

# **Local Development Framework**

## **Site Allocations Regulation 27**

### **Sustainability Appraisal Report**

**Spatial Policy Team  
Colchester Borough Council  
(September 2009)**

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## NON-TECHNICAL SUMMARY

### **SEA Directive says:**

(j) a non-technical summary of the information provided under the above headings. Annex 1

### ***Introduction***

This is the Sustainability Appraisal (SA) Report for the Site Allocations Development Plan Document (DPD). The Site Allocations DPD, once adopted, will be the main tool for determining land use across Colchester Borough until 2021.

SA is about asking at various intervals during plan preparation: "how sustainable is my plan?" A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is. Under the Planning and Compulsory Purchase Act 2004 (as amended), SA is mandatory for Regional Spatial Strategies (RSS) and Development Plan Documents (DPDs).

A SA scoping report was published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009.

### ***Background and methodology***

#### Colchester's Local Development Framework (LDF)

The LDF comprises a number of documents that set out the blueprint for the future development of the Borough. Colchester's LDF will contain a series of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The production of the LDF follows on from the development of the East of England Regional Spatial Strategy (RSS), which was adopted in May 2008 and was also subject to SA. Colchester's LDF will need to demonstrate conformity with the RSS and compliment Colchester's Sustainable Community Strategy (2007).

The Core Strategy DPD is the main document within the LDF and includes an overall vision, which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. The Development Policies DPD is being prepared alongside the Site Allocations DPD and will also be published in September for Regulation 27 consultation. The Development Policies DPD will include a number of criteria based policies that will be used by development control in the determination of planning applications. Various SPDs are also being prepared as part of the LDF.

The Site Allocations DPD will allocate land for a range of site specific uses which will provide the site detail for the strategic vision and objectives of the Core Strategy. The Site Allocations DPD will also set out policies and proposals relevant to the sites including detailed requirements for their development. Once completed the DPD will include a range of site proposals to deliver the objectives of the Core Strategy.

### SEA Directive

In addition to an SA, the DPD must also undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"* (Article 1). SEA has been incorporated into SA and so this report includes both the SA and SEA.

### Purpose of report

The purpose of this report is to demonstrate that a SA has been carried out in compliance with national guidance on SA and the SEA Directive. The report also shows how and why allocations in the DPD were selected and shows that the DPD will contribute to sustainable development.

### Areas experiencing change during the plan period

The Spatial Strategy, set out in the Core Strategy DPD, emphasises the importance of the Town Centre and regeneration areas and these areas accordingly are expected to change the most during the plan period. The strategy directs development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas.

### Technical Difficulties as part of the Sustainability Appraisal

The general difficulties encountered as part of the SA include limitations of information, incomplete data/evidence, changes to national planning policy and a lack of guidance for Site Allocations DPDs.

### Sustainability Objectives

The following sustainability objectives have been used in the appraisal:

1. To ensure that everyone has the opportunity to live in a decent and affordable home.
2. To ensure that development is located sustainably and makes efficient use of land.
3. To achieve a prosperous and sustainable economy and improve the vitality of the town centre.

4. To achieve more sustainable travel behaviour and reduce the need to travel.
5. To improve the education, skills and health of the Borough's population.
6. To create safe and attractive public spaces and reduce crime.
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.

### ***SA Topic Section***

The SA Report includes the key messages from the review of policies, plans and programmes, collection of baseline data and sustainability issues/problems relevant to each SA objective. In this non-technical summary the key messages from the review are summarised, the general characteristics of the Borough are set out and the key sustainability issues/problems are listed.

#### Key Messages

##### **Economic**

<b>Key Messages</b>	<b>Source</b>
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	PPS6, Sustainable Community Strategy, By Design, Regional Economic Strategy
Schemes for rural diversification should be supported.	PPS7, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	PPS7, PPG17

Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	RSS14, A Better Life
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, RSS14, PPS12, Regional Health Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	A Better Life, Regional Business Plan for the Olympic Games, Regional Health Strategy
Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
LDFs should contain policies to support home based working.	The Taylor review
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	PPG13

### Environmental

Key Messages	Source
The quality and extent of natural habitats and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, RSS14, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals

	Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, A Living Landscape
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan, A Living Landscape
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3, RSS14
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, A Living Landscape



Use resources more efficiently, minimising waste and increasing rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, RSS14, Future Water
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide
Safeguard land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences.	PPS25, Future Water
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).	PPS25, PPS25 practice guide RSS14, Future Water
Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	PPG24, Sustainable Development Framework for the East of England
The need for growth should be reconciled with the need to protect the historic environment.	PPG15, PPG16, RSS14, IRS, Corporate Strategy, ESDP, Sustainable

	Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, RSS14, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
15% of energy nationally should come from renewable sources by 2020.	PPS22, RSS14, Johannesburg Declaration, UK Renewable Energy Strategy
Separate economic growth from increases in resource use, especially in terms of energy and water.	IRS
Development plans should contribute to global sustainability by reducing carbon emissions and addressing other causes & impacts of climate change.	PPS1, PPS12, RSS14, Sustainable Community Strategy, Sustainable Development Framework for the East of England, Essex Climate Change Strategy, Johannesburg Declaration, IRS, Code for Sustainable Homes, Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond
Adaption will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable.	Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond
There is a need to look holistically at systems (ecological and human) affected by climate change.	Adapting to climate change; a framework for action
Open space and green infrastructure help wildlife to	Haven Gateway Green

adapt to the effects of climate change.	Infrastructure Strategy, PPG17, Regional Health Strategy
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## Social

Key Messages	Source
Access policies should be clear, comprehensive & inclusive.	PPS1
Community involvement is essential.	PPS1
The needs of the changing demographic should be met.	IRS, Regional Social Strategy
Support people in the region in 'active ageing' and adding life to years, linking in with the National Service Framework for older people.	Regional Health Strategy
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	RSS14, PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a	PPS9, RSS14, Regional Social Strategy

better quality of life and to people's sense of well-being.	
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	RSS14, IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Those who live in the most deprived areas are likely to be multiply disadvantaged and without gainful employment are more likely to be socially excluded from the community at large.	Sustainable Community Strategy, East of England Regional Social Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games
The timing and location of housing land should be informed by an understanding of how local land and housing markets interact.	Brownfield market signals

### Borough characteristics

The Borough of Colchester is located in the county of Essex in the east of England and is situated 62 miles north east of London. The Borough covers an area of almost 125 square miles (34,540 hectares) and has the main town of Colchester surrounded by a rural hinterland with centres of population in the larger villages of Tiptree, West Mersea and Wivenhoe. These three prosperous and growing villages each have their own strong identity, aspirations and requirements. The remainder of the Borough is largely rural in character with a number of smaller villages and many small hamlets. The northern part of the Borough which borders with Suffolk lies within the Dedham Vale Area of Outstanding Natural Beauty.

Data from the mid-2007 population estimates that the population of the Borough is 175,500. Less than 7% of the population comprises ethnic minority groups, an increase of 3% since 2001. Two-thirds of the total

population is concentrated within the built-up areas of Colchester and Stanway.

Colchester's population has seen a growth of 12.5% since mid-2001. It accounts for 12.8% of the Essex County population and based on mid-2007 figures the average population density of Colchester was 533 people per square kilometre (sq km). This is an increase from 2001 when there were 329 people per sq km.

The population of Colchester is expected to grow by 30.9% (since mid-2006 population estimates) to 223,500 people in 2021. The largest growth will be in the older age groups (60+), whilst growth levels are expected to decline in the younger age groups (aged 19 or younger). This means that by 2021, there will be an 'ageing population' in Colchester, which will affect many areas of the community for example, the economy, housing and health. The aging population is evidenced by the fact that 16.1% of Colchester's population will be aged 65 or over in 2021.

As of 1 April 2009 there were 72,724 dwellings in the Borough; 80.5% of these are privately owned. The Borough has an annual requirement to deliver 825 dwellings per annum and this figure has been exceeded in recent years.

94.6% of the economically active population are in employment and 1,773 people within the Borough claim Job Seekers allowance. In 2006 there were 5,325 VAT registered businesses. The gross weekly pay for full time workers in Colchester is £479.

Whilst Colchester is relatively prosperous 5% of the population live in seriously deprived smaller areas according to the Index of Multiple Deprivation.

Within the Borough there are 1,550 listed buildings, 22 conservation areas and 88 Scheduled Ancient Monuments (SAMs). Colchester contains a third of the total SAMs in the whole of Essex.

The Colne and Blackwater Estuaries are of international importance for nature conservation and are notified as Special Protection Areas, Special Areas of Conservation and Ramsar sites. Abberton Reservoir is also of international importance for nature conservation and is notified as a Special Protection Area and Ramsar site.

Per capita carbon emissions in the Borough were 6.35 tonnes in 2006, which is less than the regional average. Daily domestic water consumption per capita is also less than average at 145 litres per person.

#### Sustainability issues and problems

<b>Sustainability Issue/ Problem</b>	<b>How the DPD addresses the issue</b>
Projections indicate an aging population, which will lead to smaller	The allocated sites will provide a mix of housing types.

and older households.	
The annual need for affordable housing is 1,082 dwellings <sup>1</sup> , which is far greater than the average annual number of total new (market and affordable) dwellings.	The allocated sites will provide affordable housing units on site.
There is a lack of provision for gypsies and travellers.	The DPD allocates land for gypsy pitches.
Some areas within the Borough are run-down and in need of regeneration.	The DPD directs sites to the five regeneration areas.
Some greenfield development will need to occur to meet housing need.	The SA has appraised a number of greenfield sites and the most sustainable sites have been allocated for development. Mitigation and enhancement measures have also been suggested as part of the SA to reduce the adverse impacts of greenfield development.
There are areas within the Borough at high risk of flooding.	Only a few sites within areas of flood risk are allocated and these sites have been subject to a flood risk sequential test and parts (a) and (b) of the exception test.
There is a high dependence on the private car.	Allocated sites are accessible and a mix of uses will be required as part of large sites, which will reduce the need to travel.
As the current economy of the Borough is generally good and unemployment is low the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.	The DPD allocates land to provide the 14,200 job target set out in the RSS.
The rural economy has been affected in recent years by falling incomes from farming.	The DPD allocates a number of rural employment sites, which will diversify farms and provide jobs for local people.
Outmigration of skilled younger workers is an issue.	A range of employment opportunities are supported in the DPD.
There is a high dependence on the private car.	Mixed use and accessible sites are allocated to reduce the need to travel. Furthermore, the DPD considers the opportunities for sustainable transport links for the allocated sites.
An ageing population will place greater stress on services, particularly	As the DPD is implemented regard will need to be had to service

<sup>1</sup> Strategic Housing Market Assessment, 2008.

health services.	deficiencies to ensure that development does not place undue pressure on existing services.
Whilst Colchester Borough scores low on the Indices of Multiple Deprivation there are areas within the Borough which suffer from high levels of deprivation.	The DPD helps to facilitate the Borough's regeneration programme, which will help to tackle deprivation.
Rural isolation is an issue for some of the population.	This DPD provides rural employment sites, which will provide jobs for local people and may indirectly lead to improvements in public transport provision.
Whilst crime levels are low fear of crime is an issue.	The DPD encourages mixed use development, which helps to reduce the fear and incidence of crime by increasing natural surveillance. Furthermore, the DPD supports the Borough's regeneration programme which will reduce the fear and incidence of crime in these areas.
The Borough has a rich heritage and new development could impact on historic and/or cultural sites.	The DPD does not allocate any sites that are likely to significantly affect a historic or cultural asset.
There is pressure for development on land in-between settlements, which could cause settlement coalescence.	The DPD does not allocate any sites that could lead to settlement coalescence.
Within the Borough there are 3 Special Protection Areas and Ramsar Sites, which could be affected by development and a Special Area of Conservation.	Protection of these sites is addressed through a number of measures as detailed in the appropriate assessment report.
Development has the potential to adversely affect nature conservation.	The issue of nature conservation has been considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely affect landscape character.	The issue of landscape character has been considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely affect water quality.	It is clear in this DPD and the Development Policies DPD that notwithstanding the allocations in this DPD development will not be permitted unless there is capacity within the existing sewerage

	infrastructure system to cope with the development within the confines of existing consents.
Water usage is increasing both through new development and increased demand.	Allocated sites can be expected to be more water efficient; this issue is addressed through the Development Policies DPD.
The amount of waste produced is increasing.	There is little that this DPD can do to address this issue, but new development will be required to provide space for recycling facilities.
There are no renewable energy schemes within the Borough, with the exception of microgeneration.	The potential for on-site renewable energy was considered for each site and as the plan progresses and the levels of the code for sustainable homes increase the provision of renewable energy will increase.

### ***Appraisal of options***

#### Town centre

The town centre sites will result in development in accessible and previously developed locations, and will encourage regeneration. Options will enhance the town centre and key gateways and therefore help to develop a prestigious regional centre.

#### East Colchester Growth and Regeneration Areas and the University of Essex

Redevelopment in East Colchester will contribute to the regeneration objectives for this area and the Borough's housing and employment figures and support university expansion. There are a number of services and facilities already in the area which can be enhanced through further development and the town centre is approximately 1.5 km away. Hythe railway station has been upgraded to allow 12 car trains to stop, allowing a more frequent train service to the area, enhancing access for people to and from the area. There are frequent bus links to the Town via a number of routes which go on to serve the University and the major residential area of Greenstead. However, a significant part of the area is within Flood Zone 3, where there is a high probability of flooding. The sequential test has been applied within the regeneration area for each site and has demonstrated that there are no reasonably available alternative sites in areas of lower flood risk. Residential uses should be directed to upper storeys and commercial development should be included on the ground floor. Flood Risk Assessment will be required for all development proposals which will need to demonstrate that development will not increase flood risk and that safe access and egress can be provided.

#### Garrison



The preferred sites in the Garrison will contribute to the wider redevelopment of the area. There are a number of services and facilities already in the area which can be enhanced through further development. The Garrison is a sustainable location for new development given that the town centre is adjacent on the northern edge of the Regeneration and Growth Area.

### North Growth Area

The Accessibility Study carried out as part of the Sustainability Appraisal of the Core Strategy identified that the average distance from the new housing area to key facilities is 2.1km and that all facilities are accessible by walking and cycling. The growth area has good access to the Town Centre, transport interchanges and other facilities and development will provide the opportunity to complete and improve transport connections. Particular improvements include the new junction on the A12, the Northern Approaches Road and busway, and improvements to the complex road network around the station. A substantial part of the new allocations comprise greenfield sites, however greenfield sites do have a higher likelihood of large areas of open space; sustainable construction and renewable energy technologies being provided; and contributions being secured towards open space, education, affordable housing and sustainable transport infrastructure. All the allocated housing sites within the Growth Area are very close to the established large job generators such as Severalls Business Park, the Hospital, and the town centre. Additional land will also be allocated for employment purposes, so future residents will be provided with good access to employment opportunities. The landscape north of the A12 is important for maintaining settlement separation between Colchester and villages to the north. Accordingly no development (except relocation of a service station, park and ride and appropriate recreational uses) will take place north of the A12.

### Stanway Growth Area

In the Stanway Growth Area several sites have been identified which will contribute to the delivery of housing and new jobs in the Stanway Growth Area. These sites will also support sustainable travel behaviour, investment in sustainable transport infrastructure and reduce car dependence. Greenfield sites should be more viable than brownfield sites which will ensure the provision of new facilities. Although the sites are greenfield they are located adjacent to existing development and the existing community will benefit from new facilities. Landscaping will help to soften the approach into Stanway and existing hedgerows should be retained where possible in addition to visually significant areas of trees and woodland (as identified in the Landscape Character Assessment). 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. This issue will need to be resolved before development commences on any of the new housing sites. Land between the A12 and B1408 London Road is served by Copford sewage treatment works (STW), which is already operating at capacity, development should not commence until there is an increase to the discharge consent at this STW. Sustainable drainage systems (SuDS) should

be provided to protect groundwater quality and levels, and reduce the risk of flooding. Buffer zones should be created along the southern boundary of the sites in Warren Lane to protect Warren Lane Pit Local Wildlife Site and a buffer zone should be created between the A12/B1408 London Road to avoid settlement coalescence between Colchester and Copford.

### Tiptree

Tiptree was identified to take some limited growth in the Core Strategy. Several sites have been put forward to accommodate residential development and all sites adjacent to the existing settlement boundary have been assessed in the Sustainability Appraisal (SA). Land is needed to deliver a small number of dwellings in Tiptree and the SA concluded that 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. The site in Grange Road will also 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 becoming more sporadic towards Feering. The 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. Sustainable drainage systems (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 are an important part of the scheme and development should avoid the area designated by Essex Wildlife Trust as a 'living landscape'. The option to allocate land for employment purposes adjacent to Wilkin & Sons factory will help to secure the future of the firm in Tiptree, which is an important part of Tiptree's culture and heritage.

### Rural employment sites

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. To promote the re-use of existing buildings in the countryside and support the rural economy sites have been allocated as rural employment sites where there is an existing business on the site and/or buildings on the site.

### Borough wide

Whilst the majority of development is directed to the regeneration and growth areas there are some sites, outside of these areas, which would bring

regeneration benefits and should be supported. Furthermore, two extensions to holiday parks are supported, which will contribute to the tourist economy and help to sustain existing businesses.

### Gypsy and Traveller sites

Figures from the RSS Review state that Colchester Borough Council has to provide 30 gypsy pitches to meet demand by 2011. Gypsies are one housing group that the Council has a duty to allocate land for, indeed the government circular on gypsy and traveller sites states that the approach set out in the circular should be seen in the context of the government's key objective for planning for housing – to ensure that everyone has the opportunity of living in a decent home. Whilst the preferred option will result in adverse sustainability impacts; particularly in terms of accessibility and landscape impact, the first SA objective, to ensure that everyone has the opportunity to live in a decent and affordable home, carries a significant amount of weight.

### ***Predicting and evaluating the effects of the DPD and mitigation and enhancement measures***

The effects of the DPD are as follows:

- It is extremely likely that this DPD will ensure the delivery of the required number of dwellings needed to support the growing population within the plan period.
- It is very likely that the delivery of affordable housing will increase.
- It is certain that good quality and sustainable homes will be delivered.
- It is likely that the housing needs of gypsies and travellers have been met.
- It is highly likely that this DPD will have a positive impact on the Borough's economy, including the rural and tourist economy.
- This DPD will promote regeneration; five regeneration areas are identified and development will principally be located at these accessible locations.
- 83% of new dwellings are predicted to be built on brownfield land.
- It is likely that the DPD overall will reduce the risk of flooding
- There is uncertainty regarding whether the findings of the Shoreline Management Plan (SMP) will be incorporated into the Site Allocations DPD.
- The DPD promotes mixed use development and allocates accessible sites, which will certainly reduce the need to travel. The allocation of rural employment sites may increase the need to travel; the impact is uncertain as it depends on whether rural employment sites provide jobs for rural residents or whether people travel by car from outside of the area.
- The DPD will contribute to the delivery of the Haven Gateway Green Infrastructure Strategy, which will help to promote healthy lifestyles.
- None of the allocated sites will affect the historic core, scheduled ancient monument or a known historic asset.

- Greenfield allocations could affect archaeological deposits.
- The DPD avoids settlement coalescence, which will certainly help to protect the character of the Borough's settlements.
- It is likely that greenfield development will adversely affect landscape, biodiversity and environmental quality. However, greenfield development offers the opportunity to enhance biodiversity.
- Without mitigation, international sites will be affected by indirect effects; appropriate mitigation measures have therefore been put in place.
- The DPD is likely to reduce pollution and greenhouse gas emissions from new build by delivering mixed use development at accessible locations, promoting sustainable design and construction measures, and increasing the opportunities for sustainable travel.
- Recycling will be improved through ensuring that the design stage includes facilities for storage and high density developments are accessible to waste collectors.

The following mitigation and enhancement measures are proposed:

1. Good design will be needed to ensure that flood risk is not increased and for sites within flood zones, that safe access and egress can be provided.
2. SuDS should be incorporated into all development to reduce the risk of flooding.
3. Greenfield sites should ensure that they are well connected to adjacent development to ensure that accessibility is good.
4. Coastal zone management areas should be included in the LDF to ensure that risks associated with coastal change are avoided.
5. Rural employment sites should avoid development on greenfield land and rural buildings should be re-used.
6. The guidance document, Designing out Crime, should be used at the design stage to help avoid the incidence and fear of crime.
7. Archaeological surveys will be required for all greenfield sites to ensure that archaeological deposits are not harmed.
8. Landscaping will help to improve the character of an area, enhance nature conservation and offers the opportunity to improve the gateways into the town.
9. Survey and monitoring of international sites will ensure that future development avoids adverse impacts, principally in terms of disturbance, and will identify where site management measures are necessary.
10. Well designed open space as part of or within close proximity to residential areas will reduce pressure on international sites in terms of disturbance and will help to improve water quality and reduce the risk of surface water flooding.
11. Infrastructure improvements required for new development, as outlined in the Water Cycle Study, and improvements required as part of the Water Framework Directive will improve water quality. The Development Policies DPD makes clear that notwithstanding the allocations in this DPD development will not be able to commence until necessary improvements are made, which ensures that the sewage

- infrastructure network can cope with the development within the confines of existing consents.
12. Ecological surveys required at the development control stage should ensure that development supports Essex Biodiversity Action Plan targets (and any updates to this plan).
  13. The Sustainable Construction SPD (adopted October 2007) will help to enhance the levels of sustainable design and construction and renewable energy.
  14. Water management measures as set out in policy DP20 of the Development Policies DPD will reduce the amount of water used.
  15. The Affordable Housing SPD will enhance the delivery of affordable housing by making it clear when and how affordable units will be required.
  16. Village Design Statements and Parish Plans will enhance the provision of new facilities by highlighting local deficiencies in open space and community and recreational facilities.

