole of the proposed site would adversely affect environmental quality and landscape character. A site of this size would not be compatible with the character of the area and would result in an increase in car journeys.			
Recommendation	It is recommended that only the parts of the site currently in employment use are allocated as a rural employment site.			

Site: Poplar Nurseries, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	The vast majority of the site is currently in employment use, with a small area in the south-east corner of the site undeveloped. Allocating developed sites for rural employment may reduce pressure on the release of greenfield land for rural employment.
	- Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	O	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment	O	

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		Agency advice		
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. This site is largely in employment use by Poplar Nurseries and safeguarding sites such as these protects them from other forms of development should the existing use cease. It is uncertain, however, whether the allocation of this site as a rural employment site will result in redevelopment and the introduction of new uses.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	?	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	?	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	?	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, Marks Tey does have a train station and the site is adjacent to the village envelope; providing very good access for local residents. The impact on this objective depends on whether the site provides local jobs or whether people from elsewhere in the Borough commute to the site.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the	- Will it provide equitable access to	All development	O	The impact on this objective is neutral.

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education, skills and health of the Borough's population	education, health, recreation and community facilities?	to comply with open space SPD		
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
	- Will attractive and safe public spaces be created?	n/a	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
- Will it encourage crime sensitive design?	n/a	O		
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	The impact on this objective is neutral.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	O	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	O	This site is already largely in use and so the allocation of the site as a rural employment site will not really have any impact on this objective. However, part of the south-eastern corner of the site is undeveloped and covered in trees and if this is developed biodiversity will be lost.

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resources and the biodiversity of the Borough.	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required for development in Marks Tey and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. However, this site is already in use and so the allocation of the site will not affect the wastewater infrastructure network. If an alternative use is sought in the future the impact on the sewage treatment infrastructure will need to be considered as part of the planning application.
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	O	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	I	As the site is already in use the allocation will involve the re-use of land. The impact on pollution and greenhouse gas emissions depends on whether the current use on the site changes and how workers/ visitors travel to the site and where from.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. This site is already in use and so the allocation of the site will have little additional impacts. Part of the south-eastern corner of the site is undeveloped and covered in trees and if this is developed biodiversity will be lost.			
Recommendation	The principle of employment development is already established on this site and it is recommended that the existing site is allocated as a rural employment site.			

Site: S025/056- Land to the south of Peldon Common				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not relevant to the proposal to allocate this land as a Rural Employment Site.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	

	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	0	This 0.5ha site is located in open countryside. It does not fall within any of the 5 Regeneration Areas or Growth Areas identified in the Core Strategy therefore it will not promote regeneration. Developing this entire site would only partly reduce the need to develop greenfield. Of the total land available 0.2 ha is brownfield with 3 permanent agricultural buildings already on the site. The remaining 0.3ha is currently in agricultural use (greenfield). The site if developed could provide a small number of jobs some of which may be provide local employment opportunities for residents in Peldon and the surrounding villages. The development, re-use or refurbishment of existing farm buildings would be an efficient use of land at this locality. The site is located in Flood Zone 1 therefore the risk of flooding is low. There is a sewage treatment plant on the site
	Will it reduce the need for development on greenfield land?	60% brownfield land	I	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	0	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	This site could increase rural employment opportunities in and around Peldon and help contribute towards employment targets for Colchester. The site if developed could provide a small number of jobs some of which may be provide local employment opportunities for residents in Peldon and the surrounding villages. There are currently no businesses operating from this site, however developing this site could provide suitable premises for new local small scale businesses.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	++	
	- Will it encourage mixed use live /work developments?	n/a	0	

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	- Will it encourage micro and small businesses?	n/a	++	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	Due to the rural location of the site it is likely that any one using it for their business base will have to travel by car. Public transport links are not good in this part of Colchester. The site if developed may however provide some local employment opportunities for residents living in or near to Peldon and for such users the site would be accessible by bike or on foot. It is unlikely that this development would lead to either a significant increase in the levels of sustainable transport or reduction in car dependency.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	Developing this site may increase local employment opportunities for young people particularly in rural areas. Deprivation levels can be high in rural areas therefore increasing the provision of local rural jobs could help reduce deprivation levels
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
- Will it improve access to vocational training, education and skills for young people?	n/a	+		
6. To create safe and attractive public	- Will attractive and safe public spaces be created?	n/a	+	Safe and attractive public spaces should be provided as part of any development. Well designed new developments that are well landscaped and light can help reduce the incidence of

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spaces and reduce crime.	- Will actual crime be reduced?	n/a	I	and fear of crime. Environmental factors directly effect people's perception of and fear of crime. If an area well maintained then crime and disorderly behaviour will be reduced. The design of the development should include measures that design out crime.
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	Development of this site would have a minimal impact on any surviving above or underground historic or archaeological features in this area. The Historic Environment Characterisation Report identified the red hills, historic settlement and field patterns as the key archaeological assets around this locality. These are not likely to be affected if this site is developed for rural employment uses as a part of it is brownfield land. The impact on the settlement character depends upon the scale of development; if limited to existing buildings it would be acceptable. However, if the whole site is development there would be an adverse impact.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	I	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	I	Development of the entire site would be likely to adversely affect landscape character and the attractiveness of Peldon village. The site falls within the Coastal Protection Belt, which seeks to protect the open character of undeveloped coastal areas. The key biodiversity interest of the site is likely to be its hedgerows/scrub already established on site. It is likely that some biodiversity interest at the site will be lost if this site is developed. There may also be protected species such as bats or owls using the existing barns/buildings due to the site's relative proximity to ecologically rich coastal habitats. As part of any site development, it will be important to identify if any protected species are using the site and implement effective biodiversity enhancement measures to maintain the sites interest. Anglian Water Services has reported that the sewage treatment works is at or near capacity, but there is capacity within the foul sewage system and water supply infrastructure. The site is within 15 metres of a pumping station.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	0	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	I	This is a small rural site and the extent to which pollution and greenhouse gas emissions will be reduced will depend upon whether workers live in Peldon or elsewhere in the Borough.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	

	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	Although rural employment sites do not appear to be very sustainable as they are predominantly located in remote areas, served by poor public transport links, and often fail to promote regeneration, PPS7 states that limited development should be provided in rural areas to meet local business and community needs and to maintain the vitality of villages. Rural employment sites can help rural communities become more sustainable by providing jobs for locals and reducing the levels of out-commuting. Of the total land available 0.2 ha is brownfield with three permanent agricultural buildings already on the site. The remaining 0.3ha is currently in agricultural use (greenfield). Development of the entire site will not be in scale with the locality and would result in the loss of part of the undeveloped coastal protection belt, however the re-use of rural buildings, which are adjacent to housing would support the rural economy. As part of any site development, it will be important to identify if any protected species are using the site and implement effective biodiversity enhancement measures to maintain the sites interest. As the buildings are not currently in use it will need to be demonstrated at the proposals stage that the wastewater system, which Anglian Water Services advice is at or near capacity, can cope with the level of development. Additionally, the site should only be allocated providing that development will not affect the pumping station.			
Recommendation	It is recommended that the developed part of the site be allocated as a rural employment site providing that development will not affect the pumping station.			

Site: S118 – Land r/o Bridge Farm, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	Although there is a dwelling on the site this site is predominantly undeveloped. SuDS will be required to ensure that the risk of flooding does not increase. Essex County Council Highways and the Highways Agency have stated that they are unlikely to support development at this location as it would intensify the use of the A120/London Road junction, which would be
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	

	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	?	unacceptable on highway safety and capacity grounds.
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Although development of this site would provide new employment land close to Marks Tey and there is a dwelling on the site, this site is predominantly undeveloped and would not involve the re-use of rural buildings as encouraged by PPS7. The Council's Employment Land Study recommends that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach were taken this site would be discounted as there is an existing employment area within close proximity to this site (ref. S120).
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, the site is close to the train station and employment development on this site could provide local employment, thereby reducing the need for residents of Marks Tey to commute.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	

	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	-	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	This site is located on the western edge of Marks Tey and there is a recreational ground between this site and residential development to the west. Development of this site would adversely affect the openness of the road into Marks Tey, to the detriment of the settlement character.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	

	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. There are numerous trees on the site, which are a habitat for numerous species. Marks Tey Brickpit SSSI is located approximately 150m to the north of the site; development here would be unlikely to affect the SSSI as it is separated by the A120 and development to north. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	1	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	-	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. However, development of this site is likely to increase congestion on the A120 and so pollution and greenhouse gas emissions are likely to increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	This is a predominantly undeveloped site and whilst PPS7 supports the development of rural employment sites these should involve the re-use of rural buildings. The Council's Employment Land Study suggests that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach was taken by the Council this site would fail as there is a site in close proximity to the site (ref. S120). Development of this site is likely to significantly affect the A120/London Road, which would increase congestion and increase pollution. The site is a gateway into Marks Tey and so development here would adversely affect the character of the settlement. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment			

	sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
Recommendation	This site should not be allocated for development; it would adversely affect the highway network and the gateway into Marks Tey. Additionally, there is not capacity at Copford STW to cope with significant growth and there is a more sustainable site than this one in Marks Tey which should be allocated for development in preference to this site.

Site: S279 – Old London Road, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	This is a greenfield site, which will reduce the amount of greenfield land and fail to promote regeneration. SuDS will be required to ensure that the risk of flooding does not increase. Essex County Council Highways and the Highways Agency have stated that they are unlikely to support development at this location as it would intensify the use of the A120/London Road junction, which would be unacceptable on highway safety and capacity grounds.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	○	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Although development of this site would provide new employment land close to Marks Tey, this site is greenfield and would not involve the re-use of rural buildings
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's	n/a	+	

	employment needs?			as encouraged by PPS7. The Council's Employment Land Study recommends that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach were taken this site would be discounted as there is an existing employment area within close proximity to this site (ref. S120).
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, the site is close to the train station and employment development on this site could provide local employment, thereby reducing the need for residents of Marks Tey to commute.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	0	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	

	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	-	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	This site is located on the edge of Marks Tey, adjacent to the roundabout, and there is a recreational ground between this site and residential development to the west. Development of this site would adversely affect the openness of the road into Marks Tey, to the detriment of the settlement character.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. There are numerous trees on the site, which are a habitat for numerous species. Marks Tey Brickpit SSSI is located approximately 150m to the north of the site; development here would be unlikely to affect the SSSI as it is separated by the A120 and development to north. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside	No loss of biodiversity	-	

	designated areas?			cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	-	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. However, development of this site is likely to increase congestion on the A120 and so pollution and greenhouse gas emissions are likely to increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	This is a greenfield site and whilst PPS7 supports the development of rural employment sites these should involve the re-use of rural buildings. The Council's Employment Land Study suggests that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach was taken by the Council this site would fail as there is a site in close proximity to the site (ref. S120). Development of this site is likely to significantly affect the A120/London Road, which would increase congestion and increase pollution. The site is a gateway into Marks Tey and so development here would adversely affect the character of the settlement. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.			
Recommendation	This site should not be allocated for development; it would adversely affect the highway network and the gateway into Marks Tey. Additionally, there is not capacity at Copford STW to cope with significant growth and there is a more sustainable site than this one in Marks Tey which should be allocated for development in preference to this site.			

Appendix I. Borough wide sites

Site: S003 – Waldegraves Caravan Park				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	○	Although this site is not previously developed land it is currently in use for that proposed. Part of the south-western corner of the site is located in flood risk zone 3a, high flood risk. The SFRA models a breach scenario in this location, which shows that under present day conditions the level of flood risk is relatively low. A Flood Risk Assessment will be required as part of a planning application for this use and it should clearly demonstrate that safe access and egress can be secured, this should ideally involve an improvement to the current situation. Additionally no caravans should be sited in the flood risk area.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	○	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	○	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	- -	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	An extension to the caravan park may result in additional job creation and additional visitors to Mersea will improve the local economy. PPS7 (paragraph 15) states that DPDs should set out a positive framework for facilitating sustainable development that makes the most of new leisure and recreation opportunities that require a countryside location.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	○	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	

	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	n/a	
	- Will it encourage mixed use live /work developments?	n/a	n/a	
	- Will it encourage micro and small businesses?	n/a	n/a	
	- Will it encourage home based businesses?	n/a	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	--	The site is in a fairly isolated location and access is achieved by one road, Waldegraves Lane. The site is not accessible by sustainable modes of transport and by the nature of the use visitors will need to travel by private car to visit the site.
	- Will the levels of sustainable travel increase?	n/a	--	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	--	
	- Will it reduce dependence on car travel?	n/a	--	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	This option will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	Whilst development on greenfield land affects the character of an area the use proposed is one you would expect to see in a rural, coastal location. Furthermore, the site is currently being used for the use proposed.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	n/a	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	O	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	O	Whilst this use is likely to have an adverse impact on the landscape and coastal protection belt; this is a use that you would expect to see in a coastal area and the site area is bounded by the caravan park to the south and a business park to the north. The southern edge of the site is approximately 250 metres from the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC and the Habitat Regulations screening opinion concluded that this site has the potential to adversely affect the integrity of these sites. The appropriate assessment noted that whilst it would be desirable to direct all development away from the coast holiday parks is a use that is expected to be located along the coast and the unfavourable condition of the adjacent SSSI units is not due to adverse effects from disturbance (Unit 12, which runs parallel to the shore, is subject to coastal squeeze and unit 1, which is beyond unit 12, is subject to coastal squeeze and water pollution from agricultural run-off.). Furthermore, the proposed sites are not directly adjacent to the SPA/Ramsar site and it is therefore unlikely that these allocations will adversely affect the integrity of the Blackwater Estuary SPA/ Ramsar site and Essex Estuaries SAC. On a precautionary basis, to avoid adverse affects, a code of conduct should be agreed between the Council, Natural England and the caravan park operators to minimise disturbance, and occupancy restrictions should be conditioned as part of the planning consent to restrict occupancy during the sensitive over-wintering period.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	O	
	- Will it enhance the borough's biodiversity resource	n/a	O	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	--	By its nature visitors will travel to the site by private car and as accessibility is poor workers will likely travel to the site by car, thus increasing levels of pollution and greenhouse
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	n/a	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
Summary	PPS7 (paragraph 15) states that DPDs should set out a positive framework for facilitating sustainable development that makes the most of new leisure and recreation opportunities that require a countryside location. The use proposed is an extension to an existing caravan park, which will have less impact than the development of a new caravan park and this is the type of use one would expect to see in the coastal area. The site is currently used for the proposed use and so the impact on landscape character can already be seen. Part of the south-western corner of the site is located in flood risk zone 3a, high flood risk. A Flood Risk Assessment will be required as part of a planning application for this use and it should clearly demonstrate that safe access and egress can be secured, this should ideally involve an improvement to the current situation. Additionally no caravans should be sited in the flood risk area. The southern edge of the site is approximately 250 metres from the Colne Estuary SPA/ Ramsar site and Essex Estuaries SAC and the Habitat Regulations screening opinion concluded that this site has the potential to adversely affect the integrity of these sites. The appropriate assessment noted that whilst it would be desirable to direct all development away from the coast holiday parks is a use that is expected to be located along the coast and the unfavourable condition of the adjacent SSSI units is not due to adverse effects from disturbance. Furthermore, the proposed sites are not directly adjacent to the SAC/SPA/Ramsar site and it is therefore unlikely that these allocations will adversely affect the integrity of the Blackwater Estuary SPA/ Ramsar site and Essex Estuaries SAC.			
Recommendation	It is recommended that this site is allocated as an extension to the Waldegraves Caravan Park. No caravans should be sited in the flood risk area and the Flood Risk Assessment should clearly demonstrate that safe access and egress can be secured, this should ideally involve an improvement to the current situation. In order to avoid any adverse affects on the international sites a code of conduct should be agreed between the Council, Natural England and the caravan park operators to minimise disturbance, and occupancy restrictions should be conditioned as part of the planning consent to restrict occupancy during the sensitive over-wintering period.			

Site: S026 – Coopers Beach Holiday Park				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	n/a	

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		2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	-	This is a greenfield site and it is not located within any of the Council's regeneration or growth areas. The extension proposed is relatively large in terms of the scale of the existing holiday park. Part of the site is located in flood zone 3, which is high flood risk. PPS25 seeks to avoid flood risk areas and direct development to areas of no/low risk of flooding. Development should only be permitted in areas of high flood risk if there are no available sites in areas of lower flood risk. The site has passed the sequential test as whilst there are other areas at a lower flood risk in the Borough, the proposed use is for an extension to the holiday park and not a new holiday park.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	○	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	○	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	--	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	This option will help to retain the existing holiday camp and will contribute to the rural economy and the Borough's tourist economy.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	○	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	++	
	- Will it help retain existing businesses?	n/a	○	
	- Will it support the growth of new local business?	n/a	○	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	○	
	- Will it encourage home based businesses?	n/a	○	
- Will it provide adequate employment land attractive for new businesses?	n/a	○		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	--	The site is located in a fairly isolated location and access is achieved by one road, Church Lane. The site is not accessible by sustainable modes of transport and by its nature visitors will need

behaviour and reduce the need to travel.		minutes public transport of key facilities		to travel to visit the site.
	- Will the levels of sustainable travel increase?	n/a	--	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	--	
	- Will it reduce dependence on car travel?	n/a	--	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	○	This option will have no impact on this objective.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
- Will it improve access to vocational training, education and skills for young people?	n/a	○		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	○	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
	- Will it encourage crime sensitive design?	n/a	○	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	n/a	St Edmunds Church, which is a listed building is located directly to the north of the site, extension of the caravan park is likely to affect the setting of this listed building. A second listed building is located to the north-east of the site. Although development of greenfield land affects the character of an area the use proposed is one you would expect to see in a rural, coastal location.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	-	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	0	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Although this option proposes a use that is generally in character with the area it will nevertheless have an adverse impact on the landscape. To mitigate this impact on the landscape screening should be included around the western boundary. The impact will be greater than for nearby Waldegraves Holiday Park as the land proposed as an extension to Coopers Beach is greenfield whereas caravans are currently sited on the land proposed as an extension to Waldegraves. The southern edge of the site is directly adjacent to the Colne Estuary SPA/ Ramsar site. The Habitat Regulations Assessment screening opinion identified that this site is likely to affect this designated site. However, the appropriate assessment concluded that as the site is relatively small and the unfavourable condition of the SSSI units is due to coastal squeeze and not disturbance issues. To be certain that there are no adverse affects on the SPA the appropriate assessment advises that as part of the planning application for this site a code of conduct is agreed between the site operators, the Council and Natural England to make visitors aware of the sensitivities of the area and that if granted a planning condition is attached to the consent restricting occupancy to avoid the sensitive over-wintering period. Furthermore the site should be reduced in size so it is not directly adjacent to the shoreline.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	0	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	0	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	0	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	--	Expansion of the site will result in an increase in visitors and consequently an increase in pollution and greenhouse gas emission.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	0	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	This option will help to retain the existing holiday camp and will contribute to the rural economy and Borough's tourist economy. However, the scale of the proposed extension would significantly increase the size of the holiday park. Although development on greenfield land affects the character of an area the use proposed is one you would expect to			

	see in a rural, coastal location and screening can help to reduce the impact on the landscape. The site is in a fairly isolated location and access is achieved by one road, Church Lane. The site is not accessible by sustainable modes of transport although by its nature visitors will need to travel to visit the site. St Edmunds Church, which is a listed building, is located directly to the north of the site, another listed building is located to the east of the church, and extending the caravan park could affect the setting of these listed buildings. A large part of the site is located in flood zone 3a, which is high flood risk and development in this area should be avoided. The southern edge of the site is directly adjacent to the Colne Estuary SPA/ Ramsar site, although adverse affects to this site can be avoided.
Recommendation	It is recommended that part of this site is allocated as an extension to the existing holiday park. The boundary should be drawn to avoid the southern area of the site that lies within the high flood risk area; this will also reduce the impact on the SPA. As part of the planning application for this site a code of conduct should be agreed between the site operators, the Council and Natural England to make visitors aware of the sensitivities of the area and if granted a planning condition should be attached to the consent restricting occupancy to avoid the sensitive over-wintering period. Lastly, screening should be included along the western boundary of the site to minimise the landscape impact.

