



Local Development Framework

# Site Allocations Issues and Options





## 1. Foreword

- 1.1** The Site Allocations DPD will allocate land on a Proposals Map for a range of specific uses from housing and employment to open space. The Planning and Compulsory Purchase Act 2004 brought in a new system of development planning that covers a wide range of spatial issues that contribute towards sustainable communities. Colchester Borough Council accordingly now needs to replace the old Local Plan with a new style Local Development Framework, with a Core Strategy at its heart. This Issues and Options report is intended to promote debate on specific sites across the Borough that are to be allocated for various uses. These will support the overarching strategic policies for the future development of Colchester, contained in the Core Strategy and the related Community Strategy. These documents, and all the council documents referred to below, are available on the Council website – **[www.colchester.gov.uk](http://www.colchester.gov.uk)**
- 1.2** The Core Strategy sets out a vision, objectives and broad strategy for the Borough. It includes a description of the area, the critical issues, problems and challenges facing it, a spatial vision for the area and the strategies to achieve it, core policies setting out the activities and actions to deliver the strategy and a clear set of delivery mechanisms and measures for monitoring how effective the overall strategy is.
- 1.3** The Council has progressed its Core Strategy to the stage of submitting a final version to Government. It will then be subject to confirmation through an Examination in Public run by an independent Government Inspector. Further development of more detailed policies and site allocations will need to await adoption of the Core Strategy at the end of 2008. Until then, the saved policies in the Local Plan will remain in effect. The process of developing the Core Strategy has involved thorough and ongoing public consultation with public views sought at all stages, including an initial Issues and Options stage, a Preferred Options stage and an additional Amendment stage. Accordingly, although the Core Strategy awaits confirmation through the examination process, the Council is confident that the following Core Strategy objectives provide a firm basis for guiding the initial debate on site allocations. They reflect local shared goals for the future of the Borough alongside incorporating national and regional planning guidance.

## **Sustainable Development**

---

- Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and to protect greenfield land.
- Provide the necessary infrastructure and facilities to support new and existing communities.
- Minimise the Borough's greenhouse gas emissions and respond to the effects of climate change.
- Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
- Promote active and healthy lifestyles and strive for excellence in education and culture.

## **Centres and Employment**

---

- Create a prestigious regional centre and a vibrant network of district and local centres that stimulate economic activity and provide for residents' needs at highly accessible locations.
- Facilitate the provision of quality jobs to support the prosperity of our growing community.

## **Housing**

---

- Provide decent and affordable housing at accessible locations to accommodate our growing community.
- Provide a range of housing options to meet the diverse needs of the whole community.

## **Urban Renaissance**

---

- Revitalise rundown areas and create new inclusive high quality and sustainable communities.
- Promote high quality design and sustain Colchester's historic buildings and features.

## **Public Realm**

---

- Improve streetscapes, open spaces and strategic green links to provide attractive and accessible spaces for residents to live, work, shop, and relax.

## **Accessibility and Transportation**

---

- Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel.
- Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
- Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.
- Improve the strategic road network and manage traffic and parking demand.

## **Natural Environment and Rural Communities**

---

- Protect Colchester's natural environment, countryside and coastline.
- Support appropriate local employment and housing development in villages and rural communities.

## **Energy, Resources, Recycling and Waste**

---

- Encouraging renewable energy and the efficient use of scarce resources.
- Reduce, reuse and recycle waste.

- 1.4** The following consultation on Issues and Options for the Site Allocations is therefore largely framed by the context of the Core Strategy. There are, however, still many important issues to decide, including deciding the criteria by which sites will be judged, and the precise locations where new development will occur.

### **Development Policies DPD**

---

- 1.5** In parallel with consultation on this Site Allocations Issues and Options report, the Council is also seeking views on Issues and Options for the Development Policies which will replace the Adopted Local Plan Development Control Policies.

### **Sustainability Appraisal**

---

- 1.6** At the same time that the main LDF documents are being prepared, separate Sustainability Appraisals are being undertaken for both reports. The Sustainability Appraisals will evaluate the sustainability of the choices considered, and the options preferred, at each stage of consultation.

## 2. The Site Allocations Development Plan Document (DPD)

### The role and format of this DPD

---

- 2.1** The Site Allocations DPD will allocate land on a Proposals Map for a range of specific uses to support the strategic vision and objectives of the Core Strategy. The DPD will need to include policy justifications supporting the choice of sites for development, so your opinions are needed on how sites are selected as well on the sites themselves. The role and format of this document reflects Government guidelines as set forth in PPS12 and related guidance.\* The new LDF framework is intended to provide a much more positive approach to the allocation of land for specific uses than the old Local Plan process. The guidance outlines the evaluation process for the Site Allocations DPD which will involve showing a Government Inspector that the plan is sound on nine grounds, including following all the proper processes, conformity with all relevant policies and legislation; and that the allocations are coherent, consistent and effective. In particular, the DPD will need to follow on from the overall policies contained in the Core Strategy, so the development of Preferred Options will need to await final adoption of the Core Strategy at the end of 2008.
- 2.2** Consultation on the Site Allocations DPD follows the comprehensive and inclusive approach to promote public debate identified in the authority's 'Statement of Community Involvement', which describes the consultation process for all documents within the Local Development Framework.

### Issues and Options

---

- 2.3** The purpose of the Issues and Options stage is to explore how the general principles set out in the Core Strategy can be fleshed out to provide sufficient detail to guide site allocations. The Council is encouraging feedback by arranging public meetings and exhibitions to increase the level of community involvement in the assessment of alternative options. It is expected that the number of sites submitted over the course of the site allocation process will far exceed the Council's requirements for new development sites, so a clear and fair system will be needed to select sites that reflects national, regional and local policy, the outcomes of site Sustainability Appraisals, and your views on Colchester's needs. Questions are posed on the issues affecting the formation of the criteria used to evaluate sites. This is followed by a form inviting submission of sites for consideration.

### What Happens Next

---

- 2.4** The Council will analyse all of your site submissions and responses to options for developing site evaluation criteria. The Council will then refine these criteria for publication in the Preferred Options stage, which will follow adoption of the Core Strategy. The Preferred Options stage will also include proposals maps showing each of the preferred site allocations. There will be further consultation on whether these site allocations and criteria are appropriate before the Council formally submits the document to the Secretary of State. There will then be a final opportunity to make representations before a Government appointed Planning Inspector carries out an independent examination into the soundness of the submitted document.

\* Planning Policy Statement 12 (PPS12) – Local Development Frameworks (2004), "Creating Local Development Frameworks – A Companion Guide to PPS12", ODPM 2004. "Policies for Spatial Plans: a guide to writing the policy content of Local Development Documents" Planning Officers' Society, July 2005.

# Key Policies in the Core Strategy influencing Site Allocations DPD

**2.5** The following table outlines the Core Strategy policies which have an impact on the Site Allocations DPD.

| Core Strategy Policy                          | Effect on Site Allocations DPD  |
|---|---|
| <b>SD1: Sustainable Development Locations</b> | The town centre and growth areas are to be the main focus for future development. Locations in the countryside are likely to be inappropriate for future site allocations, although limited re-use of existing sites may be supported.                      |
| <b>SD3: Community Facilities</b>              | Sites will be allocated across the Borough to provide a range of services/facilities to communities at accessible locations. Community facilities will be associated with development of new housing areas to meet the needs of new and existing residents. |
| <b>CE1: Centres and Employment Hierarchy</b>  | Site Allocations for employment land will be in accordance with the Centres and Employment Hierarchy as shown in Table 1 in the Mixed Use and Retail section below. Priority will be given to locations in the Town Centre and accessible locations.        |
| <b>CE2 – Mixed Use Centres</b>                | Sites will be allocated in line with the Appropriate Land Uses shown in Table 2 in the Mixed Use and Retail section below. Some developed areas may be reallocated to accommodate a broader mix of development particularly in the town centre.             |
| <b>CE2a – Town Centre</b>                     | The Town Centre, Urban Gateways and Town Centre Fringe will be a focus for mixed use development.   |
| <b>CE2b – District Centres</b>                | The extension of District Centres will not be supported but intensification to improve the quality of the built character and public realm will be encouraged.  |
| <b>CE2c – Local Centres</b>                   | Site Allocations for new local centres will be associated with new housing developments.  |

## **CE3 – Employment Zones**

Site Allocations will be needed to cater for the employment uses that are not considered appropriate for the Town Centre. Strategic Employment Zones will be allocated with good access to the Strategic Road Network.

## **H1 – Housing Delivery**

New housing will be accommodated in growth areas. Some previously developed land may need to be reallocated to promote regeneration. Greenfield land will need to be allocated to the north and south west of Colchester to accommodate 3000 homes.

## **H2 – Housing Density**

Site Allocations will seek to make efficient use of land particularly in the town centre and accessible locations.

## **H4 – Affordable Housing**

The Core Strategy requires Affordable Housing to be incorporated into every development over set thresholds to encourage sustainable and mixed communities. Site Allocations for rural exception sites will be appropriate where local need is demonstrated.

## **H5 – Gypsy and Travellers**

A site has already been approved but Site Allocations will need to be made to meet the future needs of the Borough following a single issue review of the East of England Plan.

## **UR1 – Regeneration Areas**

Land within the five regeneration areas may need to be reallocated to stimulate investment and redevelopment of rundown areas.

## **PR2 – Open Space**

Site Allocations will need to provide for open space to serve existing and new communities.

## **TA1 – Accessibility and Changing Travel Behaviour**

Site Allocations will promote development at locations with good access to jobs, shops, services and transport.

## **TA2 – Walking and Cycling**

Improvements for walking and cycling will be a priority for the Town Centre and site allocations will need to reflect this and ensure that improvements make walking and cycling more attractive, direct and safe.



### TA3 – Public Transport

---

Colchester Town Centre is a Regional Transport Node and a Gateway to the Borough. Site Allocations will be needed to provide areas for the Rapid Transport Corridors and park and ride facilities to improve sustainable transport within the Borough.

### NE1 – Natural Environment

---

The existing protected sites and green breaks between Colchester Town and Stanway and the surrounding towns and villages are to be maintained. There will be a general presumption against development on green field land. Site Allocations will focus new development on previously developed land in existing settlements, bearing in mind the need to protect and enhance urban green spaces.

### NE2 – Rural Communities

---

Site Allocations in rural areas will allow for appropriate development of infill sites and previously developed land within settlement boundaries of villages. Allocations outside of settlement boundaries will only be allowed for small scale rural business schemes or local affordable housing. Site Allocations will also be influenced by individual Parish Plans or Village Design Statements.

**2.6** The following pages are split into themes taken from the Core Strategy to aid the discussion of the Issues and Options. In each theme the policy context is outlined as well as a number of key issues. A list of possible constraints has also been identified with a series of options and questions set out to focus the consultation responses.

**2.7** At the end of the document you will find a Site Submission Form and information on how to fill it in. Those wishing to submit a site are requested to fill in the form and return it to the Council before the close of the consultation period on 4th January 2008.

### 3. Issues and Options Background and Questions for your response

#### A. Housing

##### Background

Colchester is an attractive Borough to live in, with a growing economy, a good range of facilities and a historic townscape. Colchester is also experiencing heightened pressures on its housing market, due its proximity to London, economic opportunities, and the attractive countryside.

##### Policy Context:

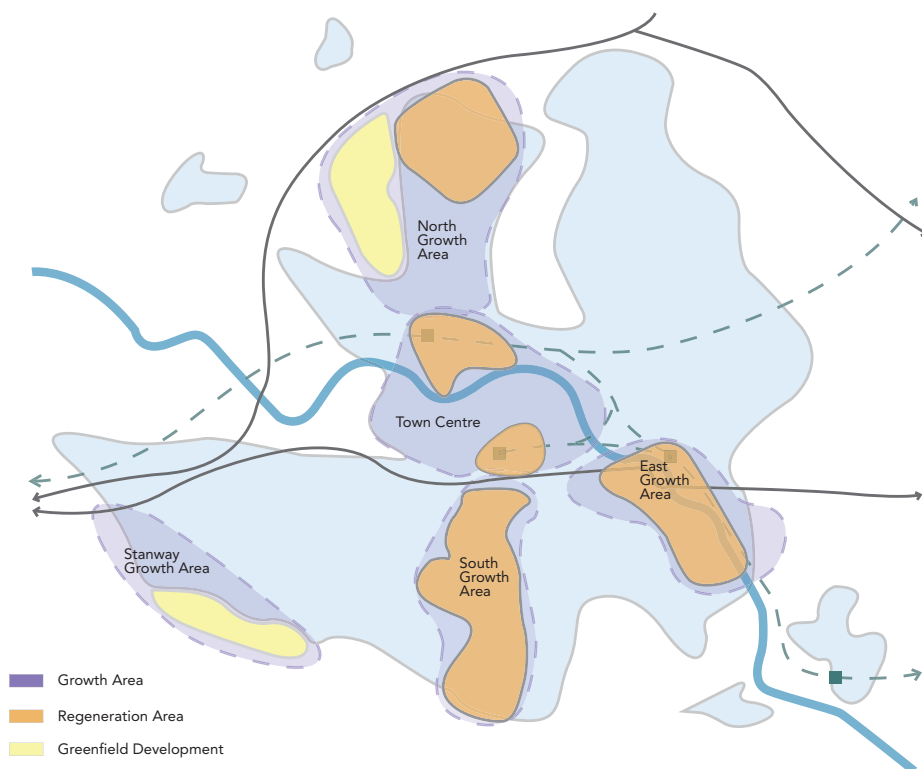
- National – Planning Policy Statement (PPS) 1 (Delivering Sustainable Development), PPS3 (Housing)
- Regional – East of England Plan Policy H1, H2, (Housing Provision) SS2 (Overall Spatial Strategy)
- Local – Core Strategy Policy H1, H2, H3, H4, H5 (Housing)

Evidence Base: Fordham Research, Strategic Housing Market Assessment Topic Papers; 2007, Roger Tym and Partners, Strategic Housing Land Availability Study, 2006; East of England Regional Assembly, Review of Gypsy and Traveller Policies, Issues and Options Consultation Report, May 2007

Planning Policy Statement (PPS)3: Housing; outlines the Government's housing policy and sets out the way local authorities are to deliver the level of housing required for their area. It also requires each authority to demonstrate a 15 year housing supply. The East of England Plan sets out Government housing targets for the region and requires Colchester to provide over 17,100 homes between 2001 and 2021. In view of the requirements of PPS3 this period has been extended to 2023 to allow for a 15 year housing supply from the date the Core Strategy is expected to be adopted. In 2006, Colchester had already accommodated 4630 new homes, and planning permissions were granted for a further 8000 homes. The Council needs to plan for the location of future housing to ensure that the remaining 4470 dwellings are delivered.