### ***Implementation and monitoring***

A monitoring framework for the SA has been established and will be updated as part of the Annual Monitoring Report.

### ***Consultation***

We welcome your comments on this SA Scoping Report for the Site Allocations DPD and comments should be sent to:

Spatial Policy  
Colchester Borough Council  
Freepost NAT4433  
PO Box 885  
Colchester  
CO1 1ZE

Alternatively email your comments to [planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk) .  
The consultation period will run from 18 September – 30 October 2009.

## INTRODUCTION

This is the Sustainability Appraisal (SA) Report for the Site Allocations Development Plan Document (DPD). The Site Allocations DPD, once adopted, will be the main tool for determining land use across Colchester Borough until 2021.

SA is about asking at various intervals during plan preparation: “how sustainable is my plan?” A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is. Under the Planning and Compulsory Purchase Act 2004 (as amended), SA is mandatory for Regional Spatial Strategies (RSS) and Development Plan Documents (DPDs).

SA involves the following key stages:

- A. Setting the context and objectives, establishing the baseline and deciding on the scope.
- B. Developing and refining options and assessing effects.
- C. Preparing the Sustainability Appraisal Report.
- D. Consulting on the preferred options of the DPD and SA Report.
- E. Monitoring the significant effects of implementing the DPD.

This SA Report fulfils task C and reports the findings from stages A and B. The table, below, includes the detailed tasks involved in SA.

<b>DPD Stage 1: Pre-production – Evidence Gathering</b>
<b>SA stages and tasks</b>
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b> <ul style="list-style-type: none"> <li>• A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.</li> <li>• A2: Collecting baseline information.</li> <li>• A3: Identifying sustainability issues and problems.</li> <li>• A4: Developing the SA framework.</li> <li>• A5: Consulting on the scope of the SA.</li> </ul>
<b>DPD Stage 2: Production</b>
<b>SA stages and tasks</b>
<b>Stage B: Developing and refining options and assessing effects</b> <ul style="list-style-type: none"> <li>• B1: Testing the DPD objectives against the SA framework.</li> <li>• B2: Developing the DPD options.</li> <li>• B3: Predicting the effects the DPD.</li> <li>• B4: Evaluating the effects of the DPD.</li> <li>• B5: Considering ways of mitigating adverse effects and maximising beneficial effects.</li> <li>• B6: Proposing measures to monitor the significant effects of implementing the DPDs.</li> </ul>
<b>Stage C: Preparing the Sustainability Appraisal Report</b> <ul style="list-style-type: none"> <li>• C1: Preparing the SA Report.</li> </ul>
<b>Stage D: Consulting on the preferred options of the DPD and SA Report</b> <ul style="list-style-type: none"> <li>• D1: Public participation on the preferred options of the DPD and the SA Report.</li> <li>• D2(i): Appraising significant changes.</li> </ul>
<b>DPD Stage 3: Examination</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• D2(ii): Appraising significant changes resulting from representations.</li> </ul>
<b>DPD Stage 4: Adoption and monitoring</b>
<b>SA stages and tasks</b>
<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information.</li> </ul>
<b>Stage E: Monitoring the significant effects of implementing the DPD</b> <ul style="list-style-type: none"> <li>• E1: Finalising aims and methods for monitoring.</li> <li>• E2: Responding to adverse effects.</li> </ul>

A SA scoping report was published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009. SAs have already been completed for the Core Strategy DPD, the Sustainable Construction Supplementary Planning Document (SPD), the Affordable Housing SPD, the Backland Development SPD and the Community Facilities SPD. An SA report has also been prepared to accompany the Development Policies DPD.

The report is structured into the following sections:

Section 1, which introduces the need for SA and sets out the various stages.

Section 2 sets out the background to the SA. It shows how the requirements of the Strategic Environmental Assessment<sup>2</sup> have been incorporated into the SA. Colchester Borough's Local Development Framework is explained and a description is given of the key areas experiencing change over the plan period.

Section 3 sets out the methodology of the SA and the methodology of the Site Allocations DPD. The technical difficulties are discussed and the SA Framework, which was established as part of scoping, is set out.

Section 4 outlines the key messages from the review of relevant policies, plans, programmes, and sustainability objectives; the baseline situation and issues and problems facing the Borough. Information is presented relevant to each of the nine SA objectives.

Section 5 discussed the likely evolution with the Site Allocations DPD.

Section 6 is split up into the regeneration/growth areas and sets out how options were developed. Justification is given for those options (sites) considered but not taken forward.

Section 7 is also split up into the regeneration/growth areas and includes the summary appraisal of all sites included within the DPD. This section then outlines the cumulative effects of the whole DPD.

Section 8 sets out the monitoring framework.

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<sup>2</sup> Transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.



## 2. BACKGROUND

### Consulting on the SA Report

**SA Task D1:** Public participation on the preferred options of the DPD and the SA Report

**SEA Directive says:**

"The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure." Article 6(2)

In accordance with the Environmental Assessment of plans and programmes Regulations 2004 this SA Report will be published for consultation alongside the Regulation 27 document.

We welcome your comments on this SA Scoping Report for the Site Allocations DPD and comments should be sent to:

Spatial Policy  
Colchester Borough Council  
Freepost NAT4433  
PO Box 885  
Colchester  
CO1 1ZE

Alternatively email your comments to [planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk) .  
The consultation period will run from 18 September – 30 October 2009.

If necessary amendments will be made to the SA Report prior to submission.

### **SEA Directive**

In addition to an SA, the DPD must also undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"* (Article 1).

There is a distinct difference between SA and SEA. SA examines all sustainability related effects including social, economic and environmental impacts, whereas SEA is focused primarily on environmental impacts. Clearly there is some overlap between these two processes and it is therefore best practice to incorporate the requirements of the SEA Directive into the SA

process. Therefore all references to SA in this and subsequent reports also refer to and incorporate the requirements of SEA.

It has become good practice for the requirements of the SEA Directive to be 'signposted' in the SA Report. At the beginning of each sub-section in this report the relevant SA and SEA task are listed. Furthermore, the table, below, sets out the requirements of the SEA Directive, which task or stage of the SA this relates to and where it appears in the report. This clearly demonstrates that the full requirements of the SEA Directive have been incorporated into the SA Report and also usefully directs readers to their area(s) of interest.

SEA Requirement	SA Task	Notes
"The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report." Article 5(4)	Stage A: Scoping	A SA Scoping Report was prepared and published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009.
"Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated." Article 5(1)	Task C1: Preparing the SA Report.	This is the SA Report.
"The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure." Article 6(2)	Task D1: Public participation on the preferred options of the DPD and SA Report.	This SA Report will be consulted upon from 18/9-30/10/09
"Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action." Article 10(1)	Stage E: Monitoring the significant effects of implementing the DPD.	Section 8 includes the SA monitoring framework.

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1		
"Member states shall ensure that, when a plan or programme is adopted,... a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with..." Article 9(1b)	This is not required as part of the SA process.	Once the Inspectors binding report has been received a Sustainability Statement will be prepared explaining how the SA influenced plan preparation. Once the DPD is adopted this statement will be placed on the website and sent to all statutory consultees.
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1	Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	Section 3 includes a summary of the DPD and section 4 includes the key messages from other relevant plans and programmes. This is separated for each of the SA objectives.
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1	Task A2: Collecting baseline information	This is covered in section 4.
(c) the environmental characteristics of areas likely to be significantly affected; Annex 1	Task A2: Collecting baseline information	This is covered in section 4. The sub-section 'To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough' is of most relevance to the SEA Directive requirement as it clearly outlines the environmental characteristics of the Borough.
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives	Task A3: Identifying sustainability issues and problems	This is covered in the baseline section and the appropriate assessment report includes information on the environmental problems relating to sites designated under Directives 79/409/EEC and 92/43/EEC.

79/409/EEC and 92/43/EEC; Annex 1		
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1	Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	Section 4 includes the key messages from the review of relevant policies, plans and programmes, which includes environmental protection objectives established at international level.
(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1	Tasks B2: Developing the DPD options, B3: Predicting the effects of the DPD, and B4: Evaluating the effects of the DPD.	The SA Framework ensures that all of the topics listed in the SEA Directive are covered. Section 6 of the SA Report includes a summary of the appraisal of alternatives and section 7 includes the prediction and evaluation of effects of the Site Allocations DPD.
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1	Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	The detailed appraisal of each site (appendices B-I) recommends mitigation and enhancement measures where relevant. Section 7 of the report also lists general mitigation and enhancement measures.
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1	Tasks B2: Developing the DPD options	Section 6 of the SA Report includes a summary of the appraisal of alternatives and section 3 includes difficulties encountered during the assessment.
(j) a non-technical summary of the information provided under the above headings. Annex 1		A non-technical summary is included at the beginning of the document and is available separately on the Council's website.

### ***Purpose of report***

#### **SEA Directive says:**

"Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated." Article 5(1)

The purpose of this report is to demonstrate that a SA has been carried out in compliance with national guidance on SA and the SEA Directive. The report also shows how and why allocations in the DPD were selected and shows that the DPD will contribute to sustainable development.

### ***Colchester's Local Development Framework***

The LDF comprises a number of documents that set out the blueprint for the future development of the Borough. Colchester's LDF will contain a series of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The production of the LDF follows on from the development of the East of England Regional Spatial Strategy (RSS), which was adopted in May 2008 and was also subject to SA. Colchester's LDF will need to demonstrate conformity with the RSS and compliment Colchester's Sustainable Community Strategy (2007).

The Core Strategy DPD is the main document within the LDF and includes an overall vision, which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. Preparation of the Core Strategy began in 2005 and involved numerous stages, which culminated in an Examination in summer 2008. An independent Inspector concluded that the Core Strategy was sound and it was adopted by the Council in December 2008. The Development Policies DPD is being prepared alongside the Site Allocations DPD and will also be published in September for Regulation 27 consultation. The Development Policies DPD will include a number of criteria based policies that will be used by development control in the determination of planning applications. Various SPDs have and are being prepared. Further details about these documents can be found in the LDS, which is available on the Council's website.

### ***Core Strategy***

The core policies identified in Colchester's Core Strategy are set out below. The policies in the Core Strategy provide the overarching policy direction for the LDF, and for the delivery of development, infrastructure, facilities and services in Colchester up to 2021. The Site Allocations DPD must be in conformity with the Core Strategy DPD.

#### **SD1 - SD3 Sustainable Development**

The Strategy establishes a Settlement Hierarchy to guide development towards the most sustainable locations. These development locations will be coordinated with the provision of transportation infrastructure, community facilities, shopping, employment opportunities and open space to create sustainable communities.

The Core Strategy seeks to provide excellent health, education, culture and leisure facilities to meet the needs of Colchester's growing community. Major community facilities (including the University of Essex and the Colchester General Hospital) will form key components of the growth areas and will be better connected by Transit Corridors. The Strategy also seeks to deliver new community facilities, including the Firstsite Building and Community Stadium.

#### CE1 - CE3 Centres and Employment

Achieving a prestigious regional centre and sustainable communities requires the enhancement of our Town Centre as well as other local centres. The Core Strategy establishes a hierarchy that secures the important role of the Town Centre and encourages the regeneration of Urban Gateways to Colchester (e.g. North Station). The Core Strategy also promotes the enhancement of district and local Centres to support communities with local employment, shops and services.

Strategic Employment Zones have also been identified to accommodate business development at locations to the north, east and west of Colchester Town that are well supported with infrastructure.

#### H1 – H5 Housing

Colchester Borough needs to accommodate 17,100 homes between 2001 and 2021, and an additional 1,710 homes by 2023. Over two-thirds of this housing is already accounted for through existing allocations, permissions and completions. In broad terms, the majority of housing development in the Borough will be accommodated at the following locations:

- Town Centre
- North Growth Area plus greenfield allocations
- East Growth Area
- South Growth Area
- Stanway Growth Area plus greenfield allocations

Housing developments will need to provide 35% affordable housing and provide a mix of housing to meet the diverse needs of the community.

#### UR1 - UR2 Urban Renaissance

The Core Strategy seeks to maximise the potential of the existing regeneration areas and stimulate a broader urban renaissance throughout the Town Centre. The Core Strategy also seeks to protect the historic character of the Borough whilst securing high standards of urban design in new developments.

#### PR1 - PR2 Public Realm

Creating a high quality public realm, including parks, squares and streets, is integral to the success of sustainable communities, and is therefore a key element of the Core Strategy.

The Strategy seeks to improve the street environment and calm traffic in urban areas to attract residents to local shops, schools, parks and bus stops. Existing parkland and green links will be enhanced, and new open space will

be acquired at appropriate locations, to meet the recreational needs of Colchester's growing community.

#### TA1 – TA5 Transport and Accessibility

The key aims of the transport strategy and policies are to improve accessibility and promote sustainable travel behaviour. Improved access to shops, employment and services can be achieved through a long-term strategy of coordinating land use and transport. The Strategy seeks to coordinate the following elements in order to improve accessibility and create sustainable communities:

- Support development at accessible locations to reduce the need to travel.
- Create people-friendly streets and encourage walking and cycling.
- Improve the public transport network with Transit Corridors, Park and Ride, and quality gateways/interchanges.
- Improve the strategic road network and manage car traffic and parking in urban areas.
- Support rural communities with demand responsive transport services.
- Travel planning and improved public information

#### ENV1 - ENV2 Environment and Rural Communities

The natural, historic and built environment, countryside and coastline will be conserved to protect the Borough's diverse history, archaeology, geology, and biodiversity. Development will be directed away from sites of landscape and conservation importance and land at risk from flooding. The unique character of Colchester's villages will be protected, with only limited development supported to meet identified needs for local employment, affordable housing and community facilities.

#### ER1 Energy, Resources, Waste, Water and Recycling

Establishing sustainable communities in Colchester requires careful management of our energy, resources and waste. The Strategy will promote environmentally sustainable developments that are designed to:

- Utilise renewable energy sources and techniques.
- Reduce household energy and water consumption.
- Encourage the principles of reducing, reusing and recycling of waste.

The SA of the Core Strategy outlines the evidence base relevant to the SA; these studies have been used as part of this SA and have not been summarised in the report to avoid repetition.

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

The Spatial Strategy, set out in the Core Strategy DPD, emphasises the importance of the town centre and regeneration areas and these areas accordingly are expected to change the most during the plan period. The strategy directs development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas.

The Town Centre will be the focus of regeneration activity to deliver 2000 new homes, 67,000sqm of retail floorspace and 40,000sqm of office floorspace. The regeneration of St Botolphs and the North Station area will also deliver key outcomes, including the Firstsite Building, Cultural Quarter and North Station gateway.

The North Growth Area will accommodate 6200 homes, including a sustainable urban extension and the regeneration of the former Severalls Hospital. This growth area will also deliver the Community Stadium, North Transit Corridor, A12 junction and Park and Ride.

The East Growth Area will regenerate the former harbour to accommodate 2600 new homes, as well as delivering the East Transit Corridor, Hythe Station improvements, the University Research Park, and expansion of the University itself.

The South Growth Area will deliver a new Army Garrison and regenerate the former garrison to accommodate 3000 homes within an urban village with good links to the Town Centre.

The Stanway Growth Area will also be subject to significant development during the life of the plan, including 1800 homes, employment development, and the south-west distributor.

Tiptree, Wivenhoe and West Mersea are the main district settlements outside of Colchester Town. These settlements will accommodate approximately 1600 homes and provide shops and services to their surrounding rural hinterland. The distinct local character of other villages will be protected by the Core Strategy and local housing and employment development will be supported to meet community needs.



### 3. METHODOLOGY

#### *Site Allocations DPD*

**SEA Directive says:**

(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1 of the SEA Directive

The Site Allocations DPD will allocate land for a range of site specific uses which will provide the site detail for the strategic vision and objectives of the Core Strategy. The Site Allocations DPD will also set out policies and proposals relevant to the sites including detailed requirements for their development. Once completed the Site Allocations DPD will include a range of site proposals to deliver the objectives of the Core Strategy.

The Site Allocations Issues and Options document (November 2007) outlined a number of general themes and started the debate surrounding the amount of land which needs to be allocated and the different options available to the Council. Within the document, questions were posed on issues affecting the formation of the criteria used to evaluate sites. The document also gave landowners, agents, stakeholders and interested parties the opportunity to submit their sites for consideration. In response to the consultation the Council received upwards of 300 site representations which ranged in size and proposed use to a number of objections relating to various sites.

The Council considered each of the sites submitted by third parties and sites identified in the Housing Land Availability Assessment and discounted those sites that did not conform to national, regional and local policy. Sites that conform to policy were included in the Regulation 25 consultation document (January – February 2009). At this stage the Council did not make any firm commitments to the sites and sought to obtain the views on the content of the document and the sites the Council considers appropriate.

Following the Regulation 27 public consultation period the document will be finalised before submission to the Secretary of State. An Examination will be held in 2010 and following this the Council will produce a Proposals Map which will outline those sites appropriate for future development and which deliver the spatial vision as outlined in the Core Strategy. Allocations likely to feature on the Proposals Map include (not exhaustive):

- Housing;
- Employment Zones;
- Cultural Facilities;
- Open Space;
- Area of Outstanding Natural Beauty;
- Areas at risk of flooding;
- Sites of Special Scientific Interest (SSSI);
- Regeneration Areas;
- Growth Areas.

### ***Technical Difficulties as part of the Sustainability Appraisal***

#### **SEA Directive says:**

(h) an outline of .... any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1

The general difficulties encountered as part of the SA include limitations of information, incomplete data/evidence, changes to national planning policy and a lack of guidance for Site Allocations DPDs.

Collecting baseline information is an ongoing process and the Council's resources are limited so it is not appropriate to commission a study in relation to every issue. Therefore this local evidence base has been supplemented by research undertaken at the national and regional level, and interpreted in light of the knowledge and experience of local residents and professionals.

One of the difficulties faced in collecting baseline data has been finding data at a Borough level. For example, in several instances environmental data is only collected at county or regional level, which consequently limits local data analysis and impact assessment. Several pieces of baseline data have been gained from Census information, which was last collected in 2001. As a full Census is only conducted every ten years, some of this data is not particularly accurate as it is, or will be, out of date and cannot be monitored on a frequent basis. The case of aging data is also present for the Borough's biodiversity indicators. However, where possible, more recent updates have been provided to try and counterbalance these limitations.

Several indicators have been identified as being useful for the SA process, in particular monitoring. However, as yet, no formal mechanism is in place to collect this data, and therefore none currently exists. The Council has been using 'Flare' since March 2007, which is a software system to collate all planning application data. This has the potential to significantly increase the efficiency of the Council's monitoring and therefore provide more accurate data for all subsequent SAs. However, data is not being inputted by the relevant staff and so there are many gaps in the data.

The plan making process for Colchester's LDF began in 2005. Ideally it is a 'frontloaded' process, however national and regional policy is constantly evolving and often incomplete. The plan making and SA processes have had to be flexible and responsive to these changes to reflect national and regional planning guidance. During the early stages of this DPD preparation the planning regulations altered and so the spatial policy team have had to amend the work they were doing to ensure compliance with the new regulations. The decision to produce a revised SA scoping report was largely as a result of these new regulations.

Limited field surveys have been undertaken and as such some assumptions have been made about the current use of the sites allocated.

Whilst generally a consistent approach has been taken to scoring as part of site appraisals, gypsy and traveller sites and all sites in Tiptree have taken a slightly different approach. This is because sites in Tiptree differ from sites within Colchester town; they are not as accessible and are not part of a regeneration or growth area, and gypsy and traveller sites are subject to unique considerations. Slightly altering the consistency of the scoring for sites in the Tiptree and the gypsy sites will not affect the quality of the appraisal as a key part of SA is to understand the differences between the sites. Sites in Tiptree and the gypsy sites will be compared to one another and there is consistency in the appraisal of all Tiptree sites and all gypsy and traveller sites.

Finally, there has been a lack of guidance and examples of best practice on SA of Site Allocations DPDs.

### **SA Framework**

Developing SA objectives is a recognised way in which sustainability effects can be described, analysed and compared. The table, below, outlines the sustainability objectives and assessment criteria (sub-objectives) against which the genuine site options will be appraised. Small amendments have been made to the assessment criteria and indicators from previous SAs to reflect the objectives of the Site Allocations DPD. The table also identifies the indicators and evidence that relates to each sustainability objective. These indicators and evidence provide a basis for appraising and scoring how well each proposed development policy option performs against the various objectives and criteria and will be used for monitoring.