Site: 100 – The Willows Shopping Parade				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This site, which has planning permission, will deliver 20 affordable housing units.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	The site is currently an area of tarmac to the rear of a local shopping centre. The site is accessible to local shops; the town centre is close by and the area is served by a frequent bus service. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
3. To achieve a prosperous and sustainable economy and improve the	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	A shop/office unit is included as part of the planning permission.
	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	
	- Will it support the vitality and viability of	n/a	O	

vitality of town centres	town centres?			
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This is an accessible site; a shopping parade is adjacent, the town centre is close and the area is served by a frequent bus service. All of which will reduce the need to travel. Bicycle shelters will be provided, which will help to promote cycling.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is an accessible site and residents will be provided with equitable access to a range of facilities. The site will result in the loss of a small grassed area, although the consideration of the planning application concluded that there is adequate provision of open space in the area. The provision of affordable homes will help to tackle deprivation.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	

	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	-	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	The site is currently neglected and development of the site will reduce levels of anti social behaviour.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Development of this site will help to enhance the character and attractiveness of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	

	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This site, which has planning permission, will deliver 20 affordable housing units and a shop/office unit. The site is within the town boundary, accessible to local shops; the town centre is close by and the area is served by a frequent bus service. Development will be high density and there are no flood risk issues. The site will result in the loss of a small grassed area, although the consideration of the planning application concluded that there is adequate provision of open space in the area. The site is currently neglected and development of the site will reduce levels of anti social behaviour and improve the attractiveness of the area.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 16 – Darkhouse Lane, Rowhedge				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	This site has planning permission for 18 flats.
	-Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	○	

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		2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site within Rowhedge. Whilst Rowhedge is a village it has a range of local services and is served by a frequent bus service into Colchester Town. The High Street falls within the high flood risk zone but it appears from the site plan that the site boundary is just outside of this zone (although this could change in the future).
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	150m ² of A1 and A2 uses are included as part of the permission; however development of the site will result in the loss of employment land.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	-	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	O		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	+	Rowhedge is served by a small range of local services and is served by a frequent bus service into Colchester Town, which will reduce the need to travel. Bicycle shelters will be provided,

behaviour and reduce the need to travel.		minutes public transport of key facilities		which will help to promote cycling.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	○	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	Rowhedge is served by a small range of local services and is served by a frequent bus service into Colchester Town, which will provide residents with equitable access to a range of facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
- Will it improve access to vocational training, education and skills for young people?	n/a	○		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Development of this site will improve the attractiveness of the area.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
	- Will it encourage crime sensitive design?	n/a	○	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to enhance the character and attractiveness of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
- Will it enhance the borough's biodiversity resource	n/a	○		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	○	Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This is a previously developed site within Rowhedge, which has planning consent for 18 flats and 150 m ² of A1 and A2 uses. Whilst Rowhedge is a village it has a range of local services and is served by a frequent bus service into Colchester Town. The High Street falls within the high flood risk zone but it appears from the site plan that the site boundary			

	is just outside of this zone (although this could change in the future). Development of this site will result in the loss of employment land, however A1 and A2 uses form part of the consent and the High Street frontage looks commercial, which retains the commercial character of the area.
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.

Site: 70 – Rowhedge Port				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This is a large site and has the potential to provide around 300 dwellings. A good mix of dwellings can therefore be secured, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	?	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	This is a previously developed site within Rowhedge. Whilst Rowhedge is a village it has a range of local services and is served by a frequent bus service into Colchester Town. Furthermore a mix of uses will be provided on the site. Parts of the site are located within flood zone 3 – high flood risk.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	As a mixed use site new employment uses will be provided. Sites such as this, outside of the town centre and strategic employment areas, are likely to be more attractive to small and starter firms as rents will be cheaper.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification	n/a	n/a	

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	schemes?			
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	I	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	Rowhedge is served by a small range of local services and is served by a frequent bus service into Colchester Town, which will reduce the need to travel.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	O	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	Rowhedge is served by a small range of local services and is served by a frequent bus service into Colchester Town, which will provide residents with equitable access to a range of facilities. Furthermore the site will need to deliver a mix of uses and this mix should take account of any existing deficiencies in the village.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to enhance the character and attractiveness of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect the Borough's landscape. However, the Rowhedge Pits Local Wildlife Site (Co144) is located directly to the west, the Upper Colne Marshes SSSI is located directly to the east and the Essex Estuaries SAC is located approximately 1 – 1.5 km away. Whilst an EIA was carried out as part of a recent planning application for this site (08/1951) it did not demonstrate that these environmentally protected sites would not be affected by development.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	?	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	?	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	?	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	○	

	- Will it enhance the borough's biodiversity resource	n/a	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	○	Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This is a previously developed site within Rowhedge, which has the potential to deliver around 300 dwellings and a mix of other uses. A Development Brief was prepared for the site in 2004 to facilitate development and the site was allocated for mixed use development in the Local Plan. Whilst Rowhedge is a village it has a range of local services and is served by a frequent bus service into Colchester Town, which will provide residents with equitable access to a range of facilities. Furthermore the site will need to deliver a mix of uses and this mix should take account of any existing deficiencies in the village. The Rowhedge Pits Local Wildlife Site (Co144) is located directly to the west, the Upper Colne Marshes SSSI is located directly to the east and the Essex Estuaries SAC is located approximately 1 – 1.5 km away. As part of a planning application for this site it must be clearly demonstrated that these sites will not be adversely affected and where adverse effects are likely appropriate mitigation measures should be included as part of the application. Whilst a recent planning application for this site was refused the Council supports the principle of the development of this site and so it should be allocated for mixed use development.			
Recommendation	It is recommended that the site is allocated for mixed use development.			

Site: 51 – Former Snooker Club, King Coel Road, Colchester				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	This site, which has planning permission, will deliver 12 flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	

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2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	The site comprises derelict brick buildings and unmade surfaces. The site is accessible to local shops and the area is served by a frequent bus service. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	There will be no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		
4. To achieve more sustainable travel behaviour and reduce the need to	- Will it reduce the need to travel?	All development within 30 minutes public transport of key	+	This is an accessible site within the built up area of Colchester.

travel.		facilities		
	- Will the levels of sustainable travel increase?	n/a	○	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	This is an accessible site within the town and residents will be provided with equitable access to a range of facilities. Whilst the site was in use for recreational purposes this use has ceased. Development will provide amenity space for residents and a section 106 agreement has been signed, which provides financial contributions towards open space as the provision of amenity space does not reach minimum standards.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	The site is currently neglected and development of the site will reduce levels of anti social behaviour.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to enhance the character and attractiveness of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This site, which has planning permission, will deliver 12 flats. The site is within the town boundary, accessible to local services/facilities and is served by a frequent bus service. Development will be high density and there are no flood risk issues. Whilst the site was in use for recreational purposes this use has ceased. Development will provide amenity			

	space for residents and a section 106 agreement has been signed, which provides financial contributions towards open space as the provision of amenity space does not reach minimum standards. The site is currently neglected and development of the site will reduce levels of anti social behaviour and improve the attractiveness of the area.
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.

Site: 11 – Land rear of Brook Street, Colchester				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	This site has planning permission for 110 dwellings; this includes a mix of dwelling types. However, only 4 affordable housing units are included.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	This is a brownfield site and so development will promote regeneration and reduce pressure on greenfield sites. The East Colchester regeneration area will also benefit from the redevelopment of this site. The density is 58 dph and the site is in flood zone 1
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	The vitality and viability of the town centre will be supported as a shopper's car park will be provided. Redevelopment of this site will help to support existing local businesses in the vicinity of the site.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification	n/a	n/a	

	schemes?			
	- Will it help retain existing businesses?	n/a	+	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This site is highly accessible; close to the town centre and town railway station. Pedestrian and cycle links will be created within the site and these will link to existing routes, which will promote sustainable travel.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	+	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is an accessible site and will provide equitable access to a range of services/ facilities. Cycle and pedestrian links will be provided, which will promote healthy lifestyles and landscaped open space above the minimum levels will be provided.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	+	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	Open space will be provided, above the minimum standards and the site is expected to achieve secured by design in terms of layout.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of this site will help to enhance the character and attractiveness of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	

	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	This site has planning permission for 110 dwellings and associated infrastructure. The SA of this site demonstrates that it is a sustainable proposal and should be allocated in accordance with the planning consent. In brief the proposal accords with the principles of the development brief and the developer has secured several parcels of land, thereby ensuring comprehensive development of this area. The site will provide an attractive and sustainable development that contributes to the regeneration of this area of town.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 41 – Co-op Education Centre, 6 New Town Road, Colchester				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 6 flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site very close to the town centre. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community	++	

		facilities		
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	n/a	There will be no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This is a highly accessible site, very close to the town centre.
	- Will the levels of sustainable travel increase?	n/a	++	

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	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is a highly accessible site and residents will be provided with equitable access to a range of facilities. However, development of the site will result in the loss of a community facility. No open space is provided as part of development and the consideration of the application concluded that off street car parking was more important in this area and the site is close to the recreation ground.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	-	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	○	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
	- Will it encourage crime sensitive design?	n/a	○	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	○	The site is located within a conservation area and the design of the development ensures that the character and appearance of this conservation area is protected.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	+	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	+	As a highly accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	This site has planning permission for 6 flats. It is a highly accessible site and residents will be provided with equitable access to a range of facilities. However, development of the site will result in the loss of a community facility. No open space is provided as part of development and the consideration of the application concluded that off street car parking was more important in this area and the site is close to the recreation ground. The site is located within a conservation area and the design of the development ensures that the character and appearance of this conservation area is protected.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 52 – 5 Military Road, Colchester				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	This site has planning permission for 10 affordable flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	This is a previously developed site on the edge of the town centre. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	-	This site was previously used for commercial purposes and so its development for housing will reduce employment land in the Borough. However, this site is not currently in use.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	

	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This is a highly accessible site; on the edge of the town centre. Four bus stops are located outside the site, the town railway station is opposite and the bus station is a short walk away.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is a highly accessible site and residents will be provided with equitable access to a range of facilities. The provision of affordable housing will help to tackle deprivation.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	+	

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	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	This site is currently vacant and untidy; it's re-use will improve the appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	n/a	++	As a highly accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This site has planning permission for 10 affordable flats. It is a highly accessible site and residents will be provided with equitable access to a range of facilities. However, development of the site will result in the loss of employment land; although the site is not in use for commercial purposes. This is a highly accessible site; on the edge of the town centre. Four bus stops are located outside the site, the town railway station is opposite and the bus station is a short walk away. The site is vacant and its re-use will improve the appearance of the area.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 83 – Co-op Society, Wimpole Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	This site has planning permission for 24 dwellings, including houses and flats.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site, close to the town centre. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	

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	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	This will be a mixed use site; the outline permission includes a retail store and funeral parlour.
	- Will it support the vitality and viability of town centres?	n/a	+	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This is a highly accessible site; very close to the edge of the town centre and town railway station.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel	O	

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		Plan.		
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is a highly accessible site and residents will be provided with equitable access to a range of facilities. The retail store will provide existing residents with access to a local shop, reducing their need to travel.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will it improve access to vocational training, education and skills for young people?	n/a	0	There will be no impact on this objective.
	- Will attractive and safe public spaces be created?	n/a	0	
	- Will actual crime be reduced?	n/a	0	
	- Will the fear of crime and actual crime be reduced?	n/a	0	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it encourage crime sensitive design?	n/a	0	The outline application report comments that development will provide an attractive new street architecture.
	- Will it protect Colchester's historic core?	n/a	0	
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	

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8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. There is the potential for contaminated land and further soil and groundwater analysis is needed to ensure that there will be no adverse effects.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	?	
	- Will it enhance the borough's biodiversity resource	n/a	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	++	As a highly accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	○	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	○	
Summary	This site has planning permission for 10 affordable flats. It is a highly accessible site and residents will be provided with equitable access to a range of facilities. However, development of the site will result in the loss of employment land; although the site is not in use for commercial purposes. This is a highly accessible site; on the edge of the town centre. Four bus stops are located outside the site, the town railway station is opposite and the bus station is a short walk away. The site is vacant and its re-use will improve the appearance of the area.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 101 – Land rear of Barrington Road, Bourne Road, Canterbury Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and	-Will the delivery of affordable housing increase?	35% affordable housing	○	This site has planning permission for 58 dwellings.
	-Will it deliver the number of houses needed to support the growing	825 per annum	+	

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affordable home.	population?			
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site, close to the town centre. Development will be high density and there are no flood risk issues.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	0	There is no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	

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	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This is an accessible site; very close to the town centre and town railway station. A primary school is located adjacent to the site.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This is a highly accessible site and residents will be provided with equitable access to a range of facilities. A primary school is located adjacent to the site. An area of public open space is included. However, allotments were previously located on the site and these will be lost.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	- / +	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
- Will it improve access to vocational training, education and skills for young people?	n/a	O		
6. To create safe and attractive public	- Will attractive and safe public spaces be created?	n/a	- / +	An area of public open space is included. However, allotments were previously located on the site and these will be lost.

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spaces and reduce crime.	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	There will be no impact on this objective.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	O	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. However, the allotments are overgrown and likely to be important for wildlife. There is the potential for contaminated land and a condition is attached to the planning consent requiring a contaminated land survey.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	?	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	++	As a highly accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	

	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	This site has outline planning permission for 58 dwellings. It is a highly accessible site and residents will be provided with equitable access to a range of facilities. A primary school is located adjacent to the site. An area of public open space is included, however, allotments were previously located on the site and these will be lost. The allotment site is overgrown and likely to be important for wildlife. There is the potential for contaminated land and a condition is attached to the planning consent requiring a contaminated land survey.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 29 – 34 Fingringhoe Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 10 bungalows.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs and a local shop is opposite the site. The density is only 23 dph, which does not make the most efficient use of land, however it was considered suitable for the location.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	-	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	

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3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	There is no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs and a local shop is opposite the site. Other local services such as a post office and doctors surgery are located within bus/cycling distance.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	?	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs and a local shop is opposite the site. Other local services such as a post office and doctors surgery are located within bus/cycling distance.

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	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	○	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	○	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
	- Will it encourage crime sensitive design?	n/a	○	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	There will be no impact on this objective.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	○	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	

	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	0	
Summary	This site has planning permission for 10 bungalows. A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs and a local shop is opposite the site. The density is only 23 dph, which does not make the most efficient use of land, however it was considered suitable for the location			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 84 – Football Ground, Layer Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	This site could provide 90 dwellings. The Development Brief for this site requires a mix of dwelling types, including affordable housing. Whilst sustainable design and construction is not referred to in the Development Brief such measures will be included as part of the code for sustainable homes, level 3 becomes mandatory in 2010.
	-Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	+	

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		2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	Development of this site will regenerate this vacant football ground. The site is on a bus route into the town centre and in close proximity to the Garrison regeneration area. A density of 45 – 60 dph will be required, which will make efficient use of land.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	There is no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	+	A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs. The site is also close to the Garrison regeneration area

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behaviour and reduce the need to travel.		minutes public transport of key facilities		and served by local retail and community facilities.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	A bus stop into the town centre is located in close proximity to this site, which will provide people with good access to their needs. The site is also close to the Garrison regeneration area and served by local retail and community facilities. Whilst the last use of the site was as a football ground this facility will not be lost as Colchester United has moved to a new stadium in north Colchester.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
- Will it improve access to vocational training, education and skills for young people?	n/a	0		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open space will be provided on site; open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	This site is currently vacant and the re-use of the site will improve the appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. A tree lined avenue from Layer Road is required in the Development Brief, which will improve the Borough's biodiversity resource.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	!	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	This site could provide 90 dwellings. The Development Brief for this site requires a mix of dwelling types, including affordable housing. Whilst sustainable design and construction is not referred to in the Development Brief such measures will be included as part of the code for sustainable homes, level 3 becomes mandatory in 2010. .A density			

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	of 45 – 60 dph will be required, which will make efficient use of land. Development of this site will regenerate this vacant football ground and this facility will not be lost as Colchester United has moved to a new stadium in north Colchester. The site is on a bus route into the town centre and in close proximity to the Garrison regeneration area.
Recommendation	It is recommended that the site is allocated in accordance with the Development Brief.

Site: 1250 – Land at Betts Factory, Ipswich Road (13.56 hectares)				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	++	As part of the residential element of this proposed mixed use site, a range of housing types and tenures will be delivered, including an element of affordable housing. This will help deliver housing targets and also comply with various housing policies set out in the Core Strategy in. The 2008 housing trajectory indicates that this site could deliver around 200 houses, 35% of which would be affordable in line with Core Strategy policy H4. Sustainable design and construction measures will be expected to be incorporated as part of the development which is anticipated to be delivered between 2012/2013-2015/2016 when all housing is expected to reach Code for Sustainable Homes Level 4.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	++	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	++	The development of previously developed land will reduce the need for development on greenfield land. The site is located within an existing built up area and as the site is being proposed for development as a mixed use site residents will be provided with good access to local services and facilities close to where they live. The draft Design Brief suggests that the area where the site is located is reasonably well served by public transport. Densities will be expected to make efficient use of land in accordance with neighbouring development and the Council's density standards. The draft design brief suggests an indicative housing density of 50dph which for this location is in keeping with policy H2 and Table H2a in the Core Strategy. The site could deliver higher densities through the diversity of housing types that are planned for delivery at this site. The site is located in flood zone 1, which is no/low flood risk. The EA have identified that the site is located over a minor groundwater aquifer and are recommending that the scope for using SuDS is explored to help surface water manage run off.
	Will it reduce the need for development on greenfield land?	60% brownfield land	++	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	++	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	++	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	The site is currently in employment use and allocated as an employment site. The development of the site as a mixed use development would reduce the area of employment land. However, the Council considers that the site would not be suitable solely for employment uses as businesses would be more attracted to the neighbouring Severalls Business Park and Cuckoo Farm which forms part of the Strategic Employment Zone in North Colchester. Allocating part of the site for commercial uses could help contribute to the Council's employment figure for job creation in the Borough. As a mixed use site there is the potential to encourage small scale businesses and develop live-work units.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	0	
	- Will it help retain existing businesses?	n/a	-	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	+	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	As a mixed use site the need to travel will be reduced by providing users of the site with a mix of uses close to where they live. As the site is located within an existing built up area it should reduce car dependence. Although public transport links are considered reasonable in this area, there is a need to improve opportunities for cycling, walking and to enhance the existing public transport network around this locality. This could lead to an increase in the use of sustainable transport modes and lead to a reduction in dependency on car travel. PPG13 states that travel plans should be submitted for all major developments. The need to deliver capacity and safety improvements will be necessary as part of the development of this site.
	- Will the levels of sustainable travel increase?	n/a	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	++	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As a mixed use site a range of uses will be provided for future users, providing people with good access to services and facilities that meet their needs. This mix of uses will include a range of community facilities and open spaces.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	+	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	++	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	+	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
	- Will it improve access to vocational training, education and skills for young people?	n/a	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces that are well designed with good quality landscaping and good lighting will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site it will be under constant natural surveillance.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	0	The re-development of previously developed land will help to protect greenfield land, protecting the character of Colchester. Developing this former employment site which is considered to now be inefficient for current and future manufacturing uses, as a mixed use site will bring it back into a viable use and help improve the townscape character at this locality.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	0	Development of previously developed land will reduce the need for development of greenfield land, thereby helping to protect the landscape character of the Borough and protecting the soil quality of undeveloped sites. Part of Bullock Wood which is a SSSI and an Ancient Woodland is located within the curtilage of the site. Development of this site has the potential to adversely affect this nationally designated site however the draft design brief states that development should not encroach into Bullock Wood. Development could also encroach into the orchard at the site. Old orchards have been identified as a national UK Biodiversity Habitat and they are also included as a key habitat for protection in the Essex Biodiversity Action Plan. Development. Habitat and landscape enhancements incorporated into the site design could help limit and mitigate for any direct or indirect impacts on the woodland and priority biodiversity arising as a consequence of developing the site. The EA have indicated that the development site sits over a minor groundwater aquifer zone, therefore the potential to use SuDS on this site should be explored to help protect soil and groundwater sources from pollution.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	0	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	?	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	I	

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	- Will it enhance the borough's biodiversity resource	n/a	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	As a previously developed site within the built up area of Colchester the need to travel should be reduced, reducing pollution and greenhouse gas emissions. Emissions could be further reduced if enhancements are made to the existing public transport networks as well as cycling and walking routes to and from the site. The draft design brief advocates the sustainable design and construction measures should be incorporated into development, including renewable energy technologies, although as a previously developed site the costs of bringing this site forward may impact on the supply of sustainable construction measures.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	?	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	The development of this site will reduce pressure on the release of greenfield sites. The site is located within an existing built up area and as a mixed use site users of the site will be provided with good access to their needs and the need to travel will be reduced. However, the area is congested during peak travel periods and this issue will need to be addressed for a more intensive use to be acceptable. The site is currently in employment use and the loss of employment land would be detrimental to the Borough's economy, however employment/commercial uses are being proposed as part of the development brief for the site. Part of Bullock Wood SSSI is located within the site and development should not extend to within the nationally designated woodland site. Development of the site will only be acceptable if the area within Bullock Wood is removed from the site boundary, although the SSSI will still be affected by the more intensive use of the site, principally through increased disturbance. Habitat and landscape enhancements should be incorporated into site development plans to reduce disturbance and other impacts on the orchard and Bullock Wood.			
Recommendation	It is recommended that the site is allocated for a mixed use development providing that the area within Bullock Wood SSSI is excluded from the site area.			

Site: 98 – Railway Sidings Site, north of Halstead Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	This site has planning permission for 175 dwellings. Development has not commenced yet and from 2010 all new dwellings will be required to be built to level 3 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that	- Will it promote regeneration?	n/a	○	This is a previously developed site, although it is now overgrown. The site is close to the

development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	O	Stanway Growth Area.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	There is no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	n/a		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is located within an existing built up area and so will benefit from existing services/ facilities. Additionally it is very close to the Stanway Growth Area and so will benefit from the mix of uses that this site will provided. This will ensure that the need to travel and car dependence are reduced.

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	- Will the levels of sustainable travel increase?	n/a	?	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	+	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	Open space will be provided.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open space will be provided on site; open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	O	All development will affect the character and attractiveness of the Borough, although as this site is located within a built up area there will be no impact on the settlement boundary.