##### Growth Area Key Diagram

This diagram from the Core Strategy shows the key areas of existing and future growth in Colchester



## Issues

---

- Location of housing land
- Mix and density of housing
- Regeneration of previously developed land
- Locations of future greenfield development
- Housing in the rural areas
- Affordable housing
- Phasing of housing development

The Site Allocations DPD will identify sites to accommodate 19,000 homes between 2001 and 2023 in accordance with the Core Strategy. Many of these sites were identified through the process of adopting the 2004 Local Plan and as a result only a relatively small number of new housing sites need to be identified through the current Site Allocation process. The Core Strategy provides that most of the housing development will be accommodated on previously developed land. This is in accordance with national policy which sets out a sequential approach for development which gives priority to brownfield sites and developments within built-up areas in advance of peripheral and/or greenfield sites. Some non-residential land may need to be allocated to accommodate housing and mixed use development. The Site Allocations DPD could convert surplus areas of non-residential land (e.g. employment land) to housing or mixed use development to deliver more homes within established settlements.

The Council intends to plan positively for the types, density and mix of new homes needed in the Borough in order to create mixed and balanced communities for all residents. As a result the Council needs to consider the range of dwellings that are appropriate at different locations, including affordable housing and homes that can be adapted to suit all ages and levels of mobility. The Council also needs to ensure that the density and the mix of flats and housing are balanced and consistent with the accessibility of the site to shops, employment and transport. The Core Strategy supports higher development densities in areas with good accessibility (such as the Town Centre) and lower densities in the rural areas. The appropriate mix of housing types and density could be identified when housing land is allocated.

The Core Strategy focuses new development on the urban area of Colchester, and accordingly new development in villages is proposed to be confined to a small number of exceptional cases, including affordable housing, community facilities and rural employment. In view of this lack of development, it is expected that village envelopes shown in the adopted 2004 Local Plan will be carried forward without alteration.

Some greenfield land is needed at the end of the plan period (2016-2021), and the Core Strategy allocates this by proposing two new urban extensions to the north and south west of Colchester. The Site Allocations DPD will need to allocate specific sites to accommodate the necessary housing development within the areas designated by the Core Strategy. The Council will consider the accessibility, deliverability, constraints and opportunities of different sites to determine the appropriate allocation.

The Core Strategy encourages the development of new housing in the Town Centre and Regeneration Areas but also is aware of the need for housing that exists in the rural areas of the Borough, where housing choice and availability is constrained by high cost and a limited supply. The Core Strategy supports infill development within village envelopes and rural exception sites outside of these for affordable housing where a local need is clearly demonstrated by an acceptable local housing needs survey.

Housing affordability is a major problem in the UK and Colchester needs to provide more affordable homes. In general, Colchester's affordable housing target will be met by requiring developers to provide it within new developments. The Site Allocations DPD could also identify specific sites to deliver additional affordable housing, including rural exception sites.

The Council also needs to consider which parts of the Borough should be developed first and which will be developed later in the plan period. The Core Strategy delays the development of the greenfield urban extensions until after 2016. The Site Allocations DPD will help guide the phasing of development to emphasise regeneration and ensure that a smooth housing trajectory is achieved.

Planning permission has been granted for one local authority gypsy and traveller site in the borough which will appear as an allocation on the Proposals Map. There are also a number of authorised and unauthorised private sites. A review of the East of England Plan is already under way and it is likely that additional pitches in public and private sites will be required by 2021.

## **Constraints**

---

- Landscape and environmental conservation
- Access to shops, employment and services
- Contaminated land
- Risk of flooding

When determining the suitability of a site for housing development the Council will appraise the landscape, heritage, archaeological, biodiversity and environmental importance of the land. The Council will allocate land for housing development at locations that will minimise the environmental impact. The housing capacity of allocated land will also be informed by these environmental constraints.

New homes need to have good access to schools, jobs, community facilities, and shops. Locations with good access and transport links to a range of shops services and employment opportunities can support more housing development. The provision of new transport infrastructure, such as the transit corridors, improves the accessibility of the location and its potential housing capacity.

Previously developed land can be rich in biodiversity, and site allocations will need to have regard to the preservation of habitats and the creation of new habitats to mitigate habitat loss. Land contamination is also an issue for some previously developed sites and remediation costs will have an effect on site development viability. Cleaning up key sites will have wider positive implications for the local community and the Borough's environment.

Flooding is another constraint that the Council needs to be aware of when considering sites with the potential for new housing. A Strategic Flood Risk Assessment has been undertaken and this document will guide the allocation of land for housing. In areas where the flood risk is high, the Council will not allocate new land for housing. In areas of low flood risk, housing allocations may be considered if the site offers good opportunities and the flood risk can be mitigated through measures such as putting non-residential uses at ground floor levels.

## **A. Housing options for comment:**

---

- A1. Should specific sites be identified for affordable housing?
- A2. Should any village/town development boundaries be modified?
- A3. Should the type and mix of housing development be controlled?
- A4. Should the Council allocate more previously developed land for housing and mixed use development?
- A5. Where in Colchester Borough should gypsy and travellers sites be allocated?

## B. Mixed Use Centres & Retail

### Background

Colchester is a diverse and growing Borough with a vibrant Town Centre and a buoyant local economy. Colchester's Town Centre is an important regional retail centre as well as a major tourist destination and employment hub.

### Policy Context

- National – Planning Policy Statement (PPS)1 (Delivering Sustainable Development), PPS6 (Planning for Town Centres)
- Regional – East of England Plan Policies SS6 (City and Town Centre), E5 (Regional Structure of Town Centres)
- Local – Core Strategy Policy CE1 and CE2 (Centres and Employment)

Evidence Base - GVA Grimley, North Essex Retail Study, Stage Two Report, Colchester Borough, 2007

The Core Strategy clearly outlines the general scale, amount and phasing of appropriate uses for different areas as shown in Tables 1 and 2 which will then be delivered through the site allocations process

**Table 1 – Centres and Employment Hierarchy**

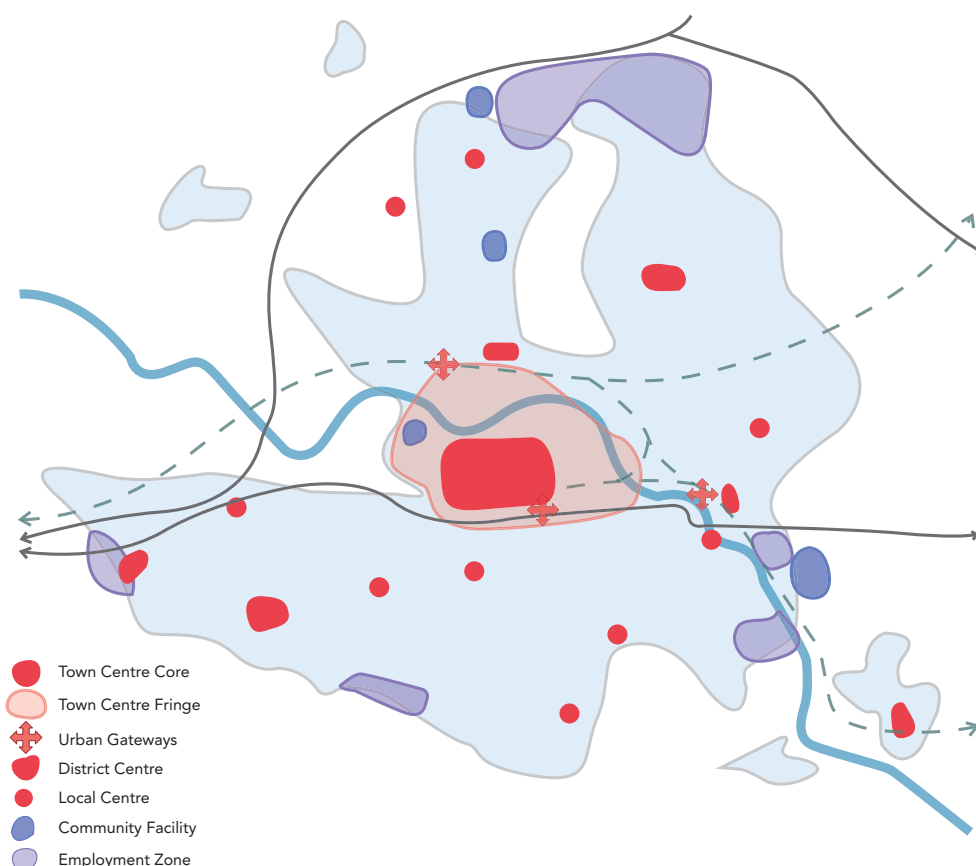
|                                   | HIERARCHY                  |                                       | INDICATIVE LOCATION   |
|-----------------------------------|----------------------------|---------------------------------------|---|
| MIXED USE CENTRES<br>(Policy CE2) | Town Centre                | Town Centre Core                      | Colchester's historic Town Centre   |
|                                   |                            | Urban Gateways                        | North Station<br>Colchester Town Station<br>Hythe Station                       |
|                                   |                            | Town Centre fringe                    | Land surrounding the Town Centre Core.  |
|                                   | District Centres           | Rural District Centres                | Tiptree<br>West Mersea<br>Wivenhoe  |
|                                   |                            | Urban District Centres                | Highwoods<br>Tollgate<br>Peartree Road<br>Greenstead Road<br>Turner Rise        |
|                                   | Local Centres              | Neighbourhood Centres and Local Shops | Specific sites to be identified in Adopted Proposal Maps (Site Allocations DPD) |
| EMPLOYMENT ZONES<br>(POLICY CE3)  | Strategic Employment Zones |                                       | North Colchester<br>Stanway<br>University Research Park                         |
|                                   | Local Employment Zones     |                                       | Specific sites to be identified in Adopted Proposal Maps (Site Allocations DPD) |

**Table 2 – Appropriate Land Uses**

| MIXED USE CENTRES<br>(POLICY CE2) |   | EMPLOYMENT ZONES<br>(POLICY CE3)   |
|-----------------------------------|---|--|
| Primary Land Uses                 | A1 – Shops<br>A2 – Financial and Professional Services<br>A3 – Restaurants and Cafes<br>A4 – Drinking Establishments<br>A5 – Hot Food Take-Away<br>B1a – Offices<br>B1b – Research and Development, Studios, Laboratories, Hi-tech<br>C1 – Hotels<br>D1 – Non-residential Institutions<br>D2 – Assembly and Leisure | B1b – Research and Development, Studios, Laboratories, Hi-tech<br>B1c – Light Industry<br>B2 – General Industry<br>B8 – Storage and Distribution |
|                                   | C2 – Residential Institutions<br>C3 – Dwelling House<br>B1c – Light Industry<br>Sui Generis   | B1a – Offices<br>D2 – Assembly and Leisure<br>Sui Generis  |

### Centres Key Diagram

This diagram from the Core Strategy identifies Centres and Employment Zones in the Borough



## Issues

---

- Mixed use development
- Centre and Employment Hierarchy
- Limited capacity in the historic core
- Retail provision
- Day and night activity in the Town Centre

Traditionally, land use planning has tended to separate land uses into different areas. The role of providing a variety of uses and levels of activities in a successful town centre is however, increasingly appreciated. The adopted Local Plan accordingly identified some mixed use areas and the Core Strategy supports a broader role for mixed use environments in the Town Centre and other accessible locations. Mixed use development can create more dynamic and robust built environments and stimulate regeneration that will deliver more employment and housing at sustainable locations.