### **SA Framework**

<b>Objectives</b>	<b>Assessment Criteria</b>	<b>Indicators</b>	<b>Evidence</b>
To ensure that everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> <li>- Will the delivery of affordable housing increase?</li> <li>- Will it deliver the number of houses needed to support the existing and growing population?</li> <li>- Will it deliver a range of housing types to meet the diverse needs of the Borough?</li> <li>- Will it deliver good quality and sustainable housing?</li> </ul>	<ul style="list-style-type: none"> <li>- Number of affordable homes completed annually</li> <li>- Housing completions per annum (net)</li> <li>- Percentage of completions that are flats</li> <li>- Percentage of residential completions that are two or three bedroom properties</li> <li>- Number of dwellings built to code for sustainable homes level 3 and above</li> <li>- Number of zero carbon homes completed</li> </ul>	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper Annual Monitoring Report
To ensure that development is located sustainably and makes efficient use of land	<ul style="list-style-type: none"> <li>- Will it promote regeneration?</li> <li>- Will it reduce the need for development on greenfield land?</li> <li>- Will it provide people with good access to their needs?</li> </ul>	<ul style="list-style-type: none"> <li>- Number of new homes completed within growth and regeneration areas</li> <li>- Amount of new employment development within growth and regeneration areas</li> <li>- Percentage of new and converted dwellings on</li> </ul>	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment Annual Monitoring

	<ul style="list-style-type: none"> <li>- Will the densities make efficient use of land?</li> <li>- Will it reduce the risk of flooding?</li> </ul>	<p>previously developed land</p> <ul style="list-style-type: none"> <li>- % of new development within 30 minutes of community facilities</li> <li>- Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and over 50 dwellings per hectare</li> <li>- Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds</li> <li>- Number of applications resulting in the loss of community facilities</li> </ul>	Report Community Facilities Audit
To achieve a prosperous and sustainable economy and improve the vitality of town centres	<ul style="list-style-type: none"> <li>- Will it improve the delivery of employment to support the growing population?</li> <li>- Will it support the vitality and viability of town centres?</li> <li>- Will it provide new employment opportunities consistent with people's employment needs?</li> <li>- Will it help sustain the rural economy through appropriate diversification schemes?</li> <li>- Will it help retain exiting businesses?</li> <li>- Will it support the growth of new local business?</li> <li>- Will it encourage mixed use live /work developments?</li> <li>- Will it encourage micro and small businesses?</li> <li>- Will it encourage home based businesses?</li> <li>- Will it provide adequate employment land attractive for new businesses?</li> </ul>	<ul style="list-style-type: none"> <li>- Amount of floorspace developed for employment by type</li> <li>- Amount of completed retail, office and leisure development delivered in the town centres</li> <li>- Number of applications resulting in new, extended or improved community facilities</li> <li>- Percentage of new residential development accessible to community facilities</li> <li>- Number of new businesses setting up in the Borough</li> </ul>	Retail Study Haven Gateway Employment Land Study Employment Study (initial report) Employment Land Study Centres and Employment Topic Paper Annual Monitoring Report
To achieve more sustainable travel behaviour and reduce the need to travel.	<ul style="list-style-type: none"> <li>- Will it reduce the need to travel?</li> <li>- Will the levels of sustainable travel increase?</li> <li>- Will it improve sustainable transport infrastructure and linkages?</li> <li>- Will it reduce dependence on car</li> </ul>	<ul style="list-style-type: none"> <li>- Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters</li> <li>- proportion of journeys to work by public transport</li> <li>- proportion of journeys to work by car</li> <li>- % of new residential</li> </ul>	Local Transport Plan Transport Topic Paper Census Annual Monitoring Report

	<p>travel?</p> <ul style="list-style-type: none"> <li>- Will more Travels Plans be developed?</li> </ul>	<p>development within 30 minutes public transport time of services/ facilities</p>	
<p>To improve the education, skills and health of the Borough's population</p>	<ul style="list-style-type: none"> <li>- Will it provide equitable access to education, health, recreation and community facilities?</li> <li>- Will it help stem the out-migration of skilled younger residents?</li> <li>- Will it provide improved skills and knowledge in the workplace?</li> <li>- Will it deliver a range of community facilities at the most appropriate locations?</li> <li>- Will it maintain and increase the levels of open space and recreational facilities in the Borough?</li> <li>- Will it support healthy lifestyles?</li> <li>- Will it help reduce levels of deprivation across the Borough?</li> <li>- Will it improve access to vocational training, education and skills for young people?</li> </ul>	<ul style="list-style-type: none"> <li>- Percentage of population of working age qualified to NVQ level 3 or equivalent</li> <li>- Percentage of adults with poor literacy and numeracy skills</li> <li>- Percentage of new residential development accessible to community facilities</li> <li>- Number of applications resulting in new, extended or improved community facilities</li> <li>- Financial contributions towards leisure facilities</li> </ul>	<p>Community Strategy Census Annual Monitoring Report</p>
<p>To create safe and attractive public spaces and reduce crime.</p>	<ul style="list-style-type: none"> <li>- Will attractive and safe public spaces be created?</li> <li>- Will actual crime be reduced?</li> <li>- Will the fear of crime be reduced?</li> <li>- Will it encourage crime sensitive design?</li> </ul>	<ul style="list-style-type: none"> <li>- Increase in areas of public open space</li> <li>- All crime – number of crimes per 1000 residents per annum</li> <li>- Number of Domestic Burglaries per 1000 households</li> </ul>	<p>Urban Place Supplement Crime Safety Audit Annual Monitoring Report</p>
<p>To conserve and enhance the townscape character, historic and cultural assets of the Borough.</p>	<ul style="list-style-type: none"> <li>- Will it protect Colchester's historic core?</li> <li>- Will it protect and enhance the historic and cultural assets of the Borough?</li> <li>- Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements?</li> <li>- Will it safeguard sites of archaeological importance (scheduled &amp; unscheduled)?</li> </ul>	<ul style="list-style-type: none"> <li>- Condition of Landscape Character Areas</li> <li>- Buildings of Grade I and II* and scheduled monuments at risk</li> <li>- Number of new pieces of community art installed in the Borough</li> </ul>	<p>Townscape Character Assessment Landscape Character Assessment Annual Monitoring Report</p>
<p>To conserve and enhance</p>	<ul style="list-style-type: none"> <li>- Will it maintain and enhance the attractive</li> </ul>	<p>-Condition of internationally and nationally important wildlife and</p>	<p>Landscape Character</p>

the natural environment, natural resources and the biodiversity of the Borough.	<p>and diverse landscape character of the borough?</p> <ul style="list-style-type: none"> <li>- Will it protect designated areas of the countryside and coastal environment from inappropriate development?</li> <li>- Will it protect and improve the biodiversity resource of the Borough?</li> <li>- Will it protect the nature conservation and cultural heritage assets outside designated areas?</li> <li>- Will it improve environmental quality in terms of water air and soil quality?</li> <li>- Will it enhance the borough's biodiversity resource?</li> </ul>	<p>geological sites (SSSI, SPA, SAC &amp; Ramsar)</p> <ul style="list-style-type: none"> <li>- Number and area of Local Sites within the Borough</li> <li>- Area of ancient woodland within the Borough.</li> <li>- Change in areas and populations of biodiversity importance</li> </ul>	<p>Assessment Essex Biodiversity Action Plan (BARS monitoring) Appropriate Assessment Survey of international sites Natural England SSSI Site Condition Annual Monitoring Report</p>
To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	<ul style="list-style-type: none"> <li>- Will it reduce pollution and greenhouse gas emissions?</li> <li>- Will it increase the use of renewable energy and reduce the use of fossil fuels?</li> <li>- Will it help to reduce, reuse and recycle resources and minimise waste?</li> <li>- Will it encourage more low carbon developments in the Borough?</li> </ul>	<ul style="list-style-type: none"> <li>- Number of developments built to BREEAM /code for sustainable homes level 3+ standards</li> <li>- Number of developments using reclaimed/recycled materials in construction</li> <li>- Renewable energy installed by type</li> <li>- Amount of domestic waste recycled</li> <li>- Per capita consumption of water</li> <li>- Quality of rivers</li> <li>- Number of air quality management areas</li> <li>- Number of contaminated sites</li> </ul>	<p>Sustainability Topic Paper Annual Monitoring Report Defra local &amp; regional CO2 estimates Environment Agency monitoring Environmental Services data</p>

### SA scoring system

The following scoring system has been used to assess the economic, environmental and social impacts of the genuine site options. One score is allocated to each sub-objective, a general evaluation is provided to explain the reasoning for the scores given and an overall summary is included.

Score	Definition
<b>++</b>	Clear and substantive positive effect in response to criteria
<b>+</b>	Some positive effect in response to criteria
<b>--</b>	Clear and substantive negative effect in response to criteria
<b>-</b>	Some negative effect in response to criteria
<b>0</b>	No effect in response to criteria
<b>?</b>	Effect uncertain

<b>I</b>	Depends upon implementation
<b>n/a</b>	Not applicable

### ***Sustainability objectives and links with SEA***

**SEA Directive says** “(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”; (should be considered) (Annex 1).

The table below demonstrates the correlation between the sustainability objectives and SEA Directive topics and demonstrates that all SEA topics have been incorporated into the SA framework.

SEA topic / SA objective	Biodiversity	population	Human health	fauna	flora	soil	water	air	Climatic factors	Material assets	Cultural heritage	landscape
SA obj. 1												
SA obj. 2												
SA obj. 3												
SA obj. 4												
SA obj. 5												
SA obj. 6												
SA obj. 7												
SA obj. 8												
SA obj. 9												

### ***Compatibility between SA objectives***

The majority of SA objectives are compatible and some are highly compatible, as shown in the table below. However, there are some that are incompatible and slightly incompatible, which are discussed.

	SA Obj. 1	SA Obj. 2	SA Obj. 3	SA Obj. 4	SA Obj. 5	SA Obj. 6	SA Obj. 7	SA Obj. 8	SA Obj. 9
SA Obj. 1		+	++	+	+	+	-	-	-
SA Obj. 2	+		+	++	+	+	+	+	+
SA Obj. 3	++	+		+	++	+	-	-	-
SA Obj. 4	+	++	+		+	+	+	+	++
SA Obj. 5	+	+	++	+		+	+	+	+
SA Obj. 6	+	+	+	+	+		+	+	+
SA Obj. 7	-	+	-	+	+	+		+	+
SA Obj. 8	-	+	-	+	+	+	+		+
SA Obj. 9	-	+	-	++	+	+	+	+	
++ very compatible + compatible - incompatible									

SA objectives 1 (to ensure that everyone has the opportunity to live in a decent and affordable home) and 3 (to achieve a prosperous and sustainable economy and improve the vitality of town centres) could be incompatible with objectives 7 (to conserve and enhance the townscape character, historic environment and cultural assets of the Borough), 8 (to conserve and enhance the natural environment, natural resources and the biodiversity of the Borough) and 9 (to make efficient use of energy and resources, reduce waste and our contribution to climate change) as new build will involve additional greenhouse gas emissions and pollution, and affect the natural and historic environment. However, this incompatibility can be minimised through the use of sustainable design and construction techniques, the re-use of existing buildings, landscaping, biodiversity enhancement, locating development at accessible locations, which are at low risk of flooding, all measures that the SA framework promotes.

### ***Testing the DPD objectives against the SA Framework***

#### **SA Task B1: Testing the DPD objectives against the SA framework**

The Site Allocations DPD follows on from the Core Strategy and will help to deliver the spatial vision set out in the Core Strategy. Accordingly the Site Allocations DPD objectives are the same as the Core Strategy objectives.

The objectives are as follows:

1. Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land.
2. Provide the necessary community facilities and infrastructure to support new and existing communities.



3. Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
4. Promote active and healthy lifestyles and strive for excellence in education and culture.
5. Reduce the Borough's carbon footprint and respond to the effects of climate change.
6. Create a prestigious regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.
7. Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.
8. Support and promote the growth of tourism.
9. Provide decent and affordable housing at accessible locations to accommodate our growing community.
10. Provide a range of housing options to meet the diverse needs of the whole community.
11. Revitalise rundown areas and create inclusive sustainable new communities.
12. Promote high quality design and sustain Colchester's historic character found in its buildings, townscape and archaeology.
13. Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.
14. Focus development at accessible locations which support public transport, walking and cycling and reduce the need to travel.
15. Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
16. Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.
17. Improve the strategic road network and manage traffic and parking demand.
18. Protect and enhance Colchester's natural and historic environment, countryside and coastline.
19. Support appropriate local employment and housing development in villages and rural communities.
20. Encourage renewable energy and the efficient use of scarce resources.
21. Reduce, reuse and recycle waste.

The table below tests the compatibility between the DPD objectives and SA objectives.

	SA Obj. 1	SA Obj. 2	SA Obj. 3	SA Obj. 4	SA Obj. 5	SA Obj. 6	SA Obj. 7	SA Obj. 8	SA Obj. 9
DPD Obj. 1	+	++	+	++	+	+	+	+	+
DPD Obj. 2	+	+	+	+	++	+	+	+	+
DPD Obj. 3	+	++	+	++	++	+	+	+	+
DPD Obj. 4	+	+	+	+	++	+	+	+	+
DPD	-	+	-	+	+	+	+	+	++

Obj. 5									
DPD Obj. 6	+	++	++	++	+	+	+	+	+
DPD Obj. 7	++	++	++	++	+	+	+	+	++
DPD Obj. 8	+	+	++	+	+	+	-	-	-
DPD Obj. 9	++	++	+	++	+	+	-	-	-
DPD Obj. 10	++	+	+	+	+	+	-	-	-
DPD Obj. 11	+	++	+	+	+	+	+	+	+
DPD Obj. 12	+	+	+	+	+	+	++	+	+
DPD Obj. 13	+	+	+	+	++	++	+	+	+
DPD Obj. 14	+	++	+	++	+	+	+	+	++
DPD Obj. 15	+	+	+	+	+	+	+	+	-
DPD Obj. 16	+	+	+	++	+	+	+	+	++
DPD Obj. 17	+	+	+	+	+	+	+	+	+
DPD Obj. 18	-	+	-	+	+	+	++	++	+
DPD Obj. 19	++	-	++	+	+	+	-	-	+
DPD Obj. 20	+	+	+	+	+	+	+	+	++
DPD Obj. 21	+	+	+	+	+	+	+	+	++
++ very compatible + compatible - incompatible									

As with the testing of the compatibility between SA objectives there is incompatibility between objectives relating to new build and the protection of the natural and historic environment and climate change mitigation. New build will involve additional greenhouse gas emissions and pollution, and affect the natural and historic environment. However, this incompatibility can be minimised through the use of sustainable design and construction techniques, the re-use of existing buildings, landscaping, biodiversity

enhancement, locating development at accessible locations, which are at low risk of flooding, all measures that the SA framework promotes.

#### 4. SA TOPIC SECTION

The SA Framework includes nine objectives covering environmental, social and economic issues. This section is split up into nine sub-sections covering each of the SA objectives. For each of the SA objectives (a) the key messages from the review of relevant policies, plans and programmes, and sustainability objectives; (b) the baseline data and (c) sustainability issues and problems are summarised.

##### **SEA Directive says:**

(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1

##### **SA TASK A1: Review of relevant policies, plans, and programmes, and sustainability objectives**

(a) A review of relevant policies, plans and programmes and sustainability objectives was undertaken for the SA of the Core Strategy. This review has been updated to include a greater number of documents and update documents already reviewed where necessary. The purpose of reviewing policies, plans and programmes is to help set the context for the SA and consider relevant constraints and targets. Generally plans and programmes tend to sit in a hierarchy, with the same issues covered in increasing detail from the international level through to the local level. Consequently this review of policies, plans and programmes focuses more closely on regional and local level plans and only deals with a few plans at international and national level.

The full review of policies, plans and programmes was published as an appendix to the SA revised scoping report and this full review clearly lists the relevant objectives from the plans reviewed, how these objectives and any other considerations from the plan should be taken into account during the preparation of the Site Allocations DPD and how the plan should influence the SA. The full review is available on the Council's website and the key messages from the review are listed in this section.

##### **SEA Directive says:**

(c) the environmental characteristics of areas likely to be significantly affected; Annex 1

##### **SA TASK A2: Collecting baseline information**

(b) Collation of existing environmental and sustainability data has helped to identify the key sustainability issues facing Colchester and set the context for the appraisal of the Site Allocations DPD. Data has previously been presented in terms of social, economic and environmental issues and this report presents the baseline data under each of the SA objectives.

**SEA Directive says:**

(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC; Annex 1

**SA TASK A3: Identifying sustainability issues and problems**

(c) Identifying sustainability issues and problems helps to understand existing problems the Borough faces. Issues can be addressed by the DPD and it is also important to ensure that the DPD does not exacerbate existing problems.

General characteristics

The Borough of Colchester is located in the county of Essex in the east of England and is situated 62 miles north east of London. The Borough covers an area of almost 125 square miles (34,540 hectares) and has the main town of Colchester surrounded by a rural hinterland with centres of population in the larger villages of Tiptree, West Mersea and Wivenhoe. These three prosperous and growing villages each have their own strong identity, aspirations and requirements. The remainder of the Borough is largely rural in character with a number of smaller villages and many small hamlets. The northern part of the Borough which borders with Suffolk lies within the Dedham Vale Area of Outstanding Natural Beauty.

Data from the mid-2007 population estimates that the population of the Borough is 175,500. Less than 7% of the population comprises ethnic minority groups, an increase of 3% since 2001. Two-thirds of the total population is concentrated within the built-up areas of Colchester and Stanway.

Colchester's population has seen a growth of 12.5% since mid-2001. It accounts for 12.8% of the Essex County population and based on mid-2007 figures the average population density of Colchester was 533 people per square kilometre (sq km). This is an increase from 2001 when there were 329 people per sq km.

The population of Colchester is expected to grow by 30.9% (since mid-2006 population estimates) to 223,500 people in 2021. The largest growth will be in the older age groups (60+), whilst growth levels are expected to decline in the younger age groups (aged 19 or younger). This means that by 2021, there will be an 'ageing population' in Colchester, which will affect many areas of the community for example, the economy, housing and health. The ageing population is evidenced by the fact that 16.1% of Colchester's population will be aged 65 or over in 2021.

SA objective 1: To ensure that everyone has the opportunity to live in a decent and affordable home

(a)

Key Messages	Source
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy, Essex Design Guide
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Policies for the location of development should avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.	PPS25, PPS25 practice guide, Future Water, Pitt Review, Stern Report
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	RSS14, PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
The timing and location of housing development should be informed by an understanding of how local land and housing markets interact.	Brownfield Market Signals

(b)

At 1<sup>st</sup> April 2009 there were approximately 72,724 dwellings within the Borough of which 80.5% were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

A total of 1,041 homes were built between 1 April 2008 and 31 March 2009. Under current policies, 825 dwellings are expected to be built in the Borough each year. There were 72 affordable housing completions, which represents just 6.9% of the total additional dwellings built this year.

A national rise in house prices and improved commuter links to London have contributed to an increase in local house prices, out of line with local wage levels. Colchester's mean house price was £198,728 in 2007, this remains below the national and county average of £218,910 and £230,588 respectively. Colchester's mean house price has increased from a mean of £65,926 in 1996. The Borough therefore has a significant and growing issue with the supply of housing that people can afford and research shows the need for more affordable housing within the Borough, currently approximately 1,104 a year<sup>3</sup>.

<sup>3</sup> Strategic Housing Market Assessment, 2008.

The table below shows affordable housing completions over the past twelve years.

Year	Affordable Housing Completions
1997 - 1998	21
1998 – 1999	62
1999 – 2000	46
2000 – 2001	32
2001 – 2002	43
2002 – 2003	120
2003 - 2004	34
2004 - 2005	158
2005 - 2006	84
2006 - 2007	188
2007 - 2008	265
2008 - 2009	72

The mean house price in Colchester is £198,728. The gross weekly pay for full time workers living in Colchester is £498.40 and the gross weekly pay for full time workers employed in Colchester is £425.70. This means that the mean house price is 7.6 times the mean wage for residents of Colchester and the mean house price is 8.9 times the mean wage for those employed in Colchester.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Projections indicate an aging population, which will lead to smaller and older households.	The allocated sites will provide a mix of housing types.
The annual need for affordable housing is 1,082 dwellings <sup>4</sup> , which is far greater than the average annual number of total new (market and affordable) dwellings.	The allocated sites will provide affordable housing units on site.
There is a lack of provision for gypsies and travellers.	The DPD allocates land for gypsy pitches.

**SA Objective 2: To ensure that development is located sustainably and makes efficient use of land**

(a)

Key Messages	Source
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, RSS14,

<sup>4</sup> Strategic Housing Market Assessment, 2008.