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	?	This site forms part of the Iron Latch Lane Woods and Meadow Local Wildlife Site (LoWS). This part of the LoWS is an old pit, which originates from the late nineteenth century. The site is made up of oak, silver birch and ash wood with willows in wetter areas. Whilst the LoWS extends north of the railway line development of this site will nevertheless adversely affect the LoWS.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	--	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	O	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	O	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	+	As an accessible site pollution and greenhouse gas emissions from transport will be minimised. Development involves the re-use of previously developed land. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	This site has planning permission for 175 dwellings. Development has not commenced yet and from 2010 all new dwellings will be required to be built to level 3 of the code for sustainable homes. This site forms part of the Iron Latch Lane Woods and Meadow Local Wildlife Site (LoWS). This part of the LoWS is an old pit, which originates from the late nineteenth century. The site is made up of oak, silver birch and ash wood with willows in wetter areas. Whilst the LoWS extends north of the railway line development of this site will nevertheless adversely affect the LoWS. Development should avoid nature conservation sites, however this site does have planning consent and as part of the application			

	the local planning authority would have been convinced that there is a need for the development that outweighs the harm caused to the LoWS and/or mitigation measures were incorporated into the application.
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.

Site: 36 – All Saints Church, Halstead Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 15 dwellings.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	This is a previously developed site within the village envelope of Eight Ash Green. The density is only 20 dph, which does not make the most efficient use of land.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	-	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	There is no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification	n/a	n/a	

	schemes?			
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+	This site is located within the village envelope of Eight Ash Green and is fairly close to the Stanway Growth Area.
	- Will the levels of sustainable travel increase?	n/a	?	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	?	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	This site is located within the village envelope of Eight Ash Green and is fairly close to the Stanway Growth Area.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in	All development to comply with	O	

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	the Borough?	open space SPD		
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	○	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	○	
	- Will the fear of crime and actual crime be reduced?	n/a	○	
	- Will it encourage crime sensitive design?	n/a	○	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	The committee report into the reserved matters application noted that the scale and design is acceptable and the street frontage is quirky and interesting.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	○	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	

	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	Development involves the re-use of previously developed land. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	This site has planning permission for 15 dwellings. The site is previously developed within the village envelope of Eight Ash Green. The density is only 20 dph, which does not make the most efficient use of land. However, the local planning authority considered the density acceptable for this location. The committee report into the reserved matters application noted that the scale and design is acceptable and the street frontage is quirky and interesting.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: 40 – Cedrics Coach Depot, The Avenue, Wivenhoe				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 24 dwellings.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	+	This is a previously developed site within Wivenhoe Town. Whilst Wivenhoe is a small town it has a range of local services/ facilities and good bus and rail links to Colchester.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community	+	

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		facilities		
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	-	Redevelopment of the site will result in the loss of the employment use and the site is allocated in the Local Plan as a local shopping centre. However, the consideration of the planning application concluded that the coach depot is not a retail use and there is another garage in Wivenhoe and so the loss of employment land would not adversely affect the town. The proposal includes two shop units, which may support local and small retailers.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	?	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	?	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	+ / -	This site is within Wivenhoe Town and so the need to travel should be reduced as the town has a range of services/facilities. However, residents will need to travel to Colchester or further afield for some facilities and for employment, although Wivenhoe is working on becoming a Transition Town. The town is close to Colchester and served by a frequent bus service, an off road cycle route to Colchester town and the town has a railway station.
	- Will the levels of sustainable travel increase?	n/a	+	

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	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	+ / -	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	This is a previously developed site within Wivenhoe Town. Whilst Wivenhoe is a small town it has a range of local services/ facilities and good bus and rail links to Colchester.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	0	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	0	
	- Will it support healthy lifestyles?	n/a	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	0	
	- Will it improve access to vocational training, education and skills for young people?	n/a	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	0	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	0	
	- Will the fear of crime and actual crime be reduced?	n/a	0	
	- Will it encourage crime sensitive design?	n/a	0	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	0	The committee report into the application noted that it would be desirable to retain the Gate House but the replacement building is of a similar style and will be an interesting feature.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	0	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	+	Development involves the re-use of previously developed land. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	This site has planning permission for 15 dwellings. The site is previously developed within the village envelope of Eight Ash Green. The density is only 20 dph, which does not make the most efficient use of land. However, the local planning authority considered the density acceptable for this location. The committee report into the reserved matters application noted that the scale and design is acceptable and the street frontage is quirky and interesting.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Site: Garages & Land East Bay Mill

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Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	This site has planning permission for 55 retirement apartments.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	O	This site is on the edge of the town centre. The whole of the site is at risk of flooding; most of the site is within zone 2 but part of it is within zone 3a. However, the site has passed the sequential test as there are no reasonably available alternative sites within the town centre.
	Will it reduce the need for development on greenfield land?	60% brownfield land	+	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	++	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	There will be no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	

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	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	++	This site is on the edge of the town centre, which reduces the need to travel and allows residents to access a wide range of services/ facilities by bus or foot.
	- Will the levels of sustainable travel increase?	n/a	++	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	++	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	++	This site is on the edge of the town centre, which reduces the need to travel and allows residents to access a wide range of services/ facilities by bus or foot.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	O	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	

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	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	There will be no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	There are currently old garages on the site and redevelopment should improve the appearance of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	+	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	+	The development of this site will reduce pressure on the development of greenfield sites, which are likely to affect natural assets. There are numerous trees on the site and a condition has been attached to the planning consent protecting these.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	+	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	+	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	+	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	+	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	n/a	+	Development involves the re-use of previously developed land and is unlikely to result in an increase in car journeys owing to the nature of the use and location on the edge of the town

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	centre. Development will need to comply with code level 3 of the code for sustainable homes from 2010.
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	+	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	+	
Summary	This site has planning permission for 55 retirement apartments. Development involves the re-use of previously developed land and is unlikely to result in an increase in car journeys owing to the nature of the use and location on the edge of the town centre. The whole of the site is at risk of flooding; most of the site is within zone 2 but part of it is within zone 3a. However, the site has passed the sequential test as there are no reasonably available alternative sites within the town centre.			
Recommendation	It is recommended that the site is allocated in accordance with the planning consent.			

Appendix J. Gypsy and Traveller sites

Site: Bridge Side, Turkey Cock Lane, Stanway			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	The allocation of this site for gypsy provision, which currently has temporary planning permission, would contribute to the housing needs of gypsies and travellers.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	Although there are caravans on this site the use is temporary and so the allocation of this site will constitute development on greenfield land. Whilst the site is outside of the settlement boundary for Colchester it is close to the boundary and users of the site will be provided with good access to their needs. Part of the site is within flood zone 2; this part of the site should not be allocated.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	-	

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As a fairly accessible site on the edge of Stanway car dependence will be reduced. Stanway has a range of services/ facilities and good links to Colchester Town.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Stanway.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills	n/a	

	and knowledge in the workplace?		
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	The impact on biodiversity and environmental quality will be neutral as the site is currently in use. The impact on landscape character will be negative as development in the countryside inevitably affects landscape character and although the site is currently used as a gypsy site the use is only temporary and so the allocation of this site will result in

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resources and the biodiversity of the Borough.	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	permanent effects on landscape character. The Roman River Valley Living Landscapes area is located to the south of this site, but is separated by London Road and so development of this site is unlikely to significantly affect this landscape area. The screening proposed by the Council's landscape officer as part of the planning application for temporary use will help to mitigate adverse effects.
	-Will it protect and improve the biodiversity resource of the Borough?	0	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	0	
	-Will it improve environmental quality in terms of water air and soil quality?	0	
	- Will it enhance the borough's biodiversity resource?	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As a fairly accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	0	
	- Will it encourage more low carbon developments in the Borough?	n/a	

Summary

Whilst this site is located outside of the settlement boundary of Colchester it is an accessible site close to the settlement boundary and users of the site will be provided with good access to services/facilities within Stanway and good public transport links to Colchester town. The site currently has temporary planning permission for three pitches. The allocation of this site would adversely affect landscape character by making the landscape impact permanent. The screening proposed by the Council's landscape officer as part of the planning application for the temporary use of the site will help to mitigate adverse effects. Part of the western end of the site is located within flood zone 2 and this area should be excluded from the site boundary to ensure that no development takes place in this area.

Recommendation

This site should be allocated for gypsy provision owing to the existing temporary use on the site and proximity to the edge of Stanway. The site boundary should be drawn to exclude the flood risk area.

Site: Clear View, Rectory Road, Aldham

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This is an existing, authorised site and will not deliver increased housing to meet the needs of the gypsy and traveller community.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	0	

	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	As there is already a caravan on this site this allocation will not involve development on greenfield land. This is a remote site, which does not provide good access to services/ facilities. Owing to the size of the site 1.8 pitches could potentially be delivered, however owing to the remote location it would not be sensible to increase the number of pitches on this site and so the densities do not make the most efficient use of the land.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	-	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	This is a remote site, which does not provide good access to services/ facilities and users will be reliant on the car.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	O	

	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	This is a remote site, which does not provide good access to services/ facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape	- Will it protect Colchester's historic core?	n/a	This site is in the open countryside, which is detrimental to the settlement pattern of the Borough.

character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	A site in the countryside adversely affects landscape quality. Church House Wood, which is a Local Wildlife Site, is located approximately 50 metres to the south of this site, but will not be significantly affected as the site only accommodates one pitch.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	-Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	-Will it improve environmental quality in terms of water air and soil quality?	O	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	Sustainable travel is not a realistic option for journeys to/from this remote site and so pollution and greenhouse gas emissions from transport will increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
This is a remote site, with poor accessibility to services/ facilities. However, the site is currently occupied by one pitch and has planning permission for this use. There is the potential to increase the capacity of the site to two pitches owing to the size of the site, but owing to the remote location this would not be sustainable.			
Recommendation			
As this is an authorised site it should be allocated as a gypsy site.			
Site: Colt Farm, Kelvedon Road, Tiptree			

Objectives	Assessment Criteria	Impact	General Evaluation
<p>1. To ensure that everyone has the opportunity to live in a decent and affordable home.</p>	- Will the delivery of affordable housing increase?	n/a	<p>Whilst this site is authorised for 1 pitch it has the potential to provide 5.8 pitches.</p>
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
<p>2. To ensure that development is located sustainably and makes efficient use of land</p>	- Will it promote regeneration?	n/a	<p>This site is not greenfield. Whilst the site is outside of the settlement boundary for Tiptree it is adjacent to it and users of the site will be provided with good access to their needs.</p>
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
<p>3. To achieve a prosperous and sustainable economy and improve the vitality of town centres</p>	- Will it improve the delivery of employment to support the growing population?	n/a	<p>This objective is not applicable.</p>
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	

	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As an accessible site on the edge of Tiptree car dependence will be reduced.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Tiptree. A primary school is located immediately to the east of the site.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	

	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Tiptree.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	O	The impact on landscape character, biodiversity and environmental quality will be neutral as whilst development is outside of the settlement boundary for Tiptree there are currently existing buildings on the site.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	

climate change.	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
Whilst this site is located outside of the settlement boundary of Tiptree, it is an accessible site on the edge of the settlement and users of the site will be provided with good access to services/ facilities; a primary school is located immediately to the east of the site. However, Tiptree does have limited services/facilities and public transport to Colchester Town is limited. This site has the potential to provide 5.8 pitches, which would contribute to gypsy provision within the Borough. The site is brownfield and so the allocation of this site will reduce the need for development on greenfield land.			
Recommendation			
This site has good accessibility to services/ facilities and should be allocated for gypsy provision; an increase in pitches should be encouraged.			

Site: Emmanuel, Kelvedon Road, Tiptree			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	Whilst this site is authorised for one pitch it has the potential to provide 4 pitches.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This site is not greenfield; it currently has two caravans on the site. The site is remotely located; it is the north of the A12 some distance from Tiptree; access to services/ facilities is therefore poor. The whole of the site is located within flood zone 3; high flood risk.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	I	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it reduce the risk of flooding?	--	This objective is not applicable.
	- Will it improve the delivery of employment to support the growing population?	n/a	
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	

	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	This is a remote site, which does not provide good access to services/ facilities and users will be reliant on the car.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	This is a remote site, which does not provide good access to services/ facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	

	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	This site is in the open countryside, which is detrimental to the settlement pattern of the Borough.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	O	A site in the countryside adversely affects landscape quality, although as there are existing structures on site the impact will be neutral.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	

	- Will it improve environmental quality in terms of water air and soil quality?	O	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	Sustainable travel is not a realistic option for journeys to/from this remote site and so pollution and greenhouse gas emissions from transport will increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	

Summary

This site already has one pitch and an existing building on site and owing to the size of the site it has the potential for four pitches. The site is remotely located; it is to the north of the A12 some distance from Tiptree and so access to services/ facilities is poor. The whole of the site is located within flood zone 3; high flood risk

Recommendation

This site should not be allocated for an increase in pitches to that already authorised owing to the poor accessibility and high flood risk.

Site: Gwynlian, Kelvedon Road, Tiptree			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	Allocation of this site will provide four gypsy pitches.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This is a greenfield site. Whilst the site is outside of the settlement boundary for Tiptree it is adjacent to it and users of the site will be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	

	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As an accessible site on the edge of Tiptree car dependence will be reduced.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Tiptree. A primary school is located immediately to the east of the site.
	- Will it help stem the outmigration	n/a	

	of skilled younger residents		
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral and uncertain.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	?	
	- Will it encourage crime sensitive design?	?	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Tiptree.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. However, the site is surrounded by development and so the impact is unlikely to be significant.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	-Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	-Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
Whilst this site is located outside of the settlement boundary of Tiptree, it is an accessible site on the edge of the settlement and users of the site will be provided with good access to services/ facilities; a primary school is located immediately to the east of the site. However, Tiptree does have limited services/facilities and public transport to Colchester Town is limited. The site is greenfield and so will adversely affect landscape character, biodiversity and environmental quality, however as agricultural land biodiversity value is unlikely to be high and mitigation measures can be introduced to avoid harm.			
Recommendation			
This site has good accessibility and there are numerous other gypsy sites in the immediate area; the site should be allocated for gypsy provision.			

Site: Nunns Farm, Lower Road, Layer Breton			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This is an existing, authorised site but has the potential to increase the number of pitches on site from one to four.
	-Will it deliver the number of houses needed to support the growing population?	n/a	

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	-Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	As there is already a caravan on the site this allocation will not involve development on greenfield land. The site is approximately 400 metres from the settlement of Layer Breton by road and this village has a limited range of facilities and so users of the site will not be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	I	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more	- Will it reduce the need to travel?	-	Layer Breton has limited services/ facilities and so users of the site will be reliant on the car.

sustainable travel behaviour and reduce the need to travel.	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Layer Breton has limited services/ facilities and so there is a lack of good access to services/ facilities.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	

	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	This site is in the open countryside, which is detrimental to the settlement pattern of the Borough.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	O	A site in the countryside adversely affects landscape quality, although there are existing buildings on the site and the allocation of this site for an increased number of pitches could offer the opportunity to improve screening to the benefit of landscape character.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	Sustainable travel is not a realistic option for journeys to/from this remote site and so pollution and greenhouse gas emissions from transport will increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	

Summary
The site is approximately 400 metres from the settlement of Layer Breton by road and this village has a limited range of facilities and so users of the site will not be provided with good access to their needs. A site in the countryside adversely affects landscape quality, although there are existing buildings on the site and the allocation of this site for an increased number of pitches could offer the opportunity to improve screening to the benefit of landscape character.
Recommendation
As this site does not have good accessibility to a range of services/ facilities and is outside of an existing settlement an increased number of pitches to that already authorised should not be allocated.

Site: Ponys Farm, Kelvedon Road, Tiptree			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	Whilst this site is authorised for 1 pitch it has the potential to provide 3 pitches and 5.6 pitches if a wider area in the owners control is allocated.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This site is not greenfield. Whilst the site is outside of the settlement boundary for Tiptree it is adjacent to it and users of the site will be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	

	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As an accessible site on the edge of Tiptree car dependence will be reduced.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Tiptree. A primary school is located very close by.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	

	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Tiptree.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	O	The impact on landscape character, biodiversity and environmental quality will be neutral as whilst development is outside of the settlement boundary for Tiptree there are currently existing buildings on the site.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	
	- Will it enhance the borough's biodiversity resource?	O	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	0	
	- Will it encourage more low carbon developments in the Borough?	n/a	

Summary

Whilst this site is located outside of the settlement boundary of Tiptree, it is an accessible site on the edge of the settlement and users of the site will be provided with good access to services/ facilities; a primary school is located close to the site. However, Tiptree does have limited services/facilities and public transport to Colchester Town is limited. This site has the potential to provide more pitches than the one currently on the site, which would contribute to gypsy provision within the Borough. The site is brownfield and so the allocation of this site will reduce the need for development on greenfield land.

Recommendation

This existing gypsy site should be allocated. The site has good accessibility and an increase in pitch provision should be encouraged to make efficient use of land.

Site: Severalls Lane, Colchester

Objectives	Assessment Criteria	Impact	Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	The allocation of this site for gypsy provision, will contribute to the housing needs of gypsies and travellers. It is a large site and will provide 12 pitches.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This is a greenfield site, outside of the settlement boundary for Colchester. However, it is close to the boundary and so future users of the site will have relatively good access to services/ facilities within north Colchester.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As a fairly accessible site on the edge of Colchester car dependence will be reduced. The site is not served by a public transport route, although a public footpath connecting to existing areas will be provided.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Colchester. An area of woodland and landscaping will be provided.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills	n/a	

	and knowledge in the workplace?		
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	Comments and recommendations from Essex Police's Liaison Officer regarding measures to design out crime were taken into account as part of the design of development.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural	- Will it maintain and enhance the attractive and diverse landscape	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. However, mitigation measures have been included as part of the planning permission.

resources and the biodiversity of the Borough.	character of the borough?		
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As a fairly accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
This is a greenfield site, outside of the settlement boundary for Colchester. However, it is close to the boundary and so future users of the site will have relatively good access to services/ facilities within north Colchester. The site has planning permission for 12 pitches and as part of this application planning officers and planning committee considered the sustainability implications of the site. As part of the proposal landscaping and a wooded area will be provided. The site is included in government guidance as an example of good design.			
Recommendation			
This site should be allocated for gypsy provision in accordance with the planning consent.			

Site: Stableview, Newbridge Road, Tiptree			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	Whilst this site is authorised for one pitch it has the potential to provide more than this.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the	+	

	Borough?		
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This site is not greenfield. Whilst the site is outside of the settlement boundary for Tiptree it is adjacent to it and users of the site will be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and	- Will it reduce the need to travel?	+	As an accessible site on the edge of Tiptree car dependence will be reduced.
	- Will the levels of sustainable travel increase?	+	

reduce the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Tiptree.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Tiptree.

townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	+	The impact on biodiversity and environmental quality will be neutral as whilst development is outside of the settlement boundary for Tiptree there are currently existing buildings on the site. There is likely to be a positive impact on landscape character as the site is occupied by a fire damaged chalet.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	
- Will it enhance the borough's biodiversity resource?	O		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
The site is brownfield and so the allocation of this site will reduce the need for development on greenfield land. Whilst this site is located outside of the settlement boundary of Tiptree it is an accessible site on the edge of the settlement and users of the site will be provided with good access to services/ facilities. However, Tiptree does have limited services/facilities and public transport to Colchester Town is limited. This site has the potential to provide an increase to the one pitch currently authorised and this could enhance the site, which has a fire damaged chalet sited on it, to the benefit of the local area.			

Recommendation			
This site is accessible to a range of services/ facilities and should be allocated for gypsy provision in excess of the one pitch currently authorised.			
Site: The Paddocks, Kelvedon Road, Tiptree			
Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	Whilst this site is authorised for two pitches it has the potential to provide in excess of this.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	This site is not greenfield. Whilst the site is outside of the settlement boundary for Tiptree it is adjacent to it and users of the site will be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	

	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	As an accessible site on the edge of Tiptree car dependence will be reduced.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	Equitable access will be provided to services/ facilities within Tiptree. A primary school is located immediately to the east of the site. However, if the whole of the site in the ownership of the owners of the authorised pitches were allocated this could result in 32 pitches, which would place pressure on existing services/ facilities in Tiptree.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public	- Will attractive and safe public spaces be created?	O	A large site (government guidance recommends a maximum of fifteen pitches per site) is likely to increase the fear of crime.

spaces and reduce crime.	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	-	
	- Will it encourage crime sensitive design?	?	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of the settlement it will adversely affect the settlement pattern of Tiptree.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	I	If the site of the authorised pitches is allocated the impact on landscape character, biodiversity and environmental quality will be neutral as whilst development is outside of the settlement boundary for Tiptree there are currently existing buildings on the site. If a larger area is allocated landscape character, biodiversity and environmental quality will be adversely affected.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the biodiversity resource of the Borough?	I	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	I	
	- Will it improve environmental quality in terms of water air and soil quality?	I	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible site sustainable travel will be a realistic option, which will reduce levels of pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	

climate change.	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	

Summary

Whilst this site is located outside of the settlement boundary of Tiptree, it is an accessible site on the edge of the settlement and users of the site will be provided with good access to services/ facilities; a primary school is located immediately to the east of the site. However, Tiptree does have limited services/facilities and public transport to Colchester Town is limited. The site in the ownership of the owners of the authorised pitches has the potential to accommodate 32 pitches, however this would place pressure on existing services/ facilities in Tiptree and would likely lead to an increase in the fear of crime.

Recommendation

This site has good accessibility to services/ facilities and should be allocated for gypsy provision. There is the potential to increase the number of pitches from those authorised, however a large site would not be appropriate.