The Core Strategy sets out a hierarchy of Mixed Use Centres and guides the type and scale of development towards the most appropriate locations. It is important to ensure that mixed use and retail developments are located in accessible locations so that residents can easily access a range of shops, employment and services. Therefore major new retail, office, entertainment and cultural development etc will be directed towards the Town Centre in line with the sequential approach for development. With this approach, developers seeking to promote peripheral and/or greenfield sites would need to demonstrate why more sustainable sites have been discounted. New housing development will also be supported as part of mixed use developments. The mix of development will need to promote a more balanced range of day and night activities to improve the attractiveness, safety and vibrancy of the Town Centre.

The historic core of Colchester's Town Centre provides only limited opportunities for new development, due to both limited space and the need to protect its historic character. However, there is strong demand for more retail, office and housing development and the Town Centre is a highly sustainable location. The Core Strategy seeks to accommodate 67,000sqm of net retail floor space predominantly in the Town Centre. A significant amount of this target will be met through the already programmed development at Vineyard Gate, in the St. Botolph's area. It will be important to accommodate the remaining development at accessible locations, and reduce pressure for unsustainable edge-of-town development. Therefore the limited opportunities within the Town Centre must be optimised and the functional Town Centre should be expanded to accommodate more town centre development. North Station and Hythe Station are highly accessible locations that adjoin the Town Centre. The Site Allocations DPD will need to reallocate land in the Town Centre and around the station gateways to accommodate future development appropriate to the Town Centre.

District and local centres will support a smaller scale of mixed use development that is orientated towards the local residential catchments, and also provide for broader rural catchments where appropriate. The Core Strategy also seeks to improve the diversity, built character and public realm in district centres. Some district centres are characterised by retail parks and retail warehouses that promote unsustainable travel. The Site Allocations DPD will need to facilitate a more balanced mix of uses that serve local needs at these locations.

Some parts of the Town Centre are heavily focused on retailing, and become deserted after the shops close. A more diverse and well regulated mix of shops, services and business premises with residential units above can help increase the activity in the street and the number of people in an area at various times during the day and night. Uses associated with the night time economy can create problems of noise, anti-social behaviour, and litter as well as providing positive economic and social benefits, so their development will need to be guided by a well coordinated package of measures that take in licensing laws, partnerships with business owners, and sensitive policing along with land use allocations and policies.

The mixed use development in centres can increase the delivery of employment and homes in accessible locations, and also increases the viability of development in Regeneration Areas. For example a development with a retail frontage on the ground floor and office space above provides a compatible mix of uses and optimises employment delivery at sustainable locations. On difficult regeneration sites, however, the mix of uses may need to involve housing to improve the viability of redevelopment. Achieving the right balance of uses is difficult. Within Centres it is important to try to optimise employment delivery and ground floor activity. The Site Allocations DPD should be flexible and allow for adaptation to changing economic situations; however there is also a need to protect the viability of important facilities and land uses.

### **Constraints**

---

- Accessibility
- Incompatible uses and amenity issues
- Built character and historic assets

Mixed use development is subject to similar land constraints as housing development, such as flooding, noise and contaminated land, although commercial development tends to be less sensitive. The threat of flooding is a consideration in developments in the vicinity of the River Colne and new development will not normally be supported in areas of high flood risk, but in areas of lower risk, commercial developments can be accommodated at ground floor level allowing for housing above. Mixed use development also needs to consider landscape character and the environmental importance of land, given that vacant previously developed land can often be rich in biodiversity.

Successful mixed use environments require developments and land uses to be compatible and therefore minimise amenity impacts from noise, waste and air pollution. Warehousing and industrial developments are rarely suitable in mixed use centres since they tend to involve amenity impacts and heavy vehicle movements that would have significant adverse implications for neighbours. Some businesses like restaurants and nightclubs are suitable in mixed use centres, but as noted above they need to be located, designed and managed to minimise annoyance to residential premises. The mix of uses within centres therefore needs to ensure that existing and future uses are compatible. The Site Allocations DPD could identify entertainment precincts to minimise the amenity impacts of some town centre uses on residential units.

Colchester's Town Centre and the Rural District Centres possess an attractive built character and many heritage buildings, features and archaeological remains. The development potential of any site needs to be informed by these important historic attributes. There is a need for high standards of design and architecture to ensure that new development is compatible with the historic context.

### **B. Mixed use centre options for comment:**

---

- B1. Should we encourage more mixed use development near areas of high accessibility?
- B2. How can we achieve a balanced mix of residential and business uses in both Town Centre and District Centre?
- B3. Should we continue to protect retail frontages in the Town Centre?
- B4. Should 'entertainment precincts' be allocated in the Town Centre?



## C. Employment

### Background

---

Colchester is part of the Haven Gateway, recently designated by the Government as a 'New Growth Point', which also encompasses Ipswich and the ports of Harwich and Felixstowe. The New Growth Point designation acknowledges, as noted in the East of England Plan, that 'the sub-region has substantial potential to develop further as a major focus for economic development and growth'. This will involve building on the area's existing economic strengths as well as developing areas in need of regeneration. To achieve this, Colchester has been working with neighbouring Essex and Suffolk authorities in developing the Haven Gateway Partnership to develop targeted infrastructure programmes, business development and employment training initiatives.

Colchester is also playing a leading role in Regional Cities East, a strategic network of six key expanding towns and cities in the east of England. Ipswich, Peterborough, Luton, Southend, Norwich and Colchester are all working together on the common challenges of improving infrastructure, place marketing, enterprise activity, and raising skill levels to meet the needs of current and future residents and visitors.

### Policy Context:

---

- National – Planning Policy Statement (PPS)1 (Delivering Sustainable Development), Planning Policy Guidance (PPG)4 (Industrial, Commercial Development and Small Firms), PPS6 (Planning for Town Centres)
- Regional – East of England Plan Policy E2, E3, E4, E5 (Employment)
- Local – Core Strategy Policy CE1, CE3 (Centres and Employment)

Evidence Base - DTZ Pida Consulting, Haven Gateway Employment Land Study, December 2005, Lambert Smith Hampton, Employment Land Study, 2007

The East of England Plan requires Colchester to provide approximately 14,200 jobs between 2001 and 2021 to support the growing population and economy.

Planning Policy Guidance (PPG)4 requires business developments to be located to minimise the length and number of trips, especially by motor vehicles, and encourage more energy efficient modes of transport. Developers of employment land are expected to follow a sequential approach which gives priority to those sites within built-up areas in advance of peripheral or "out of town" sites.

The Core Strategy identifies Strategic Employment Zones at North Colchester, Stanway and the University Research Park. The Strategy indicates there is sufficient capacity at these locations to accommodate approximately 45,100sqm of gross new floor space of manufacturing (Use Class B2) and warehouse (B8) developments, in addition to existing approval for approximately 110,000sqm of office (B1) floor space.

### Issues

---

- Changing types of employment in the Borough
- Centre and Employment Hierarchy
- Over supply of employment land

Broad economic trends are changing the nature of employment in Colchester and elsewhere in the UK. Service and information based businesses and employment are growing, while some manufacturing and industrial sectors are in decline. The nature of employment based development is also changing and the Borough needs to facilitate and manage this development to optimise jobs and economic benefits and minimise environmental impacts. There is also a need to support small and medium enterprises which are particularly important for the local economy and community.

The Centre and Employment Hierarchy set out in the Core Strategy directs retail, office, cultural and entertainment developments towards the Town Centre in line with the sequential approach and directs warehousing and industry towards the edge-of-town Strategic Employment Zones. Strategic Employment Zones offer access to the strategic road network whilst also being supported by good public transport links to residential areas and the Town Centre. Rural businesses and small scale employment developments will be accommodated at designated employment zones and other appropriate locations which will be determined against criteria based policy. The Site Allocations DPD needs to ensure that developable sites are available at the right locations to support employment developments and economic growth in the Borough.

The Strategic Employment Zones provide ample land to accommodate future business development up to 2021. This means that some existing employment land may not need to be retained for solely employment purposes. The evidence also indicates that some existing employment sites are not suitable for future employment development. The Core Strategy encourages mixed use development in and around the Town Centre, and the Site Allocations DPD may reallocate some existing employment land for mixed use development or housing to stimulate regeneration.

Colchester needs to provide higher quality employment sites and premises in order to attract the high quality inward investment that will transform the Borough into a prestigious regional centre. However simply allocating the “best” employment land will not suffice as the market demands a range of employment development opportunities. The Council will therefore seek to support the Strategic Employment Zones with improved infrastructure and transport links. Alongside the employment land allocations, quality mixed use developments are encouraged to regenerate the Town Centre and the urban gateways to deliver quality new employment floor space and create more dynamic business environments.

### **Constraints**

---

- Transport links and infrastructure.
- Contaminated land
- Sensitive environments and neighbours

The allocation of employment land, like housing land, needs to be informed by flooding, landscape, recognition of brownfield land biodiversity, and built character. There are also some constraints that are more significant to employment land, including transport and contaminated land.

Employment land studies have identified that the Borough has a surplus of employment land which has not yet been developed. Some of this land is considered to be poor quality and businesses are not willing to develop the land because it is constrained by poor transport links or congestion. Transport is a critical factor in the attractiveness of employment land to a prospective business. The Strategic Employment Zones have good transport links and further infrastructure will be delivered during the plan period. Other land may not be suitable for employment development if the transport links and infrastructure are inadequate.

Some land allocated for employment use has been home to numerous different types of business and industrial activity over the years, and as a result is likely to be contaminated. Some land at the Hythe is heavily contaminated by previous industries associated with the harbour. Contaminated land needs to be rehabilitated prior to redevelopment, particularly for residential use. The costs of rehabilitation can be expensive and this may hinder the viability of some redevelopments.

### **C. Employment options for comment:**

---

- C1. Where do you think offices should be located within the Borough?
- C2. Where do you think industrial activity should be located within the Borough?
- C3. Should the Council encourage employment activity on sites close to residential areas?
- C4. Should the Council allow mixed use regeneration on sites which are surplus to employment needs across the Borough?

## D. Transport

### Background

Transport is a major issue in Colchester Borough, encompassing congestion, accessibility and sustainability concerns. Spatial planning involves an integrated approach to land use and transport. Coordinating development and transport can improve accessibility, reduce the need to travel, congestion and greenhouse gas emissions.

- National: PPS 1: Delivering Sustainable Development, PPG 13: Transport

Guidance on Developing Local Transport Plans

### Manual for Streets

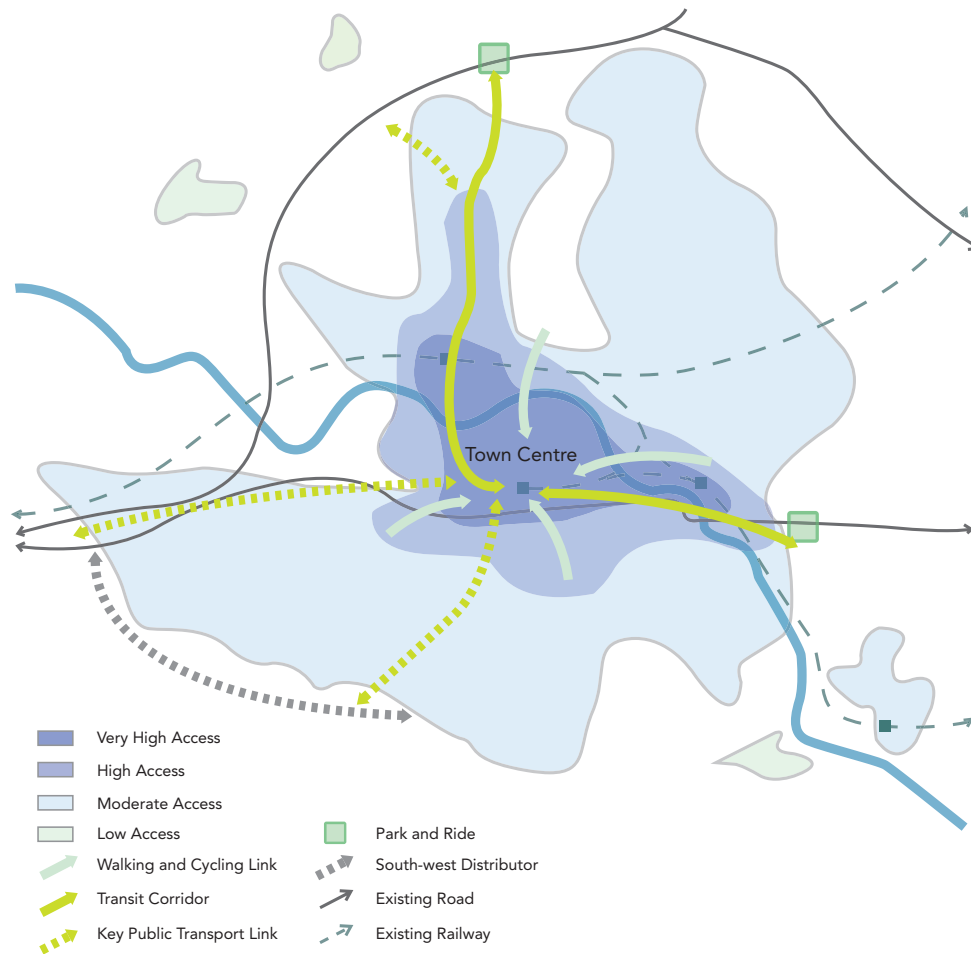
- Regional – East of England Plan Policies - H 2: Approach to supply of housing land at local level, T 1: Regional Transport Strategy Objectives and Outcomes, T 2: Changing Travel Behaviour in the East of England, T 4: Urban Transport, T 13: Public Transport Accessibility,
- County – Essex Local Transport Plan
- Local – Core Strategy Policies TA1-5 Transport

### Present and Potential Public Transport Accessibility

#### PRESENT



## POTENTIAL



These diagrams from the Core Strategy illustrate present levels of accessibility to public transport and the potential of enhancements to public transport that would greatly widen the accessibility of areas surrounding the Town Centre

### Issues

- Future transport projects
- Green links

Future transport projects identified in the Core Strategy to support sustainable development will involve safeguarding land for new routes and facilities. The Site Allocations DPD needs to identify sites and ensure that they facilitate the delivery of important transport projects, such as Park and Ride. The Council needs to consider how much land is needed and what locations are most appropriate to set aside for transport purposes. The Site Allocations DPD could also attach a particular transport outcome to the development of land, to ensure that the transport link or infrastructure provided through the development.