	PPS12, Regional Health Strategy
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3, RSS14
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide
Safeguard land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences.	PPS25, Future Water
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).	PPS25, PPS25 practice guide, RSS14, Future Water
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide

(b)

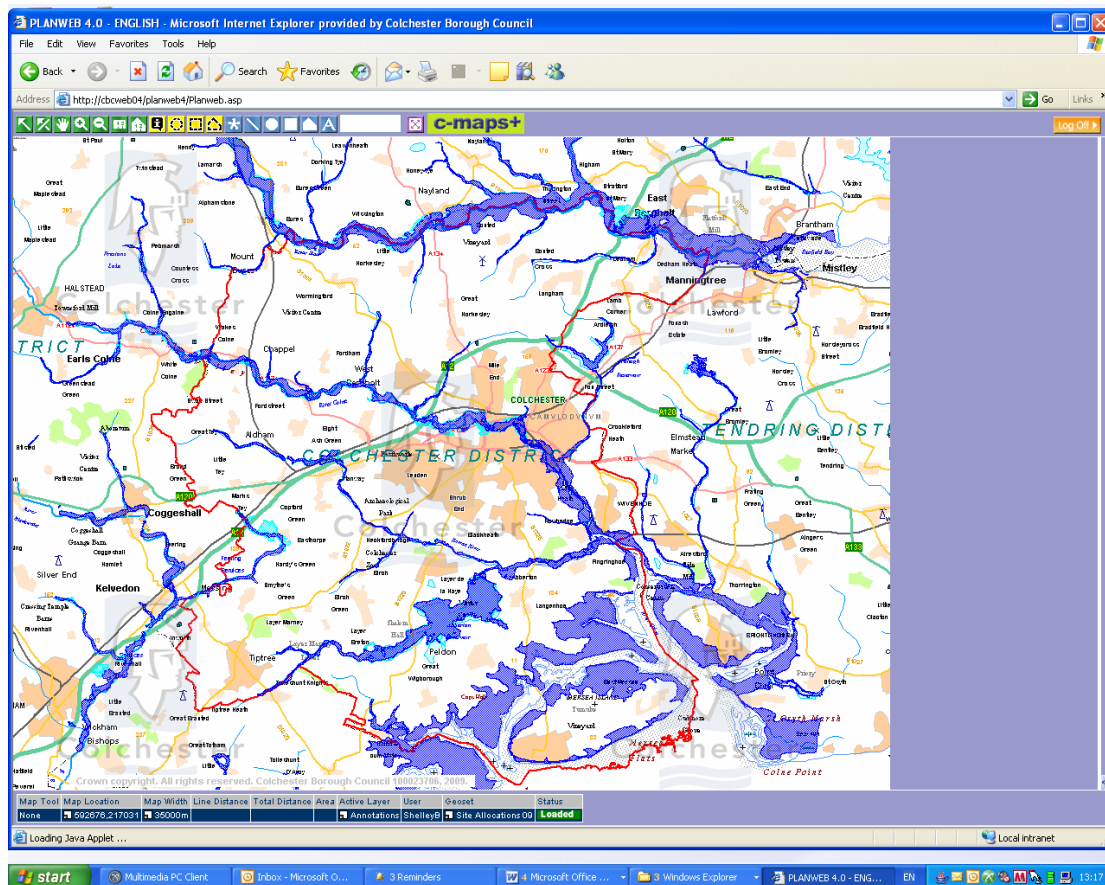
The following five areas are undergoing ambitious regeneration programmes: North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The regeneration programmes will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium. With the exception of North Station these regeneration areas were all identified in the Local Plan and Master Plans have been or are being prepared for each area.

In 2007/8 no new dwellings were completed at less than 30 dwellings per hectare, 292 dwellings were completed at between 30 and 50 dwellings per hectare and 959 were completed at above 50 dwellings per hectare.

During 2007/8 81% of residential completions were located on previously developed land (brownfield sites), a decrease from over 90% in previous years.

The map, below, shows the extent of the flood risk areas in the Borough. The purple indicates flood zone 3, high flood risk, and the light blue indicated flood zone 2, medium flood risk.





Although PPS25 states that development should not be permitted in flood risk areas the Council, Environment Agency and Department for Communities and Local Government has agreed that despite the flood risk regeneration in East Colchester should continue. This is a rundown former harbour area and regeneration has and will continue to provide many sustainability benefits. A flood risk sequential test has been carried out as part of the SA, which justifies the few allocations located within areas of flood risk. The draft sequential test was published in the SA revised scoping report and the finalised sequential test report will be published alongside this SA report.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Some areas within the Borough are run-down and in need of regeneration.	The DPD directs sites to the five regeneration areas.
Some greenfield development will need to occur to meet housing need.	The SA has appraised a number of greenfield sites and the most sustainable sites have been allocated for development. Mitigation and enhancement measures have also been suggested as part of the SA to reduce the adverse impacts of greenfield development.
There are areas within the Borough at high risk of flooding.	Only a few sites within areas of flood risk are allocated and these sites have been subject to a flood risk sequential test and parts (a) and (b) of the exception test.
There is a high dependence on the private car.	Allocated sites are accessible and a mix of uses will be required as part of large sites, which will reduce the need to travel.

**SA Objective 3: To achieve a prosperous and sustainable economy and improve the vitality of town centres**

(a)

<b>Key Messages</b>	<b>Source</b>
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	PPS6, Sustainable Community Strategy, By Design, Regional Economic Strategy, Essex Design Guide
Schemes for rural diversification should be supported.	PPS7, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	PPS7, PPG17, InTend Delivery Plan
Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, the Merton Rule, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	RSS14, A Better Life
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, RSS14, PPS12, Regional Health Strategy, InTend Delivery Plan
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting	A Better Life, Regional Business

people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	Plan for the Olympic Games, Regional Health Strategy
Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
LDFs should contain policies to support home based working.	Taylor Review

(b)

The RSS sets out a target for the Haven Gateway (Colchester and Tendring) to create 20,000 jobs between 2001 and 2021. In an earlier draft of the RSS Colchester was allocated approximately 14,200 of these jobs. The evidence base indicates that these jobs will be delivered through:

- 67,400 sqm of net internal retail floorspace between 2006 and 2021<sup>5</sup>.
- 106,000 sqm of gross office floorspace between 2004 and 2021<sup>6</sup>.
- 45,000 sqm of other gross business floorspace between 2004 and 2021<sup>2</sup>.

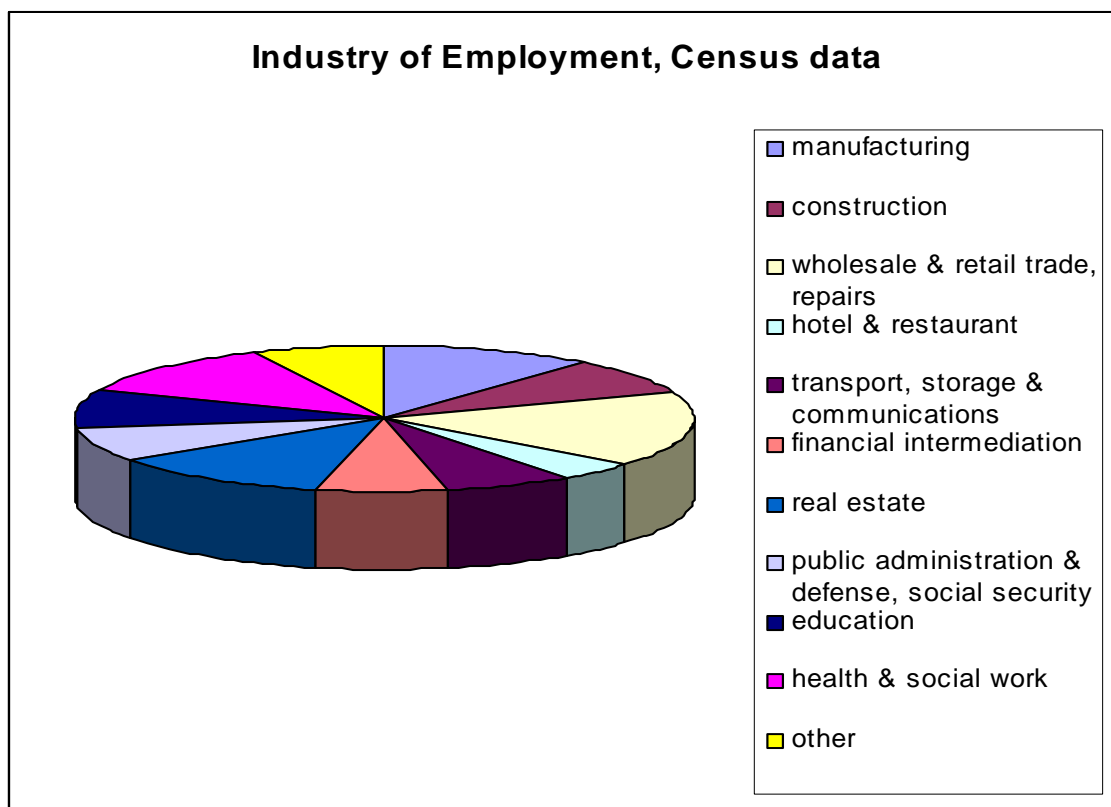
The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by, located in the district of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the mean gross income estimated at £31,396 in 2006 (up from £24,065 in 2002), although the median income is significantly less at £23,874.<sup>7</sup>

Colchester's economy is dominated largely by the service sector, which accounts for an estimated 78.9% of jobs in 2001, indicating Colchester's move away from manufacturing and agriculture in recent years. The pie chart, below, shows the proportion of the population employed in each sector.

<sup>5</sup> GVA Grimley, 2006, The North Essex Authorities Retail Study: Stage 2 Report.

<sup>6</sup> Lambert Smith Hampton, 2007, Colchester Employment Land Review.

<sup>7</sup> CBC, Housing Needs Survey, 2002.



In 2007 the Department for Communities and Local Government reported that Colchester contained 385,000 sqm of retail floorspace and, 221,000 sqm of office floorspace. The Borough also held 372,000 sqm of factory floorspace and 328,000 sqm of warehouse floorspace. The overall stock of floorspace reported in 2007 totalled 1,361,000 sqm, a fall of 27,000 sqm over the total for 2006. In order to fulfil East of England 2021 targets, the Borough will need to provide a further 48,259 sqm of retail floorspace in the town centre; this figure will be slightly surpassed with the development by 2013 of the Vineyard Gate shopping complex which will deliver 50,000 sqm.

Employment targets for Colchester outline the likely employment change up to 2021 required to achieve the employment target in the East of England Plan. This illustrates the Borough's need to take advantage of growth employment sectors and minimise employment loss in declining sectors. The data shows a continuing move towards the service industry ('retail' to gain 2,400 jobs and 'hotels & catering' to gain 2,300 jobs) and away from agriculture (loss of 500 jobs) and manufacturing (loss of 1,500 jobs).

Outline planning consent has been granted for 37,000 sqm of gross office/business floorspace as part of the University of Essex Research Park. An outline application for incubator units and business park at land known as Stane Park in Stanway is currently pending consideration.

The Annual Population Survey puts the number of people economically active in the Borough at approximately 92,000. Of these people 94.6% are classed as 'in employment'. Colchester's main employer is the Garrison, which has

close links with the town and there are sizeable educational facilities, including the University of Essex.

According to Experian Goad, Colchester's town centre has a total of 98,102 sq m of ground floor floorspace for retail trade and service uses, comprising 594 units (October 2004). The town centre is a sub-regional centre and major comparison shopping destination. Retail rents have shown that Colchester has grown but rents have remained fairly static since 2002, whilst rents in similar town centres, Chelmsford and Cambridge, have risen since this time. With the exception of Ipswich and Cambridge, the prime retail yield represents the strongest in the region. When compared with smaller centres such as Braintree and Witham Colchester's town centre compares favourably, indicating investor confidence and stability in the town centre. The retail offer in Colchester is set to be further enhanced following proposed mixed use development as part of the St Botolph's regeneration project.<sup>8</sup>

Tourism plays an important part in Colchester's economy. In 2006 the value of tourism to the economy was £185.2 million, up from £175.3m in 2003 and representing an increase of 193% since 1993. There were over 4.3 million visitor trips in 2006, a rise of 54% from 1993, although less than 2003. These trips were made up of 54,000 trips by overseas staying visitors, 218,000 trips by domestic staying visitors and 4 million by day-trippers. Since 2003 the number of overseas visitors has increased, whilst the number of domestic visitors has decreased. The number of jobs this creates is 4496 (including part-time and seasonal) and the majority of these are in the catering sector.<sup>9</sup>

In terms of hotels, the region is characterised by the predominance of mid-market, largely independent hotels, and lower serviced accommodation. The only four-star rated hotel in the area is the Five Lakes Hotel and Golf Resort, which is a destination in its own right and does not tend to compete directly with hotels in Colchester. Named hotels provide for approximately 32% of total hotel supply, which is relatively low. Hotel supply in the town centre is mainly limited to three hotels, which are old coach houses. In 2006, a sample of town centre hotels achieved occupancy of 72% and a sample of full service hotels achieved circa 69/70%.<sup>10</sup> However, despite recent growth nationally in the hotel market performance is expected to stall in 2009-10.<sup>11</sup>

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
As the current economy of the Borough is generally good and unemployment is low the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.	The DPD allocates land to contribute to the 20,000 job target set out in the RSS.
The rural economy has been affected in recent years by falling incomes from farming.	The DPD allocates a number of rural employment sites, which will diversify farms

<sup>8</sup> GVA Grimley, The North Essex Authorities Retail Study: Stage 2 Report, 2006.

<sup>9</sup> The Cambridge model to measure the economic impact of tourism on the borough of Colchester, 2006.

<sup>10</sup> Humberts Leisure, 2007, Colchester Hotel Study.

<sup>11</sup> Humberts Leisure, 2009, Colchester Hotel Study.

	and provide jobs for local people.
Outmigration of skilled younger workers is an issue.	A range of employment opportunities are supported in the DPD.

**SA Objective 4: To achieve more sustainable travel behaviour and reduce the need to travel.**

(a)

Key Messages	Source
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	PPG13
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy

(b)

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). Transportation provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One.

Nationally broad economic trends have decreased the costs of motoring, while the costs of public transport have increased. More people are travelling by car and less people are walking and cycling for short trips.

Colchester is served by two main bus operators and a number of smaller, local operators. Peak hour services within the inner core of the town are well utilised and a number of routes have 10 minute services in operation. However, the outer core is not very well served by buses and off peak services are limited.

From counts taken in 2005 there were over 35,500 pedestrian and 5,000 cycle movements in the Borough, which is similar to other areas in Essex<sup>12</sup>. The National Cycle Networks 1 and 51 pass through the town and local networks feed into these. Cycling infrastructure will increase in future as the town was awarded Cycling Town status in 2008.

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. The 2001 Census indicated that 78.9% of households own one or more cars and vans and this figure is

<sup>12</sup> Colchester Cycle and Pedestrian Monitor (2005), Essex Traffic Monitoring Report.

expected to have increased in recent years. The Census also indicated that 61.1% of Colchester's working age population usually travelled to work by car or van, 13.0% usually travelled by public transport and a further 9.1% usually worked from home (working-age population includes full-time, part-time, self-employed and full-time students). Consequently, it is apparent that significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
There is a high dependence on the private car.	Mixed use and accessible sites are allocated to reduce the need to travel. Furthermore, the DPD considers the opportunities for sustainable transport links for the allocated sites.

**SA Objective 5: To improve the education, skills and health of the Borough's population**

(a)

Key Messages	Source
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy, InTend Delivery Plan
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, RSS14, Regional Social Strategy
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well	RSS14, IRS, East

being through community cohesion and social capital.	of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games

(b)

The Borough as a whole is relatively prosperous ranking 224 out of 354 districts on the Index of Multiple Deprivation 2007 (rank 1 being the most deprived); the rank has improved from 217 in 2004. However, 5% of the Borough's population live in seriously deprived areas according to the Index of Multiple Deprivation 2007 and Colchester has the second highest local concentration score of all Essex authorities. Average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas. Three areas in Colchester are in the top 20% of most deprived (output) areas in England; St Andrew's, St Anne's and Harbour, and St Andrew's ward has the highest levels of children living in poverty in Essex. 21 areas are in the 40% most deprived (output) areas in England. Of those areas within the top 20% deprived areas nationally 28% are affected by barriers to housing and services, 2% are affected by their living environment and 15% are affected by barriers to education, skills and training.

There are 79 maintained schools: 64 primary, 11 secondary and 4 special schools. There are two further education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the Borough a major educational base with visiting students significantly adding to the diversity of the population. The provision of day care, nursery education and out-of-school care is a significant issue for the Borough, with there being more demand than formal supply.

The Schools Organisational Plan 2008 - 2013 explains that the Bishop William Ward Church of England Primary School has expanded to meet predicted demand from the Tilehouse Farm development; a new 210 place primary school, The Queen Boudicia Primary School, will open in September 2009 to serve the Turner Village development; a site for a new primary school has been secured as part of the Severalls development; and a children's centre opened at Birch Primary School in March 2008. A review of primary provision in the Garrison and Hythe areas will be undertaken to ensure that there is sufficient primary provision and rural schools, which typically have a large



surplus, will be monitored. Essex County Council launched a consultation in November 2008 into the review of secondary school provision in Colchester<sup>13</sup>.

Educational achievement in the Borough is generally good and has improved from recent years. In 2007 29.9% of Colchester's working age population were qualified to NVQ level 4 or above standard and over three quarters were qualified to NVQ level 1 or above. However, 9.5% of the working age population had no qualifications.<sup>14</sup>

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies. The NHS anticipate that seven new health care centres will be needed in the Borough over the plan period<sup>15</sup>.

The community has access to a wide range of council run services and facilities, including those owned by the 31 parish councils. Facilities include country parks at Cudmore Grove, East Mersea and Highwoods, Colchester; and a leisure centre (Leisure World) including swimming pools and four multi-activity centres. A 10,000 seat capacity Community Stadium in North Colchester opened in autumn 2008.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
An ageing population will place greater stress on services, particularly health services.	As the DPD is implemented regard will need to be had to service deficiencies to ensure that development does not place undue pressure on existing services.
Whilst Colchester Borough scores low on the Indices of Multiple Deprivation there are areas within the Borough which suffer from high levels of deprivation.	The DPD helps to facilitate the Borough's regeneration programme, which will help to tackle deprivation.
Rural isolation is an issue for some of the population.	This DPD provides rural employment sites, which will provide jobs for local people and may indirectly lead to improvements in public transport provision.

#### SA Objective 6: To create safe and attractive public spaces and reduce crime

(a)

Key Messages	Source
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social

<sup>13</sup> Essex County Council, 2008, Raising achievement through the transformation of secondary education in Colchester.

<sup>14</sup> NOMIS, 2007, Annual Population Survey.

<sup>15</sup> NHS East of England (2006), Looking to the future – development of hospital services in the East of England.

	Strategy, Regional Health InTend Plan	Regional Strategy, Delivery
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, Regional Strategy	RSS14, Social

(b)

Research by the Universities of Bristol and East Anglia has shown that people who live more than 1.6km from a park are less likely to be physically active and 27% more likely to be overweight or obese. Colchester has a high level of open space in the south and central parts of the town and a high provision of strategic open space in the north of the town, but a shortage of local and accessible open spaces in the north. Tiptree is deficient in a range of open space typologies. The Borough overall has an identified need for youth recreational facilities and improved management to enhance the quality and recreational capacity of existing open spaces.<sup>16</sup> The Council uses the National Playing Fields standard of 2.83 hectares per 1000 population as the minimum guideline for provision of sports and recreation facilities and open spaces.

12,084 crimes were reported between August 2007 and July 2008 and approximately a quarter of these were within Castle ward.<sup>17</sup>

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Whilst crime levels are low fear of crime is an issue.	The DPD encourages mixed use development, which helps to reduce the fear and incidence of crime by increasing natural surveillance. Furthermore, the DPD supports the Borough's regeneration programme which will reduce the fear and incidence of crime in these areas.

SA Objective 7: To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.

(a)

Key Messages	Source
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The need for growth should be reconciled with the need to	PPG15, PPG16,

<sup>16</sup> Colchester Open Space Study.

<sup>17</sup> Essex Police data, 2007-8.

protect the historic environment.	RSS14, IRS, Corporate Strategy, ESDP, Sustainable Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, Tendring District Historic Environment Characterisation Project
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, RSS14, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
Wetlands constitute a resource of great cultural value.	Ramsar convention

(b)

Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC.

Colchester's historic environment is rich, complex and irreplaceable. The historic environment is not just about the built environment, listed buildings and conservation areas, some historic assets lie hidden and often unrecognised beneath the ground in the form of archaeological deposits. Other elements, such as the area's historic landscape, are a highly visible record of millennia of agriculture, industry and commerce and now form an integral aspect of peoples' daily lives. Clearly the protection of the historic environment is very important, but consideration should also be given to enhancing the Borough's historic assets. The historic environment lends character to places and provides a positive template for new development. It can play a key role in creating a 'sense of place' and identities as new communities are created and existing ones enhanced.<sup>18</sup>

Within the Borough there are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest; Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The Historic Environment Characterisation Project looks at the historic value of different character areas within the Borough and indicates the sensitivity of each area. Each character area is further broken down into character zones.

<sup>18</sup> Essex County Council, 2009, Colchester Borough Historic Environment Characterisation Project.

The vast majority of development in the Borough will be directed to the character area, modern Colchester. The Project summarises that:

*"This area comprises the extent of modern Colchester. It includes much of the late Iron Age oppida of Camulodunum, the immediate hinterland of the Roman and medieval town, the town's historic port at the Hythe, a significant portion of the civil war siege works, the 19<sup>th</sup> Garrison, WWII defences and 20<sup>th</sup> century suburbs."*

The Project summarises the following about Colchester's historic core:

*"This area comprises the extent of the walled Roman and medieval town and its associated suburbs. The built heritage includes a number of iconic structures such as the Roman Balcerne Gate, Saxon Trinity Church tower, Norman Castle, St Botolph's Priory, St John's Abbey Gatehouse and medieval timber framed houses including those of the Dutch Quarter. Despite significant modern development, the town contains extensive archaeological deposits encompassing evidence for prehistoric occupation of the gravel ridge that the town is sited on, the establishment of Britain's first Roman Legionary Fortress and Colonia, a Boudican destruction horizon, the later Roman town, early Saxon settlement and the late Saxon reestablishment of the town, Norman military and religious foundations and medieval and post medieval growth. In places, archaeological deposits are deeply stratified and there is potential for good preservation resulting from localised waterlogging and the Boudican destruction horizon. Extensive excavations have taken place in the town since the Victorian period, with two large sites investigated during the 20<sup>th</sup> century at Lion Walk and Culver Square and large scale excavations outside the Balcerne Gate, at Butt Road and Middleborough. More recently, the area of St Mary's Hospital has been examined as well as re-development on the sixth form college. The town contains a significant number of listed buildings, a Conservation Area, numerous scheduled monuments and Castle Park is also a Grade II Registered Historic Park and Garden."*

Small scale development is directed to Tiptree and the Project summarises that:

*"The town of Tiptree lies mainly on glaciofluvial deposits of Middle Pleistocene date. Although little archaeological fieldwork has been undertaken within Tiptree the chance finds indicate a long history back to the Palaeolithic. These deposits are especially important as the town lies on the edge of a Hoxnian Lake. During the medieval and post medieval period Tiptree comprised a small nucleated village with a dispersed pattern of farmsteads around. Only in the 20<sup>th</sup> century with the construction of the jam factory and the coming of the railway line did the town expand at a rapid rate."*

Whilst the Borough of Colchester is extensively rural, the majority of the population live in the towns and villages. As a result, it is the built up areas, which figure most prominently in many people's lives and the appearance, and quality of their urban surroundings is an important factor in the quality of life.