Site: Vernons Road, Chappel

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	The allocation of this site for gypsy provision, will contribute to the housing needs of gypsies and travellers. It is a large site and will provide 6 pitches.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	Three caravans arrived on this greenfield site in February 2009. Whilst the site is adjacent to some housing it is some distance (over 800 metres) from the school, pub and other services in Chappel. The proposed number of pitches will ensure that densities make efficient use of land.
	- Will it reduce the need for development on greenfield land?	- -	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town	- Will it improve the delivery of employment to support the growing population?	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	

centres	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	n/a	
	- Will it support the growth of new local business?	n/a	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	As the site has poor accessibility to services/ facilities the need to travel will not be reduced.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Equitable access will not be provided to a range of services/ facilities. Whilst open space will be required as part of the development of this site, this provision will not be publicly accessible.
	- Will it help stem the outmigration of skilled younger residents	n/a	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	

	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	The impact on this objective is neutral and uncertain.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	?	
	- Will it encourage crime sensitive design?	?	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	As this site is located outside of a settlement it will adversely affect the settlement pattern of the Borough.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	Development of greenfield land inevitably affects landscape, character, biodiversity and environmental quality. Existing dwellings are located to the north and west of the site, which will help to soften the impact.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	- Will it protect and improve the	-	

	biodiversity resource of the Borough?		
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource?	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	The allocation of this greenfield site, away from services/facilities, will increase pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	n/a	
Summary			
This is a greenfield site and development here will impact on landscape character, biodiversity and environmental quality. Accessibility is poor and whilst the site is adjacent to some housing it is over 800 metres from the local school and other services. Three caravans arrived on the site in February 2009 and the allocation of this site would help to authorise the site. It is recognised by central government that authorised sites reduce the environmental damage caused by temporary visitors.			
Recommendation			
Ideally a more accessible site should be allocated for gypsy provision. The consideration of the planning application for this site will provide further information to aid the Council's decision on whether this site should be allocated as part of the Borough's gypsy provision.			

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Appendix K. Sites appraised but not taken forward

Site:S116 – Land at Place Farm Proposed Use: Residential and Commercial

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This mixed-use site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Colchester Town shall be provided as affordable housing. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a high and moderate accessibility will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations. From 2010 all new homes will be required to meet code level 3 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This is a Greenfield site and is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration and reduce pressure on Greenfield land. As this site is located within an exiting community accessibility is good and future occupants will live in close proximity to services and facilities, although there is a limited range in this area. Furthermore, as a mixed use site occupants of the site will have access to employment opportunities. A small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will accommodate employment development and economic growth to contribute to this figure. Employment land on sites such as these are likely to be cheaper than sites in the town centre or in the business parks, which should help to support the growth of new local, micro/small and homes based businesses.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	+	
	- Will it encourage micro and small businesses?	+	
	- Will it encourage home based businesses?	+	
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and	- Will it reduce the need to travel?	O	Residential and commercial development is proposed on the site, which will reduce the need to travel if future users work and live on the site.
	- Will the levels of sustainable travel increase?	?	

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reduce the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	?	However, this is unlikely to be the case for the majority of users. A development of this size (6.5 ha) is likely to provide contributions towards sustainable transport infrastructure, which will improve levels of sustainable travel, however this is not certain. PPG13 states that travel plans should be submitted for all major developments and those smaller developments that are likely to have significant transport implications.
	- Will it reduce dependence on car travel?	O	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	As this site is located within an exiting community equitable access to existing services and facilities is good. Furthermore, as a mixed use site occupants of the site will have access to employment opportunities and as a major housing development 10% of the site area will be provided as open space. As part of the residential element of this site affordable housing units will be provided and contributions towards education are likely, which will help to reduce levels of deprivation. Additionally, the employment element will provide new jobs.
	- Will it help stem the outmigration of skilled younger residents	?	
	- Will it provide improved skills and knowledge in the workplace?	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	+	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	This is a predominantly residential area and the introduction of commercial uses may affect the character of the area. However, the site is set back from the road and providing that the commercial element does not involve numerous HGV journeys and high quality design is integrated into the development it can fit in with the character of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	?	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	The development of this Greenfield site will affect landscape quality, biodiversity and environmental quality. Furthermore the site is adjacent to the Upper Colne Marshes SSSI. Development directly adjacent to this SSSI is likely to adversely affect it through physical and non-physical disturbance.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	--	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	

	- Will it enhance the borough's biodiversity resource	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	?	If a high proportion of future users live and work on the site and sustainable transport infrastructure is provided pollution and greenhouse gas emissions will reduce. As part of the code for sustainable homes, which will come forward as part of changes to the Building Regulations, water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	
Habitat Regulations Assessment			
This site will not directly affect a European site.			
Summary			
This mixed-use site will contribute to delivering the minimum housing provision and job growth. It will provide a good mix of housing, including affordable housing and may encourage local and starter businesses. The site is located within an existing community, which means that accessibility is relatively good and future occupants will live in close proximity to services and facilities. Furthermore, as a mixed use site occupants of the site will have access to employment opportunities. However, the site is not located within one of the Council's regeneration/ growth areas, it is a Greenfield site, part of the site is located in flood zone 3a, the site is directly adjacent to the Upper Colne Marshes SSSI and as a predominantly residential area commercial development may adversely affect the character of the existing area.			
Recommendation			
It is recommended that this site is not allocated for development. However, if it is allocated it is recommended that the site area is reduced to exclude the flood risk area and create a buffer between the Upper Colne Marshes SSSI.			

Site: S107 – Land between University of Essex and Wivenhoe (81 hectares)

Proposed Use: Mixed use

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As part of the mix of uses residential development is required, which will contribute to the Council's minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. Sustainable construction methods will come forward as part of changes to the Building Regulations. From 2010 all new homes will be required to meet code level 3 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	O	The site is partly located within the East Colchester regeneration area and this [part will help to promote regeneration of this area. As this site is located adjacent to an existing community accessibility is good and people will live in close proximity to services and facilities. Part of the site is located within flood zone 2 and part is within flood zone 3.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	--	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. Part of this site has outline planning permission for a research park and so this option will accommodate employment development and economic growth to contribute to this figure.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	++	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	

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	- Will it encourage mixed use live /work developments?	○	
	- Will it encourage micro and small businesses?	○	
	- Will it encourage home based businesses?	○	
	- Will it provide adequate employment land attractive for new businesses?	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	This option will reduce the need to travel by encouraging compact and mixed use development at accessible locations. Part of the site is included within the East Colchester regeneration area and so the site will also benefit from the mix of uses delivered in this area. Sustainable transport links to the university are currently good and further development in this area is likely to improve links and further reduce car dependency. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	+	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	As a mixed use site users will be provided with equitable access to a range of facilities and will further benefit from development within the East Colchester regeneration area. Having a mix of uses in close proximity will promote sustainable travel and subsequently healthy lifestyles. A research park and university improvements are likely to help stem the outmigration of skilled younger residents.
	- Will it help stem the outmigration of skilled younger residents	+	
	- Will it provide improved skills and knowledge in the workplace?	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	+	
	- Will it help reduce levels of deprivation across the Borough?	+	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	Safe and attractive public spaces will be provided as part of the research park and residential development. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	Development of this entire site will result in settlement coalescence between East Colchester and Wivenhoe, which will adversely affect the character of both of these settlements.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural	- Will it maintain and enhance the attractive and diverse landscape	--	Development of this entire site will result in settlement coalescence between East Colchester

environment, natural resources and the biodiversity of the Borough.	character of the borough?		and Wivenhoe, which will adversely affect the landscape character between these settlements. The western boundary of the site is adjacent to the Upper Colne Marshes SSSI and development will likely affect the integrity of this designated site. Development of Greenfield land inevitably affects biodiversity and environmental quality.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	--	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As an accessible and mixed use site users are likely to use sustainable modes of travel to access the site, which will reduce pollution and greenhouse gas emissions. As a large Greenfield renewable energy and sustainable construction measures are likely to be introduced and will be more viable than brownfield sites (although outline permission has already been granted for the research park).
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

A mix of uses is proposed, which includes residential and employment, which will contribute to the Borough's housing and employment figures as set out in the East of England Plan. This option will reduce the need to travel by encouraging compact and mixed use development at accessible locations. Part of the site is included within the East Colchester regeneration area and so the site will also benefit from the mix of uses delivered in this area. Sustainable transport links to the university are currently good and further development in this area is likely to improve links and further reduce car dependency. A research park, which currently has outline planning consent, and university improvements are likely to help stem the outmigration of skilled younger residents. However, development of Greenfield land inevitably affects biodiversity and environmental quality. Development of this entire site will result in settlement coalescence between East Colchester and Wivenhoe, which will adversely affect the character of both of these settlements. Part of the site is located within flood zone 2 and part is within flood zone 3, in order to reduce the risk of flooding areas of medium/ high flood risk should not be developed unless it can be demonstrated that there are no reasonably available alternative sites in areas of no/low flood risk. The western boundary of the site is adjacent to the Upper Colne Marshes SSSI and development will likely affect this designated site.

Recommendation

It is recommended that the research park, which has outline planning consent, is allocated for employment development. Further land should not be allocated unless it can be demonstrated that the Upper Colne Marshes SSSI will not be adversely affected; land within flood zones 2 and 3 should not be allocated for development; and land adjacent to Wivenhoe should not be allocated in order to avoid settlement coalescence.

Site: S064 – St Botolph's Farm, Braiswick (3.08 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Colchester Town shall be provided as affordable housing. A site of this size can expect to provide approximately 123 dwellings, which would result in 43 affordable units. This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a high and moderate accessibility, which this site is, will secure the most diverse range of housing. The Council expect housing development to take a sequential approach that gives priority to previously
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	

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			developed land and so this Greenfield site will come forward in the latter part of the plan period, by this time Building Regulations would have strengthened in terms of standards for sustainable housing and any development coming forward post 2016 will be zero carbon.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	- -	The site is not located within the broad area of search for the North Colchester growth area and is some distance from the regeneration area. It will therefore fail to promote regeneration. The site would fail to benefit from the comprehensive development of North Colchester owing to its location. A range of services/ facilities are not located in close proximity to the site. A density of 40 dph would be expected for a site within Colchester Town, although it is questioned whether this could be achieved at this location as development would need to be compatible with the character of the surrounding area and this area is characterised by fairly low density development. Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if the sequential test and exceptions test are passed.
	- Will it reduce the need for development on greenfield land?	- -	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This site is proposed for residential development and will not impact on this objective. Depending upon implementation the site may encourage mixed-use development and home based businesses.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	- -	This site is outside the broad area of search for the North Colchester growth area and will not benefit from the sustainable transport improvements proposed. This site will not deliver a range of uses and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will likely be used for the majority of journeys. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	- -	
	- Will more Travels Plans be developed	+ +	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	This site will not deliver a range of uses and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will likely be used for the majority of journeys, which will fail to provide equitable access. Open space will be required as part of development.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most	-	

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	appropriate locations?		
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	○	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	All development will inevitably affect the character and attractiveness of the Borough. This site is on the edge of Colchester and acts as a gateway into the town, development here would be to the detriment of this relatively open area on the edge of the town.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will affect landscape quality and biodiversity. Environmental quality will also be adversely affected as Greenfield development will affect soil quality and the development of this site, which is unlikely to reduce car dependence, will affect air quality.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	○	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	
	- Will it enhance the borough's biodiversity resource	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	This site has poor accessibility by sustainable modes of transport, which will result in greater air pollution and greenhouse gas emissions from an increase in vehicles. The Core Strategy seeks to ensure that the Greenfield extensions come forward in the later parts of the plan period, by which time the code for sustainable homes will require new dwellings to be built to at least code level 3. As a Greenfield site there is greater potential to secure renewable energy technologies, however at 3 ha some technologies may not be feasible on this site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This site is not located within the broad area of search for the North Colchester growth area, consequently development of the

site will fail to promote regeneration. This site will not deliver a diverse range of uses owing to its size and there are very limited services/ facilities close to the site and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will be used for the majority of journeys. This will fail to provide equitable access and will increase pollution and greenhouse gas emissions from transport. Part of the site is located within flood zone 3a, development in areas of high flood risk will need to be subject to the sequential and exceptions test. This site, which acts as a gateway into Colchester, will also have a negative impact on landscape character, biodiversity and general environmental quality.

Recommendation

This site should not be allocated for development.

Site: S162 – Land off Braiswick (part of existing golf course) (1.64 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Colchester Town shall be provided as affordable housing. A site of this size can expect to provide approximately 66 dwellings, which would result in 23 affordable units. This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a high and moderate accessibility, which this site is, will secure the most diverse range of housing. The Council expect housing development to take a sequential approach that gives priority to previously developed land and so this Greenfield site will come forward in the latter part of the plan period, by this time Building Regulations would have strengthened in terms of standards for sustainable housing and any development coming forward post 2016 will be zero carbon.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	The site is not located within the broad area of search for the North Colchester growth area and is some distance from the regeneration area. It will therefore fail to promote regeneration. The site would fail to benefit from the comprehensive development of North Colchester owing to its location. A range of services/ facilities is not located in close proximity to the site. A density of 40 dph would be expected for a site within Colchester Town, although it is questioned whether this could be achieved at this location as development would need to be compatible with the character of the surrounding area and this area is characterised by low density development. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This site is proposed for residential development and will not impact on this objective.
	- Will it support the vitality and viability of town centres?	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	0	
	- Will it support the growth of new local business?	0	

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	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	This site is outside the broad area of search for the North Colchester growth area and will not benefit from the sustainable transport improvements proposed. This site will not deliver a range of uses and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will likely be used for the majority of journeys. Additionally the adequacy of access to the site is questioned. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	This site will not deliver a range of uses and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will likely be used for the majority of journeys, which will fail to provide equitable access. The site is currently used as part of a golf course and its development would therefore fail to maintain levels of recreational facilities within the Borough, although it is accepted that open space would be required as part of development.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	-	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	-	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	All development will inevitably affect the character and attractiveness of the Borough. This site is on the edge of Colchester and acts as a gateway into the town, development here would be to the detriment of this relatively open area on the edge of the town.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	- -	The development of this Greenfield site will affect landscape quality and biodiversity. Environmental quality will also be adversely affected as Greenfield development will affect soil quality and the development of this site, which is unlikely to reduce car dependence, will affect air quality.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	O	
	-Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	-Will it improve environmental quality in terms of water air and soil quality?	- -	
	- Will it enhance the borough's biodiversity resource	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	This site has poor accessibility by sustainable modes of transport, which will result in greater air pollution and greenhouse gas emissions from an increase in vehicles. The Core Strategy seeks to ensure that the Greenfield extensions come forward in the later parts of the plan period, by which time the code for sustainable homes will require new dwellings to be built to at least code level 3.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This site is not located within the broad area of search for the North Colchester growth area, consequently development of the site will fail to promote regeneration. This site will not deliver a diverse range of uses owing to its size and there are very limited services/ facilities close to the site and so future residents will need to travel to access services/ facilities and as sustainable transport linkages are poor the car will be used for the majority of journeys. This will fail to provide equitable access and will increase pollution and greenhouse gas emissions from transport. The site is currently used as part of a golf course and its development would therefore fail to maintain levels of recreational facilities within the Borough, although it is accepted that open space would be required as part of development.

Recommendation

This site should not be allocated for residential development and should remain in use for recreational purposes.

Site: S257 – Great Horkesley Manor Plot 2

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Colchester Town shall be provided as affordable housing. A site of this size can expect to provide approximately 194 dwellings, which would result in 68 affordable units. This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility, this site can be expected to deliver a density of at least 40 dph. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a high and moderate accessibility, which this site is, will secure the most diverse range of housing. The Council expect housing development to take a sequential approach that gives priority to previously developed land and so this Greenfield site will come forward in the latter part of the plan period, by this time Building Regulations would have strengthened in terms of standards for
	-Will it deliver the number of houses needed to support the growing population?	+	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	+	

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			sustainable housing and any development coming forward post 2016 will be zero carbon.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This site is located within the broad area of search for the North Colchester growth area. Whilst in general Greenfield development within this growth area will help to promote regeneration of brownfield sites this site is approximately 0.7 miles as the crow flies from the edge of this site to the edge of the major regeneration site at Severalls Hospital and therefore the development of this site will fail to promote regeneration. Furthermore this site is detached from the north Colchester regeneration areas by the A12. A comprehensive Master Plan will be prepared for North Colchester, which will ensure that services/ facilities are provided to serve the new population and ensure that pressure is not placed on existing services/ facilities. However, as explained above this site is detached from the key regeneration sites and will not benefit from additional services/ facilities to the same extent as sites to the south of the A12. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	?	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This site will have no impact on this objective as it proposed residential development.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	?	The extent to which this site will impact upon this objective depends upon whether adjacent Greenfield sites are allocated for development. As explained in the general evaluation under objective 2 this site is detached from the north Colchester regeneration area and if this site were developed independent of adjacent sites it would fail to reduce the need to travel as residents would be required to travel for services/ facilities. However, if the proposed Greenfield sites to the west and south of this site are developed numerous services/ facilities would be required to ensure a sustainable and balanced community.
	- Will the levels of sustainable travel increase?	?	
	- Will it improve sustainable transport infrastructure and linkages?	?	
	- Will it reduce dependence on car travel?	?	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	A site of this size will be expected to contribute to services/ facilities in the area, for example financial contributions may be required for education and recreation land will be required to be integrated throughout the development. This site will also benefit from services/ facilities brought forward through the Master Plan for north Colchester, however as previously explained this site is detached from the north Colchester regeneration area. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	

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	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	open space in the Borough.
	- Will it support healthy lifestyles?	0	
	- Will it help reduce levels of deprivation across the Borough?	0	
	- Will it improve access to vocational training, education and skills for young people?	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	This site, which is located to the north of the A12, will result in development in the open countryside, which will fail to contain the town and set a precedent for further development outside the area constrained by the A12, which acts as a physical barrier to development. This will adversely affect the character and attractiveness of Colchester and Great Horkesley.
	- Will it protect and enhance the historic and cultural assets of the Borough?	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Although there is residential development to the north and west of the site, the south and east of the site are very open and development of this site would encroach on countryside between Colchester and Horkesley, which would fail to maintain the landscape character of the Borough. Development of this Greenfield site will affect landscape quality and biodiversity.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	0	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	?	As with objective 4, the extent to which this site will reduce the need to travel, and therefore reduce pollution and greenhouse gas emissions, will depend on whether adjacent sites are also developed, thereby providing a mix of uses in close proximity. This Greenfield site will come forward towards the latter part of the plan period, by this time Building Regulations will require a certain level of the code for sustainable homes to be adhered to, which will result in improved water use, reduced carbon emissions, sustainable materials, provision of space for recycling, renewable energy technologies, etc.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This site will contribute to delivering the minimum housing provision, including provision of affordable housing units, and is located within the broad area of search for the North Colchester growth area. Whilst in general Greenfield development within

this growth area will help to promote regeneration this site is approximately 0.7 miles, as the crow flies, from the edge of this site to the edge of the major regeneration site at Severalls Hospital. This site will therefore fail to promote regeneration as it is detached from the north Colchester regeneration area in distance and also by the A12. The extent to which this site will reduce the need to travel and reduce car dependence depends upon whether adjacent Greenfield sites are developed. As this site is somewhat detached from the north Colchester regeneration area if it were developed independent of adjacent sites it would fail to reduce the need to travel as residents would be required to travel for services/ facilities. However, if the proposed Greenfield sites to the west and south of this site are developed numerous services/ facilities would be required to ensure a sustainable community. Although there is residential development to the north and west of the site, the south and east of the site are very open and development of this site would encroach on countryside between Colchester and Horkeley, which would fail to maintain the landscape character of the Borough and set a precedent for further development outside the area constrained by the A12, which acts as a physical barrier to development.

Recommendation

It is recommended that this site is not allocated for development.

Site: SO33 – Land at Furze Hill, Warren Lane (4 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Stanway shall be provided as affordable housing. This site can be expected to deliver approximately 160 dwellings, which would result in 56 affordable dwellings. This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility. Those sites that have moderate accessibility, as this site does, will deliver densities of 40 dph. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a moderate accessibility will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. This site is detached from the built up area of Stanway, however the site in-between is suggested for residential development. If the site to the north is developed this site will be connected to Stanway and residents will have good access to their needs. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	I	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	?	This site is adjacent to an area of land that the quarry have identified for future expansion. Development of this site could prejudice the future of the quarry. The encouragement of live work development and home based businesses will depend upon implementation.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	?	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	

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	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	I	This site is detached from the built up area of Stanway, however the site in-between is suggested for residential development. If the site to the north is developed this site will be connected to Stanway and will form part of the Stanway Growth Area. It will therefore benefit from the comprehensive development of this area. Cycle/ pedestrian paths within the site will be linked to paths outside the site, making sustainable travel a realistic option. If the site to the north is not developed this site will have a negative impact on this objective. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	I	
	- Will it improve sustainable transport infrastructure and linkages?	I	
	- Will it reduce dependence on car travel?	I	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	I	A site of this size will deliver new community and recreational facilities to support new residents and if the site to the north is developed sustainable linkages will be made to other facilities already within Stanway and coming forward as part of the development of this growth area.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this site will help to protect the historical and cultural assets of Stanway by reducing the need to develop close to Gosbecks Park. All development will affect the character and attractiveness of the Borough and as a Greenfield site development here will affect the settlement boundary of Colchester.
	- Will it protect and enhance the historic and cultural assets of the Borough?	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	The development of this Greenfield site will affect environmental quality, biodiversity and landscape quality. The site is currently covered by mature

resources and the biodiversity of the Borough.	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	○	trees and is likely to have a high biodiversity value.
	- Will it protect and improve the biodiversity resource of the Borough?	--	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	--	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	-/!	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	!	If the site to the north is developed and sustainable linkages are made this site should reduce pollution and greenhouse gas emissions. As a Greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	
Habitat Regulations Assessment			
This site will not directly affect a European site.			
Summary			
The sustainability of this site in terms of availability of services/ facilities and transport links is very much linked to the development of the site to the north (reference S070). In the absence of development at the northern site this site will be detached from the built up area of Stanway and will be unlikely to provide sustainable transport linkages. Although this site may appear to be a logical expansion to Stanway (providing the site to the north is developed), this site is covered by mature trees and is therefore of high biodiversity value. Additionally the site is adjacent to an area identified by the quarry for future expansion and so development of this site may affect the future of the quarry. Furthermore this site and the site to the north are separated by a small road, this is of a rural nature and acts as a natural barrier to further development south of the existing built up area.			
Recommendation			
This site should not be allocated for development.			