Aside from larger transport infrastructure projects, the Core Strategy also seeks to provide green links to connect open spaces and facilitate walking and cycling throughout the Borough. The Site Allocations DPD will need to identify these green links to protect existing open spaces and deliver future links. Improving walking and cycle connections through development sites and across roads could be facilitated by site allocations.

## Constraints

---

Land allocations for transport reasons are subject to some of the same constraints as other allocations, such as flooding. Major transport projects need to be particularly mindful of amenity and environmental impacts. A new transport project may have significant noise impacts on local residents or have adverse implications for the biodiversity of a site. Transport allocations also need to consider the implications for other forms of transport (e.g. walking) and the operation of local shops and businesses.

### D. Transport options for comment:

---

- D1. Should we link transport improvements to housing and employment allocations?
- D2. Should we allocate green links through sites and across roads?
- D3. Where should new transport infrastructure be provided? (Including walking and cycling routes, bus shelters, cycle facilities, new roads, dedicated public transit routes)

## E. Community Facilities

### Background

---

The provision of community facilities across the Borough is an essential element for the creation of sustainable communities and will need to be planned into new developments. The Core Strategy outlines the Council's intention to work with partners to deliver strategic community projects to support the Community Strategy and to develop the town as a prestigious regional centre. New developments will have to be planned with community facilities in mind so that they become an easily accessed focal point of the new community and also help meet the existing needs of adjacent residents. The cumulative effect of increases in population on overall demand for community facilities will also need to be considered in determining future allocations of community facilities in accessible locations.

### Policy Context

---

- National – PPS1 (Delivering Sustainable Development), PPS7 (Sustainable Development in Rural Areas)
- Regional – East of England Plan Policy SS2 Overall Spatial Strategy
- Local – Core Strategy Policy SD2 Delivering Facilities and Infrastructure, SD3 Community Facilities

Evidence Base - Roger Tym and Partners, Strategic Residential and Infrastructure Study, 2005, Essex County Council, Essex Schools Organisation Plan 2006-11, NHS East of England, Looking to the Future: Development of hospital services in the East of England, 2006

As a key coordinator and provider of public services, the Borough is well placed to analyse the need for services and then go on to identify key areas where different community facilities should be provided. Additionally, many privately provided services such as local shops, pubs, places of worship, and entertainment/leisure facilities provide a community service and need to be considered when planning for future community needs. In rural areas in particular, local shops and pubs provide a key community focus as meeting places and possible sites for the delivery of locally-based public services. The site allocation process therefore needs to take into consideration the range of ways and locations in which community services could be provided. Planning for community facilities also needs to make the most of opportunities to co-locate services to ensure full use of accessible facilities throughout the day. A school, for example, could provide after-school, weekend and holiday access to hall and sports facilities.

A wide range of funding mechanisms and partnership working relationships will then need to be identified to ensure the delivery of comprehensive and coordinated community services.

### Issues

---

- Location and accessibility of community facilities
- How to address poor existing provision in some areas of the Borough
- Increasing the provision of community facilities in line with population growth and aspirations to increase the quality and levels of community services
- Providing high quality, attractive, accessible and usable community facilities
- Securing the necessary funding
- Catering for residents and visitors
- Responding to the changing ways services are delivered

At this initial stage, the Council would like to seek the views of residents and stakeholders as to which areas of the Borough suffer from poor community facility provision and what type or range of facilities are needed to improve the provision in that particular area. New development will be expected to contribute to the costs of supporting community facilities. Any community facility that is to be created alongside new development or introduced into an existing community should meet identified local and Borough-wide needs and be easily accessible by a range of transport means and at different times of the day. In particular, facilities with a Borough-wide catchment area require a central location. Facilities with a more local catchment area can be sited together to reduce the need to travel. Additionally, changing practices in service delivery will affect the requirement for Site Allocations. For example, some hospital outpatient services can be provided in expanded doctors' surgeries, and education can be delivered via the internet to supplement teaching in the classroom.

### Constraints

---

- Funding
- Accessibility
- Provision dependent on local need being demonstrated
- Co-ordination between partners of multi-use facilities

The delivery of community facilities is affected by policies on planning contributions, and decisions on how priorities for funding are set; the extent to which individual site contributions can be pooled to meet wider strategic needs; and the mechanisms set up to ensure that developers, planning authorities and community services providers all work well together.

### E. Community Facility options for comment:

---

- E1. Where are the priority locations for new community facilities? What type of activities and services they should provide?
- E2. Should the Council allocate land for both public and private community facilities?
- E3. Should community facilities be required to be suitable for a variety of uses?

## F. Culture, Heritage and Tourism

### Background

---

The Borough has a rich variety of archaeological sites, listed buildings and conservation areas which are to be protected and enhanced. Colchester's built environment reflects a fascinating history stretching back to Iron Age settlements and continuing through a period as the Roman Capital of Britain; serving as an important hub for the wool and cloth trades in Medieval and Tudor times; and developing as a Garrison and industrial town in the Victorian period. Colchester's history makes the town and the Borough an attractive visitor location which the LDF and Community Strategy seek to protect and enhance over the plan period.

### Policy Context

---

- National – Planning Policy Guidance (PPG)15: Planning and the Historic Environment
- Regional – East of England Plan Policy C1 (Cultural Development) and E7 (Tourism), Regional Cultural Strategy
- Local – Core Strategy Policy UR2 (Built Design and Character) and NE1 (Natural and Historic Environment).

Evidence Base - Humberts Leisure, Hotel Market Demand Appraisal and Sequential Site Assessment, April 2007

### Issues

---

- Protection of the unique cultural and historic assets in the Borough
- Meeting the needs of visitors
- Impact of future development on historic sites

The Core Strategy seeks to ensure that the development of Colchester as a prestigious regional centre includes both the preservation and enhancement of the Borough's historic built and natural environment and sensitively located, high quality new development. Some 'honeypot' locations may require better management of visitor demand, and others may require enhanced visitor facilities to increase opportunities for their appreciation. Conservation Area designation provides a means of increasing control over changes in historic areas, and the site allocation process could address boundary changes or increases to Conservation Areas to ensure their coverage is appropriate.

New cultural and tourist facilities will need to be based on a good understanding of potential markets as well as be accessible and compatible with surrounding activities and places. In countryside areas, support for new tourist uses to support the rural economy will need to be tempered by a consideration of potential negative environmental impacts.

### Constraints

---

- Sensitivity required when incorporating additional development in areas with a high concentration of important historic assets.
- Amenity and traffic impact associated with increasing visitor levels

The Borough's historic assets are a finite resource that need to be protected and enhanced. New development affecting historic assets will need to be of a high quality to ensure that it in time becomes a worthy addition to the historic fabric of Colchester. Increasing the provision of and access to visitor attractions in Colchester will need to be balanced by related transport and environmental measures to manage the impact of more visitors.

## **F. Cultural, Heritage and Tourism options for comment:**

---

- F1. Which sites of historic or cultural interest benefit from improvements to the visitor facilities?
- F2. Could the setting of any heritage sites be enhanced?
- F3. In which locations are facilities needed to encourage tourism within the Borough?
- F4. Should any Conservation Area boundaries be reviewed or new areas designated?
- F5. What type of tourist facilities are needed within the Borough?

## **G. Open Space and Recreation**

### **Background**

---

A network of high quality and accessible spaces across the Borough is needed to provide open spaces, sport and recreation opportunities to enhance local people's quality of life.

### **Policy Context**

---

- National – Planning Policy Statement (PPS)1 (Delivering Sustainable Development), Planning Policy Guidance (PPG)17 (Planning for Open Space, Sport and Recreation)
- Regional – East of England Plan Policy C2 (Provision and Location of Strategic Leisure, Sport, Recreation, Arts or Tourism Facilities)
- Local – Core Strategy Policy PR1, PR2 (Public Realm); Open Space, Sport and Recreational Facilities SPD

Evidence Base - PMP Consultants, Colchester Open Space, Sport and Recreation Study, November 2007

The Core Strategy seeks to use the existing open spaces and green link networks to provide the people of Colchester with opportunities for passive and active recreation and encourage healthy and active lifestyles. New strategic open spaces near the growth areas will also be sought. At the regional level, the Haven Gateway Green Infrastructure Study identifies strategic green space deficiencies and opportunities for Colchester and the wider Haven Gateway area. The potential for green spaces over two hectares have been identified for Colchester. For smaller scale local open spaces, Colchester has carried out an Open Space Study in accordance with PPG17 to identify areas with deficiencies of open space and recreational facilities.

The following list is an indication of the types of open space and recreational facilities that the Council consider are needed in light of the existing Local Plan allocations.

- Green links
- Public open space
- Private amenity space
- Gardens and Parks – urban and rural
- Sport facilities – including the Community Stadium
- Cemeteries and burial grounds
- Allotments
- Coastal access
- Water based recreational facilities



Open space is valuable in the urban areas, particularly in the context of government guidance encouraging local authorities to build developments at higher densities in town centre areas, thus making the provision of high quality open space an even greater priority. It is also important to remember that rural areas also need sufficient provision to meet their needs since the surrounding countryside is not necessarily available for a full range of community recreational needs. The Core Strategy accordingly identifies the need for developers to assess and provide for open space in new developments.

## Issues

---

- Location within developments
- Accessibility to existing provision
- Safety, quality, maintenance, and design of facilities
- Meeting the existing deficiencies and exceeding the minimum standards
- Catering for a range of uses and needs – play areas/sensory gardens/allotments etc
- Clustering of facilities in specific locations

Government guidance in Planning Policy Guidance (PPG)17 and Colchester's Core Strategy both encourage the provision of new open space and recreational facilities to be in locations which are easily accessible to all residents and within close proximity of new developments. The Council will require new developments to incorporate open space as an integral part of the scheme.

Where communities already exist the Council intends to enhance and improve the existing provision, which includes improving public access.

The Supplementary Planning Document (SPD) adopted by the Council in July 2006 ensures that developments contribute to the open space and recreational facilities required by the new community. The SPD will form part of the LDF as a material consideration when the Council is determining planning applications and will continue to collect contributions for open space facilities where they are not provided on site by the developer.

It is expected that different types of developments will require various forms of open space and recreation facilities suitable to the type of development and local needs.

This initial stage of the Site Allocations process provides the opportunity to identify aspirations for facilities serving a wide catchment area such as facilities for a particular sport or group of people. The Haven Gateway Green Infrastructure Study has identified new potential sites in Colchester which could meet the need for strategic open sites over 2 hectares, and their recommendations will be used to guide the allocation of larger areas of open space.

## Constraints

---

- Contamination of land
- Quality of existing provision
- Having facilities in the appropriate location
- Flooding
- Barriers to access such as major roads and rail lines

The provision and allocation of open space and recreational facilities has to consider such constraints as contamination from industrial activity in the past, flood risk and environmental protection.

Occasionally it is expected that constraints could also be seen as an opportunity for the Council to provide something unique and distinctive to Colchester. Some areas with environmental constraints such as nature conservation could have the potential for the provision of informal recreation in the form of a wild garden or a local nature reserve which people are encouraged to walk through and experience. Land liable to flood creates opportunities for open space but also limits use and places maintenance burdens on the Council.

Providing facilities which meet a range of needs is essential to creating sustainable communities across the Borough but only if they are of a high quality, managed well, and in locations which are easily accessed.

### **G. Open Space and recreation options for comment:**

---

- G1. Where should new open space and recreational facilities be located?
- G2. Should the Council locate new open spaces at the edge of new developments or in locations central to the development?
- G3. Which existing facilities need upgrading?
- G4. How can the Council improve the waterside facilities across the Borough taking into account the development pressures on these areas? (for example River Colne, Abberton Reservoir, Coastal areas)

## **H. Biodiversity, Nature Conservation & Landscape**

### **Background**

---

Colchester's countryside and coastline is extremely rich and diverse in terms of its natural environment, landscape character, and cultural heritage and this is reflected by the high number of designations. The coast is especially important for nature conservation and a large number of sites have been designated under the following designations:

- i) International - (RAMSAR) Wetland conservation areas
- ii) European - Special Areas of Conservation (SACs) & Special Protection Areas (SPAs)
- iii) National - Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR's).