There are large areas of countryside between the urban fringe of Colchester and the smaller settlements and villages surrounding it and these areas play a

very significant role in maintaining separation between these areas. Additionally, the open countryside between Colchester and its hinterland villages plays an important role in maintaining the existing settlement pattern, and setting and to a lesser degree the character of the various settlements in the Borough.<sup>19</sup>

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
The Borough has a rich heritage and new development could impact on historic and/or cultural sites.	The DPD does not allocate any sites that are likely to significantly affect a historic or cultural asset.
There is pressure for development on land in-between settlements, which could cause settlement coalescence.	The DPD does not allocate any sites that could lead to settlement coalescence.

**SA Objective 8: To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough**

(a)

Key Messages	Source
The quality and extent of natural habitats and geological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, RSS14, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development

<sup>19</sup> Chris Blandford Associates, Open Countryside Assessment between Colchester & its surrounding settlements for the Settlement Boundary Review, June 2009.

	Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study, Climate change PPS
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy

(b)

Landscape gives an area a locally distinctive character. It is the result of both natural and man made processes, including historic patterns of settlements. The Wildlife Trusts recognise through their Living Landscapes Project that landscape delivers ecosystem services such as flood protection, aquifer recharge, soil conservation, nutrient reduction and absorption of carbon dioxide. It is also a high quality environment that people can enjoy and has the capacity to remind us that we are still a part of nature. Three sites are

designated in the Borough as part of the Living Landscape Project; the Roman River Valley, which is one of the best preserved river valley systems and supports a variety of wildlife; Abberton Reservoir; and Tiptree Heath Complex.<sup>20</sup>

The 1949 National Parks and Access to Countryside Act provides for the designation of Areas of Outstanding Natural Beauty (AONB). These areas are precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to legally safeguard them. The Countryside and Rights of Way Act 2000 strengthened the status of AONBs and they now enjoy protection equal to National Parks. The Dedham Vale AONB is located within the Borough. It was designated an AONB in 1970 and falls under the control of three local planning authorities.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. The rural landscape of Colchester Borough is predominately used for arable or improved pasture. However, there are also significant areas of remaining semi-natural habitat that make a very important contribution to the Borough's distinctive character. The presence and distribution of these habitats is strongly influenced by geology and landform, and include woodland, grassland, heath, saltmarsh and mudflat and freshwater and open water habitats.<sup>21</sup>

The Colne Estuary, Blackwater Estuary and Abberton Reservoir are recognised internationally for their importance for nature conservation and are notified as Special Protection Areas and Ramsar sites. The Colne and Blackwater Estuaries also form part of the Essex Estuaries Special Area of Conservation. Special Protection Areas are classified in accordance with the EC Birds Directive to protect birds and their habitats. Special Areas of Conservation are designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) for the protection of habitats and non-bird species in need of conservation at European level. Ramsar Sites are notified under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat, either because of their rare or unique wetland types or because they are sites of international importance for conserving biological diversity.

The catchment area of the River Colne is approximately 250 km<sup>2</sup> to the tidal limit. Being a long and narrow catchment it has few tributaries, with most contributions being from field drains or minor watercourses. The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of south-eastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats

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<sup>20</sup> Wildlife Trusts, Living Landscapes Project.

<sup>21</sup> Chris Blandford Associates (2005), Colchester Landscape Character Assessment.

which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site.

The Blackwater Estuary is the largest estuary in Essex north of the Thames and is one of the largest estuarine complexes in East Anglia. Its mudflats, fringed by saltmarsh on the upper shores, support internationally and nationally important numbers of overwintering waterfowl. Shingle and shell banks and offshore islands are also a feature of the tidal flats. The surrounding terrestrial habitats; the sea wall, ancient grazing marsh and its associated fleet and ditch systems, plus semi-improved grassland are also of high conservation interest. This rich mosaic of habitats supports an outstanding assemblage of nationally scarce plants and a nationally important assemblage of rare invertebrates. There are 16 British Red Data Book species and 94 notable and local species.

Abberton Reservoir is a large, shallow freshwater storage reservoir and lies in the Layer Brook valley just before the Brook joins with the Roman River. It is the largest freshwater body in Essex. It is one of the most important reservoirs nationally for wintering wildfowl, with a key role as a roost for wildfowl and waders feeding in adjacent estuarine areas. The site is also important for winter feeding and autumn moulting of waterbirds. The margins of the reservoir have well developed plant communities that provide important opportunities for feeding, nesting and shelter.<sup>22</sup>

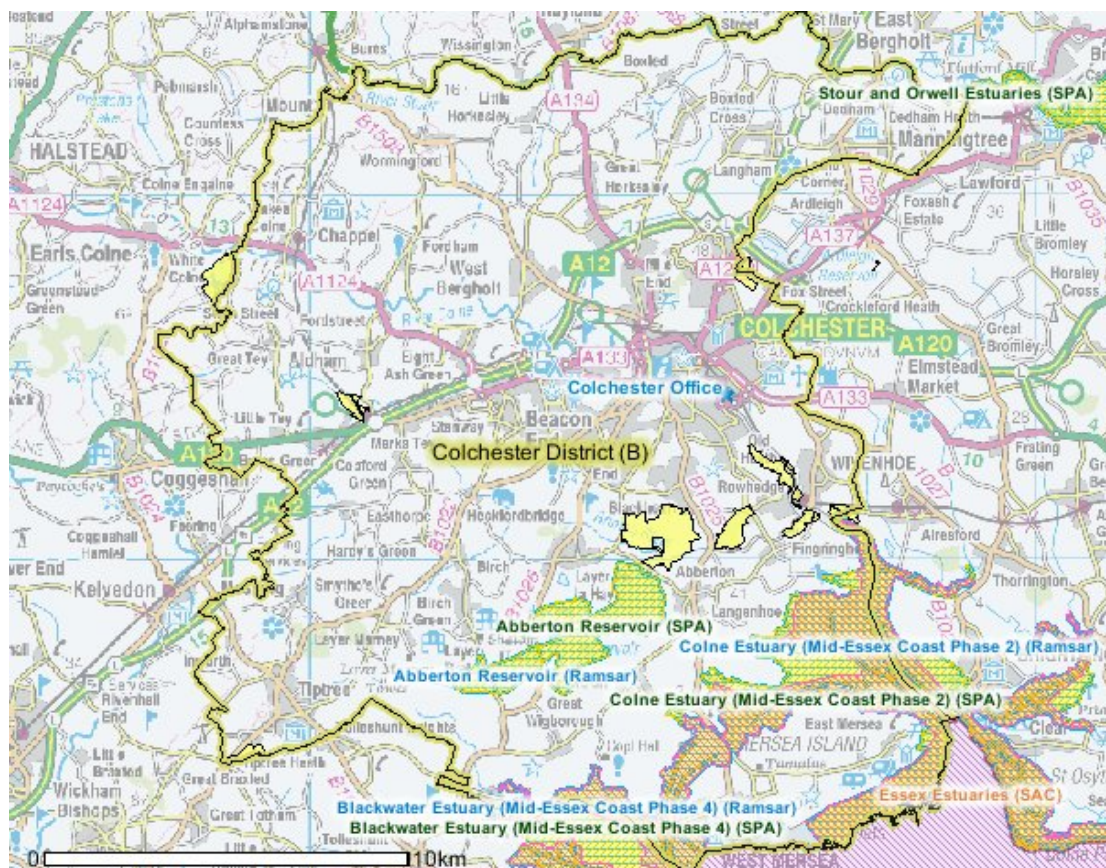
The map, below, shows the location and extent of the international sites in the Borough.<sup>23</sup>

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<sup>22</sup> JNCC, 2009.

<sup>23</sup> Nature on the Map, 2008, International Sites.

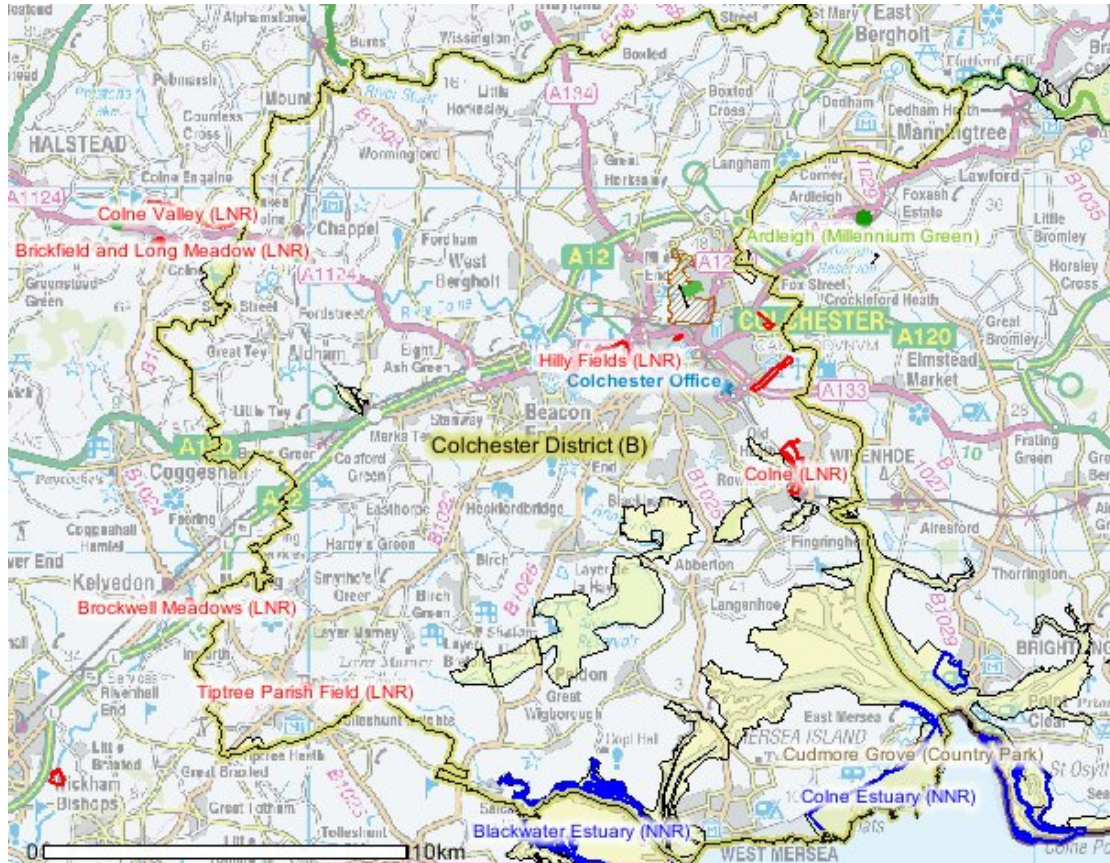




There are a variety of other sites within the Borough that are protected at national and local level for their nature conservation. This includes the Colne Estuary and Blackwater Estuary National Nature Reserves, which are designated under section 19 of the National Parks and Access to the Countryside Act 1949 or section 35 of the Wildlife and Countryside Act 1981 for important natural and semi-natural ecosystems; Sites of Special Scientific Interest (SSSI), which are notified and designated under section 28 of the Wildlife and Countryside Act 1981 (as amended), at Tiptree Heath, Chalkney Wood, Bullock Wood, Wivenhoe Gravel Pit, Upper Colne Marshes, Roman River, Abberton Reservoir, Colne Estuary, Blackwater Estuary and Marks Tey Brickpit; and Local Nature Reserves at Fingringhoe Wick, Colne Point, Hilly Fields, Brockwell Meadows, Tiptree Parish Field, Colne Valley and Brickfield and Long Meadow, which are designated under section 21 of the National Parks and Access to the Countryside Act 1949 to protect wildlife habitats which are of importance at a local level. The map, below, shows the location and extent of the National Nature Reserves and Local Nature Reserves<sup>24</sup>.

<sup>24</sup> Nature on the Map, 2008, Nature Reserves and Country Parks.





The Habitats Directive requires the UK to halt biodiversity loss by 2010; however the Environmental Audit Committee reported in 2008 that this target is unlikely to be met. Wetland and freshwater habitats are in the worst condition of all habitats and are not on track to meet the 95% SSSI favourable or recovering status by 2010.

Local Wildlife Sites (LWS) were formerly referred to as Sites of Particular Ecological Importance, County Wildlife Sites (CWS), or Sites of Importance for Nature Conservation (SINC). The LWS notification is not statutory, but creates a partnership between landowners and conservation agencies by recognising the wildlife value of a site. LWS have a fundamental role to play in meeting overall national biodiversity targets and sustaining biodiversity in the wider countryside. Recognition and designation of locally important sites ensures those, which although not meeting national SSSI selection criteria, but which are nonetheless of high conservation value, are acknowledged. Within the Borough there are 168 LWS, these sites include ancient woodland, ponds, grassland, grazing marsh and ancient hedgerows.

The Essex Biodiversity Action Plan seeks to conserve and enhance the wildlife and habitats of Essex which give the county its distinctive biodiversity and halt decline and restore biodiversity to a more sustainable condition. The Plan identifies flagship species for each authority. Flagship species for Colchester are beautiful demoiselle damselfly, great crested newt, sea holly, stag beetle and lesser calamint.

Beautiful demoiselle damselfly are generally found along rivers or streams, particularly those with sand or gravel bottoms. Great crested newts are the largest and rarest of the newt species; they prefer still or slow moving water with plenty of aquatic vegetation and dense cover nearby. Stag beetles are Britain's largest insect; they have suffered a decline in recent years largely because of the destruction of their habitat, dead wood. Sea holly is also known as eryngo and is an unusual member of the carrot family. They have spiny blue-green leaves, similar to holly. Lesser calamint has a purple tinge all over and lilac, tubular flowers. It is very aromatic and attracts insects.<sup>25</sup>

A recent analysis undertaken for the UK Biodiversity Standing Committee suggested that climate change posed a significant risk to between 5-25% of UK BAP species targets.

The Environment Agency, supported by local authorities, manages the physical risks of both coastal erosion and flooding, through Shoreline Management Plans (SMPs). SMPs provide a strategic and cumulative assessment of the physical risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner. A SMP is a high level document that forms an important element of the strategy for flood and coastal erosion risk management. SMPs are developed through consultation with local communities and are based on the best available science on climate change and understanding of coastal processes. They highlight where investment in defence works could deliver a high benefit to the taxpayer and where in the future there may need to be changes in coastal defence policy due to rising sea levels or changes to the landscape caused by coastal processes. This could be due to a wide range of reasons, for example because the provision of defences in one area could interfere with the natural flow of beach sediment along the coastline and cause greater erosion rates further down the coast. The findings from a recent workshop organised by the Tyndall Centre highlighted that protecting one area of the coast could lead to other areas being worse off. It is essential that Colchester's Local Development Framework has regard to the findings of the SMP to ensure that inappropriate development does not take place in areas that are at risk of flooding or erosion either now or in the future.

Water resource management has a tremendous impact on the environment and is of particular importance in Essex, which is one of the driest counties in England. Annual rainfall in Essex is only 65% of the average in England and Wales. Changes in policy at national and international level have led to improvements in water quality in recent years. However, climate change, diffuse pollution and population growth threaten the current position.

The Water Framework Directive 2000/60/EC rationalises and updates existing EC water legislation. It introduces an integrated and coordinated approach to water management, through a statutory system of analysis and planning based upon river catchments. Its objective is to establish a framework for the

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<sup>25</sup> Essex Wildlife Trust, 2009, Species Information.

protection of inland surface waters, transitional waters, coastal waters and groundwater, in order to prevent and reduce pollution, promote sustainable water use, protect the aquatic environment, improve the status of aquatic ecosystems and mitigate the effects of floods and droughts. The Water Framework Directive target is for all inland and coastal waters to reach good status by 2015. The percentage length of estuaries in the Anglia region classed as good status is currently 82.1%. This has improved from 68.6% in 1995 and is higher than the national average of 72%<sup>26</sup>.

The national average daily domestic water use is 155 litres per person, with Colchester performing better than this with an average of 145 litres<sup>27</sup>. Although WWF report that the total water footprint for the UK citizen is 4,645 litres per day<sup>28</sup>. Notwithstanding this however, water resources in the south and east of the region are at critical levels and Essex is included within this category. It is important that water use is reduced for two key reasons; firstly the existing water resource will become increasingly scarce due to depleted groundwater resources coupled with population growth and secondly as changes in the climate progress it is highly likely that summer rainfall levels will decline and temperatures will rise, causing a reduction in supply during the periods of highest demand. The issue of water resources must be addressed taking into account the impact that increased water demand can have on water supplies, internationally designated habitats and the ecosystems that they support.

The importance of soils in supporting natural habitats and biodiversity and as regulators of global temperature through the storage of biogenic carbon is being increasingly recognised alongside their role in supporting the production of food and fibre. Soils also play a key role in storing, transporting and filtering water. Soil should be seen as a non-renewable resource as its renewal is very slow. It is suffering from erosion, compaction and a decline in organic content, of which carbon is a key component. The UK Strategy for Sustainable Development (May 1999) recognises the importance of safeguarding the best and most versatile agricultural land to meet the needs of future generations and the Environment Agency state that 10 billion tones of carbon is stored in UK soils<sup>29</sup>.

(c)

<b>Sustainability Issue/ Problem</b>	<b>How the DPD addresses the issue</b>
Within the Borough there are 3 Special Protection Areas and Ramsar Sites, which could be affected by development and a Special Area of Conservation.	Protection of these sites is addressed through a number of measures as detailed in the appropriate assessment report.
Development has the potential to adversely affect nature conservation.	The issue of nature conservation has been considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely	The issue of landscape character has been

<sup>26</sup> Environment Agency, 2000, Estuary Water Quality.

<sup>27</sup> OFWAT, 2004.

<sup>28</sup> Counting Consumption 2006 (WWF).

<sup>29</sup> Environment Agency, 2004, The State of Soils in England and Wales.

affect landscape character.	considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely affect water quality.	It is clear in the Development Policies DPD that notwithstanding the allocations in this DPD development will not be permitted unless there is capacity within the existing sewerage infrastructure system to cope with the development within the confines of existing consents.

**SA Objective 9: To make efficient use of energy and resources, and reduce waste and our contribution to climate change.**

(a)

Key Messages	Source
Use resources more efficiently, minimise waste and increase rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, RSS14, Future Water, Water Cycle Study
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	PPG24, Sustainable Development Framework for the East of England
Renewable energy must be encouraged.	PPS22, RSS14, Johannesburg Declaration, the Merton Rule, Climate change PPS, , Stern Report, UK Renewable Energy Strategy
15% of UK energy to come from renewable sources by 2020.	PPS22, RSS14, the Merton Rule, Climate change

	PPS, UK Renewable Energy Strategy
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(b)

Climate change is happening now; evidenced by the fact that 11 of the past 12 years have been the warmest since records began, and is one of the key challenges facing the world today. In the UK we can expect to see much higher summer temperatures, even in the next 20 - 30 years. Current climate projections also suggest continued warming at least up to the end of the century.

The emission of greenhouse gases; primarily carbon dioxide but also methane, nitrous oxides, hydrofluorocarbons, sulphur hexafluoride and perfluorocarbons, contributes significantly to climate change. By 2020, the proportion of emissions from the energy sector is expected to have decreased, but emissions from the transport sector will have increased significantly, in part due to a rise in air travel. Whilst the UK is on track to meet its Kyoto targets to reduce greenhouse gas emission, this will increase once emissions in trade and travel are considered according to the Sustainable Development Commission.

The current concentration in the atmosphere of carbon dioxide, by far the most abundant greenhouse gas, is equivalent to about 380 parts per million (ppm), up from about 280 ppm before the Industrial Revolution. If our emissions continue to rise sharply 550 ppm could be reached as early as 2035. At this level it is very likely that global average temperatures would increase by more than 2°C, often considered the threshold of dangerous change. To avoid this risk, we should be aiming to stabilise atmospheric concentrations below 450 ppm. The per capita annual emissions of carbon dioxide are lower than average at 6.35 tonnes, which compares to 8.7 for the East of England and 9 nationally<sup>30</sup>. Whilst Colchester is performing better than the regional and national average the amount of CO<sub>2</sub> emissions per capita will need to reduce to 2 tonnes by 2050 to meet government targets.

The Climate Change Act 2008 sets out the statutory target for a reduction in carbon dioxide emissions by 80% by 2050 compared to 1990 level. The Act also includes interim targets and the 2009 Budget set an interim target to reduce greenhouse gas emissions by 34% by 2020.