**Site: S072 – Land between Warren Lane and Dyers Road (also HLA 163 & SRH 5) (0.53 hectares)
Proposed Use: Residential**

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Stanway shall be provided as affordable housing. This site can be expected to deliver approximately 21 dwellings, which would result in 7 affordable dwellings. This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility. Those sites that have moderate accessibility, as this site does, will deliver densities of 40 dph. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a moderate accessibility will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	

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2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration. This site is detached from the built up area of Stanway, although if the proposed site to the north (reference S070) is developed it will become connected to Stanway and with sustainable transport links will provide people with good access to their needs. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	I	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	As a residential development this site will have no impact on this objective. The encouragement of live work development and home based businesses will depend upon implementation.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	I	This site is detached from the built up area of Stanway and if development takes place residents will be unlikely to use sustainable forms of transport. However, if the site to the north is developed (reference S070) the site will become connected to the built up area of Stanway, which will encourage residents to use sustainable forms of transport and reduce car dependence. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	I	
	- Will it improve sustainable transport infrastructure and linkages?	I	
	- Will it reduce dependence on car travel?	I	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	I	If the site to the north is developed (reference S070) the site will become connected to the built up area of Stanway, which will provide equitable access to existing facilities within Stanway and new facilities which will be provided as part of the development of this large site. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public	- Will attractive and safe public spaces be created?	++	As a major housing development 10% of the site area will be provided as open space, which will

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spaces and reduce crime.	- Will actual crime be reduced?	+	ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	Development of this site will help to protect the historical and cultural assets of Stanway by reducing the need to develop close to Gosbecks Park. This site is located outside of the built up area of Stanway fronting a busy road. Although there are two dwellings facing the road these are set back from the highway and screened by hedges, the more intensive development of this site would be detrimental to this gateway into Stanway.
	- Will it protect and enhance the historic and cultural assets of the Borough?	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	This site is located outside of the built up area of Stanway fronting a busy road. Although there are two dwellings facing the road these are set back from the highway and screened by hedges, the more intensive development of this site would be detrimental to the landscape character of this gateway into Stanway. There are numerous hedgerows on the site, the loss of which will adversely affect biodiversity.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	0	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	0	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	I	This site is detached from the built up area of Stanway and without the development of the site to the north (S070) residents will be unlikely to use sustainable transport methods and pollution and greenhouse gas emissions will fail to decrease. As a Greenfield site the site should come forward post 2016 by which time level 6 of the code for sustainable homes must be complied with, which will ensure that water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable. Existing buildings on the site will be demolished, which will fail to reuse existing resources.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

The sustainability of this site is largely dependent on the site to the north (S070). If this larger site is developed this site will become connected to the built up area of Stanway and will benefit from sustainable transport linkages into Stanway, which will provide residents with equitable access to their needs. However, if this larger site is not developed future residents will be detached from Stanway and car dependence will fail to reduce. Open space and affordable housing will be expected, however owing to the size of the site other facilities are unlikely. Warren Lane is a gateway into Stanway and development here will be prominent and therefore detrimental to the rural nature of this area. There are numerous hedgerows on the site which are of importance for nature conservation and their loss would be detrimental to the biodiversity resource of the Borough.

Recommendation

This site should not be allocated for development.

Site: S076 – Land at Chitts Hill (6.67 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impa	General Evaluation
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1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility. Those sites that have moderate accessibility, as this site does, will deliver densities of 40 dph. This site can be expected to provide approximately 266 homes, which would result in 93 affordable housing units. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a moderate accessibility will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations (code for sustainable homes). As a Greenfield site this site is likely to come forward post 2016 by which time all homes will be required to be code level 6.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This Greenfield site is not located within a regeneration or growth area and so will fail to promote regeneration. It is located on the edge of a small existing built up area and so future residents are unlikely to benefit from directly adjacent facilities, but will benefit from development within the Stanway growth area. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	O	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective. Live work units and home based working may be encouraged, although this will depend upon implementation.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This site is not located within the Stanway growth area and is detached from the growth area by the A12. A small residential development is located in-between the site and the A12, however this area is not served by a mix of uses and therefore future residents will be required to travel for services/ facilities. Pedestrian and cycle access to the built up area south of the A12 is poor and users are unlikely to view it as a realistic option. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	?	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Although the Stanway growth area is located close to the site it is separated by the A12 and therefore future residents will not be provided with equitable access to a range of facilities. Those

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	- Will it help stem the outmigration of skilled younger residents	○	without a car will be discriminated against. As a major housing development 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough.
	- Will it provide improved skills and knowledge in the workplace?	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	○	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	The A12 acts as a natural barrier to development, thereby containing the town. This site is located to the north of the A12 and will set a precedent for further development in the open countryside, to the detriment of the established pattern of development.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of Greenfield sites inevitably affects environmental quality, biodiversity and landscape quality. This site is located to the north of the A12 and will set a precedent for further development in the open countryside, to the detriment of the landscape character of the Borough.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	○	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	!	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	As the site is detached from the Stanway growth area future residents will likely drive to access their needs, which will fail to reduce pollution and greenhouse gas emissions. As part of the code for sustainable homes, which will come forward as part of changes to the Building Regulations, water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	++	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment
This site will not directly affect a European site.
Summary
This greenfield site is not located within a regeneration or growth area and so will fail to promote regeneration and benefit from comprehensive mixed use development. It is located on the edge of a small existing built up area and so future residents are unlikely to benefit from directly adjacent facilities, but will benefit from development within the Stanway growth area, to the south of the A12. However, pedestrian and cycle access to the south of the A12 is poor and users are unlikely to view it as a realistic option. Therefore equitable access will not be provided and car dependence will not be reduced, which will increase pollution and greenhouse gas emissions. The A12 acts as a natural barrier to development, thereby containing the town. This site is located to the north of the A12 and will set a precedent for further development in the open countryside, to the detriment of the established pattern of development and landscape character.
Recommendation
It is recommended that this site is not allocated for development.

Site: S260 – Land at Gosbecks Farm (9.91 hectares)

Proposed Use: Mixed use

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	The site is proposed as a mixed use site, which will include residential. As a Greenfield site development is likely to come forward post 2016, by this time new dwellings will be required to be zero carbon in accordance with the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	This site falls within the broad area of search for the Stanway growth area. Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area and so development of this site will fail to promote regeneration and may even divert investment from the Council's regeneration areas. This site is located adjacent to the existing settlement boundary; access to public transport routes and a range of employment uses is good. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	-	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This mixed use option will accommodate employment development and economic growth to contribute to this figure.
	- Will it support the vitality and viability of town centres?	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	
	- Will it help retain exiting businesses?	0	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?		
	- Will it encourage micro and small businesses?		
	- Will it encourage home based businesses?		
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and	- Will it reduce the need to travel?	0	This site is close to employment uses and is proposed as a mixed use site, which will encourage sustainable travel and reduce car
	- Will the levels of sustainable travel increase?	+	

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reduce the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	?	dependence. This site is some distance from other Greenfield sites proposed as part of the Stanway growth area and so sustainable links to these other sites may not be delivered. PPG13 states that travel plans should be submitted for all major developments.
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	This site will deliver a mix of uses and new community facilities to support users of the site. As a Greenfield site the provision of new community/ recreation facilities may be more viable than a brownfield site.
	- Will it help stem the outmigration of skilled younger residents	0	
	- Will it provide improved skills and knowledge in the workplace?	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	0	
	- Will it help reduce levels of deprivation across the Borough?	0	
	- Will it improve access to vocational training, education and skills for young people?	0	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	As a major housing development 10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	Gosbecks Archaeological Park is located partly within the site and development will therefore affect this archaeological important and historic site. Furthermore a listed building is located within the site, which may be affected by development.
	- Will it protect and enhance the historic and cultural assets of the Borough?	--	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	--	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will affect landscape character, environmental quality and biodiversity. This site is on the southern edge of the town and there is no development further south or either side.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	0	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	As a Greenfield site this site is likely to come forward post 2016. By this time level 6 of the code for sustainable homes will be required; water use will become more efficient, recycling facilities will be provided, renewable energy will be provided and construction materials will be more sustainable. Furthermore renewable energy technologies are likely to be more viable on Greenfield sites.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	
Habitat Regulations Assessment			
This site will not directly affect a European site.			
Summary			
This site will deliver a mix of uses and will contribute to the Borough's housing and employment targets. This site falls within the broad area of search for the Stanway growth area. Although Stanway is allocated as a Growth Area in the Borough, it is not a regeneration area. This site is located adjacent to the existing settlement boundary; access to public transport routes and a range of employment uses is good. However, the site is some distance from other Greenfield sites proposed as part of the Stanway growth area and equitable access may not be provided to these sites. This site will deliver a mix of uses and new community facilities to support users of the site and as a Greenfield site the provision of new community/ recreation facilities may be more viable than a brownfield site. However, the development of this Greenfield site will affect landscape character, environmental quality and biodiversity. The site is on the southern edge of the town and there is no development further south or either side. Gosbecks Archaeological Park is located partly within the site and development will therefore affect this archaeological important and historic site.			
Recommendation			
As this site is partly included within Gosbecks Archaeological Park it should not be allocated for development.			

Site: S294 – Land at Evergreen House and D. Hollick Car Sales (0.56 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This site will contribute to delivering the minimum housing provision of 17,100 homes by 2021 and 1,710 homes by 2023 in accordance with the East of England Plan. The Core Strategy sets out indicative densities for different locations based on their accessibility. Those sites that have moderate accessibility, as this site does, will deliver densities of 40 dph. This site can be expected to provide approximately 22 homes, which would result in 7 affordable housing units. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. Sites with a moderate accessibility will secure the most diverse range of housing.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	This is a previously developed site and so development here will reduce the need for development on Greenfield land. The site is located adjacent to the Stane Park proposed employment site and Tollgate retail centre and so future residents will be provided with good access to their employment and retail needs. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	++	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	-	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This site was previously used as an employment site and the loss of this site for housing will fail to improve the delivery of employment. Employment development surrounds this site and the allocation of this site as residential use may place pressure
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	

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	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	on adjacent employment sites.
	- Will it help retain exiting businesses?	-	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	This site is located within an existing built up area and is adjacent to Stane Park and Tollgate, development here will therefore reduce the need to travel. As a small site it is uncertain whether or not development will contribute to sustainable transport infrastructure. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	+	
	- Will it improve sustainable transport infrastructure and linkages?	?	
	- Will it reduce dependence on car travel?	+	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	As the site is located within the built up area of Stanway it will provide equitable access to a variety of services and facilities. Although as a small site new community facilities are unlikely to be delivered on-site. 10% of the site area will be provided as open space, which will increase the amount of open space in the Borough.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	10% of the site area will be provided as open space, which will ensure the creation of safe public spaces. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this site will help to protect the historical and cultural assets of west Stanway by reducing the need to develop close to Gosbecks Park. As this is a previously developed site it will reduce pressure for development on Greenfield sites, which are likely to affect the character of Stanway. The site is located within an employment/ retail area and residential development would be out of character with the
	- Will it protect and enhance the historic and cultural assets of the Borough?	+	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	

	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	O	immediate area.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	+	As this is a previously developed site it will reduce pressure for development on Greenfield sites, which will be likely to affect the landscape character of Stanway. Although brownfield sites can have high biodiversity value this site is in use and so the biodiversity value will be low.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	+	
	-Will it protect and improve the biodiversity resource of the Borough?	O	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	+	
	-Will it improve environmental quality in terms of water air and soil quality?	+	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	As a well connected site pollution levels and greenhouse gas emissions will be reduced as the need to travel will be reduced. Although low carbon development is encouraged by the Council if this site comes forward prior to 2010 a level of the code for sustainable homes will not need to be complied with and so renewable energy may not be provided.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	?	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+/I	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This is a previously developed site and so development here will reduce the need for development on Greenfield land, which will help to ensure the protection of the landscape character and biodiversity. The site is located adjacent to the Stane Park proposed employment site and Tollgate retail centre and so future residents will be provided with good access to their employment and retail needs. However, the development of this site for housing will result in the loss of an employment site, which will be detrimental to the Council's target of contributing to the 20,000 jobs in the Haven Gateway over the plan period. Furthermore, it will place pressure on adjacent employment sites and would be out of character with the immediate area.

Recommendation

It is recommended that this site is not allocated for residential development.

Site: 15b – Land north of A120, abutting Great Tey Road and Church Lane (158.1 hectares) Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	Development of this site will contribute to the Boroughs housing figures, including affordable housing. Extensive development of greenfield locations may increase the viability of affordable housing provision. A range of housing will be provided, however not everyone will want to live in a rural area. As a Greenfield site development is likely to come forward post 2016 when zero carbon homes will be required in accordance with changes to Building Regulations.
	-Will it deliver the number of houses needed to support the growing population?	++	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This option involves greenfield development and will fail to promote regeneration. Indeed large scale development here may even take investment away from regeneration and growth areas. Village development will fail to optimise accessibility and most future residents would commute to Colchester Town and other regional centres for services/ facilities. Part of the site is located in flood zone 3 and so will fail to reduce the risk of flooding.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	-	

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3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	As a large site facilities will be required to support residential development, for example schools and recreational facilities. Such facilities will provide new jobs. Marks Tey is a village and so development at this location will help to sustain the rural economy.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	Allowing housing in villages and rural areas were services are limited will increase car dependency and undermine objective of achieving sustainable travel behaviours. PPG13 requires Travel Plans to be prepared for all major development.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Equitable access will not be provided to a range of services/ facilities as future residents will rely on services/ facilities in Colchester town. Those without a car will find it difficult to access facilities. Development of this size will deliver community facilities and open space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	All development will be required to provide attractive and safe open space and more land is likely to be developed as open space on Greenfield land. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	Development of this Greenfield site will adversely affect the character of the settlement. Development of this site would more than double the amount of dwellings in Marks Tey.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Development of this Greenfield site will affect landscape character, environmental quality and biodiversity. A development of this size could incorporate measures to enhance biodiversity. The site is adjacent to Marks Tey Brickpit SSSI and development would be likely to have an adverse impact on this site owing to increased disturbance.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	--	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	!	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	Future residents will need to travel to meet their needs and so pollution and greenhouse gas emissions from transport will increase. As a Greenfield site it will come forward for development post 2016 and will therefore be subject to level 6 of the code for sustainable homes, which requires more efficient water use, provision of recycling facilities, renewable energy and construction materials. Furthermore as a Greenfield site the provision of renewable energy technologies will be more viable than for a brownfield site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

Development of this site will contribute to the Boroughs housing figures, including affordable housing. Development of large Greenfield sites is likely to increase the viability of affordable housing and renewable energy provision. However, as a Greenfield site this option fails to promote regeneration and may even direct investment away from the regeneration and growth areas. Part of the site is located in flood zone 3 and the site is adjacent to Marks Tey Brickpit SSSI. Development at this location will fail to optimise accessibility and most future residents would commute to Colchester town and other regional centres for services/ facilities. This will increase car dependency and undermine the objective of achieving sustainable travel behaviours. Development of this Greenfield site will adversely affect the character of the settlement, almost doubling the amount of dwellings in Marks Tey.

Recommendation

It is recommended that this site is not allocated for development.

Site: 45 – Land west of Irvine Road

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	As set out in the Core Strategy 35% of units on sites of 10 dwellings or more in Colchester Town shall be provided as affordable housing. A site of this size can expect to deliver approximately 22-29 dwellings, which would result in 8-10 affordable housing units. The Council intend to secure a range of housing types and tenures on all sites in order to create inclusive communities and the Core Strategy sets out housing types suitable to different locations based on accessibility. This site is of moderate accessibility
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	+	

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			and so will secure the most diverse range of housing. Sustainable construction methods will come forward as part of changes to the Building Regulations. From 2010 all new homes will be required to meet code level 3 of the code for sustainable homes and so the extent to which development of this site will provide good quality and sustainable housing will depend upon implementation.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	This site is not located within one of the Council's regeneration areas and is Greenfield land and so it will fail to promote regeneration. Although as this site is located within an existing community accessibility is good and people will live in close proximity to services and facilities. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	+	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	The site will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	This site is located within an existing residential area, which is approximately a mile away from the town centre. As a predominantly residential area there are limited services/ facilities/ employment opportunities in close proximity to the site. Although the town centre is relatively close by it is likely that many residents will still choose to use the private car to access services/ facilities. PPG13 states that travel plans should be submitted for all major developments and those smaller developments that are likely to have significant transport implications.
	- Will the levels of sustainable travel increase?	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	O	
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	As an existing residential area there are existing educational, health, recreational and community facilities close by. Although as explained in the previous section the site is located within a residential and not a mixed use area and so the amount of facilities close by is limited. The site is currently open space and so its loss will fail to maintain the levels of open space and recreational facilities within the Borough.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the	--	

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	Borough?		
	- Will it support healthy lifestyles?	○	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	○	As a major housing development 10% of the site area will be provided as open space. Although development of the site will result in the loss of a public open space.
	- Will actual crime be reduced?	○	
	- Will the fear of crime and actual crime be reduced?	○	
	- Will it encourage crime sensitive design?	○	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	Development of this site will protect the settlement pattern as it will reduce pressure on sites at the edge of the town. However, this site is currently open space and its development will affect the character and attractiveness of this area. Furthermore development of this area is in a linear form and this site would fail to conform with this established pattern.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	○	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	This is a local wildlife site and development would adversely affect this site.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	--	
	- Will it protect and improve the biodiversity resource of the Borough?	--	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	-	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	○	The provision of renewable energy technologies and low carbon techniques/ materials will depend upon when the site is implemented. If it is post 2010 it will be required to adhere to code level 3 of the code for sustainable homes, which will result in more sustainable housing than current standards.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	!	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	!	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This site will contribute to the Boroughs housing figures and will reduce pressure for development on sites at the edge or outside of the town, which will benefit the settlement pattern. As the site is located within an established residential area it will benefit from existing services/ facilities. Although the area is not mixed use and is approximately a mile from the town centre and so it is likely that residents will need to travel to access their needs. The site is not located within one of the Council's regeneration areas and is Greenfield land and so it will fail to promote regeneration. The site is currently open space and so its loss will fail to maintain the levels of open space and recreational facilities within the Borough. This site has recently been designated as a local wildlife site and its loss would affect the Borough's biodiversity resource.

Recommendation

It is recommended that the site be safeguarded as open space.

**Site: S065 – Land at Hare and Hounds Public House, Birch
Proposed Use: Tourist accommodation with swimming pool and gym**

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	This site is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration. As a previously developed site it will reduce the need for development on Greenfield land. The proposal will provide local residents with good access to their recreational needs. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	O	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will provide new jobs, which will contribute to this figure. New development in Birch will help to sustain the rural economy, although new build will be required rather than the re-use of an existing building. However, tourism and leisure are identified in PPS6 as town centre uses and so the development of these uses at alternative sites will fail to support the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	-	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This option may reduce the need for local residents to travel to recreation facilities; however as a rural location other users of the site will need to travel by private car. A development of this scale is unlikely to result in improvements to the sustainable transport infrastructure. As an employment development a Travel Plan will likely be required for this development at the planning application stage.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	As a rural site equitable access will not be provided to this use. Although those living within the village will be able to walk to the facility, other users will be left with little option other than the private car. A new gym and swimming pool will support healthy lifestyles.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the	O	

	workplace?		
	- Will it deliver a range of community facilities at the most appropriate locations?	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	++	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	○	This proposal will have a neutral impact on this objective.
	- Will actual crime be reduced?	○	
	- Will the fear of crime and actual crime be reduced?	○	
	- Will it encourage crime sensitive design?	○	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	New build is very likely to be required as part of this option, which will affect the rural character of this area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	The site is on the edge of the village and although the site is considered previously developed as part of the curtilage of the public house, the majority of the site is not covered by built development and so this proposal will impact on landscape character. A SINC is located opposite the site and a more intensive use for this site has the potential to affect that site. The proposal will fail to improve soil and air quality. Water resources will be affected as the use is a water intensive use.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	?	
	- Will it protect and improve the biodiversity resource of the Borough?	○	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	○	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	This option may reduce the need for local residents to travel to recreation facilities; however as a rural location other users of the site will need to travel by private car, which will increase air pollution and greenhouse gas emissions. The proposed use is an intensive resource (particularly water) use. A development of this scale is unlikely to increase the use of renewable energy technologies and sustainable design and construction.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	-	
	- Will it reduce, reuse and recycle resources and minimise waste?	-	
	- Will it encourage more low carbon developments in the Borough?	-	
Habitat Regulations Assessment			
This site will not directly affect a European site.			
Summary			
This site is located within a village and will therefore fail to promote regeneration and support the vitality and viability of the town			

centre. As a prominent site on the edge of the village the development of a hotel, gym and swimming pool on this site will affect the landscape character and may affect the adjacent SINC. The proposal will provide local residents with good access to their recreational needs and support healthy lifestyles; however other users of the site will need to travel by private car. The proposed use is an intensive resource (particularly water) use.