The habitats and species included under these designations have statutory protection. They represent the highest quality sites for nature conservation in the Borough, form part of a larger European wide network of protected sites known as Natura 2000 and also include habitats and species whose conservation status requires higher levels of protection and positive conservation measures to be implemented.

The open countryside around and between settlements provides not only an attractive landscape setting but is also an important ecological resource. Across the rural parts of the borough, there are scattered remnant of habitats listed in both the UK and Essex Biodiversity Action Plans e.g. Lowland Heath. Ponds, Brownfield Sites and Traditional Orchards have also recently been proposed for inclusion on the UK Biodiversity Priority List.

The numerous ancient woodlands, ponds, species rich grasslands, grazing marsh and ancient hedgerows scattered across rural Colchester are home to a wide range of species that collectively make a significant contribution to the general biodiversity to the Borough. A proportion of these habitats have been designated as Local Sites (also known as Sites of Importance for Nature Conservation (SINCS)). The Local Sites, which are a material planning consideration, are due for

review in the summer of 2008 and this Issues and Options consultation offers an opportunity for the review of existing sites and the designation of potential new Local Sites to be put forward for consideration.

## Policy Context

National – Planning Policy Statement 9: Biodiversity and Geological Conservation

Regional – ENV1, ENV2, ENV3

Local – Core Strategy – NE1 Natural Environment

Evidence Base – SINC report 1990 (Local Sites review due Spring 2008)

PPS9 and the Core Strategy both encourage and seek the protection of the Borough's rich ecological landscape and cultural assets. New developments will be focused close to or within established settlements away from the most important and sensitive nature conservation sites. This will ensure the protection of such sites as well as the protection of key strategic green links between Colchester and its neighbouring settlements.

## Countryside Key Diagram

This diagram from the Core Strategy shows areas of the coast and countryside that are protected by designations as well as countryside areas considered to be of high landscape importance



## Issues

---

- Impact of development on the Borough's nature conservation resource
- Loss of brownfield habitats particularly in urban areas
- Impact of development on the Borough's European Sites

The initial stage of the Site Allocations process provides the opportunity to identify and propose new sites for designation because of their biodiversity or ecological interest.

## Constraints

---

- Incompatible use between nature conservation and recreation

The Council will need to balance the demands of increasing public access to green spaces and countryside alongside the necessity of protecting vulnerable habitats.

# I. Minerals and Waste Allocations

Essex County Council is responsible for minerals and waste allocations and all consultation on these sites is carried out by them. The existing and proposed sites and criteria are set out in the Essex Waste Strategy and Essex Minerals Plan. These sites will also be shown on the LDF Proposals Map, in view of their influence on adjacent sites and overall planning of the Borough, but do not form part of this consultation.

## APPENDIX A – 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.

**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.

**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. This can range from adult learning to parents and toddler groups to faith group meetings to youth discos and much more. They should be owned and run by the community for the community. They should be self-sustaining, generating enough income from activity to meet the costs of running the building and non-profit making. Any surplus income should be ploughed back into the building or community activity.

**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. The intention is that Local Development Frameworks will provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land. Copies of the Colchester Community Strategy can be viewed at [www.colchester2020.com](http://www.colchester2020.com)

**Core Strategy** - The Core Strategy will set out the long-term vision for Colchester and the strategic policies required to deliver that vision. Its main aim is to promote sustainable development. It will also seek to protect and enhance the environment, as well as defining the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport.

**Countryside Stewardship Schemes** - A UK Government grant scheme offering payments to farmers and other land managers in England to carry out management that enhances and conserves landscapes, habitats and wildlife, and (where appropriate) to improve access to them. It aims to make conservation part of farming and land management practice.

**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 to guide future development of the Borough. The Policies contained within this DPD will eventually replace the Local Plan Policies and be used to determine planning applications in the future. The Development Policies DPD is currently at Issues and Options Stage.

**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.

**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.

**Health Impact Assessment (HIA)** – In a similar manner to an Environmental Impact Assessment, an HIA examines the potential health impacts of policies or projects. Its recommendations are used to inform decision-making in order to protect and improve community health and wellbeing.

**Industrial Sites** – Sites within the Borough that are considered appropriate for uses which fall within the B1, B2 and B8 Class.

**Life Time Homes** – Dwellings which are designed to a standard that allows easy adaptation to meet the needs of occupiers throughout their whole lives. (see [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)).

**Local Development Framework (LDF)** – This is the term given to the portfolio of Local Development Documents (see above), 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.

**Neighbourhood Centre** – Centres are mixed use places where we shop, work, learn, relax and live. 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.

**Quality Bus Partnership** – A partnership between County Councils, bus operators and others to improve bus services through such means as upgrading vehicles, routes and facilities, increasing frequency and reliability, and bus priority and traffic management measures.

**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.

**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 retail frontages within the Development Policies DPD.

**Rural Diversification (also known as Farm Diversification)** – The alternative use of land or buildings which were once used for farming purposes or rural activity such as grain store, stables or poultry shed. The Local Plan definition is "alternative use of land or buildings that remains within the farming unit in the ownership of the farmer and run from the existing house."

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

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

**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.

**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.

**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.



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

**Sustainable Urban Drainage Systems (SUDs)** – SUDs are designed to reduce the potential of flooding on new and existing urban developments. Unlike traditional urban stormwater drainage systems, they also help to protect and enhance ground water quality.

**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.

**Urban Renaissance** – Urban Renaissance is about renewing towns and cities in a sustainable way. It aims to make towns and cities vibrant and successful and, in doing so, protect the countryside from development pressure. It is about offering a high quality of life to people by:

- enabling them to shape the future of their community;
- providing attractive places to live that use space and buildings well;
- encouraging good design and planning to support a more environmentally sustainable way of life; and
- meeting people's needs with good quality services.



# APPENDIX B – References

## National Planning Guidance

Planning Policy Guidance and Statements:

- 1 – Sustainable Development (February 2005)
- 3 – Housing (November 2006)
- 4 – Industrial, commercial development and small firms (November 1992)
- 6 – Town centres (March 2005)
- 7 – Sustainable development in rural areas (August 2004)
- 9 – Biodiversity August 2005
- 12 – Local Development Frameworks (September 2004)
- 13 – Transport (March 2001)
- 15 – Planning and the historic environment (September 1994)
- 16 – Archaeology and planning (November 1990)
- 17 – Planning for open space, sport and recreation (July 2002)
- 20 – Coastal planning (September 1992)
- 23 – Planning and pollution control (November 2004)
- 24 – Planning and noise (September 1994)
- 25 – Development and flood risk (July 2001)

## Other policy documents from Government departments and national agencies:

Commission for Architecture and the Built Environment (CABE), Spatial planning by design, July 2005  
CABE, Transforming our Streets, 2006  
Department for Transport, Manual for Streets (March 2007)  
Sport England, Active Design, April 2007

## Regional Policy and Studies

East of England Development Agency, Regional Economic Strategy, September 2007  
East of England Regional Assembly, Draft East of England Plan, December 2004  
East of England Regional Assembly, Review of Gypsy and Traveller Policies, Issues and Options Consultation Report, May 2007  
GO-East, Secretary of State's Proposed Changes to the Draft Revision to the Regional Spatial Strategy, December 2006  
Halcrow Group Limited, East of England Capacity delivery Strategy Study: Phase One Final Report, December 2006  
NHS East of England, Looking to the Future: Development of hospital services in the East of England, December 2006  
Regional Cities East, Business Case, July 2006

## Haven Gateway Studies

DTZ Pinda Consulting, Haven Gateway Employment Land Study, December 2005  
The Landscape Partnership, Draft Haven Gateway Green Infrastructure Study, November 2007  
Roger Tym and Partners, Strategic Residential and Infrastructure Study, November 2005  
Royal Haskoning and GHK, Haven Gateway Regeneration Study, November 2005

## **Essex County Plans**

Essex County Council and Southend Borough Council, Adopted Structure Plan, 2001  
Essex County Council, Local Transport Plan, 2006-11  
Essex County Council, Essex Schools Organisation Plan 2006-11  
Essex Design Initiative, Urban Place Supplement, May 2007  
Essex Rural Partnership, Essex Rural Strategy, July 2005

## **Colchester Policy Documents**

Colchester 2020, Sustainable Community Strategy, October 2007  
Adopted Local Plan, March 2004  
Supplementary Planning Documents –  
    Provision of Open Space, Sport and Recreation Facilities (July 2006)  
Supplementary Planning Guidance  
    Affordable Housing – March 2004  
    Community Facilities – March 2004  
    Essex Design Guide – 1997  
    Vehicle Parking Standards – 2001  
Core Strategy Issues and Options, March 2006  
Core Strategy Preferred Options, November 2006  
Strategic Environmental Assessment and Sustainability Appraisal of the Preferred Options, November 2006  
Draft Parks and Green Spaces Strategy, 2007

## **Colchester Studies**

Chris Blandford Associates, Landscape Character Assessment, November 2005  
Chris Blandford Associates, Townscape Character Assessment, June 2006  
Fordham Associates, Strategic Housing Market Assessment Topic Papers, September 2007  
GVA Grimley, North Essex Retail Study, Stage Two Report, Colchester Borough, February 2007  
Humberts Leisure, Hotel Market Demand Appraisal and Sequential Site Assessment Executive Summary, April 2007  
Lambert Smith Hampton, Employment Land Study, May 2007  
PMP Consultants, Draft Colchester Open Space, Sport and Recreation Study, November 2007  
Roger Tym and Partners, Housing Land Availability Study, March 2007  
Royal Haskoning, Draft Colchester Appropriate Assessment, November 2007  
Scott Wilson, Draft Strategic Flood Risk Assessment, November 2007

## APPENDIX C

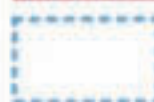
Maps showing sites that have previously  
come forward for consultation



## SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - BIRCH

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100623706 2007

### KEY

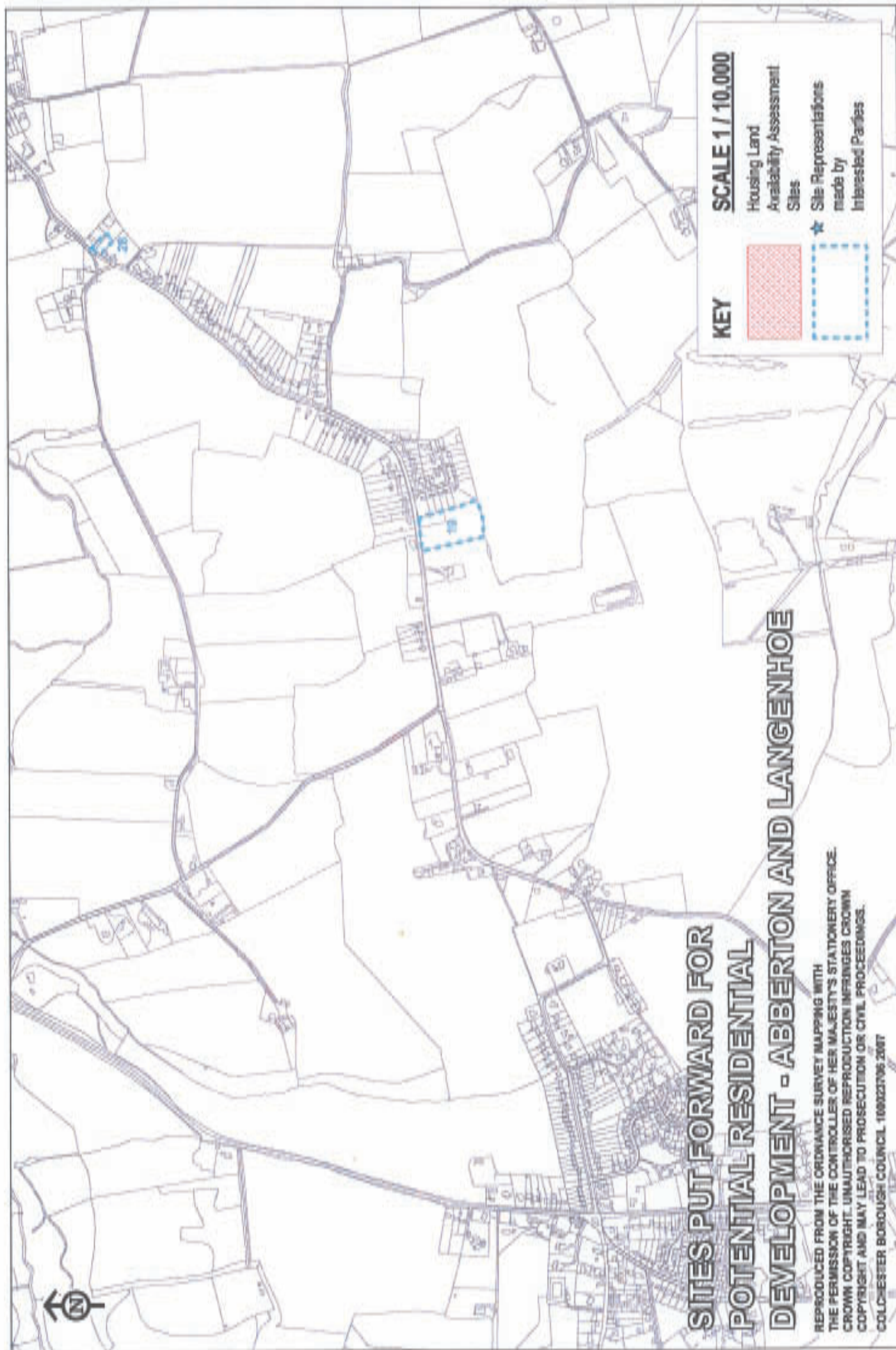


### SCALE 1 / 10,000

Housing Land  
Availability Assessment  
Sites

★ Site Representations  
made by  
Interested Parties





# **SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - ABBERTON AND LANGENHOE**

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

COLCHESTER BOROUGH COUNCIL 100023706 2007

**SCALE 1 / 10,000**

**KEY**



Housing Land  
Availability Assessment  