Scenarios produced by the Met Office Hadley Centre, Tyndall Centre and UK Climate Impacts Programme suggest that for the UK climate change will mean hotter and drier summers and milder and wetter winters combined with more extreme weather events. This will result in higher temperatures and heat waves, which particularly effect vulnerable groups such as the elderly (under a medium emissions scenario summer temperatures will increase by 1.2°C – 4.3°C by 2020); less summer rainfall, which will result in droughts; increased water stress; heavy rainfall events, which will result in increased levels of flooding; faster rates of coastal erosion and sea level rise, it is

<sup>30</sup> Defra, 2007, Local and regional CO<sub>2</sub> emissions estimates for 2004.

predicted that in the East of England sea levels could rise by 6.2cm by 2010 and 9.7cm by 2020 (based on 1990 baseline)<sup>31</sup>.

The Stern Review on the Economics of Climate Change assessed a wide range of evidence on the impacts of climate change and on the economic costs; using a number of different techniques to assess costs and risks. The review concluded that the benefits of strong and early action far outweigh the economic costs of not acting. Using the results from formal economic models, the Review estimates that if we don't act, the overall costs and risks of climate change will be equivalent to losing at least 5% of global GDP each year, now and forever. If a wider range of risks and impacts is taken into account, the estimates of damage could rise to 20% of GDP or more. In contrast, the costs of taking action to reduce greenhouse gas emissions and the effects of climate change can be limited to around 1% of global GDP each year.

It is expected that climate change will have a significant impact on biodiversity within the UK. Protected areas, species and habitats are already under considerable pressure from changing patterns of agriculture, pollution and development. Climate change will exacerbate these problems, but may also provide opportunities for species or habitats that currently do not exist. There is considerable evidence that species in the UK are already responding to a changing climate; for example through changing patterns of abundance and changes in the timing of lifecycle events. Through computer modelling scientists are beginning to understand what impacts climate change may have on biodiversity in the future. There is an increasing recognition that adaptation should consider the wider landscape and biodiversity protection should extend beyond the traditionally site-based approach. By improving connectivity in the landscape it is hoped that species and habitats will be more resilient to the impacts of climate change.

The UK Renewable Energy Strategy was launched in July 2009 and shows how the target of 15% of energy from renewables by 2020 will be met (only 2.25% of energy came from renewables in 2008). It is an integral part of the UK Local Carbon Transition Plan (which includes nuclear, carbon capture and storage, heat and energy and transport). The Council will need to play its part in helping to secure at least 15% of energy comes from renewable sources by 2020, and the RSS puts this figure at 17%. A recent report from the British Wind Energy Association states that on average across England only 50% of the renewable electricity generation target of 10% by 2010 will be met, with some failing to reach even a third. The report reveals that delays in the planning system are tying down wind farm planning applications for an average of 14 months, against a statutory guideline period of 16 weeks and that around a half of wind farm applications taken to appeal for refusal or non-determination are then approved.<sup>32</sup>

In 2005, the average domestic consumption of gas stood at 18,365 kWh, a decrease from 20,336 kWh in 2004<sup>33</sup>. In 2007 the average domestic

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<sup>31</sup> UKCP09

<sup>32</sup> BWEA, 2009, England's Regional Renewable Energy Targets: Progress Report.

<sup>33</sup> DTI Energy Trends, 2005.

consumption of electricity stood at 4,835 kWh, which is higher than the national average of 4,670 kWh.<sup>34</sup>

The total carbon emissions for the Borough were 1076 kilo tonnes CO<sub>2</sub> in 2006<sup>35</sup> and the per capita carbon emissions in Colchester average at 6.35 tonnes. This compares with the regional average of 9 tonnes and national average of 8.7 tonnes. Emissions are broken down as 34% industry, 36% domestic and 30% road transport<sup>36</sup>. Studies have shown that the East of England has the highest carbon emissions for transport than any other region.

The Department of Health reported in 2008 that there has been an increase in deaths and hospital emissions associated with ozone pollution of between 15 – 50%. Air quality in the Borough is generally good, although there are two Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street and are polluted areas due to high levels of congestion. 61.1% of journeys to work are made by private car<sup>37</sup> and according to Sustrans nationally 25% of car journeys are less than a mile and two thirds of journeys are less than five miles. This high level of journeys to work by private car has implications in terms of air quality.

The Environment Agency has previously advised that Layer Brook, Roman River, Colne, St Botolph's Brook are at risk of pollution.

Nationally the average person produced half a tonne of waste in 2006/7, which is 20% more than 1991/2. In 2003/4 10 million tonnes of waste was collected in the East of England, approximately 3 million tonnes was municipal and 7 million tonnes was commercial. The total amount of waste generated is expected to grow to 14.5 million tonnes by 2021<sup>38</sup>. This will require significant investment in new treatment and disposal facilities. Between 2007 and 2008 19.7% of domestic waste was dry recycled, up from 17.8% in the previous year, and 12% was composted. During this time period Colchester's Annual Monitoring Report recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Water usage is increasing both through new development and increased demand.	Allocated sites can be expected to be more water efficient; this issue is addressed through the Development Policies DPD.
The amount of waste produced is increasing.	There is little that this DPD can do to address this issue, but new development will be required to provide space for recycling facilities.
There are no renewable energy schemes within the Borough, with the exception of microgeneration.	The potential for on-site renewable energy was considered for each site and as the plan progresses and the levels of the code for

<sup>34</sup> Department for Business Enterprise and Regulatory Reform – electricity average domestic consumption, 2007.

<sup>35</sup> Local and regional CO<sub>2</sub> emissions estimates for 2006, Defra.

<sup>36</sup> Local and regional CO<sub>2</sub> emissions estimates for 2004, Defra, 2007.

<sup>37</sup> ONS, Census, 2001.

<sup>38</sup> East of England Plan, 2008.



	sustainable homes increase the provision of renewable energy will increase.
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## 5. LIKELY EVOLUTION WITHOUT THE DPD

### SEA Directive says:

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1

Through the collection of baseline data and consideration of sustainability issues facing the Borough, it is possible to predict how current policies, practices and trends might change in the future in the absence of any active intervention through the LDF. Failure to formulate a LDF would result in development pressures that exceed the scope of the existing Local Plan. The existing Local Plan provides for the delivery of approximately two-thirds of the housing required by the East of England Plan. There is sufficient employment land to accommodate the growth of employment development at the fringe of Colchester Town, however there are insufficient policy mechanisms to facilitate enough regeneration to deliver an adequate level of retail and office development within the Town Centre. Failure to plan for development and change beyond the scope of the existing Local Plan would have severe implications, including:

- **Climate change and flood risk:** Colchester's coastal location in the East of England makes it particularly vulnerable to the ever increasing effects of climate change, sea level rise and flood risk. Furthermore without the LDF in place areas will not be made available for species to move to in order to adapt to the effects of climate change.
- **Carbon footprint reduction and sustainable construction:** Current trends indicate that the carbon footprint of the Borough will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods. Although recycling and sustainable construction measures will be implemented through legislation their improvement should be encouraged through the LDF. The LDF will play a fundamental role in reducing the need to travel by private car.
- **Biodiversity:** The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development as species are displaced and habitat enhancement is not introduced.
- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure:** Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.
- **Housing affordability:** The overall percentage of affordable housing completions between 2008 and 2009 was 6.9% even though the current Local Plan target is 25%. This reflects the fact that many developments fall below the Local Plan threshold, or are on sites where particular site viability issues have led to a reduction in the target. It also reflects the completion of dwellings approved prior to the 2004

implementation of the 25% target. Without the LDF and the 35% affordable housing target, with lower thresholds, there would be severe housing affordability problems.

- **Development of a sustainable spatial economic hierarchy:** Without the LDF outlining clear roles for the various centres within the district the role of the town centres would be undermined by increasing levels of out of-centre employment and retail developments, which would also fail to reduce the need to travel. Additionally, related to this people without a car would find it difficult to access out of town centre sites, which would result in issues of inequality.
- **Economic decline and corresponding unemployment problems:** Colchester's location in the prosperous South East means that it benefits from relatively low unemployment rates. The 2008 Annual Monitoring Report notes that 4.2% of the economically active population are unemployed, this represents a fall from the previous year when unemployment was estimated at 4.5%. Colchester does, however, have areas of deprivation; according to the Index of Multiple Deprivation 2007 approximately 5% of the population live in seriously deprived neighbourhoods. In the absence of targeted programmes to address deprivation in these areas, it could be expected that economic decline in those areas would continue.
- **Traffic congestion and poor accessibility:** The 2006-2011 Local Transport Plan identified congestion on key routes in Colchester as a key problem. In the absence of policies to manage travel demand, improve the accessibility of new development, and implement targeted transport improvements, traffic congestion can be expected to worsen due to new development and increasing car usage.
- **Preservation of greenfield land and countryside and coastal protection:** Currently, Colchester is achieving brownfield development rates of over 80% (2008 Annual Monitoring Report), whilst this is good previous years delivered brownfield development rates of over 90%. By the end of the plan period the supply of brownfield land will have diminished, placing demands on greenfield land. Unmanaged development patterns could degrade the countryside, breaks between settlements and areas of environmental value and built character. Of particular sensitivity to development are Special Areas of Conservation, Special Protection Areas and Ramsar Sites, of which Colchester has four. Development needs to be carefully controlled in order to ensure the continued protection and enhancement of these internationally designated ecological sites.
- **Delivery of high quality design of both individual developments and the public realm:** A particularly important role for the Development Policies DPD is in providing mechanisms to ensure the delivery of high quality design. In the absence of specific development control policies, developers could lack sufficient guidance and incentives to produce consistently high quality levels of new development design and construction and public realm improvements would be carried out less frequently and without overall co-ordination.
- **Healthy lifestyles:** The LDF has a role to play in the promotion of healthy lifestyles through the provision of green infrastructure, public

open spaces and recreational facilities. Without the LDF sustainable transport links will unlikely be provided (which will also increase congestion and greenhouse gas emission) and the population will fail to have safe areas to use for recreation and obesity will increase.

It is clear from the above that there would be many adverse affects to the Borough under the no-plan scenario. Spatial planning has the potential to maintain favourable status or bring about beneficial change and SAs will ensure that DPDs will result in sustainable development.

## 6. DEVELOPING THE DPD OPTIONS

### SA Task B2: Developing the DPD options

#### SEA Directive says:

(h) an outline of the reasons for selecting the alternatives dealt with; Annex 1

Whilst it is essential that alternatives are considered as part of the SA process only reasonable, realistic and relevant options should be considered. It is not for the SA to consider every option put forward by interested parties. The SA must be linked to the planning framework and so options that do not conform to national policy, the RSS or the Core Strategy should not be considered as part of the SA as they are not reasonable, realistic or relevant options. Therefore, those sites identified in appendix 3a of the Regulation 25 consultation document have not been appraised.

At the developing options stage of the SA the key output is to outline the key differences between the alternatives; it is not necessary to go into a great level of site specific detail about each option. In the case of the Site Allocations DPD each site is an option. All reasonable options (sites) were appraised and published for consultation in the SA revised scoping report to allow statutory consultees and other interested parties the opportunity to contribute to the SA. This stage recommended discounting a number of sites in favour of sites that would have more positive environmental, economic and/or social impacts. The summary appraisals of sites as part of this task of the SA was published in the SA revised scoping report.

#### ***Town Centre***

Land at Cowdray Avenue (S127) (mixed use) was appraised as part of the revised scoping report and has been further appraised as part of this stage of the SA to more fully understand the likely effects of development of this site. A number of Local Plan allocations, St Botolphs Master Plan sites and Housing Land Availability Assessment sites continue to be supported by the Council. As these are not new allocations they have been appraised together. These appraisals are included in section 7 of this report.

#### ***East Colchester***

As part of the first stage of the appraisal four sites were considered in the East Colchester Growth Area.

The Wilson Marriage Centre (106) (residential) and the disused Haven Road Travellers site (S112) (mixed use) were recommended for allocation. A number of Local Plan allocations, Hythe Master Plan sites and Housing Land Availability Assessment sites continue to be supported by the Council. As these are not new allocations they have been appraised together. Section 7 of this report includes the summary of the detailed appraisals for these sites.

Land at Place Farm (S116) (residential and commercial) was appraised and it was concluded that it should not be allocated. Whilst accessibility is good as the site is located within an existing community and the site would provide a mix of uses, the site does not fall within any of the Borough's regeneration or growth areas, is partly located in flood zone 3a (high flood risk) and development would likely adversely affect the Upper Colne Marshes SSSI, which is adjacent to the site.

Large scale development between the University of Essex and Wivenhoe, including a diverse mix of uses, has been put forward and was appraised as part of the revised scoping report. It was considered that whilst development would contribute to the Borough's housing and employment targets and the regeneration of East Colchester development of the entire site would result in settlement coalescence between East Colchester and Wivenhoe, which would adversely affect the character of both of these settlements. It was also concluded that a large part of the site is located within flood zones 2 and 3 (and residential and employment development in these zones would be unlikely to pass the sequential test) and the western boundary of the site is adjacent to the Upper Colne Marshes SSSI and development would be likely to affect this designated site. It was therefore considered that land adjacent to Wivenhoe should not be allocated to avoid settlement coalescence and the scale of development proposed should not be supported unless it can be demonstrated that it will not adversely affect the Upper Colne Marshes SSSI and avoids flood zones 2 and 3. Whilst the Council is not supporting this large scale development academic expansion is supported. This option has been appraised as part of the SA. The summary of this appraisal is included in section 7 of this report.

### ***Garrison***

As part of the first stage of the appraisal two sites were considered in the South Colchester Growth Area. Section 7 of this report includes the summary of the detailed appraisal for the Arena/ Naffi site and a combined appraisal of the sites set out in Policy SA GAR1.

### ***North Growth Area***

As part of the first stage of the appraisal 19 sites were appraised in the broad area of search for the North Colchester Growth Area.

Land north of Axial Way (S037) (residential), the large greenfield extension (as part of the initial appraisal smaller parcels of land within this large site were appraised but the overall conclusion was that greater sustainability benefits would occur by bringing forward the large site and avoiding piecemeal development) (SO44, S137, 166, 262) (residential led mixed use) and various sites between Mile End Road and Bergholt Road (52, 53, S153, S159, 165, S169, S184, 261) (residential) were recommended for allocation. Severalls Hospital, which has outline planning permission for development, was also appraised as development has not commenced but will come forward in the plan period. These sites have therefore been subject to further

appraisal in order to more accurately predict and evaluate their effects and consider mitigation and enhancement measures. This more detailed appraisal is summarised in section 7 of this report.

Representations from Myland Parish Council regarding the retention of Chesterwell Wood, A12 crossings and extension to Highwoods Country Park were also appraised.

St Botolph's Farm (S064), land off Braiswick (S162) and Great Horkesley Manor Plot 2 (S257) were appraised and it was concluded that they should not be allocated. St Botolph's Farm and land off Braiswick are outside of the broad area of search for the North Colchester Growth Area as identified in the Core Strategy. Whilst Great Horkesley Manor Plot falls within the Core Strategy broad area of search the Growth Area has now been defined and the site does not fall within the boundary. Furthermore this site is approximately 0.7 miles as the crow flies from the edge of Severalls Hospital; the major regeneration site in north Colchester and so development of this site would fail to directly benefit the Severalls site. There are limited services/facilities within the vicinity of all of these sites, which would increase the need for future residents to travel. All sites are served by poor sustainable transport linkages and so journeys by private car would likely increase; causing an increase in greenhouse gas emissions and air pollution. Part of the St Botolph's Farm site is located in flood zone 3a (high flood risk) and this site acts as a soft gateway into Colchester. Development of this site would therefore adversely affect the setting of this gateway into the town. Land off Braiswick is currently used as part of a golf course and development of this site would reduce the amount of recreational land in the Borough. Great Horkesley Manor Plot would adversely affect landscape character and the pattern of the Borough's settlements by encroaching into the countryside north of the A12, which separates Colchester and Horkesley.

### ***Stanway Growth Area***

As part of the first stage of the appraisal 12 sites were considered in the Stanway Growth Area.

Land between Warren Lane and Dyers Road (S070) (residential), land north of London Road (S095) (district centre), Stane Park (S242 & S243) (employment), land at Wyvern Farm (S268 – in part) (residential), land adjacent Lakelands (residential), land at Colchester Quarry (S284) (quarry) and land at Evergreen House & D Hollick Car Sales (S294) (employment) were recommended for allocation. These sites have therefore been subject to further appraisal in order to more accurately predict and evaluate their effects and consider mitigation and enhancement measures. This more detailed appraisal is summarised in section 7 of this report.

Land at Furze Hill (S033), land between Warren Lane and Dyers Road (S072), land at Chitts Hill (S076), land at Gosbecks Farm (S260) and land at Evergreen House & D Hollick Car Sales (S294) (residential) were appraised and it was concluded that they should not be allocated. Land at Furze Hill is

covered in mature trees and has high biodiversity value. The site is also adjacent to an area marked for future expansion of the quarry and so, if developed, could affect the future of the quarry. Land is proposed to be allocated for development to the north of this site and in-between these sites is a small road of a rural nature, which acts as a natural barrier to further development south of the existing built up area. Land between Warren Lane & Dyers Road (S072) is a small site and would be unlikely to deliver a range of uses. Warren Lane is a gateway into Stanway and development of this site would be prominent and detrimental to the character of the area. There are numerous hedgerows on the site and their loss would adversely affect the Borough's biodiversity resource. Land at Chitts Hill is not located within the broad area of search for the Stanway Growth Area as set out in the Core Strategy. This site is located on the edge of a small built up area north of the A12; development north of the A12 will adversely affect landscape character and the established pattern of development. Furthermore, pedestrian and cycle access to the south of the A12 is poor and sustainable travel is therefore unlikely to be a realistic option. Land at Gosbecks Farm (S260) 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 the other greenfield sites proposed as part of the Stanway growth area. 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. 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. Evergreen House & D Hollick Car Sales (S294) is located in an accessible location 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, within a well used employment/ retail area. Furthermore, residential development in this location would be out of character with the immediate area.

### ***Tiptree***

The Core Strategy states that a minimum of 680 dwellings will be provided in Tiptree over the plan period. Whilst this figure is a minimum provision should not significantly exceed this figure in order to ensure that services within Tiptree and the local highway network can cope with the additional development. As at 31 March 2008 just under 500 dwellings were allocated and 173 units had planning permission in Tiptree. Whilst this figure is close to the 680 minimum for Tiptree some of the planning consents have lapsed since 31 March 2008. There is therefore a need for some residential development within Tiptree and numerous sites have been put forward for development on the edge of Tiptree. Previous SA work only appraised one option for growth on the edge of Tiptree as this was put forward as a mixed use scheme rather than solely residential. However, in the interests of transparency it was considered appropriate to appraise all options for development on the edge of Tiptree.



Land at Grange Road (S286) (mixed use) and land south of the Wilkin & Sons Jam Factory (employment) are recommended for allocation. Two sites with planning permission will also be allocated (51 Church Road and land r/o Shell Petrol Station, Maypole Road). Section 7 of this report includes the summary of the detailed appraisals of these sites.

15 additional sites were appraised for residential development in Tiptree; land at Bull Lane (S012 & S158), land at Sparrow Cottage (S148), land at Kelvedon Road (S230), land adjacent to Sparrow Cottage (S269), land at Vine Road (S287), land at Harrington Close (S288), land at Peakes Farm (S160), land to the rear of the Ship Inn (S168), land off Pennsylvania Lane (S271), land off Birchwood Road (S283), land r/o 30 – 72 Newbridge Road (S045), land north-east of Grove Road (S285), land east of Factory Hill, the Wilkin's farm camp and land to the south of the farm camp. All sites are on the edge of the village envelope for Tiptree and would have similar issues in terms of loss of greenfield land and the subsequent negative effects this brings (principally loss of biodiversity, affect on landscape character and reduction in soil quality). As only a very small scale of development is needed in Tiptree to help understand the differences between these sites in order to ensure that the most sustainable site(s) is allocated all sites in Tiptree were considered in terms of their accessibility to the approximate centre of the rural district centre and likely impact on nature conservation sites. 11 of these sites were over 800 metres from the centre of the rural district centre, which is generally considered to be a reasonable walking distance. Furthermore land at Peakes Farm (S160), land to the rear of the Ship Inn (S168) and land off Pennsylvania Lane (S271) are likely to affect Inworth Grange Pit Local Wildlife site; land off Birchwood Road (S283) and land east of Factory Hill are likely to affect Birch Wood local wildlife site; and land r/o 30 – 72 Newbridge Road is likely to affect Cadgers Complex local wildlife site through increased levels of disturbance. Land at Bull Lane (S012 & S158) and land north-east of Grove Road (S285) were the only two sites within 800 metres of the centre of the rural district centre and unlikely to affect a local wildlife site, however as only a small amount of housing is required in Tiptree and these sites are not currently allocated for any use and would not bring the community and recreational benefits the Grange Road site (S286) and the employment benefits (including retention of an existing business) that the site to the south of Wilkin & Sons Jam Factory would bring they should not be allocated.

### ***Rural employment sites***

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 and can help to bring redundant rural buildings back into use. Twelve sites are recommended for allocation as rural employment sites; the detailed appraisals of these sites are summarised in section 7 of this report.