Recommendation

It is recommended that the site is not allocated for this use.

Site: S065 – Land at Hare and Hounds Public House, Birch

Proposed Use: Office space

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	This site is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration. As a previously developed site it will reduce the need for development on Greenfield land. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	O	
	- Will the densities make efficient use of land?	O	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will provide new jobs, which will contribute to this figure. New development in Birch will help to sustain the rural economy, and sites such as these are cheaper than business parks and employment zones so may be more desirable to new and small businesses. However, offices are identified in PPS6 as a town centre use and so development at this location will fail to support the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	--	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	+	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	?	Accessibility is poor and so workers who live outside of Birch will be forced to use the private car for journeys. However, employment development on this site could provide local employment, thereby reducing the need for village residents to travel. A development of this scale is unlikely to result in improvements to the sustainable transport infrastructure. As an employment development a Travel Plan will likely be required for this development at the planning application stage.
	- Will the levels of sustainable travel increase?	?	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	?	
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and	- Will it provide equitable access to education, health, recreation	O	Employment development within the village may help to stem the outmigration of younger

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health of the Borough's population	and community facilities?		residents.
	- Will it help stem the outmigration of skilled younger residents	+	
	- Will it provide improved skills and knowledge in the workplace?	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will it improve access to vocational training, education and skills for young people?	O	This proposal will have a neutral impact on this objective.
	- Will attractive and safe public spaces be created?	O	
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it encourage crime sensitive design?	O	The extent to which the proposal will impact on the character and attractiveness of the settlement will depend on the scale of the development and design.
	- Will it protect Colchester's historic core?	O	
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	The site is on the edge of the village and although the site is considered previously developed as part of the curtilage of the public house, the majority of the site is not covered by built development and so this proposal will impact on landscape character. A SINC is located opposite the site and a more intensive use for this site has the potential to affect that site. The proposal will fail to improve environmental quality.
	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	-	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	O	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it enhance the borough's biodiversity resource	O	This option may reduce the need for local residents to travel to employment; however as a rural location other users of the site will need to travel by private car, which will increase air pollution and greenhouse gas emissions. A development of this scale is unlikely to increase the use of renewable energy technologies and
	- Will it reduce pollution and greenhouse gas emissions?	?	
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	

	- Will it encourage more low carbon developments in the Borough?	O	sustainable design and construction.
Habitat Regulations Assessment			
This site will not directly affect a European site.			
Summary			
This site is located within a village and will therefore fail to promote regeneration and support the vitality and viability of the town centre. As a prominent site on the edge of the village the development of office space on this site will affect the landscape character and may affect the adjacent SINC. The proposal will provide local residents with good access to employment and will be an attractive site for new and small businesses; however other users of the site will need to travel by private car.			
Recommendation			
It is recommended that this site is not allocated for employment development.			

Site: S068 – Land at Hare and Hounds Public House, Birch
Proposed Use: Residential care home for the elderly

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	O	A residential care home for the elderly and those suffering from dementia will help to meet the housing needs of these groups of the population.
	- Will it deliver the number of houses needed to support the growing population?	O	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-	This site is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration. As a previously developed site it will reduce the need for development on Greenfield land. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	+	
	- Will it provide people with good access to their needs?	O	
	- Will the densities make efficient use of land?	O	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will provide new jobs, which will contribute to this figure. New development in Birch will help to sustain the rural economy.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This option will fail to reduce the need to travel as the site is not served by a choice of means of transport and so those employed at the care home and visitors will need to use the car to access the site. Although it is accepted that the care home may provide jobs for village residents.
	- Will the levels of sustainable travel increase?	O	
	- Will it improve sustainable transport infrastructure and linkages?	-	

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	- Will it reduce dependence on car travel?	-	A development of this scale is unlikely to result in improvements to the sustainable transport infrastructure. As an employment development a Travel Plan will likely be required for this development at the planning application stage.
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Residents of the home will not have good access to a range of facilities as Birch is a small village.
	- Will it help stem the outmigration of skilled younger residents	0	
	- Will it provide improved skills and knowledge in the workplace?	0	
	- Will it deliver a range of community facilities at the most appropriate locations?	-	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	0	
	- Will it support healthy lifestyles?	0	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	n/a	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	0	The proposal will have a neutral impact on this objective.
	- Will actual crime be reduced?	0	
	- Will the fear of crime and actual crime be reduced?	0	
	- Will it encourage crime sensitive design?	0	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	The extent to which the proposal will impact on the character and attractiveness of the settlement will depend on the scale of the development, siting and design.
	- Will it protect and enhance the historic and cultural assets of the Borough?	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	I	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	The site is on the edge of the village and although the site is considered previously developed as part of the curtilage of the public house, the majority of the site is not covered by built development and so this proposal will impact on landscape character. A SINC is located opposite the site and a more intensive use for this site has the potential to affect that site. The proposal will fail to improve soil and air quality.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	?	
	- Will it protect and improve the biodiversity resource of the Borough?	0	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	0	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	0	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	Visitors to the care home and employees who do not live within the village will need to travel to the site by private car, which will increase air pollution and greenhouse gas emissions. A development of this scale is unlikely to increase the use of renewable energy technologies sustainable design and construction measures.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	-	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	-	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This option will help to meet the diverse housing needs of the Borough, however the site is located within a village and accessibility is poor. The majority of visitors and staff will be forced to travel by private car, which will increase congestion, air pollution and greenhouse gas emissions. Residents of the home will not be served by a range of services/ facilities, which can lead to isolation. The option fails to promote regeneration and support the vitality and viability of the town centre. Development is likely to affect the landscape character and may affect the adjacent SINC, although it is accepted that this is largely dependent on the scale of the proposal.

Recommendation

It is recommended that the site is not allocated for this use, however if it is concluded that the need for this type of housing outweighs the sustainability effects a good Travel Plan should be prepared, which fully considers sustainable travel to the site.

Site: S117 & S119 – Land at Marks Tey Station (18.61 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	Development of this site will contribute to the Boroughs housing figures, including affordable housing. Extensive development of greenfield locations may increase the viability of affordable housing provision. A range of housing will be provided, however not everyone will want to live in a rural area. As a Greenfield site development is likely to come forward post 2016 when zero carbon homes will be required in accordance with changes to Building Regulations.
	- Will it deliver the number of houses needed to support the growing population?	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This option involves greenfield development and will fail to promote regeneration. Indeed large scale development here may even take investment away from regeneration and growth areas. Village development will fail to optimise accessibility and most future residents would commute to Colchester Town and other regional centres for services/ facilities. Part of the site is located in flood zone 3 and so will fail to reduce the risk of flooding.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	As a large site facilities will be required to support residential development, for example recreational facilities. Such facilities will provide new jobs. Marks Tey is a village and so development at this location will help to sustain the rural economy.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	I	
	- Will it encourage micro and small businesses?	O	

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	- Will it encourage home based businesses?	I	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	Allowing housing in villages and rural areas where services are limited will increase car dependency and undermine the objective of achieving sustainable travel behaviours. However, as the site is directly adjacent to the railway station future residents may be encouraged to use the train. PPG13 requires Travel Plans to be prepared for all major development.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Equitable access will not be provided to a range of services/ facilities as future residents will rely on services/ facilities in Colchester town. Those without a car will find it difficult to access facilities. Development of this size will deliver community facilities and open space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	All development will be required to provide attractive and safe open space and more land is likely to be developed as open space on Greenfield land. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this Greenfield site will adversely affect the character of the settlement. The site is detached from the existing built up area of Marks Tey and so new development will fail to be integrated into the character of the village.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Development of this Greenfield site will affect landscape character, environmental quality and biodiversity. A development of this size could incorporate measures to enhance biodiversity. The site is adjacent to Marks Tey Brickpit SSSI and development would be likely to have an adverse impact on this site owing to increased disturbance.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	--	
	- Will it protect and improve the biodiversity resource of the Borough?	-	

	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	Future residents will need to travel to meet their needs and so pollution and greenhouse gas emissions from transport will increase. As a Greenfield site it will come forward for development post 2016 and will therefore be subject to level 6 of the code for sustainable homes, which requires more efficient water use, provision of recycling facilities, renewable energy and construction materials. Furthermore as a Greenfield site the provision of renewable energy technologies will be more viable than for a brownfield site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

Development of this site will contribute to the Boroughs housing figures, including affordable housing. Development of large Greenfield sites is likely to increase the viability of affordable housing and renewable energy provision. However, as a Greenfield site this option fails to promote regeneration and may even direct investment away from the regeneration and growth areas. Part of the site is located in flood zone 3 and the site is adjacent to Marks Tey Brickpit SSSI. Development at this location will fail to optimise accessibility and most future residents would commute to Colchester town and other regional centres for services/ facilities. This will increase car dependency and undermine the objective of achieving sustainable travel behaviours. Development of this Greenfield site will adversely affect the character of the settlement.

Recommendation

It is recommended that this site is not allocated for development.

Site: S141 - Land at Cymbeline Way Proposed Use: Hotel

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This Greenfield site is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration. Accessibility by private car is good, being adjacent to the A12, however accessibility by public transport is poor, therefore not everyone will be provided with good access to their needs. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	O	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	This option will provide new employment opportunities. However, it will fail to support the vitality and viability of the town centre as hotels are classed in PPS6 as a town centre use. Any development that directs investment away from the town centre will fail to support its vitality and viability. The Hotel Market Demand Study concluded that if an out of town site is required the North Colchester Growth Area would be most suitable due to the good public transport links to the town centre.
	- Will it support the vitality and viability of town centres?	-	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	

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	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This site is not accessible by a choice of means of transport, public transport links are poor and it is some distance away from the town centre and railway station (2.5km from the railway station). A Travel Plan would likely be required.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	As access to the site by a range of transport modes is poor equitable access will not be provided.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	n/a	
	- Will it support healthy lifestyles?	n/a	
	- Will it help reduce levels of deprivation across the Borough?	n/a	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	The area around and including this site acts as a green approach into Colchester, it is sensitive to change and any development here will adversely affect the character of the area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	- -	The area around and including this site acts as a green approach into Colchester, it is sensitive to change and any development here will adversely affect the landscape character of the area. Greenfield development inevitably affects biodiversity and environmental quality. A LoWS is located adjacent to the site and is likely to be affected if development takes place.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	- -	
	-Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	-Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	As accessibility by sustainable transport modes is poor the majority of users are likely to access the site via the private car, which will increase pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	O	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

A hotel use outside of the town centre would fail to support the vitality and viability of the town centre (PPS6 classes hotels as a town centre use). Furthermore the Hotel Market Demand Study concluded that if an out of town site is required the North Colchester Growth Area would be most suitable owing to the good public transport links to the town centre. This site is not accessible by a choice of means of transport, it is some distance from the town centre and approximately 2.5km from the railway station. The area around and including this site acts as a green approach into Colchester, it is sensitive to change and any development here will adversely affect the landscape character of the area. A SINC is located adjacent to the site and is likely to be affected if development takes place.

Recommendation

This site should not be allocated for development.

Site: S142 – Land at Wick Road, Langham (1.09 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This option will deliver housing to contribute to the Borough's housing target, including affordable housing. Although a range of housing types will be required, not everyone will want to live in a rural location. As a Greenfield site development is likely to come forward post 2016, by which time zero carbon homes will be required in accordance with level 6 of the code for sustainable homes.
	-Will it deliver the number of houses needed to support the growing population?	+	
	-Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	- -	This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a means of transport and is not surrounded by a range of services/ facilities. Therefore future residents will not be provided with good access to their needs. Although the Core Strategy sets out a minimum density of 30dph this density may not be achieved on this site as development will need to fit in with the character of the area. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	- -	
	- Will it provide people with good access to their needs?	- -	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective.

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and improve the vitality of town centres	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	There is poor public transport accessibility into Colchester and so the private car is likely to be used for the majority of journeys. The levels of sustainable travel will not increase. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	--	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	Equitable access to the site will not be provided as this is a rural location and the car will be needed for the majority of journeys. The scale of development proposed is unlikely to be of sufficient scale to provide adequate new services/facilities. 10% of the site area will be required to be provided as open space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	10% of the site area will be required to be provided as open space. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape	- Will it protect Colchester's historic core?	O	Residential development at this site would result in an extension of existing ribbon development in the countryside, which would adversely affect the

character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	O	rural character of the area.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will inevitably affect landscape quality and biodiversity. This is an area of open countryside and development here would be detrimental to the rural character of the area. The site is on the periphery of the Dedham Vale AONB and development may affect the landscape character of this designated area.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	-	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	This Greenfield site is in an isolated location and future users would use the private car for journeys, increasing the amount of pollution and greenhouse gas emissions. Renewable energy and low carbon design/ materials are likely to be incorporated into the development and as a Greenfield site such technologies are likely to be more viable than for brownfield sites.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This option will deliver housing to contribute to the Borough's housing target, including affordable housing and although a range of housing types will be required, not everyone will want to live in a rural location. This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a choice of means of transport and is not surrounded by a range of services/ facilities; equitable access will not be provided. Therefore future residents will not be provided with good access to their needs. Although the Core Strategy sets out a minimum density of 30dph this density may not be achieved on this site as development will need to fit in with the character of the area. Residential development at this site would result in an extension of existing ribbon development in the countryside, which would adversely affect the rural character of the area, landscape quality and biodiversity. For these reasons it is not considered that the alternative, to develop the site entirely for affordable housing, would be sustainable. However, a very small part of the site could possibly be suitable for a small scale affordable housing development in order to meet local needs only.

Recommendation

It is recommended that this site is not allocated for development.

Site: S143 and S144 – Land west of A12, Langham (9.08 hectares)

Proposed Use: Business Park and Park and Ride

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	These options will have no impact on this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that	- Will it promote regeneration?	--	This Greenfield site is not located within any of

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development is located sustainably and makes efficient use of land	- Will it reduce the need for development on greenfield land?	--	the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration and may take investment away from regeneration/ growth areas. The site is not accessible by a means of transport and will therefore fail to provide people with good access. The site is located in flood zone 1, which is no/low flood risk.
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	O	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will accommodate employment development and economic growth to contribute to this figure. However, employment opportunities will not be consistent with peoples employment needs as accessibility to the site is poor. Although park and ride may improve the vitality and viability of the town centre as part of the business park office use is proposed; offices are identified in PPS6 as a town centre use and so may be detrimental to the vitality and viability of the town centre. Although the site is located in a rural area it will not help to sustain the rural economy; as part of the work carried out for the Core Strategy the Council concluded that additional employment development in Langham would be inappropriate and that existing rural employment sites would be sufficient to meet local employment need. A business park at this location may be detrimental to existing rural employment sites in the area.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	-	
	- Will it help retain exiting businesses?	-	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	There is poor public transport accessibility into Colchester and so the private car is likely to be used for the majority of journeys. The levels of sustainable travel will not increase. Although a park and ride scheme will be an addition to the Borough's sustainable transport infrastructure network. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	+	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	Equitable access to the site will not be provided as this is a rural location and the car will be needed for the majority of journeys. The scale of development proposed is unlikely to be of sufficient scale to provide adequate new services/ facilities.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	Safe and attractive public spaces are required as part of business parks. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime.
	- Will actual crime be reduced?	+	

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	- Will the fear of crime and actual crime be reduced?	+	Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	A new business park and park and ride in this location would conflict with the rural character of the village. The scale is out of character with surrounding development and local roads are unsuitable for additional traffic generated by park and ride.
	- Will it protect and enhance the historic and cultural assets of the Borough?	0	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will inevitably affect landscape quality and biodiversity. This is an area of open countryside and development here would be detrimental to the character of the area. The site is on the periphery of the Dedham Vale AONB and development may affect the landscape character of this designated area.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	-	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	This Greenfield site is in an isolated location and future users would use the private car for journeys, increasing the amount of pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	0	
	- Will it reduce, reuse and recycle resources and minimise waste?	0	
	- Will it encourage more low carbon developments in the Borough?	0	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration and may direct investment away from regeneration/ growth areas. This option will accommodate employment development, however, employment opportunities will not be consistent with peoples employment needs as accessibility to the site is poor. Although park and ride may improve the vitality and viability of the town centre by making access more attractive new office development as part of the business park may be detrimental to the vitality and viability of the town centre. Although the site is located in a rural area it will not help to sustain the rural economy; as part of the work carried out for the Core Strategy the Council concluded that additional employment development in Langham would be inappropriate and that existing rural employment sites would be sufficient to meet local employment need. A business park at this location may be detrimental to existing rural employment sites in the area. A new business park and park and ride in this location would conflict with the rural character of the village; the scale is out of character with surrounding development and local roads are unsuitable for additional traffic generated by park and ride.

Recommendation

It is recommended that this site is not allocated for park and ride or business use.

Site: S145 – Land at School Road, Langham (1.81 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
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1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This option will deliver housing to contribute to the Borough's housing target, including affordable housing. Although a range of housing types will be required, not everyone will want to live in a rural location. As a Greenfield site development is likely to come forward post 2016, by which time zero carbon homes will be required in accordance with level 6 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a means of transport and is not surrounded by a wide range of services/ facilities. Therefore future residents will not be provided with good access to their needs. Although the Core Strategy sets out a minimum density of 30dph this density may not be achieved on this site as development will need to fit in with the character of the area. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	There is poor public transport accessibility into Colchester and so the private car is likely to be used for the majority of journeys. The levels of sustainable travel will not increase. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	--	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	Equitable access to the site will not be provided as this is a rural location and the car will be needed for the majority of journeys. Although there is a school and community centre adjacent to the site future residents will need to travel for all other services/ facilities. The scale of development proposed is unlikely to be of sufficient scale to provide adequate new services/ facilities. 10% of the site area will be required to be provided as open space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and	+	

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	recreational facilities in the Borough?		
	- Will it support healthy lifestyles?	○	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	10% of the site area will be required to be provided as open space. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	Residential development at this site would adversely affect the rural character of the area. Development would need to meet the Core Strategy's minimum density of 30dph, which would be out of character with this relatively dispersed rural area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will inevitably affect landscape quality and biodiversity. This is an area of open countryside and development here would be detrimental to the rural character of the area.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	○	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	
	- Will it enhance the borough's biodiversity resource		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	This Greenfield site is in an isolated location and future users would use the private car for journeys, increasing the amount of pollution and greenhouse gas emissions. Renewable energy and low carbon design/ materials are likely to be incorporated into the development and as a Greenfield site such technologies are likely to be more viable than for brownfield sites.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This option will deliver housing to contribute to the Borough's housing target, including affordable housing and although a range of housing types will be required, not everyone will want to live in a rural location. This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a choice of means of transport and although a school and community centre are located adjacent to the site it is not surrounded by a range of services/ facilities. Therefore future residents will not be provided with equitable access to their needs and the need to travel will not be reduced. The Core Strategy sets out a minimum density of 30dph; this density will be out of character with this relatively dispersed rural area. Development of this site would adversely affect the rural character of

the area, landscape quality and biodiversity.

Recommendation

It is recommended that this site is not allocated for development.