Sites



★ Site Representations  
made by  
Interested Parties



## SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - BOXTED

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

COLCHESTER BOROUGH COUNCIL 100023706 2007

### KEY



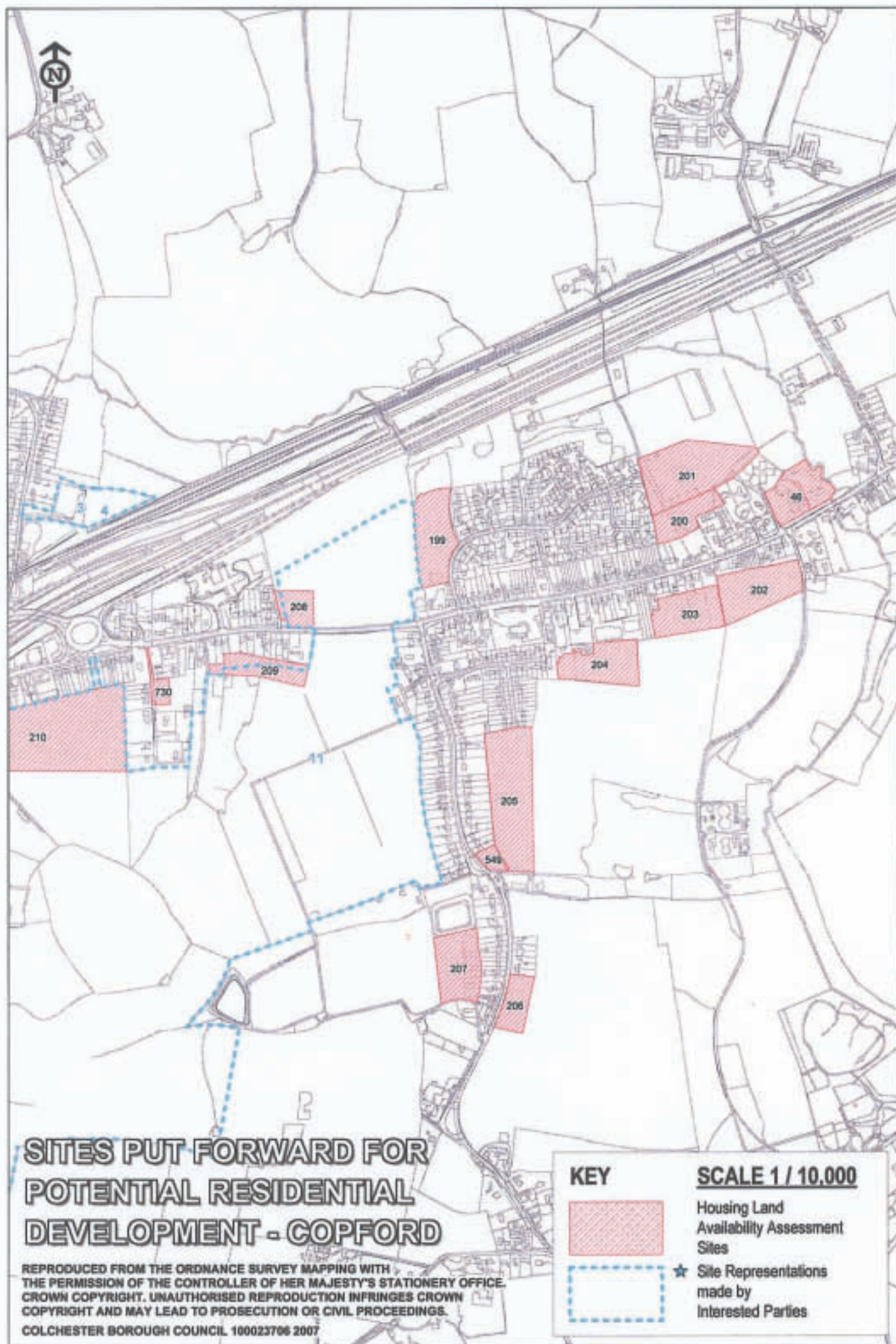
### SCALE 1 / 10,000

Housing Land  
Availability Assessment  
Sites

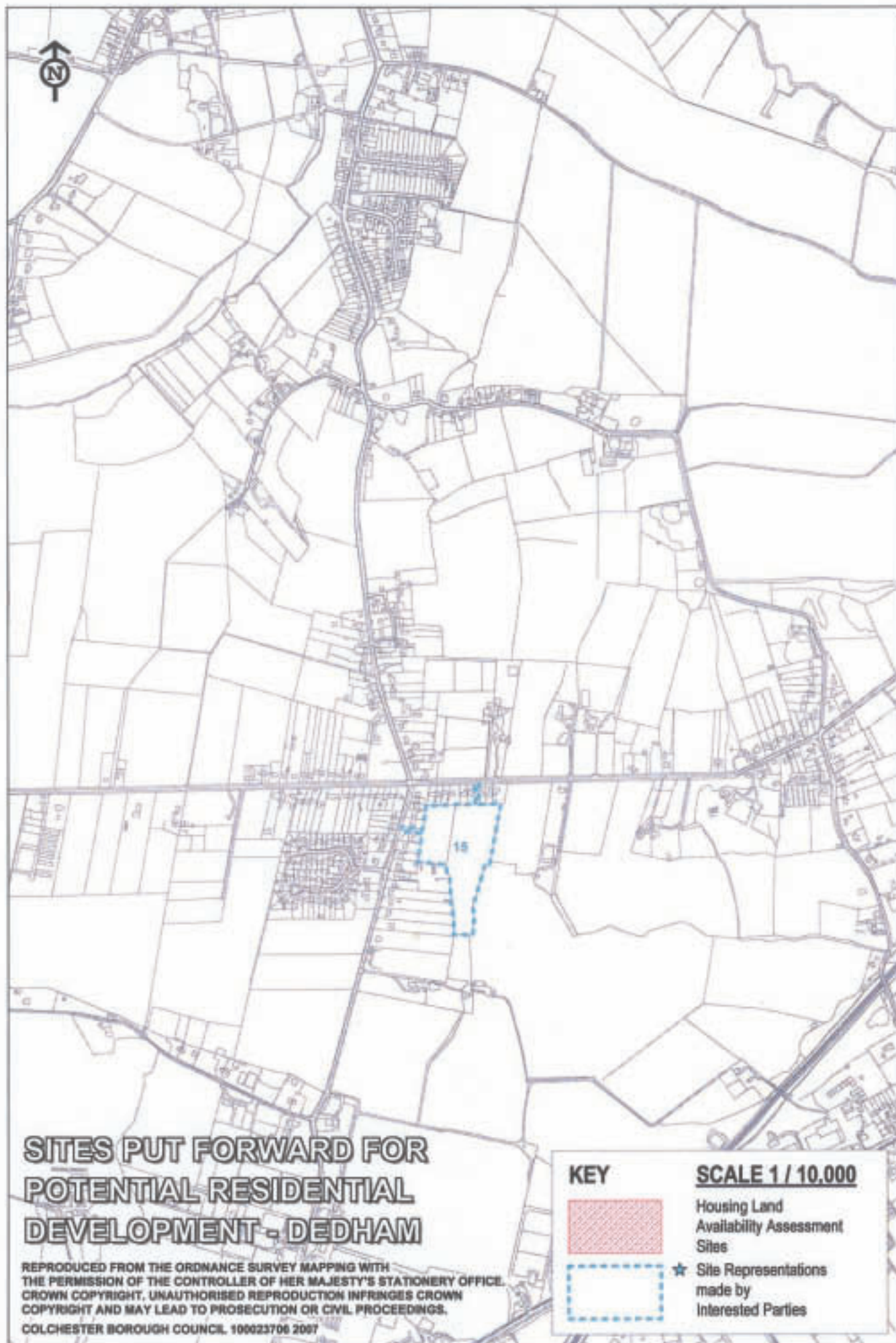


★ Site Representations  
made by  
Interested Parties

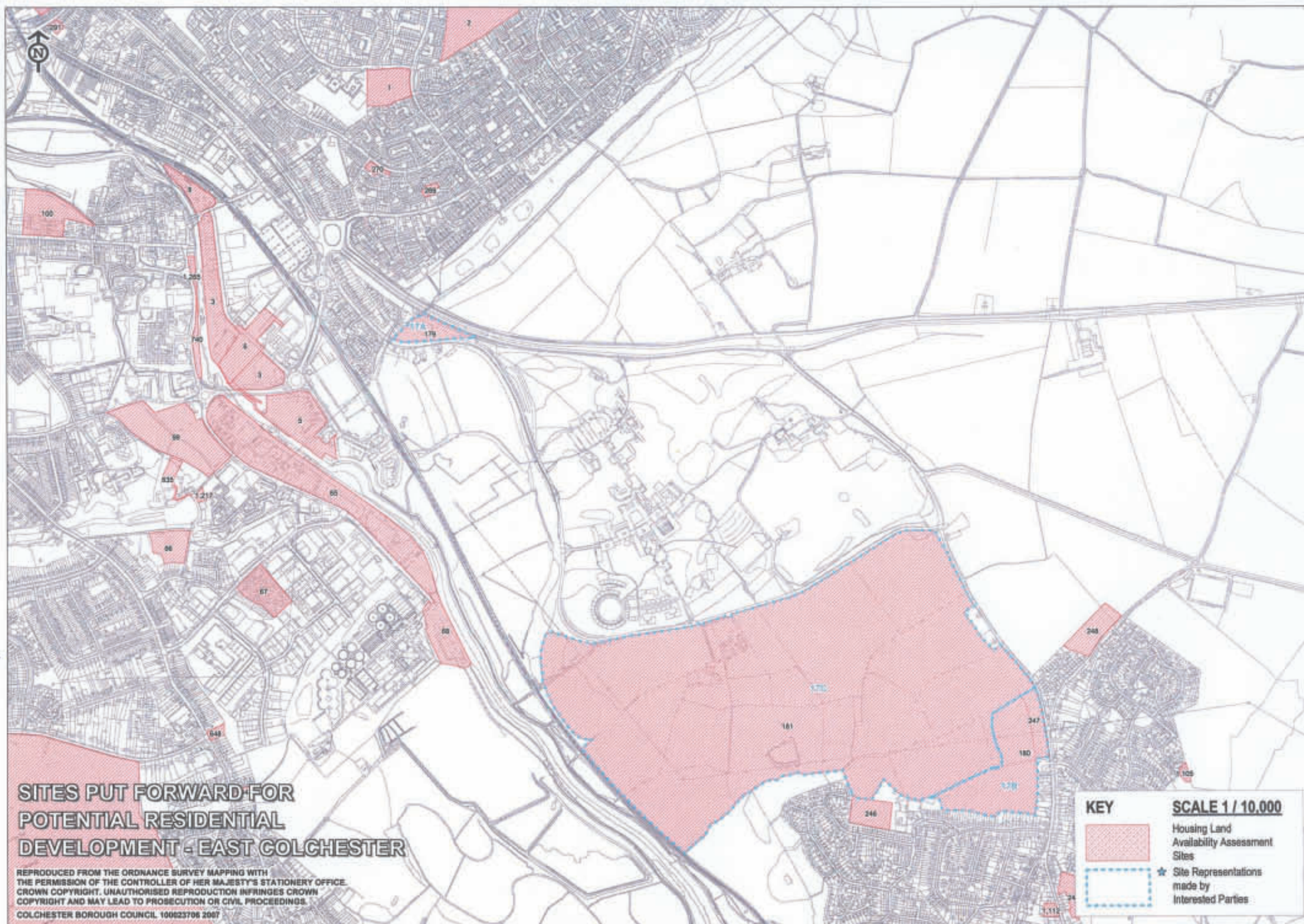




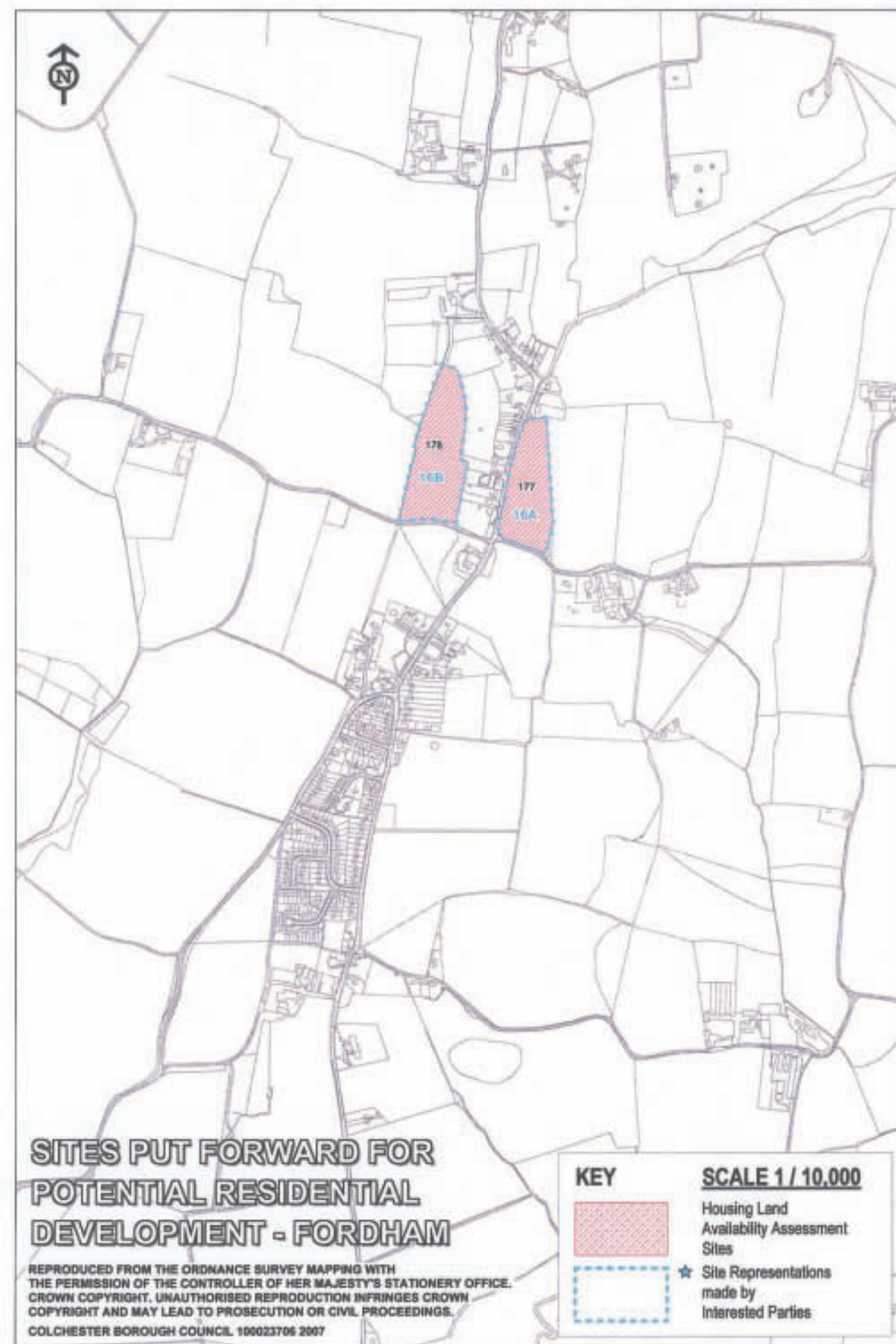
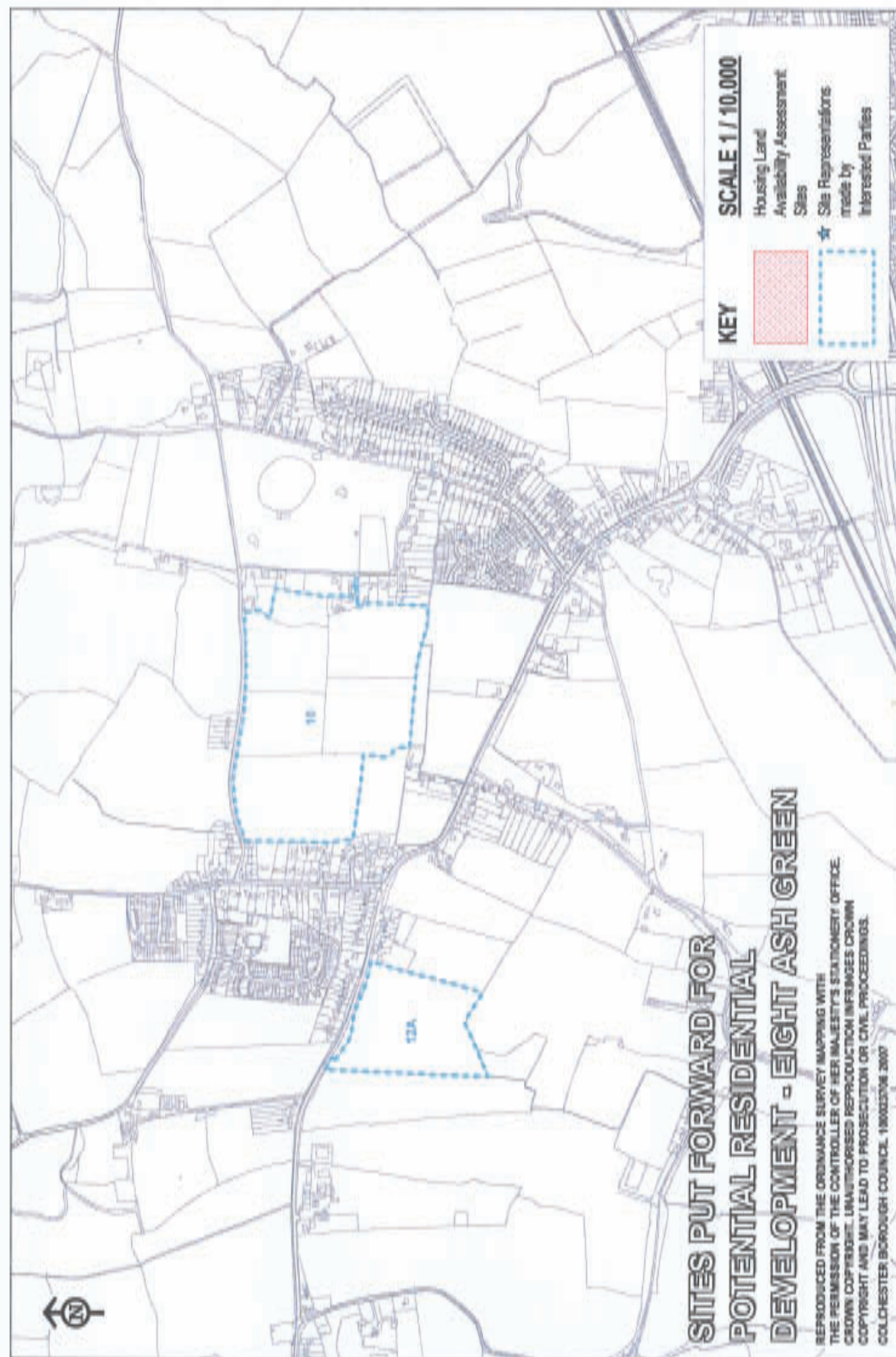