Initial SA work appraised three sites in Marks Tey for employment use; the initial appraisal produced similar results for these sites and it was noted that only one rural employment site should be allocated in Marks Tey and that further SA work would help to identify the most sustainable of the three sites. 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 cumulative impact of three sites in Marks Tey could constitute significant development. The Highways Authority has advised that development is likely to significantly affect the A120/London Road, which would increase congestion. The SA determined that Andersons Land (S120) is the most sustainable and so land r/o Bridge Farm (S118) and Old London Road (S279) should not be allocated. These two sites are greenfield sites and development will not 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. Andersons Land is in very close proximity to these sites and existing buildings are located on this site. Furthermore these two sites are a gateway into Marks Tey and so development here would adversely affect the character of the settlement.

### ***Borough wide***

As part of the first stage of the appraisal a number of sites were considered which are not located within any of the regeneration or growth areas or within Tiptree for uses other than rural employment sites. Waldegraves Holiday Park (S003) (extension to holiday park), Coopers Beach Holiday Park (S026) (extension to holiday park), Betts Factory (1250) (mixed use), Rowhedge Port (70) (mixed use) and Boat Yards, Coast Road, West Mersea (employment) are recommended for allocation. The detailed appraisal of these sites are summarised in section 7 of this report.

Sites that have planning permission but where development has not yet commenced will be allocated in the DPD. Whilst the Council has already carefully considered the issues involved in the development of these sites as they will be allocations in the DPD and during the plan period the planning permission could expire it has been necessary to appraise them as part of the SA. The summary appraisals are included in section 7 of this report. As planning permissions have already been granted for these sites the appraisal has been kept brief.

Land north of the A120, abutting Great Tey Road and Church Lane (15b) (residential); land west of Irvine Road (45) (residential); land at Hare and Hounds Public House, Birch (S065, S066, S068) (tourist accommodation, office, residential care home); land at Marks Tey Station (S117 & S119) (residential); land at Picketts Farm, Fingringhoe (S128) (residential); land at Cymbeline Way (S141) (hotel); land at Wick Road, Langham (S142) (residential); land west of A12, Langham (S143 & S144) (business park and park and ride); land at School Road, Langham (S145) (residential); land at

School Road Langham (S146) (residential); land at Choats Corner, Eight Ash Green (S147) (residential and community use); land at Abbots Hall Plot 3 (S246) (residential); land to the south of The Rectory, Church Lane, Abberton (S248) (leisure and recreation); and land at Marks Tey (S267) (mixed use) were appraised and it was concluded that they should not be allocated.

These sites are located outside of the Borough's regeneration and growth areas and so will fail to promote regeneration and may even direct investment away from the regeneration and growth areas. These sites are not as accessible as the allocated sites and so the need to travel will increase, which will undermine the objective of achieving sustainable travel behaviour and lead to an increase in greenhouse gas emissions and air pollution. Development of sites on the edge of villages are more likely than sites on the edge of Colchester Town to adversely affect landscape character and the pattern of the Borough's settlements as the scale of the development in proportion to the village will be significant. Development on the edge of villages will fail to make efficient use of land as a lower density will be required than for sites on the edge of Colchester. Furthermore, some of the sites appraised and considered unsuitable for allocation are likely to affect nature conservation sites and some fall within areas of flood risk. Appendix K includes the appraisals for these sites.

### ***Gypsy and Traveller Sites***

Circular 01/06<sup>39</sup> recognises that many gypsy sites will need to be located in the countryside, which will have adverse impacts, but the need for gypsy sites outweighs the harm caused to rural areas. It states that sustainability issues are important and consideration should be given to the promotion of a peaceful and integrated co-existence with the existing community; access to health services; children attending school on a regular basis; the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment; and the avoidance of areas at high risk of flooding.

The RSS requires the Borough to provide a minimum of 30 gypsy and traveller pitches by 2011 and requires that beyond 2011 provision should be made for an annual 3% increase in residential pitch provision. The following three options were considered and these were appraised as part of the SA.

- Scenario A is to allocate authorised sites, historic sites, and sites with planning permission (22 pitches).
- Scenario B is to allocate authorised sites, historic sites, sites with planning permission, temporary permissions, and the revised application at Kelvedon Road (previously withdrawn) (25 pitches).
- Scenario C is to allocate authorised sites, historic sites, sites with planning permission, temporary permissions, revised application at Kelvedon Road, and an acceptable scheme at Vernons Road (application pending decision) (30 pitches).

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<sup>39</sup> ODPM, 2006, Planning for Gypsy and Traveller Caravan Sites.

Figures from the RSS Review state that Colchester Borough Council has to provide 30 gypsy pitches to meet demand by 2011. Gypsies are one housing group that the Council has a duty to allocate land for, indeed the government circular on gypsy and traveller sites states that the approach set out in the circular should be seen in the context of the government's key objective for planning for housing – to ensure that everyone has the opportunity of living in a decent home. Scenarios A and B will not meet the demand for 30 pitches. It is accepted that authorised sites cannot be amended and that these will not have a further increase on the environment; they are part of the Borough's baseline environment. The allocation of unauthorised sites, as set out in scenarios B and C, will result in adverse sustainability impacts; particularly in terms of accessibility and landscape impact, although the government circular recognises that rural sites are acceptable in principle. The first SA objective, to ensure that everyone has the opportunity to live in a decent and affordable home, carries a significant amount of weight and it is therefore considered that scenario C, which meets the RSS requirement, should be the preferred option.

Gypsy and traveller sites are subject to different considerations than other uses. Government circular 01/06 states that local landscape and local nature conservation designations should not be used to refuse planning permission for gypsy and traveller sites, sites on the outskirts of built-up areas may be appropriate and rural sites are acceptable in principle. In assessing the suitability of gypsy sites the circular states that the following should be considered; the availability or likely availability of alternatives to the car in accessing local services, the scale of the nearest settled community, and pressure on the local infrastructure. The circular recognises that the establishment of a well planned or soft landscaped gypsy site can be seen as positively enhancing the environment and increasing openness.

As part of the prediction and evaluation of the effects of the DPD all sites were appraised, in particular the considerations in circular 01/06 were looked at as part of the appraisal and the summary appraisals are included in section 7 of this report.

## 7. PREDICTING AND EVALUTATING THE EFFECTS OF THE DPD AND MITIGATION AND ENHANCEMENT MEASURES

### **SEA Directive says:**

(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1

(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1

**SA Task B3:** Predicting the effects of the DPD

**SA Task B4:** Evaluating the effects of the DPD

**SA Task B5:** Considering ways of mitigating adverse effects and maximising beneficial effects

This stage of the SA has been split into two parts. The first part summarises the more in-depth appraisal of each of the preferred sites in order to fully understand the likely environmental, economic and social impacts of development on the site. The initial appraisal work published in the revised scoping report focussed more on the principle of development. Mitigation and enhancement measures have also been considered as part of this more in-depth appraisal of sites. The second stage of this part of the SA is an appraisal of the social, environmental and economic impacts of the whole DPD. Impacts are described in terms of their likelihood and magnitude, permanence, timing, geographical scale, and necessary/ potential mitigation and enhancement measures.

Appendices B - J contain the full appraisal of each of the preferred sites and the summary appraisal and recommendation for each of the sites is set out below.

**Town Centre**

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
S127 - The Cowdray Centre	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.	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.
Sites in Policy SA TC1	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 Botolphs 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 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	It is recommended that sites listed in policy SA TC1 are allocated in accordance with the planning consents.

	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.	
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### ***East Colchester Growth and Regeneration Areas and the University of Essex***

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
S112 – Disused Haven Road Travellers site	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 existing 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	This site should be allocated for 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.

	provided. The site may have high biodiversity value and an ecological survey should be carried out at the development control stage.	
106 – Wilson Marriage Youth Centre	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.	It is recommended that this site is allocated for residential development in accordance with the existing planning consent.
Sites in Policy SA EC1	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 contribute to the 2600 dwellings to be delivered in this area 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	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.



	<p>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>	
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### **Garrison**

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
Arena/ Naffi site	<p>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 is 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</p>	<p>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.</p>

	into account.	
S093 - Land bounded by Circular Road West, Butt Road and Goojerat Road	<p>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 site 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 Master Plan 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 site and altering the Master Plan proposals which covers a much larger area would not be desirable.</p>	It is recommended that part of this site is allocated as a neighbourhood centre in accordance with proposals set out in the Master Plan.
Garrison sites listed in Policy SA GAR1	<p>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</p>	It is recommended that sites listed in policy SA GAR1 are allocated in accordance with the planning consents and adopted Master Plan

	biodiversity resource. One of the allocations is for a north-south green link, which will promote sustainable travel.	
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### **North Colchester Growth Area**

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
Severalls Hospital	Development will regenerate this vacant site. This site has planning permission for 1500 dwellings, which 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. Of these dwellings 25% will be affordable, which is a total of 375. Employment, community facilities, retail and live work units will all be included as part of the development of this site and the development will tackle deprivation through the creation of new jobs. The need to travel will be reduced and cycle/pedestrian paths and green links will be created. A mix of uses will be provided including housing, employment, retail, a community centre, primary school, open space, a cricket ground, allotments. Although not listed, some of the Severalls buildings have historic value as an example of an Edwardian asylum, the most important of these will be retained and converted. Severalls Park is on the register of Parks and Gardens of Historic Interest and this will be maintained. Thus the character of the area will be maintained and enhanced. The Environmental Statement that accompanied the application concluded that there would be no adverse effects on air and noise and no impact on protected species provided that mitigation measures are incorporated. The risk of flooding will be reduced through the use of sustainable urban drainage systems, which will also increase biodiversity on the site and protect water quality.	This site should be allocated for development. Consideration should be given to encouraging the use of sustainable construction materials and techniques as part of discussions on the reserved matters application.
SO44 - North Colchester greenfield extension	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	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: <ul style="list-style-type: none"> <li>• 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</li> </ul>

<p>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. 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, hospital and accessibility to the town centre is good 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</p>	<p>an equal or improved facility.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Visually significant trees (as identified in the Landscape Character Assessment) within the site should be retained.</li> <li>• 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.</li> <li>• Development should not commence until there is capacity in the foul sewerage system to cope with the development.</li> <li>• SuDS should be included within the site to reduce the risk of flooding, improve water quality and recharge groundwater levels.</li> <li>• 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.</li> </ul>
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	<p>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 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.</p>	
S037 – Land north of Axial Way	<p>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</p>	<p>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.</p>

	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.	
Cuckoo Point, Severalls Lane	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.	This site should be allocated in accordance with the planning consent.

### **Stanway Growth Area**

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
HLAA 48 – Lakelands	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. 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	The site should be allocated in accordance with the planning consent.

	<p>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 is 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.</p>	
<p>Fiveways Fruit Farm, Dyers Lane, Stanway</p>	<p>This site will contribute to the delivery of housing in the Stanway Growth Area. 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. The site lies within an area of archaeological sensitivity, close to Gryme's Dyke SAM, Gosbecks and the Stanway Burial site. Archaeological field evaluation will be required. As a greenfield site the site should</p>	<p>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.</p>

	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.	
S070 – Land between Warren Lane & Dyers Road	<p>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.</p>	<p>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.</p>



S268 – Land at Wyvern Farm	<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</p>	<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"> <li>• 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.</li> <li>• The site should be contained to maintain the character of the edge of Stanway and to prevent settlement coalescence.</li> <li>• SuDS should be included throughout the site.</li> <li>• Screening should be included along the site boundaries; this should include an area of woodland along the western boundary.</li> <li>• The visually significant trees and woodland in the north west corner of the site should be retained.</li> <li>• An area of public open space must be provided.</li> <li>• Good pedestrian links to adjacent development should be provided.</li> </ul>
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	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.	
S242 & S243 – Stane Park phases 1 & 2	The East of England Plan requires the Haven Gateway to deliver 20,000 new 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 waste 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.	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.
S294 – Land at Evergreen House & D	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	It is recommended that this site is allocated for employment development.

Hollick Sales	Car	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.	
Four open space sites as set out in Policy SA STA4		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	It is recommended that these four sites are allocated for open space

	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.	
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***Tiptree***

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
Land r/o 51 Church Road	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.	It is recommended that this site is allocated in accordance with the planning consent.
Land r/o Shell Garage, Maypole Road	This site has outline planning permission for 31 dwellings. The site is located close to the retail centre of Tiptree and local schools, which will provide future residents with good access to their needs.	It is recommended that this site is allocated in accordance with the planning consent.
S286 – Grange Road, Tiptree	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	The promoters of this site have identified a large site area and are proposing in excess of the dwellings 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.

	<p>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. Development on the Tiptree Heath Complex Living Landscape designation should be avoided.</p>	
Wilkin & Sons Jam Factory	<p>Wilkin &amp; 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.</p>	<p>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.</p>

### ***Rural employment sites***

Site	Summary	Recommendation
Boat Yards, Coast Road, West Mersea	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	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.
S120 – Andersons Land, Marks Tey	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	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.

	development and as already stated it may be appropriate to only allocate a small area for expansion.	
S009 – Waldegraves Business Park	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 so 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.	The site should be allocated as an extension to Waldegraves Business Park; the boundary should be drawn in accordance with the lawful development certificate.
S136 – Land at Queensmeade, The Folley	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	This site should be allocated as a rural employment site, with the boundary drawn around the existing buildings.

	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.	
S169 – Depot, Old Ipswich Road, Dedham	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.	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.
S128 – Land at Picketts Farm, Fingringhoe	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 are unlikely. The site is well related to the village. Presently the site is used for livestock farming and the site	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.



	should not be developed whilst in agricultural use. There are existing buildings on the site but not all of 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.	
S109 – Land at Pantiles Farm	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.	On balance, it is considered that the economic benefits that a small expansion to this site would bring outweigh the adverse impacts.
Rep 85 - Powerplus Engineering and Whitnell Contractors Site, School Road, Langham	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. There are no separate public surface	It is recommended that the existing 1.06ha site currently in employment use is allocated as a rural employment site and in order to support existing businesses on site a smaller extension to that proposed should be considered. SuDS must be incorporated as part of any redevelopment.

	water sewers in the vicinity of the site and therefore alternative method of surface water disposal should be sought as part of any redevelopment proposals.	
Rep 87 – The Pot Emporium, Straight Road, Boxted	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. Any future change of use may require access improvements to the frontage to meet highway safety standards and improved landscaping. A more intensive use of the site would affect the wastewater network as there are no sewers within the vicinity of this site (the nearest public foul sewer is approximately 900m away) and there are no separate public surface water sewers in the vicinity of the site.	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.
Rep 321 - Straight Road, Boxted	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. Furthermore, the wastewater network is at or near capacity and so a significant increase in developed land would not be suitable in this respect. There are no separate public surface water sewers in the vicinity of the site and therefore	It is recommended that only the parts of the site currently in employment use are allocated as a rural employment site. SuDS must be incorporated into any redevelopment.

	alternative method of surface water disposal should be sought as part of any redevelopment proposals.	
Rep 88 - Poplar Nurseries, Marks Tey	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. There are no separate public surface water sewers in the vicinity of the site and therefore alternative method of surface water disposal should be sought as part of any redevelopment proposals.	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.
Rep 056 – Land south of Peldon Common	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	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 or is not sensitive to odour or nuisance arising from the works. Development must incorporate SuDS.

	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. There are no separate public surface water sewers in the vicinity of the site and therefore alternative method of surface water disposal should be sought as part of development.	
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***Borough wide***

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
HLA 45 – Land west of Irvine Road	This site is important for biodiversity; it contains a range of habitats and supports populations of invertebrates. This site should be safeguarded as a Local Wildlife Site on the Proposals Map.	This site should be safeguarded as a Local Wildlife Site on the Proposals Map.
S003 – Waldegraves Caravan Park	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	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.

	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.	
S026 – Coopers Beach Holiday Park	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.	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.
The Willows Shopping Parade, Mersea Road	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.	It is recommended that the site is allocated in accordance with the planning consent.

Darkhouse Lane, Rowhedge	This is a previously developed site within Rowhedge, which has planning consent for 18 flats and 150 m <sup>2</sup> 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.	It is recommended that the site is allocated in accordance with the planning consent.
Rowhedge Port	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.	It is recommended that the site is allocated for mixed use development.
Former Snooker Club, King Coel Road	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	It is recommended that the site is allocated in accordance with the planning consent.

	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.	
Land r/o Brook Street	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. The developer has secured several parcels of land, thereby ensuring comprehensive development of this area and the site will provide an attractive and sustainable development that contributes to the regeneration of this area of town	It is recommended that the site is allocated in accordance with the planning consent.
Co-op Education Centre, 6 New Town Road	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.	It is recommended that the site is allocated in accordance with the planning consent.
5 Military Road	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.	It is recommended that the site is allocated in accordance with the planning consent.
Co-op Society, Wimpole Road	This site has outline planning permission for 24 dwellings, including flats and houses, a retail store and a funeral parlour. It is a highly accessible site and residents will be provided with equitable access to a range of facilities. There is the potential for contamination and	It is recommended that the site is allocated in accordance with the planning consent.

	further soil and groundwater analysis is required, which should be addressed at the reserved matters stage.	
Land r/o Barrington Rd, Bourne Rd & Canterbury Rd	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 contamination and a condition is attached to the planning consent requiring a contaminated land survey.	It is recommended that the site is allocated in accordance with the planning consent.
34 Fingringhoe Road	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.	It is recommended that the site is allocated in accordance with the planning consent.
Football Ground, Layer Road	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 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	It is recommended that this site is allocated in accordance with the Development Brief.
Betts Factory, Ipswich Road	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	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. This site lies within Colchester Borough and Tendring District and so the LPA will need to work with Tendring District Council to ensure a comprehensive scheme.



	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.	
Railway Sidings Site, Halstead Road	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.	It is recommended that the site is allocated in accordance with the planning consent.
All Saints Church, Halstead Road	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.	It is recommended that the site is allocated in accordance with the planning consent.
Cedrics Coach Depot, The	This site has planning permission for 24 dwellings and 2 shops. Redevelopment of the site will result in the loss of the employment	It is recommended that the site is allocated in accordance with the planning consent.

Avenue, Wivenhoe	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 two shop units may support local and small retailers. 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 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 has a railway station.	
Garages & Land East Bay Mill	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.	It is recommended that the site is allocated in accordance with the planning consent.

### ***Gypsy and Traveller Sites***

<b>Site</b>	<b>Summary</b>	<b>Recommendation</b>
Bridge Side, Turkey Cock Lane, Stanway	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	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.

	area should be excluded from the site boundary to ensure that no development takes place in this area.	
Clear View, Rectory Road, Aldham	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.	As this is an authorised site it should be allocated as a gypsy site.
Colt Farm, Kelvedon Road, Tiptree	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.	This site has good accessibility to services/ facilities and should be allocated for gypsy provision; an increase in pitches should be encouraged.
Emmanuel, Kelvedon Road, Tiptree	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	This site should not be allocated for an increase in pitches to that already authorised owing to the poor accessibility and high flood risk.
Gwynlian, Kelvedon Road, Tiptree	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.	This site has good accessibility and there are numerous other gypsy sites in the immediate area; the site should be allocated for gypsy provision.
Nunns Farm, Lower Road, Layer Breton	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	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

	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.	allocated.
Ponys Farm, Kelvedon Road, Tiptree	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.	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.
Severalls Lane, Colchester	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.	This site should be allocated for gypsy provision in accordance with the planning consent.
Stableview, Newbridge Road, Tiptree	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.	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.
The Paddocks,	Whilst this site is located outside of the settlement boundary of	This site has good accessibility to services/ facilities and should be

Kelvedon Road, Tiptree	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.	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.
Vernons Road, Chappel	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.	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.

### ***Cumulative effects***

Cumulative effects are those that arise where several sites each have insignificant effects but altogether have a significant effect or combined effects. The SA as the appraisal of a strategic level document is the ideal place to consider cumulative effects. It is difficult at the site specific level (i.e. through EIA) to determine the cumulative effects of a proposal and so this section may be beneficial to future projects coming forward through the development control process.

Cumulative effects have been considered in a number of ways throughout this SA. The review of relevant policies, plans and programmes, and sustainability objectives enables the cumulative effects of this DPD and other plans to be considered; the summary of the appraisal of each site outlines the cumulative or synergistic effects of the site; this section details the cumulative effects of the whole DPD; and the appropriate assessment, which was carried on alongside this SA identifies cumulative effects on international sites.

The Site Allocations DPD will bring many positive impacts to the Borough and negative impacts can be avoided or mitigated. The SA has helped to highlight what measures are required to ensure that a site is acceptable. There is also the potential to bring about additional positive impacts through enhancement measures.

#### Likelihood/ certainty of effects and magnitude

It is extremely likely that this DPD will ensure the delivery of the required number of dwellings needed to support the growing population within the plan period. Whilst current market conditions may impact on delivery in the short term, the Council is confident that over the plan period a minimum of 17,100 homes by 2021 and 18,810 by 2023 will be delivered. It is very likely that the delivery of affordable housing will increase and it is certain that good quality and sustainable homes will be delivered. As from 2010 all new dwellings will be required to meet code level 3 of the code for sustainable homes, among other things level 3 requires a 25% improvement on energy efficiency than current standards and domestic water use of 130 litres. It is likely that the housing needs of gypsies and travellers has been met by this DPD as the DPD makes provision for the number of pitches needed (as set out in the RSS Review) up to 2011. More work is needed to ensure that the needs of gypsies and travellers post 2011 are addressed.

It is highly likely that this DPD will have a positive impact on the Borough's economy, including the rural and tourist economy, by ensuring that appropriate employment land is allocated to contribute to the Haven Gateway job creation target of 20,000<sup>40</sup>. A range of employment uses will come forward, catering for different markets; for example the University of Essex is identified as an innovation centre, which will cater for high value technology businesses and Stane Park will provide incubator units for new businesses.