Site: S146 – Land at School Road, Langham (0.84 hectares) Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	This option will deliver housing to contribute to the Borough's housing target, including affordable housing. Although a range of housing types will be required, not everyone will want to live in a rural location. As a Greenfield site development is likely to come forward post 2016, by which time zero carbon homes will be required in accordance with level 6 of the code for sustainable homes.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a means of transport and is not surrounded by a wide range of services/ facilities. Therefore future residents will not be provided with good access to their needs. Although the Core Strategy sets out a minimum density of 30dph this density may not be achieved on this site as development will need to fit in with the character of the area. The site is located in flood zone 1, which is no/low flood risk.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	--	There is poor public transport accessibility into Colchester and so the private car is likely to be used for the majority of journeys. The levels of sustainable travel will not increase. PPG13 states that travel plans should be submitted for all major developments.
	- Will the levels of sustainable travel increase?	--	
	- Will it improve sustainable transport infrastructure and linkages?	--	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	Equitable access to the site will not be provided as this is a rural location and the car will be needed for the majority of journeys. Although there is a school opposite the site and a

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	- Will it help stem the outmigration of skilled younger residents	○	community centre close by future residents will need to travel for all other services/ facilities. The scale of development proposed is unlikely to be of sufficient scale to provide adequate new services/ facilities. 10% of the site area will be required to be provided as open space.
	- Will it provide improved skills and knowledge in the workplace?	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	○	
	- Will it help reduce levels of deprivation across the Borough?	○	
	- Will it improve access to vocational training, education and skills for young people?	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	10% of the site area will be required to be provided as open space. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	○	Residential development at this site would adversely affect the rural character of the area. If development meets the Core Strategy's minimum density of 30dph it would be out of character with this relatively dispersed rural area.
	- Will it protect and enhance the historic and cultural assets of the Borough?	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	The development of this Greenfield site will inevitably affect landscape quality and biodiversity. This is an area of open countryside and development here would be detrimental to the rural character of the area. The site is on the periphery of the Dedham Vale AONB and development may affect the landscape character of this designated area.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	-	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	
	- Will it enhance the borough's biodiversity resource		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	This Greenfield site is in an isolated location and future users would use the private car for journeys, increasing the amount of pollution and greenhouse gas emissions. Renewable energy and low carbon design/ materials are likely to be incorporated into the development and as a Greenfield site such technologies are likely to be more viable than for brownfield sites.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment
This site will not directly affect a European site.
Summary
This option will deliver housing to contribute to the Borough's housing target, including affordable housing and although a range of housing types will be required, not everyone will want to live in a rural location. This Greenfield site is not located within any of the Council's regeneration or growth areas; the development of the site will therefore fail to promote regeneration. The site is not accessible by a choice of means of transport and although a school is located opposite and a community centre is located close by the site is not surrounded by a range of services/ facilities. Therefore future residents will not be provided with equitable access to their needs and the need to travel will not be reduced. The Core Strategy sets out a minimum density of 30dph; this density will be out of character with this relatively dispersed rural area. Development of this site would adversely affect the rural character of the area, landscape quality and biodiversity. For these reasons it is not considered that the alternative, to develop the site entirely for affordable housing, would be sustainable. However, a very small part of the site could possibly be suitable for a small scale affordable housing development in order to meet local needs only.
Recommendation
It is recommended that this site is not allocated for development.

Site: S147 – Land at Choats Corner, Eight Ash Green (2.64 hectares)
Proposed Use: Residential and community use

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	Development of this site will contribute to the Boroughs housing figures, including affordable housing. A range of housing will be provided, however not everyone will want to live in a rural area. As a Greenfield site development is likely to come forward post 2016 when zero carbon homes will be required in accordance with changes to Building Regulations.
	- Will it deliver the number of houses needed to support the growing population?	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This option involves greenfield development and will fail to promote regeneration. Indeed development here may even take investment away from regeneration and growth areas, in particular the Stanway growth area. The site is adjacent to a cluster of housing with a school located at the centre. Future residents will not be provided with good access to their needs. Although the Core Strategy promotes a minimum density of 30dph it may be difficult to achieve this on this site as development will need to fit in with the character of the area.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	--	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	O	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more	- Will it reduce the need to travel?	--	As a Greenfield site, approximately 3km from

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sustainable travel behaviour and reduce the need to travel.	- Will the levels of sustainable travel increase?	--	Stanway, future residents will need to travel to access services/ facilities. This is a remote location and sustainable transport is unlikely to be a realistic option. Development of this site will increase car dependency and undermine the objective of achieving sustainable travel behaviours. PPG13 requires Travel Plans to be prepared for all major development.
	- Will it improve sustainable transport infrastructure and linkages?	--	
	- Will it reduce dependence on car travel?	--	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	--	Future residents will not be provided with equitable access to their needs as this is a rural site, some distance from Colchester town. This option proposes a new community facility and open space will also be required as part of the residential element.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	All development will be required to provide attractive and safe open space and more land is likely to be provided as open space on Greenfield land. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this Greenfield site will adversely affect the character of this settlement. This is a small rural settlement and development of this site would constitute a significant expansion.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Development of this Greenfield site will affect landscape character, environmental quality and biodiversity. Residential development here would be out of character with the surrounding area and encroach into the countryside. Development proposals could incorporate measures to enhance biodiversity, particularly as part of the community use.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	O	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	--	

	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	--	As a mix of uses is not proposed or provided in the immediate vicinity future residents will need to travel into Colchester town and other regional centres and so pollution and greenhouse gas emissions from transport will increase. As a Greenfield site it will come forward for development post 2016 and will therefore be subject to level 6 of the code for sustainable homes, which requires more efficient water use, provision of recycling facilities, renewable energy and construction materials. Furthermore as a Greenfield site the provision of renewable energy technologies will be more viable than for a brownfield site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	+	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

Development of this site will contribute to the Boroughs housing figures and a range of housing will be provided, however not everyone will want to live in a rural location. A community use will be provided in addition to residential development, which will also benefit existing residents. However, this option involves Greenfield development and will fail to promote regeneration. The site abuts a small residential settlement with a school located at the centre. Future residents will not be provided with equitable access to services/ facilities, with Stanway approximately 3km away. This is a remote location and coupled with the busy roads, sustainable transport is unlikely to be a realistic option. Although the Core Strategy promotes a minimum density of 30dph it may be difficult to achieve this on this site as development will need to fit in with the character of the area and so the most efficient use of land may not be made. Residential development here would be out of character with the surrounding area and encroach into the countryside. This is a small rural settlement and development of this site would constitute a significant expansion. Development as a rural exceptions site would also be unacceptable for the same reasons, however if a local need for affordable housing is identified it is considered that a small part of the site could potentially be developed as affordable housing only, although this should come forward through the development control process.

Recommendation

It is recommended that this site is not be allocated for development.

Site: S246 – Land at Abbots Hall Plot 3 (5.78 hectares)

Proposed Use: Residential

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	Development of this site will contribute to the Boroughs housing figures, including affordable housing. Development of greenfield locations may increase the viability of affordable housing provision. A range of housing will be provided and as a Greenfield site development is likely to come forward post 2016 when zero carbon homes will be required in accordance with changes to Building Regulations.
	- Will it deliver the number of houses needed to support the growing population?	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	++	
	- Will it provide good quality and sustainable housing?	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This option involves greenfield development and will fail to promote regeneration. Indeed development here may even take investment away from regeneration and growth areas, in particular the Stanway growth area. The site is approximately 2/3 mile from the Stanway growth area and is separated by the railway line and A12 and so people will not be provided with good access to their needs.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	0	

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	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	O	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This site does not propose a mix of uses and is located in a predominantly residential area. Although the Stanway growth area is close by residents are unlikely to visit this site by sustainable modes of transport and so it is likely that this site will increase car dependency and undermine the objective of achieving sustainable travel behaviours. PPG13 requires Travel Plans to be prepared for all major development.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	Future residents will rely on development at Stanway to serve their needs, this site is detached from the Stanway growth area and so equitable access will not be provided. The site may deliver community facilities and will deliver open space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	?	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	+	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	All development will be required to provide attractive and safe open space and more land is likely to be provided as open space on Greenfield land. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	Development of this Greenfield site will adversely affect the character of the settlement. This site is located to the north of the A12 and is characterised by fairly low density ribbon development. Residential development here would be out of character with the surrounding area and encroach into the countryside.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance	O	

	(scheduled & unscheduled)?		
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Development of this Greenfield site will affect landscape character, environmental quality and biodiversity. Residential development here would be out of character with the surrounding area and encroach into the countryside. Development proposals could incorporate measures to enhance biodiversity.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	O	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	As a mix of uses is not proposed or provided in the immediate vicinity future residents will need to travel into Stanway or Colchester town and so pollution and greenhouse gas emissions from transport will increase. As a Greenfield site it will come forward for development post 2016 and will therefore be subject to level 6 of the code for sustainable homes, which requires more efficient water use, provision of recycling facilities, renewable energy and construction materials. Furthermore as a Greenfield site the provision of renewable energy technologies will be more viable than for a brownfield site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

Development of this site will contribute to the Boroughs housing figures, including affordable housing. This option involves greenfield development and will fail to promote regeneration, although Greenfield development is more likely to provide affordable housing and renewable energy technologies. This site does not propose a mix of uses and is located in a predominantly residential area. Although development in this location will benefit in part from the Stanway growth area as the site is approximately 2/3 mile from the growth area access will not be equitable. It is likely that this site will increase car dependency and undermine the objective of achieving sustainable travel behaviours. Development of this Greenfield site will adversely affect the character of the settlement. This site is located to the north of the A12 and is characterised by fairly low density ribbon development. Residential development here would be out of character with the surrounding area and encroach into the countryside.

Recommendation

It is recommended that this site is not allocated for development.

Site: S248 – Land to the south of The Rectory, Church Lane, Abberton (2.56 hectares)

Proposed Use: Leisure and recreation

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This is a Greenfield site and so it will fail to promote regeneration. However, development of this site as leisure/ recreation use will provide residents of Abberton with good access to a leisure/ recreation facilities. The site is in flood
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	+	

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	- Will the densities make efficient use of land?	O	zone 1, which is no/low risk of flooding.
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	O	A leisure/ recreation use will provide new jobs.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	O	
	- Will it encourage mixed use live /work developments?	n/a	
	- Will it encourage micro and small businesses?	n/a	
	- Will it encourage home based businesses?	n/a	
	- Will it provide adequate employment land attractive for new businesses?	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	This site is located on the edge of Abberton and development here will reduce the need for residents to travel outside of the village for their recreation and community needs. However, other users will need to travel and as sustainable transport links are poor there will be an increase in car use.
	- Will the levels of sustainable travel increase?	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	A sport/ leisure development at this site will provide equitable access for Abberton residents to leisure/ recreation facilities, although users living outside of the village will not be provided with equitable access. The option will increase the amount of recreational facilities within the Borough and promote healthy lifestyles.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	++	
	- Will it support healthy lifestyles?	++	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	?	As part of the development public spaces may be created.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	

	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	The site abuts the western boundary of the village and so development here will increase the size of the settlement, therefore altering its character. Although the extent of the affect on the character of the village will depend upon how much built development is proposed. A leisure/ recreational use could include predominantly outdoor sport facilities.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	I	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	Development at this location will affect the landscape character as this area is characterised by its openness. New built development will also affect environmental quality and biodiversity.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	O	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	Pollution and greenhouse gas emissions from transport will be reduced as residents will not need to travel outside of the village for recreational facilities, although users outside of the village will travel by car. The development could incorporate sustainable design measures and renewable energy technologies, although this is unlikely.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	?	
	- Will it reduce, reuse and recycle resources and minimise waste?	?	
	- Will it encourage more low carbon developments in the Borough?	?	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This is a Greenfield site and so it will fail to promote regeneration. However, development of this site as a leisure/ recreational use will provide residents of Abberton with good access to a leisure/ recreational facility, which will reduce the need for them to travel out of the village for such facilities. A leisure/ recreational use will provide new jobs and will promote healthy lifestyles. However, the site abuts the western boundary of the village and so development here may affect the open character of the area and will likely affect biodiversity and environmental quality. Leisure uses are a town centre use and in the first instance this type of use should be located in Colchester town centre.

Recommendation

It is recommended that this site is not allocated for development.

Site: S267 – Land at Marks Tey (157.32 hectares)

Proposed Use: Mixed Use

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	++	Development of this site will contribute to the Boroughs housing figures, including affordable housing. Extensive development of greenfield locations may increase the viability of affordable housing provision. A range of housing will be provided, however not everyone will want to live in a rural area. As a Greenfield site development is likely to come forward post 2016 when zero
	- Will it deliver the number of houses needed to support the growing population?	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	

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	- Will it provide good quality and sustainable housing?	++	carbon homes will be required in accordance with changes to Building Regulations.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	--	This option involves greenfield development and will fail to promote regeneration. Indeed large scale development here may even take investment away from regeneration and growth areas. Village development will fail to optimise accessibility and most future residents would commute to Colchester Town and other regional centres for services/ facilities.
	- Will it reduce the need for development on greenfield land?	--	
	- Will it provide people with good access to their needs?	-	
	- Will the densities make efficient use of land?	+	
	- Will it reduce the risk of flooding?	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	The East of England Plan requires Colchester to provide approximately 14,200 jobs to support the growing population and economy. This option will accommodate employment development as part of the mix of uses, which will contribute to this figure. Employment land on sites such as these are likely to be cheaper than sites in the town centre or in the business parks, which should help to support the growth of new local and micro/small businesses. For these reasons home based businesses may be encouraged, however care must be taken as this site is not very accessible be a choice of means of transport.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	+	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	+	
	- Will it encourage micro and small businesses?	+	
	- Will it encourage home based businesses?	+	
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	Marks Tey does not have a mix of uses and although this option proposes mixed use development future residents are still likely to need to travel into Colchester town and other regional centres for employment and some services/ facilities. This will increase car dependency and undermine the objective of achieving sustainable travel behaviours. PPG13 requires Travel Plans to be prepared for all major development.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	O	As a mixed use site services/ facilities will be provided on site, although future residents are still likely to need to travel into Colchester town for some services/ facilities. Development of this size will deliver community facilities and open space, although part of the site is currently allocated as amenity space.
	- Will it help stem the outmigration of skilled younger residents	O	
	- Will it provide improved skills and knowledge in the workplace?	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	+	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	O	
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public	- Will attractive and safe public spaces	++	All development will be required to provide attractive and safe open space and more land is

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spaces and reduce crime.	be created?		likely to be provided as open space on Greenfield land. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	
	- Will the fear of crime and actual crime be reduced?	+	
	- Will it encourage crime sensitive design?	++	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	0	Development of this Greenfield site will adversely affect the character of the settlement. The site acts as an open gateway into Marks Tey and development of this site would more than double the amount of dwellings in Marks Tey Marks Tey Hall is located within the site and development of this site may affect the setting of this listed building and curtilage listed buildings.
	- Will it protect and enhance the historic and cultural assets of the Borough?	?	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	--	Development of this Greenfield site will affect landscape character, biodiversity and environmental quality. A development of this size could incorporate measures to enhance biodiversity.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	0	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	Although a mixed use development is proposed future residents will need to travel into Colchester town and other regional centres and so pollution and greenhouse gas emissions from transport will increase. As a Greenfield site it will come forward for development post 2016 and will therefore be subject to level 6 of the code for sustainable homes, which requires more efficient water use, provision of recycling facilities, renewable energy and construction materials. Furthermore as a Greenfield site the provision of renewable energy technologies will be more viable than for a brownfield site.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	
	- Will it reduce, reuse and recycle resources and minimise waste?	+	
	- Will it encourage more low carbon developments in the Borough?	++	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

Development of this site will contribute to the Boroughs housing and employment figures, and may support small and new businesses. Development of large Greenfield sites is likely to increase the viability of affordable housing and renewable energy provision. However, as a Greenfield site this option fails to promote regeneration and may even direct investment away from the regeneration and growth areas. Development at this location will fail to optimise accessibility and most future residents would commute to Colchester town and other regional centres for services/ facilities, although it is accepted that as a mixed use site some services/ facilities will be provided on-site. This will increase car dependency and undermine the objective of achieving sustainable travel behaviours. Development of this Greenfield site will adversely affect the character of the settlement, almost doubling the amount of dwellings in Marks Tey. There are several listed buildings at the centre of the site and development may affect the character, appearance and setting of these buildings.

Recommendation

It is recommended that this site is not allocated for development.

Site: S279 – Old London Road, Marks Tey (0.32 hectares)

Proposed Use: Employment

Objectives	Assessment Criteria	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	
	- Will it provide good quality and sustainable housing?	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	- -	This Greenfield site is not located within any of the Council's regeneration areas; the development of the site will therefore fail to promote regeneration. As a village densities will need to be relatively low to ensure that the development fits in with the character of the village. The site is located in flood zone 1, which is no/low flood risk.
	Will it reduce the need for development on greenfield land?	- -	
	- Will it provide people with good access to their needs?	O	
	- Will the densities make efficient use of land?	?	
	- Will it reduce the risk of flooding?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	Employment development on this site will improve the delivery of employment and help new and small businesses. Employment land on sites such as these are likely to be cheaper than sites in the town centre or in the business parks, which should help to support the growth of new local and micro/small businesses.
	- Will it support the vitality and viability of town centres?	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	+	
	- Will it help retain exiting businesses?	O	
	- Will it support the growth of new local business?	+	
	- Will it encourage mixed use live /work developments?	O	
	- Will it encourage micro and small businesses?	+	
	- Will it encourage home based businesses?	O	
	- Will it provide adequate employment land attractive for new businesses?	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	-	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, employment development on this site could provide local employment, thereby reducing the need for village residents to travel. Additionally the site is close to the train station. It is likely that a Travel Plan will be required for this site.
	- Will the levels of sustainable travel increase?	-	
	- Will it improve sustainable transport infrastructure and linkages?	-	
	- Will it reduce dependence on car travel?	-	
	- Will more Travels Plans be developed	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	O	New employment land may help to stem the outmigration of younger residents. Development of the site would result in the loss of open space.
	- Will it help stem the outmigration of skilled younger residents	?	
	- Will it provide improved skills and knowledge in the workplace?	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	O	
	- Will it maintain and increase the levels of open space and	-	

	recreational facilities in the Borough?		
	- Will it support healthy lifestyles?	O	
	- Will it help reduce levels of deprivation across the Borough?	O	
	- Will it improve access to vocational training, education and skills for young people?	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	O	
	- Will the fear of crime and actual crime be reduced?	O	
	- Will it encourage crime sensitive design?	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	O	This site is located on the edge of Marks Tey, adjacent to the roundabout, and there is a recreational ground between this site and residential development to the west. Development of this site would adversely affect the openness of the road into Marks Tey, to the detriment of the settlement.
	- Will it protect and enhance the historic and cultural assets of the Borough?	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	-	Development of Greenfield land inevitably affects landscape character, biodiversity and environmental quality. There are numerous trees on the site, which are a habitat for numerous species.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	O	
	- Will it protect and improve the biodiversity resource of the Borough?	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	-	
	- Will it improve environmental quality in terms of water air and soil quality?	-	
	- Will it enhance the borough's biodiversity resource	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	It is likely that workers will travel to the site by private car as accessibility by sustainable modes of transport is fairly poor, this will increase pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	
	- Will it reduce, reuse and recycle resources and minimise waste?	O	
	- Will it encourage more low carbon developments in the Borough?	O	

Habitat Regulations Assessment

This site will not directly affect a European site.

Summary

This option will provide new jobs, which will benefit residents of Marks Tey. New businesses may be encouraged to use the site as rents may be cheaper than the town centre. However, workers living outside of the village will likely travel to the site by car as accessibility by sustainable modes of transport is relatively poor. Greater car use will increase congestion, air pollution and greenhouse gas emissions. As a Greenfield site it will fail to promote regeneration and will adversely affect biodiversity and environmental quality. The site is located on the edge of Marks Tey, adjacent to the roundabout, and there is a recreation ground between this site and residential development to the west. Development of this site would adversely affect the openness of the road into Marks Tey, to the detriment of the character of the settlement.

Recommendation

It is recommended that a site on the edge of Marks Tey is allocated for small scale employment. Further appraisal work at the next stage of the SA will determine which site is the most sustainable.

Site: S279 – Old London Road, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	This is a greenfield site, which will reduce the amount of greenfield land and fail to promote regeneration. SuDS will be required to ensure that the risk of flooding does not increase. Essex County Council Highways and the Highways Agency have stated that they are unlikely to support development at this location as it would intensify the use of the A120/London Road junction, which would be unacceptable on highway safety and capacity grounds.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Although development of this site would provide new employment land close to Marks Tey, this site is greenfield and would not involve the re-use of rural buildings as encouraged by PPS7. The Council's Employment Land Study recommends that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach were taken this site would be discounted as there is an existing employment area within close proximity to this site (ref. S120).
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	

	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, the site is close to the train station and employment development on this site could provide local employment, thereby reducing the need for residents of Marks Tey to commute.
	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	-	
	- Will it support healthy lifestyles?	n/a	O	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	This site is located on the edge of Marks Tey, adjacent to the roundabout, and there is a recreational ground between this site and residential development to the west. Development of this site would adversely affect the openness of the road into Marks Tey, to the detriment of the settlement character.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. There are numerous trees on the site, which are a habitat for numerous species. Marks Tey Brickpit SSSI is located approximately 150m to the north of the site; development here would be unlikely to affect the SSSI as it is separated by the A120 and development to north. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	-	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. However, development of this site is likely to increase congestion on the A120 and so pollution and greenhouse gas emissions are likely to increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	This is a greenfield site and whilst PPS7 supports the development of rural employment sites these should involve the re-use of rural buildings. The Council's Employment Land Study suggests that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach was taken by the Council this site would fail as there is a site in close proximity to the site (ref. S120). Development of this site is likely to significantly affect the A120/London Road, which would increase congestion and increase pollution. The site is a gateway into Marks Tey and so development here would adversely affect the character of the settlement. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.			
Recommendation	This site should not be allocated for development; it would adversely affect the highway network and the gateway into Marks Tey. Additionally, there is not capacity at Copford STW to cope with significant growth and there is a more sustainable site than this one in Marks Tey which should be allocated for development in preference to this site.			