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<sup>40</sup> EERA, Regional Spatial Strategy, May 2008.

The Employment Land Study reports that employment growth in the Borough is driven by an expansion in the growth sectors, banking, construction and other services. It also states that growth is stimulated by employment policies, which lead to an increase in small business activity and attract larger businesses. Out-migration is likely to reduce through the provision of a diversity of jobs, including research parks (the University of Essex has outline planning permission for a research park), which will help to retain graduates.

This DPD will promote regeneration; five regeneration areas are identified and development will principally be located at these accessible locations. The regeneration of run down areas will help to improve the character and appearance of areas and the need to travel will be reduced through mixed use development in accessible locations. Whilst some greenfield development is required to deliver the RSS housing target 83% of new dwellings are predicted to be built on brownfield land over the plan period, which far exceeds the national brownfield target of 60%. It is likely that the DPD overall will reduce the risk of flooding; only a small amount of allocated sites fall within flood risk areas and those that do have passed the sequential test and parts (a) and (b) of the exception test, furthermore SuDS will be required as part of new development. There is uncertainty regarding whether the findings of the Shoreline Management Plan (SMP) will be incorporated into the Site Allocations DPD as work is ongoing on the SMP, however with the exception of extensions to holiday parks no allocations are supported near the coast.

The DPD promotes mixed use development and allocates accessible sites, which will certainly reduce the need to travel. The allocation of rural employment sites may increase the need to travel; the impact is uncertain as it depends on whether rural employment sites provide jobs for rural residents or whether people travel by car from outside of the area. The Core Strategy explains that sustainable travel will be encouraged and Colchester will work in partnership with the County Council, Highways Agency, public transport operators and funding bodies to ensure the best outcome for local communities on transport infrastructure. It is therefore very likely that sustainable travel will increase over the plan period and car dependence will be reduced. Colchester has been awarded Cycling Town status and this initiative aims to significantly increase the amount of people cycling in the town, which will further help to increase sustainable travel.

The creation of mixed use communities will ensure that residents have equitable access to services/ facilities and the Community Facilities Audit will identify deficits in the provision of community facilities, which will help to ensure that the provision of new community facilities is based on a sound evidence base. The standard charges for community facilities, as set out in the Community Facilities SPD will increase the likelihood of new community facilities as even small scale development will be required to contribute to provision. The Council has established open space standards and it is extremely likely that these will be continued with; ensuring that development set out in this DPD includes new open space. The DPD will also contribute to the delivery of the Haven Gateway Green Infrastructure Strategy, which will help to promote healthy lifestyles.

None of the allocated sites will affect the historic core or a known historic asset. As most of the allocations are brownfield this avoids the risk of disturbing archaeological deposits, however the DPD includes some greenfield allocations and development of these sites could affect archaeological deposits. The DPD avoids settlement coalescence, which will certainly help to protect the character of the Borough's settlements.

It is likely that greenfield development will adversely affect landscape, biodiversity and environmental quality. However, greenfield development offers the opportunity to enhance biodiversity and many of the greenfield sites in the DPD are agricultural and so will have little biodiversity value. It is also likely that owing to the levels of growth set out in this DPD that, without mitigation, international sites will be affected. However, direct impacts (e.g. habitat loss) on international sites are unlikely as the SA and Habitat Regulations Assessment work has helped to avoid allocations that would affect these sites and mitigation measures have been put in place to avoid indirect effects (e.g. changes to the ecological status of water bodies as a result of wastewater discharges in excess of the consented dry weather flows). It is likely that brownfield sites will have biodiversity value and this issue must be considered on a site by site basis as part of the development control stage.

New buildings and an increase in population will increase energy and water consumption and waste production in the Borough. However, this DPD is likely to reduce pollution and greenhouse gas emissions from new build by delivering mixed use development at accessible locations, promoting sustainable design and construction measures, and increasing the opportunities for sustainable travel, which will also benefit the existing population. It is highly likely that per capita energy and water consumption in the Borough will reduce over the plan period. What is less certain is whether the total energy and water consumption for the Borough will reduce. The Council are encouraging existing residents to reduce their carbon footprint through various initiatives. Recycling will be improved through ensuring that the design stage includes facilities for storage and high density developments are accessible to waste collectors.

### Permanence

The majority of the impacts will be permanent. New built development will permanently affect the landscape, particularly development of greenfield land. Impacts on nature conservation and historic assets will also be permanent and so careful consideration at the development control stage and the use of appropriate mitigation measures will be essential.

### Timing

The Core Strategy and this DPD phase residential development to ensure that new dwellings will be delivered throughout the plan period. Whilst completion rates for 2008/9 are lower than 2007/8 they are still considerably more than



the 825 annual minimum and when the market picks up this DPD will ensure that there is certainty about where new dwellings will be located.

Within the short term high levels of brownfield development will continue as the greenfield sites are phased to come forward towards the latter part of the plan period.

The Shoreline Management Plan covers a 100 year period, but the short term impacts, which are primarily climate change impacts, will likely be experienced within the plan period.

As the plan period progresses more positive impacts in terms of reducing contributions to climate change will occur as the code for sustainable homes requirements become stricter and requirements are introduced for commercial buildings (the government is looking into this at present and it is predicted by many renewable energy professionals that commercial buildings will be required to be zero carbon from 2019).

### Geographical scale

Impacts will occur throughout the Borough, with the majority of the impacts occurring within the regeneration and growth areas.

### Mitigation and enhancement

The detailed appraisals of each site identify mitigation and enhancement measures specific to the site; cumulatively the following mitigation and enhancement measures are suggested to reduce negative impacts and secure more positive impacts.

- Good design will be needed to ensure that flood risk is not increased and for sites within flood zones, that safe access and egress can be provided.
- SuDS should be incorporated into all development to reduce the risk of flooding.
- Greenfield sites should ensure that they are well connected to adjacent development to ensure that accessibility is good.
- Coastal zone management areas should be included in the LDF to ensure that risks associated with coastal change are avoided.
- Rural employment sites should avoid development on greenfield land and rural buildings should be re-used.
- The guidance document, Designing out Crime, should be used at the design stage to help avoid the incidence and fear of crime.
- Archaeological surveys will be required for all greenfield sites to ensure that archaeological deposits are not harmed.
- Landscaping will help to improve the character of an area, enhance nature conservation and offers the opportunity to improve the gateways into the town.
- Survey and monitoring of international sites will ensure that future development avoids adverse impacts, principally in terms of

disturbance, and will identify where site management measures are necessary.

- Well designed open space as part of or within close proximity to residential areas will reduce pressure on international sites in terms of disturbance and will help to improve water quality and reduce the risk of surface water flooding.
- Infrastructure improvements required for new development, as outlined in the Water Cycle Study, and improvements required as part of the Water Framework Directive will improve water quality. The Development Policies DPD makes clear that notwithstanding the allocations in this DPD development will not be able to commence until necessary improvements are made, which ensures that the sewage infrastructure network can cope with the development within the confines of existing consents.
- Ecological surveys required at the development control stage should ensure that development supports Essex Biodiversity Action Plan targets (and any updates to this plan).
- The Sustainable Construction SPD will help to enhance the levels of sustainable design and construction and renewable energy.
- Water management measures as set out in policy DP20 of the Development Policies DPD will reduce the amount of water used.
- The Affordable Housing SPD will enhance the delivery of affordable housing by making it clear when and how affordable units will be required.
- Village Design Statements and Parish Plans will enhance the provision of new facilities by highlighting local deficiencies in open space and community and recreational facilities.

## 8. IMPLEMENTATION AND MONITORING

### **SEA Directive says:**

"Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action." Article 10(1)

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1

**SA Task B6:** Proposing measures to monitor the significant effects of implementing the DPDs

The SA of the Core Strategy was closely prepared alongside the Core Strategy and a monitoring framework is set out in the Core Strategy, which includes key indicators and targets for each Core Strategy objective. These indicators are monitored as part of the Annual Monitoring Report (AMR).

To monitor the effects of the LDF as part of SA indicators and where appropriate targets have been selected for each SA sub-objective and this will be monitored every year as part of the AMR. Over time the effects of the LDF will become evident and the Council can use this information to identify unforeseen effects and to be able to undertake appropriate remedial action, and also to better inform further SA work.

Whilst there may be some minor changes the SA Framework remains largely the same for all DPDs and so the effects of the LDF will be monitored rather than the effects of individual DPDs.

In addition to this annual monitoring each time a SA is carried out for a DPD or SEA carried out for a SPD a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

The table below sets out the monitoring framework.

**Indicator is meeting or exceeding target**

**Indicator is on track to meet target but more work is needed**

**Indicator is significantly below target**

Objectives	Assessment Criteria	Indicators	Target where applicable	2007/08	2008/9 This section will be completed as part of work on the 2009 AMR	Comment
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	Affordable housing completions (Core Output Indicator)	East of England Plan and Core Strategy target of 35% of new dwellings to be affordable	<b>265 (21%)</b>		
	- Will it deliver the number of houses needed to support the growing population?	The number of net additional dwellings for the current year (Core Output Indicator)	Contribute to East of England Plan target for Colchester of 17,100 houses to 2021 = 825 a year	<b>1,243</b>		
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	Percentage of completions that are flats (Local Output Indicator)	N/A	<b>62% flats</b>		
		Percentage of residential completions that are two or three bedroom properties (Local Output Indicator)	N/A	<b>54.7% 2 bedrooms 18% 3 bedrooms</b>		
	- Will it provide good quality and sustainable housing?	Number of zero-carbon homes completed (New AMR Indicator to be developed in line with evolving national targets and policies)	Contribute to national target of 100% zero carbon homes by 2016	<b>0</b>		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	Number of new homes completed at ward level within Growth/Regeneration Areas (New AMR indicator)	Meet Core Strategy housing provisional housing targets for Growth/Regeneration areas to contribute to East of	<b>-</b>		

			England Plan target for Colchester of 17,100 houses to 2021			
		Amount of new employment development completed at ward level in Growth/Regeneration Areas. (New AMR indicator)	Meet Core Strategy provisional employment targets for Growth/Regeneration areas Contribute to East of England Plan target for 20,000 new jobs to be created in the Haven Gateway by 2021	-		
	- Will it reduce the need for development on greenfield land?	Percentage of new and converted dwellings on previously developed land (Core Output Indicator)	National target of 60% of new development on Previously Developed Land	81%		
	- Will it provide people with good access to their needs?	% of new development within 30 minutes of community facilities (Core Output Indicator)	100% of major new development to be accessible to community facilities	99.48%		
	- Will it help make efficient use of land?	Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and above 50 dwellings per hectare (Core Output Indicator)	100% over 30 dwellings per hectare	0 < 30 dph 23% 30 – 50 dph 77% > 50 dph		
	- Will it reduce the risk of flooding?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (Core Output Indicator)	0 applications to be approved contrary to EA 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?	Amount of floorspace developed for employment by type (Core Output Indicator)	Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021	<b>Gross B1-B8 = 27,046</b> <b>Losses B1-B8 = 70,877</b> <b>Net B1-B8 = -43,831</b>		
	- Will it support the vitality and viability of town centres?	Amount of completed retail, office and leisure development delivered in the town centres (Core Output Indicator)	N/A	<b>A1 – D2 = 470</b>		
	- Will it provide a good range of shops, services and facilities?	Amount of completed retail, office and leisure development (Core Output Indicator)	N/A	<b>A1 – D2 = 4,639</b>		
	- Will it help sustain the rural economy?	Number of Parish Plans/Village Design Statements adopted as guidance (New Local AMR Indicator)	Assist villages in the preparation of Parish Plans/Village Design Statements and achieve 100% adoption rate	-		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	% of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre (Core Output Indicator)	100% of major new development to be accessible to community facilities	<b>99.48%</b>		
	- Will the levels of sustainable travel increase?	Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport	Encourage modal shift through Travel Plan and planning application processes. Information will be collected from the census & Travel Plan coordinator	<b>14.5% walking/ cycling 13.2% public transport</b>		

			to monitor change			
	- Will it improve sustainable transport infrastructure and linkages?	-	-	-		
	- Will it reduce dependence on car travel?	Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport	Encourage modal shift through Travel Plan and planning application processes. Information will be collected from the census & Travel Plan coordinator to monitor change	<b>14.5% walking/ cycling 13.2% public transport</b>		
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	Number of applications resulting in new, extended or improved community facilities and/or Financial contributions towards leisure facilities (AMR Local Indicator(s) to be developed on community facilities contributions secured for key infrastructure and facilities)	100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities	-		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	To reach a target of at least 2.83 hectares of public open space in all areas by 2011 (Local Output Indicator)	100% of all new permitted developments to comply with SPD for Open Space Sport and Recreation standards	-		
	- Will the fear of crime and actual crime be reduced?	All crime – number of crimes per 1000 residents per annum (Significant Effects Indicator)	Reduce crime rates across the Borough. Delivered in partnership	<b>16.3/ 1000 criminal damage 13.9/ 1000</b>		

			with Essex Police. These targets will be monitored through the Colchester Community Safety Crime and Disorder Reduction	<b>theft 6.7/ 1000 burglaries</b>		
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	No loss of listed buildings (by demolition) (Local Output Indicator)	No loss of listed buildings	<b>0</b>		
	- Will it enhance the character and attractiveness of the Borough's settlements?	Amount of development in designated areas (The existing local AMR indicator is to be extended to include Areas of Landscape Conservation Importance)	-	<b>49 in Dedham Vale AONB 34 in SINCS 5 in SSSIs</b>		
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?					
	- Will it enhance designated areas of the countryside and coastal environment?	% of SSSIs in favourable condition	All SSSIs to be in favourable condition by 2010	<b>47.16% of Colne Estuary 28.46% of Blackwater Estuary 100% of Abberton Reservoir</b>		
	- Will it protect and improve biodiversity?	Change in areas and populations of biodiversity importance (Core Output Indicator)	-	<b>-</b>		
	- Will it improve environmental quality in terms of water air and soil quality?	Quality of Rivers (Contextual Indicators)	The Water Framework Directive requires all rivers to achieve good ecological status	<b>66.67% good biological quality</b>		



			by 2015	<b>41.16% good chemical quality</b>		
		Number of Air Quality Management Areas	-	<b>2</b>		
		Number of contaminated sites	-	<b>624</b>		
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 environmental quality indicators above are all relevant				
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	Renewable Energy Installed by Type (Core Output Indicator)	-	<b>5 applications approved</b>		
	- Will it reduce, reuse and recycling resources and minimise waste?	Amount of domestic waste recycled	60% by 2021	<b>31%</b>		

## GLOSSARY

**Affordable Housing (or sub-market housing)** - This breaks down into 2 subcategories: social housing where rent levels are set in line with the Government's rent influencing regime. And intermediate housing: a mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products primarily in the form of key worker housing.

**Annual Monitoring Report (AMR)** – The Annual Monitoring Report sets out how well the Council is performing in delivering the objectives of its Local Development Framework.

**Area Action Plan (AAP)** - These are Development Plan Documents that will be used to provide the planning framework for areas where significant change or conservation is needed. They can be used in many ways to help deliver planned growth areas, stimulate regeneration, protect areas that are sensitive to change, resolve conflicting objectives in areas subject to development pressures and/or focus the delivery of area based regeneration initiative. They will also focus on the implementation of policies and proposals and will provide an important way of ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation in the Borough. Colchester intends to produce an Area Action Plan for the Town Centre.

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

**Community Facilities** - Are buildings, which enable a variety of local activity to take place including, but not limited to, the following:

- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

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

**Core Strategy** - The Core Strategy, adopted in December 2008, sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well and defines the general locations

for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map.

**Development Plan Document (DPD)** - Development Plan Documents that the council are required to prepare include the core strategy, site specific allocations of land and area action plans. There will also be a proposals map, which will illustrate the spatial extent of policies that must be prepared and maintained to accompany all development plan documents. All Development Plan Documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

**Development Policies** – A document that the council have produced alongside the Site Allocations document to guide future development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national, regional and Core Strategy policies, will replace the Local Plan Policies and be used to determine planning applications.

**East of England Plan (also known as Regional Spatial Strategy/RSS)** - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

**Employment Zone** – Employment Zones are designated on the Proposals Map accommodate business developments including industry and warehousing within the B use class which are not suited to town centre Mixed Use Centres. Employment Zones include both Strategic Employment Zones at North Colchester Stanway and the University of Essex, as well as smaller Local Employment Zones which include existing and proposed concentrations of employment for rural enterprises and local employment.

**Evidence Base** – The Evidence Base for Colchester's Local Development Framework includes all the documents used to inform its policies and allocations, including studies, strategies, and national, regional and local policies. Evidence Base documents can be viewed via links on the Council's LDF website page.

**Flood resistance categories -**

**Flood resilient (wet-proof)-** constructing a building in such a way that although floodwater may enter, its impact is reduced;

**Flood repairable** - constructing a building in such a way that, although floodwater enters, elements that are damaged by flood water can be easily repaired or replaced. This is also a form of flood resilience e.g. frame construction with modular panels to allow replacement if required. Ground floor can be an active flood storage area

**Flood resistant (dry-proof)** - constructing a building in such a way to prevent floodwater entering it and damaging its fabric, e.g. waterproofed masonry at ground floor.

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

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

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

**Local Development Framework (LDF)** - This is the term given to the portfolio of documents which will provide the framework for delivering the spatial planning strategy for the area.

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

**Mixed Use Development** - A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

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

**Neighbourhood Centre** - A Neighbourhood Centre is a collection of local shops, services and community facilities at the centre of both villages and urban neighbourhoods. Neighbourhood Centres could range from a small parade of shops through to larger commercial areas providing a variety of services and facilities.

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

**Planning Policy Guidance Notes (PPG)** – Guidance notes issued by Government setting out planning policy and main land uses. They provide guidance and advice on the application of national policy.

**Planning Policy Statements (PPS)** - Statements issued by Government setting out planning policy and the main land uses. They are supported by a range of good practice and other documents providing guidance and advice on the application of policy. Planning Policy Statements are the replacements for the Planning Policy Guidance Notes.

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

**Proposals Map** – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Proposals Map included in the 2004 Adopted Local Plan will be superseded upon adoption of the Site Allocations and Development Policies DPDs.

**Public Realm** – Public realm relates to all those parts of the built environment where the public has free access. It encompasses all streets, square and other rights of way, whether predominantly in residential, commercial or community/civic uses; open spaces and parks; and the public/private spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public has normally has free access.

**Ramsar Site** – An area identified by international agreement on endangered habitats.

**Regeneration Areas** – An area in the Borough identified on the basis of potential for brownfield land redevelopment, economic and social need and proximity to the Town Centre. The Regeneration Areas are key element in the aim of Colchester becoming a prestigious regional centre. Five Regeneration Areas have been identified across the Borough – St Botolphs, North Station, East Colchester, North Colchester and Garrison.

**Regional Spatial Strategy (RSS) (also known as East of England Plan)** - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

**Regulations** – The identification of a consultation stage in relation to a Regulation, ie Regulation 25, 27, etc. refers to the relevant section of the June 2008 amendments to the Town and Country Planning (Local Development) (England) Regulations 2004. These regulations cover the various stages in preparing and consulting on Local Development Framework documents.

**Retail Frontages** – A term given to areas within the Town Centre where shopping is the primary function. The front of the shopping facing the street is used to calculate the percentage guidelines set for primary and secondary frontages in the Development Policies DPD. Boundaries for the primary and secondary retail frontages are shown on the Proposals Map.

**Settlement** - A settlement is a general term used in planning for a permanent or temporary community in which people live which avoids being specific as to size, population or importance. A settlement can therefore range in size from a small number of dwellings grouped together to the largest of cities with surrounding urbanized areas. The term may include hamlets, villages, towns and cities.

**Settlement Hierarchy** – A Settlement Hierarchy provides a ranked series of communities. In Colchester, the focus of development is on the Regional Centre, which includes Colchester Town and Stanway. Tiptree, West Mersea and Wivenhoe are included within the next layer of District Settlements and other villages in the Borough fall within the Rural Communities category which is to receive very limited development.

**Site Allocations Development Plan Document (DPD)** – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations.

**Spatial Planning** – “Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.” (PPS 1 ODPM, 2004, pp3).

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

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

**Statement of Community Involvement (SCI)** - This will set out the standards that the council intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the council has complied with its Statement of Community Involvement should accompany all Local Development Documents.

**Strategic Housing Land Availability Assessment (SHLAA)** – The SHLAA is a document required by Government to identify capacity to deliver new housing within a local authority area. Colchester completed a SHLAA in November 2007 to inform its evidence base, and housing delivery figures have been regularly updated since then to ensure estimates of capacity remain valid.

**Supplementary Planning Document (SPD)** – A document produced by the Council to add further detailed guidance and information on a particular subject such as Sustainable Construction or Open Space, Sport and Recreational Facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

**Sustainable Community Strategy** - All local planning authorities have a duty to prepare community strategies under the Local Government Act 2000 in conjunction with other public, private and community sector organisations. Community Strategies should promote the economic, social and environmental well being of their areas and contribute to the achievement of sustainable development. Local Development Frameworks provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land. Copies of the Colchester Sustainable Community Strategy can be viewed at [www.colchester2020.com](http://www.colchester2020.com)

**Sustainability Appraisal (SA)** - An appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

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

**Sustainable Construction** – is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO2 emissions and carbon foot print of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water

heating systems. Full details can be found in the Council's Sustainable Construction SPD.

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

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

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



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