Site: S118 – Land r/o Bridge Farm, Marks Tey				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	n/a	This option is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	n/a	
2. To ensure that	- Will it promote regeneration?	n/a	--	Although there is a dwelling on the site this site is predominantly undeveloped. SuDS will be

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	--	required to ensure that the risk of flooding does not increase. Essex County Council Highways and the Highways Agency have stated that they are unlikely to support development at this location as it would intensify the use of the A120/London Road junction, which would be unacceptable on highway safety and capacity grounds.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	?	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	+	PPS7 states that LPAs should identify in DPDs suitable sites for future economic development to facilitate healthy and diverse economic activity in rural areas. The re-use of rural buildings should be specifically supported and particularly rural buildings that are close to towns/villages. Although development of this site would provide new employment land close to Marks Tey and there is a dwelling on the site, this site is predominantly undeveloped and would not involve the re-use of rural buildings as encouraged by PPS7. The Council's Employment Land Study recommends that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach were taken this site would be discounted as there is an existing employment area within close proximity to this site (ref. S120).
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	+	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	+	
	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	+	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	+	
	- Will it encourage home based businesses?	n/a	O	
- Will it provide adequate employment land attractive for new businesses?	n/a	+		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	I	As a village location accessibility is relatively poor and so workers who live outside of the village will be forced to use the private car for journeys. However, the site is close to the train station and employment development on this site could provide local employment, thereby reducing the need for residents of Marks Tey to commute.

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	- Will the levels of sustainable travel increase?	n/a	I	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	I	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	O	New employment land may help to stem the outmigration of younger residents.
	- Will it help stem the outmigration of skilled younger residents	n/a	?	
	- Will it provide improved skills and knowledge in the workplace?	n/a	?	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	-	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	O	This option will have no impact on this objective.
	- Will actual crime be reduced?	n/a	O	
	- Will the fear of crime and actual crime be reduced?	n/a	O	
	- Will it encourage crime sensitive design?	n/a	O	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	O	This site is located on the western edge of Marks Tey and there is a recreational ground between this site and residential development to the west. Development of this site would

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	adversely affect the openness of the road into Marks Tey, to the detriment of the settlement character.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. There are numerous trees on the site, which are a habitat for numerous species. Marks Tey Brickpit SSSI is located approximately 150m to the north of the site; development here would be unlikely to affect the SSSI as it is separated by the A120 and development to north. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-	
	- Will it enhance the borough's biodiversity resource	n/a	I	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	-	Rural employment sites are intended to serve the village they are located in, which would reduce levels of commuting and therefore reduce pollution and greenhouse gas emissions. However, development of this site is likely to increase congestion on the A120 and so pollution and greenhouse gas emissions are likely to increase.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	O	
Summary	This is a predominantly undeveloped site and whilst PPS7 supports the development of rural employment sites these should involve the re-use of rural buildings. The Council's Employment Land Study suggests that new development in the countryside should be required to demonstrate that there are no disused buildings within a reasonable catchment area. If this approach was taken by the Council this site would fail as there is a site in close proximity to the site (ref. S120). Development of this site is likely to significantly affect the A120/London Road, which would increase congestion and increase pollution. The site is a gateway into Marks Tey and so development here would adversely affect			

	the character of the settlement. Anglian Water Services has advised that infrastructure improvements to the water supply networks may be required and there is insufficient capacity at Copford Sewage Treatment Works to cope with significant development. Although development of this site is unlikely to be classed as significant development, the cumulative impact of the three proposed rural employment sites in Marks Tey would be significant and so not all of these sites can be allocated due to wastewater capacity issues.
Recommendation	This site should not be allocated for development; it would adversely affect the highway network and the gateway into Marks Tey. Additionally, there is not capacity at Copford STW to cope with significant growth and there is a more sustainable site than this one in Marks Tey which should be allocated for development in preference to this site.

Site: S012/S158 – Land at Bull Lane, Tiptree				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	Whilst there are some buildings on this site it is predominantly a greenfield site and will not promote regeneration. The edge of this site is approximately 670 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. However, there are concerns regarding access to/from the site. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	-	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	O	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will result in the loss of the poultry farm.
	- Will it support the vitality and viability of town centres?	n/a	O	

centres	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	-	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	O	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.
	- Will the levels of sustainable travel increase?	n/a	O	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	O	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	

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	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree by extending development further south into the open countryside. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside	No loss of biodiversity	-	

	designated areas?			
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Whilst there are some buildings on this site it is predominantly a greenfield site and will not promote regeneration. Development of this site will result in the loss of the poultry farm. The edge of this site is approximately 670 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. However, there are concerns regarding access to/from the site. Furthermore, development of this site will adversely affect the character and attractiveness of Tiptree by extending development further south into the open countryside.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated for development.			

These two sites have been appraised together as they are adjacent to one another and the issues are very similar.

Site: S283 – Land off Birchwood Road and S045 – Land r/o 30 - 72 Newbridge Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These sites are large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6	I	

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		2016		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	These are greenfield sites and will not promote regeneration. The edge of site S283 is approximately 855 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and the edge of site S045 is approximately 925 metres away. 800 metres is considered to be a reasonable walking distance and so these sites will not provide future residents with good access to their needs. As these are greenfield sites SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	○	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	○	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	○	
	- Will it support the growth of new local business?	n/a	○	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	○	
	- Will it encourage home based businesses?	n/a	○	
- Will it provide adequate employment land attractive for new businesses?	n/a	○		
4. To achieve more sustainable travel	- Will it reduce the need to travel?	All development within 30	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will

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behaviour and reduce the need to travel.		minutes public transport of key facilities		be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a realistic walking distance.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the town centre equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
- Will it improve access to vocational training, education and skills for young people?	n/a	○		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	

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7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. Site S283 is directly adjacent to Birch Wood Local Wildlife Site, which is already suffering from recreational pressures and large areas of bare and trampled ground are evident. A residential development directly adjacent to this site would exacerbate the existing pressures. Site S045 is directly adjacent to Cadgers Complex Local Wildlife Site, which includes cadgers wood, grassland, scrub and an ancient lane with mature hedge banks either side of the track. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are over 800 metres (which is a reasonable walking distance) from the centre of the rural district centre and so equitable access will not be provided to a range of services/ facilities. Site S283 is directly adjacent to Birch Wood Local Wildlife Site, which is already suffering from recreational pressures and large areas of bare and trampled			

	ground are evident. A residential development directly adjacent to this site would exacerbate the existing pressures. Site S045 is directly adjacent to Cadgers Complex Local Wildlife Site, which includes cadgers wood, grassland, scrub and an ancient lane with mature hedge banks either side of the track. Adjacent residential development would result in increased disturbance.
Recommendation	These sites should not be allocated for development as they are further away from the town centre than other sites proposed on the edge of Tiptree and would likely affect Bird Wood and Cadgers Complex Local Wildlife Sites.

These five sites have been appraised together as the issues are the same. All are small sites located to the north of Tiptree, in the vicinity of Grange Road.

Sites: S148 – Land at Sparrow Cottage, S230 – Land at Kelvedon Road, S269 – Vaughan English Associates Ltd, S287 – Land at Vine Road and S288 – Land at Harrington Close				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	○	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These are small sites and are unlikely to provide a mix of housing types and tenures.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	○	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	These sites are all greenfield and will not promote regeneration. The sites are all over 800 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. 800 metres is considered to be a reasonable walking distance and so future residents will not be provided with good access to their needs. As greenfield sites SuDS should be incorporated to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	○	These sites will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's	n/a	○	

	employment needs?			
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
	- Will it provide adequate employment land attractive for new businesses?	n/a	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a reasonable walking distance.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	0	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the centre of the retail area equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	0	
	- Will it provide improved skills and knowledge in the workplace?	n/a	0	
	- Will it deliver a range of community	n/a	0	

	facilities at the most appropriate locations?			
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	○	Development of these sites will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	○	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	!	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. The Tiptree Heath Complex Living Landscape designation (EWT) falls within the vicinity of these sites. This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	○	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	

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	-Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	and development should not go ahead until this issue is resolved.
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are all small greenfield sites, which will fail to deliver a mix of uses or mix of housing types and tenure. These sites are over 800 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so will not provide all future residents with accessible access to a range of services/ facilities. Whilst these sites would benefit from the mixed use development of the large site in Grange Road, if it goes ahead, maximum benefits will be secured by allocating Tiptree's housing requirement on this large site rather than these much smaller sites.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that these sites should not be allocated for development.			

Site: S285 – Land North East Grove Road				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is unlikely to be large enough to accommodate a diverse mix housing, although affordable housing will be provided.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that	- Will it promote regeneration?	n/a	- -	This is a greenfield site and will not promote regeneration. The edge of this site is

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development is located sustainably and makes efficient use of land	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	approximately 730 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so future residents would be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	0	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	0	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	0	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	0	
	- Will it support the growth of new local business?	n/a	0	
	- Will it encourage mixed use live /work developments?	n/a	0	
	- Will it encourage micro and small businesses?	n/a	0	
	- Will it encourage home based businesses?	n/a	0	
- Will it provide adequate employment land attractive for new businesses?	n/a	0		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	0	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.

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	- Will the levels of sustainable travel increase?	n/a	○	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	○	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	
	- Will it improve access to vocational training, education and skills for young people?	n/a	○	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the	- Will it protect Colchester's historic core?	n/a	○	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. There are mature trees and hedgerows along Grove Road,

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townscape character, historic environment and cultural assets of the Borough.	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	which act as a discernible boundary to Tiptree. The Historic Characterisation Study states that archaeological deposits are represented in the area by a range of cropmarks and surviving earthworks of either prehistoric or Roman date.
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	The edge of this greenfield site is approximately 730 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. There are mature trees and hedgerows along Grove Road, which act as a discernible boundary to Tiptree.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated			

for development.

These two sites have been appraised together as they are adjacent to one another and the issues are the same.

Site: S160 – Land at Peakes Farm & S168 – Land to the rear of Ship Inn				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. These sites are large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	--	These are greenfield sites and will not promote regeneration. The edge of site S160 is approximately 935 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and the edge of site S168 is approximately 1100 metres away. 800 metres is considered to be a reasonable walking distance and so these sites will not provide future residents with good access to their needs. As these are greenfield sites SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	

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	- Will it help retain existing businesses?	n/a	O	
	- Will it support the growth of new local business?	n/a	O	
	- Will it encourage mixed use live /work developments?	n/a	O	
	- Will it encourage micro and small businesses?	n/a	O	
	- Will it encourage home based businesses?	n/a	O	
	- Will it provide adequate employment land attractive for new businesses?	n/a	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. Further, as explained in relation to the second SA objective these sites are over 800 metres from the centre of the retail core, which is considered to be a realistic walking distance.
	- Will the levels of sustainable travel increase?	n/a	-	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As the sites are located over 800 metres from the town centre equitable access will not be provided to a range of facilities. In accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	

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	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree and Tiptree Heath. Tiptree Heath has a separate settlement boundary, which maintains the distinctive character of the area and the development of these sites would result in the loss of separation between Tiptree and Tiptree Heath. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	--	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	--	Development of greenfield land inevitably effects landscape character, biodiversity and environmental quality. The Landscape Character Assessment identifies the gap between Tiptree and Tiptree Heath as a distinctive gateway; the development of these sites would result in the loss of this gap to the detriment of landscape character. Further, these sites lie within the Tiptree Heath Complex Living Landscape designation (EWT). This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. These sites are directly adjacent to Inworth Grange Pit, which is a Local Wildlife Site. Development of these sites would likely affect this wildlife site through increased levels of disturbance. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	-/I	
	- Will it enhance the borough's biodiversity resource	n/a	O	

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9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	These sites are over 800 metres, which is a reasonable walking distance, from the fire station in Church Road, which is the approximate centre of the rural district centre and so equitable access will not be provided to a range of services/ facilities. The Landscape Character Assessment identifies the gap between Tiptree and Tiptree Heath as a distinctive gateway and Tiptree Heath has a separate settlement boundary, which helps to ensure that separation is maintained. The development of these sites would result in the loss of this gap to the detriment of landscape character. Furthermore, these sites are directly adjacent to Inworth Grange Pit, which is a Local Wildlife Site. Development of these sites would likely affect this wildlife through increased levels of disturbance.			
Recommendation	These sites should not be allocated for development owing to the adverse impacts on landscape character and potential adverse impacts on the Inworth Grange Pit Local Wildlife Site.			

This appraisal concerns two sites; the site of the current Wilkin & Sons farm camp and land to the south of this. The proposal is to allocate the farm camp as residential and the land to the south as the farm camp.

Site: Wilkin's Farm Camp and land to the south				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	O	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed, 680 over the plan period of which 540 have already been completed. This is a small site and it would be unlikely to deliver a range of housing types, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	O	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably	- Will it promote regeneration?	n/a	--	These are greenfield sites and development here will not promote regeneration. Whilst there are caravans on the farm camp site PPS3 states that the definition of previously development land excludes land that is or has been occupied by agricultural buildings. The site has poor
	Will it reduce the need for development on greenfield land?	60% brownfield land	--	

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and makes efficient use of land	- Will it provide people with good access to their needs?	100% accessible to community facilities	-	accessibility and is bounded to the east, south and west by narrow roads, which can only accommodate one vehicle lane. Further the northern edge of this site is approximately 900 metres from the fire station in Church Road, which is the approximate centre of the rural district centre. 800 metres is generally considered a reasonable walking distance and so future users will not be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	-	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	○	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	○	It is uncertain at present but this proposal could count towards the enabling development Wilkin & Sons assert is necessary to provide new factory buildings, which will secure their future in Tiptree.
	- Will it support the vitality and viability of town centres?	n/a	○	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	○	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	?	
	- Will it support the growth of new local business?	n/a	○	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	○	
	- Will it encourage home based businesses?	n/a	○	
- Will it provide adequate employment land attractive for new businesses?	n/a	○		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	-	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The centre of the retail area is over 800 metres away and so levels of sustainable travel will fail to increase.
	- Will the levels of sustainable travel increase?	n/a	-	

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	- Will it improve sustainable transport infrastructure and linkages?	n/a	O	
	- Will it reduce dependence on car travel?	n/a	-	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	-	As already stated the site is over 800 metres from the centre of the retail area, which will not ensure equitable access to a range of facilities and as the site is small it will not provide facilities on the site.
	- Will it help stem the outmigration of skilled younger residents	n/a	O	
	- Will it provide improved skills and knowledge in the workplace?	n/a	O	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	O	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	O	
	- Will it help reduce levels of deprivation across the Borough?	n/a	O	
	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open space will be required on the site and open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic	- Will it protect Colchester's historic core?	n/a	O	Development of this site may be considered necessary to Wilkin & Sons as a means to fund new premises and so this option may positively impact upon the historic/cultural assets of the Borough. This option will adversely affect the character of the settlement by extending development further south into the open countryside. Whilst the amenity of the existing
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	?	

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environment and cultural assets of the Borough.	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	--	dwellings to the immediate north of the farm camp may be improved by this option this problem will just be relocated. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. This site is bounded by mature hedgerows and the loss of any of these would adversely affect the Borough's biodiversity resource. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	-Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	O	
	-Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	-Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	Whilst there are caravans on the farm camp site PPS3 states that the definition of previously development land excludes land that is or has been occupied by agricultural buildings. The site has poor accessibility and the northern edge of this site is approximately 900 metres from the centre of the district centre. 800 metres is generally considerable a reasonable walking distance and so future users will not be provided with good access to their needs and levels of sustainable travel would fail to increase for local journeys. Development will encroach into the open countryside and adversely affect the mature hedgerows that bound the site, which are an important biodiversity resource. It is uncertain at present but this proposal could count towards the enabling development Wilkin & Sons assert is necessary to provide new factory buildings, which will secure their future in Tiptree.			
Recommendation	It is recommended that this site is not allocated for development as there is a more sustainable site available on the edge of Tiptree to meet Tiptree's housing need.			

Site: S271 – Land off Pennsylvania Lane				
Objectives	Assessment Criteria	Target	Impact	General Evaluation
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	35% affordable housing	+	Tiptree is a district settlement and over the plan period housing is required to meet local needs. However, only a small scale of housing is needed. This site is large enough to accommodate a diverse mix housing, including affordable housing.
	- Will it deliver the number of houses needed to support the growing population?	825 per annum	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	+	
	- Will it provide good quality and sustainable housing?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	- -	Whilst there are some buildings on this site it is predominantly a greenfield site and will not promote regeneration. The edge of this site is approximately 650 metres from the fire station in Church Road, which is the approximate centre of the rural district centre and so future residents would be provided with good access to their needs. As this is a greenfield site SuDS should be incorporated into the development to ensure that the risk of flooding is not increased.
	Will it reduce the need for development on greenfield land?	60% brownfield land	- -	
	- Will it provide people with good access to their needs?	100% accessible to community facilities	+	
	- Will the densities make efficient use of land?	No dwellings < 30 dwellings per hectare	+	
	- Will it reduce the risk of flooding?	No applications approved contrary to Environment Agency advice	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	14,200 jobs 2001 – 2021	O	This option will have no impact on this objective.
	- Will it support the vitality and viability of town centres?	n/a	O	
	- Will it provide new employment opportunities consistent with people's employment needs?	n/a	O	
	- Will it help sustain the rural economy through appropriate diversification schemes?	n/a	n/a	
	- Will it help retain existing businesses?	n/a	O	

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	- Will it support the growth of new local business?	n/a	○	
	- Will it encourage mixed use live /work developments?	n/a	○	
	- Will it encourage micro and small businesses?	n/a	○	
	- Will it encourage home based businesses?	n/a	○	
	- Will it provide adequate employment land attractive for new businesses?	n/a	○	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	All development within 30 minutes public transport of key facilities	○	Whilst Tiptree has a range of employment, retail and community facilities it is a small town and, as recognised by the Local Plan Inspector, the majority of journeys outside of the settlement will be by private car. The impact on this objective is therefore neutral as whilst journeys outside of the town will increase local journeys can be made by foot or cycle owing to the close proximity to the town centre.
	- Will the levels of sustainable travel increase?	n/a	○	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	○	
	- Will it reduce dependence on car travel?	n/a	○	
	- Will more Travels Plans be developed	All major development to have a Travel Plan.	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	All development to comply with open space SPD	+	As the site is located less than 800 metres, a reasonable walking distance, to the town centre equitable access will be provided to a range of facilities and in accordance with the Core Strategy open space will be required as part of all residential development.
	- Will it help stem the outmigration of skilled younger residents	n/a	○	
	- Will it provide improved skills and knowledge in the workplace?	n/a	○	
	- Will it deliver a range of community facilities at the most appropriate locations?	n/a	○	
	- Will it maintain and increase the levels of open space and recreational facilities in the Borough?	All development to comply with open space SPD	+	
	- Will it support healthy lifestyles?	n/a	○	
	- Will it help reduce levels of deprivation across the Borough?	n/a	○	

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	- Will it improve access to vocational training, education and skills for young people?	n/a	O	
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	+	Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	n/a	+	
	- Will the fear of crime and actual crime be reduced?	n/a	+	
	- Will it encourage crime sensitive design?	n/a	+	
7. To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.	- Will it protect Colchester's historic core?	n/a	O	Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the countryside. There are mature trees and hedgerows along the edge of Tiptree, which act as a discernible boundary to Tiptree. The Historic Characterisation Study states that archaeological deposits are represented in this area by a range of undated cropmarks; detailed survey work will be required to establish whether there are any below ground deposits within the site.
	- Will it protect and enhance the historic and cultural assets of the Borough?	No loss of listed buildings	O	
	- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?	n/a	-	
	- Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	n/a	I	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it maintain and enhance the attractive and diverse landscape character of the borough?	No development in designated areas	-	Development of greenfield land inevitably affects landscape character, biodiversity and environmental quality. This site lies within the Tiptree Heath Complex Living Landscape designation (EWT). This designation recognises the importance of this area for wildlife, particularly in terms of climate change adaptation. This site is approximately 150 metres from Inworth Grange Pit, which is designated as a Local Wildlife Site. Development of this site is likely to adversely affect this wildlife site through increased levels of disturbance. AWS has advised that the water supply network will require infrastructure improvements and AMP5 will need to include a water transfer from the Colchester Planning Zone. The WCS states that the STW currently has headroom but the projections of growth will exceed capacity around 2017/8 (by about 17%). However, it then goes on to say that if the employment land allowance is removed the STW will have sufficient capacity to accommodate the residential development. The employment land allocation from the Local Plan has been removed and so there will be capacity in the STW to cope with the planned residential development. There is insufficient capacity in local sewers and development should not go ahead until this issue is resolved.
	- Will it protect designated areas of the countryside and coastal environment from inappropriate development?	No development in designated areas	-	
	- Will it protect and improve the biodiversity resource of the Borough?	No loss of biodiversity	-	
	- Will it protect the nature conservation and cultural heritage assets outside designated areas?	No loss of biodiversity	-	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	- / I	
	- Will it enhance the borough's biodiversity resource	n/a	O	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	n/a	O	As a greenfield site it should come forward post 2016 by which time level 6 of the code for sustainable homes will be required to be complied with.

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	15% of energy to come from renewable sources	I	
	- Will it reduce, reuse and recycling resources and minimise waste?	60% household recycling	O	
	- Will it encourage more low carbon developments in the Borough?	Code for Sustainable Homes level 3 2010, level 4 2013, level 6 2016	I	
Summary	The edge of this greenfield site is approximately 650 metres from the fire station in Church Road, which is the approximate centre of the rural district centre, which will provide future residents with equitable access to services/facilities. Development of this site will adversely affect the character and attractiveness of Tiptree by encroaching into the open countryside. There are mature trees and hedgerows along the edge of Tiptree, which act as a discernible boundary to Tiptree. The site is in close proximity to Inworth Grange Pit, which is designated as a Local Wildlife Site. Development of this site is likely to adversely affect this wildlife site through increased levels of disturbance.			
Recommendation	As there is an alternative site available which would meet Tiptree's housing needs and bring additional benefits to the town it is considered that this site should not be allocated for development.			