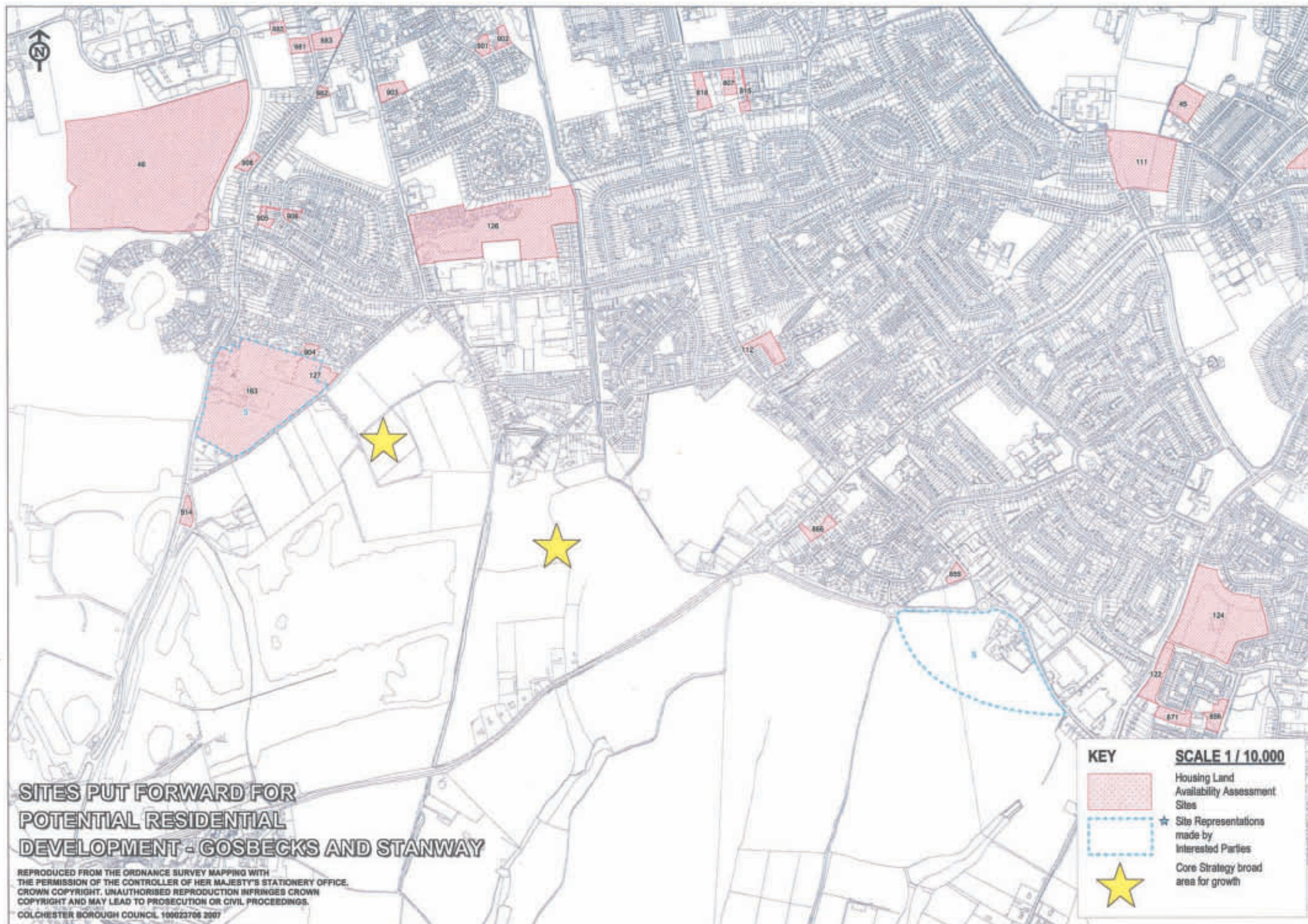




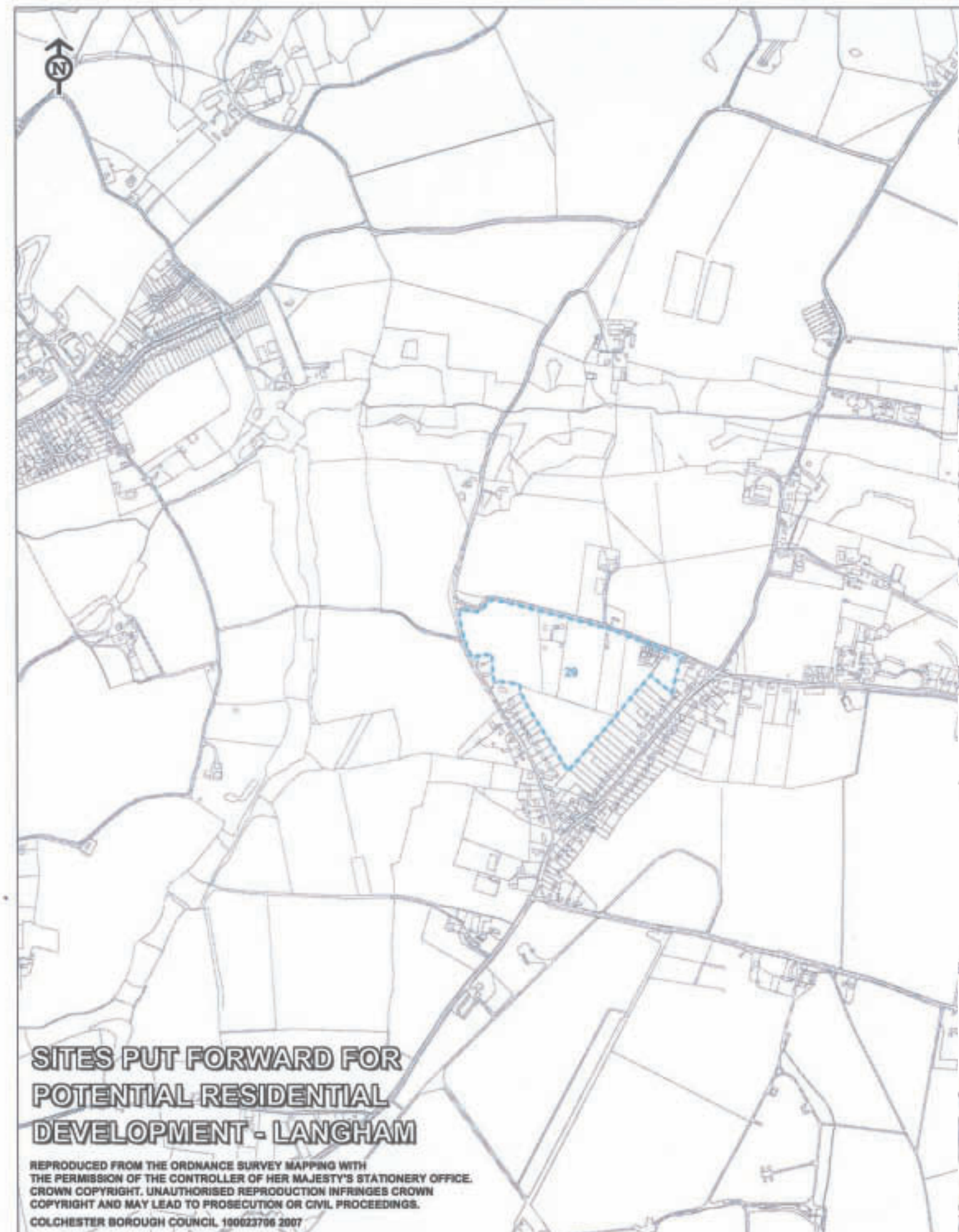
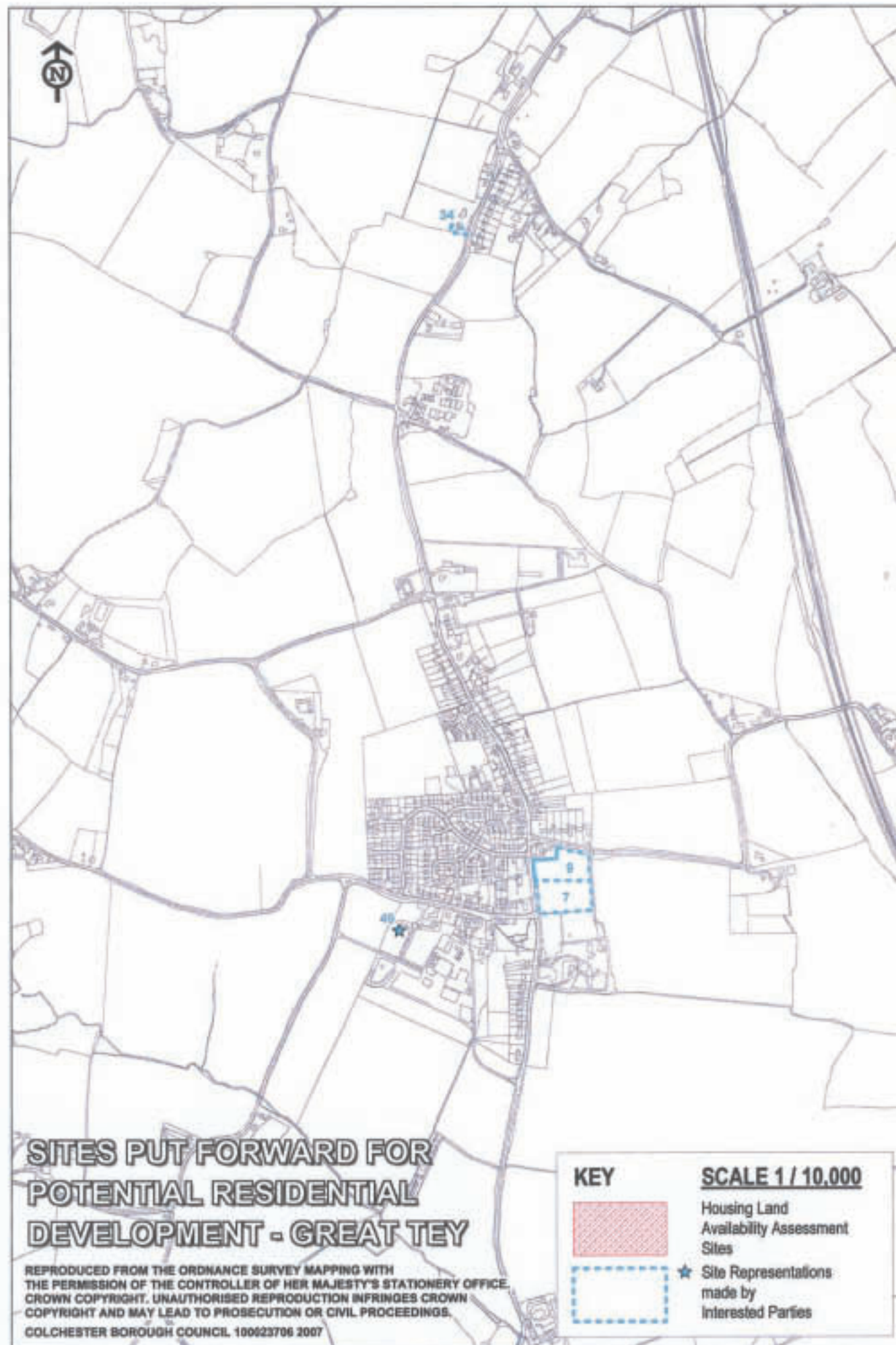




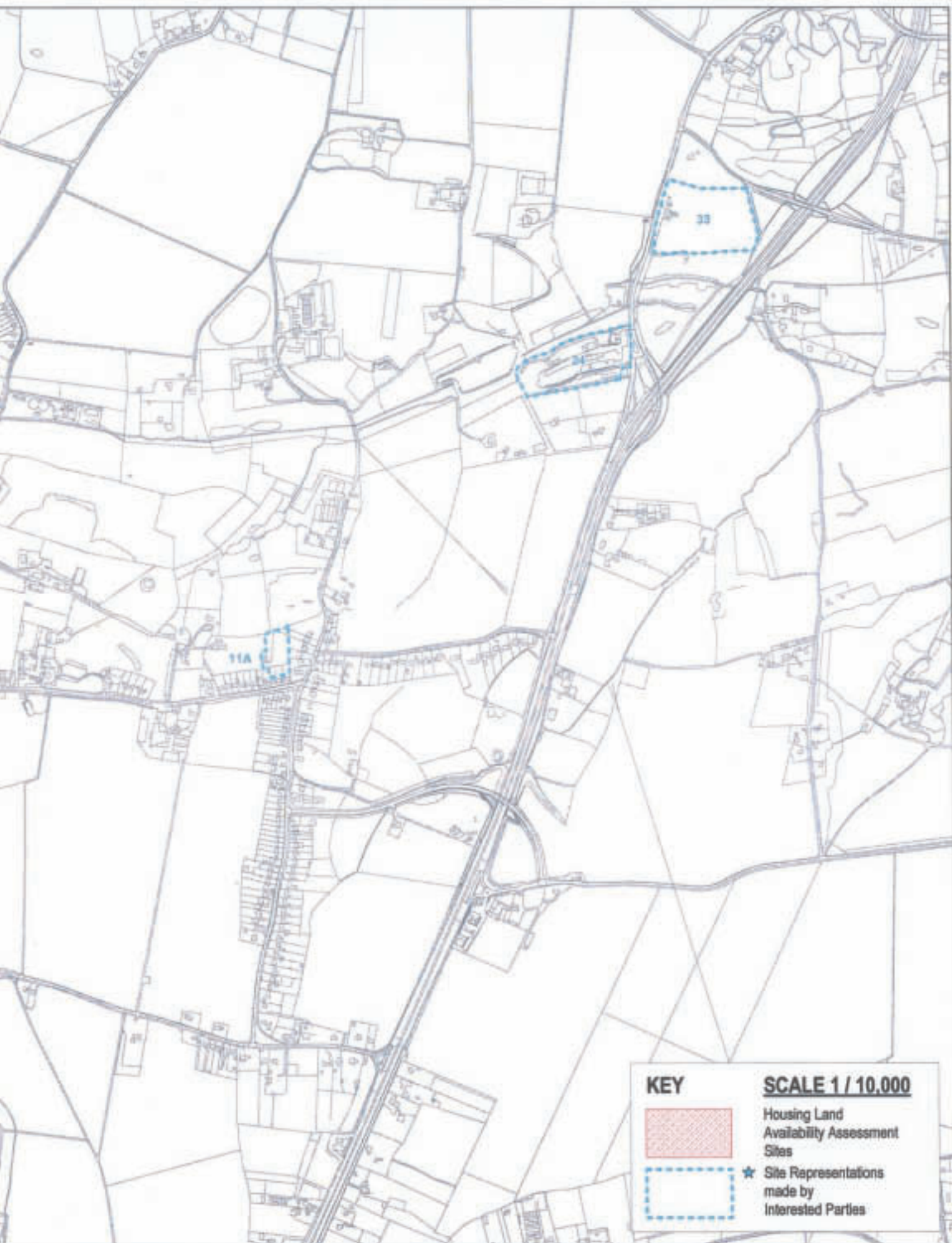
















# SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - LAYER DE LA HAYE

REPRODUCED FROM THE ORDINANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 18/02/2016 2017

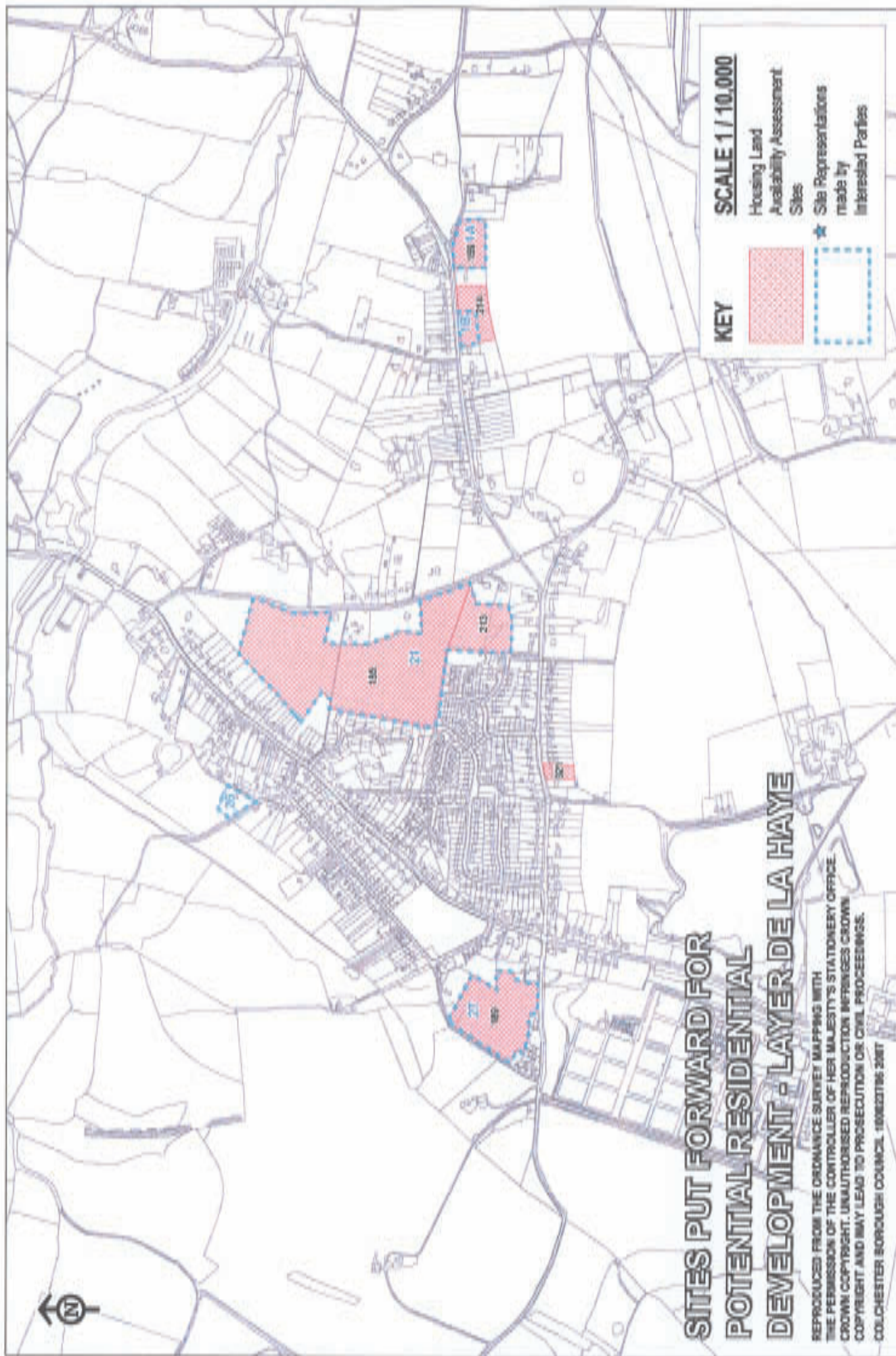
## KEY

SCALE 1 / 10,000

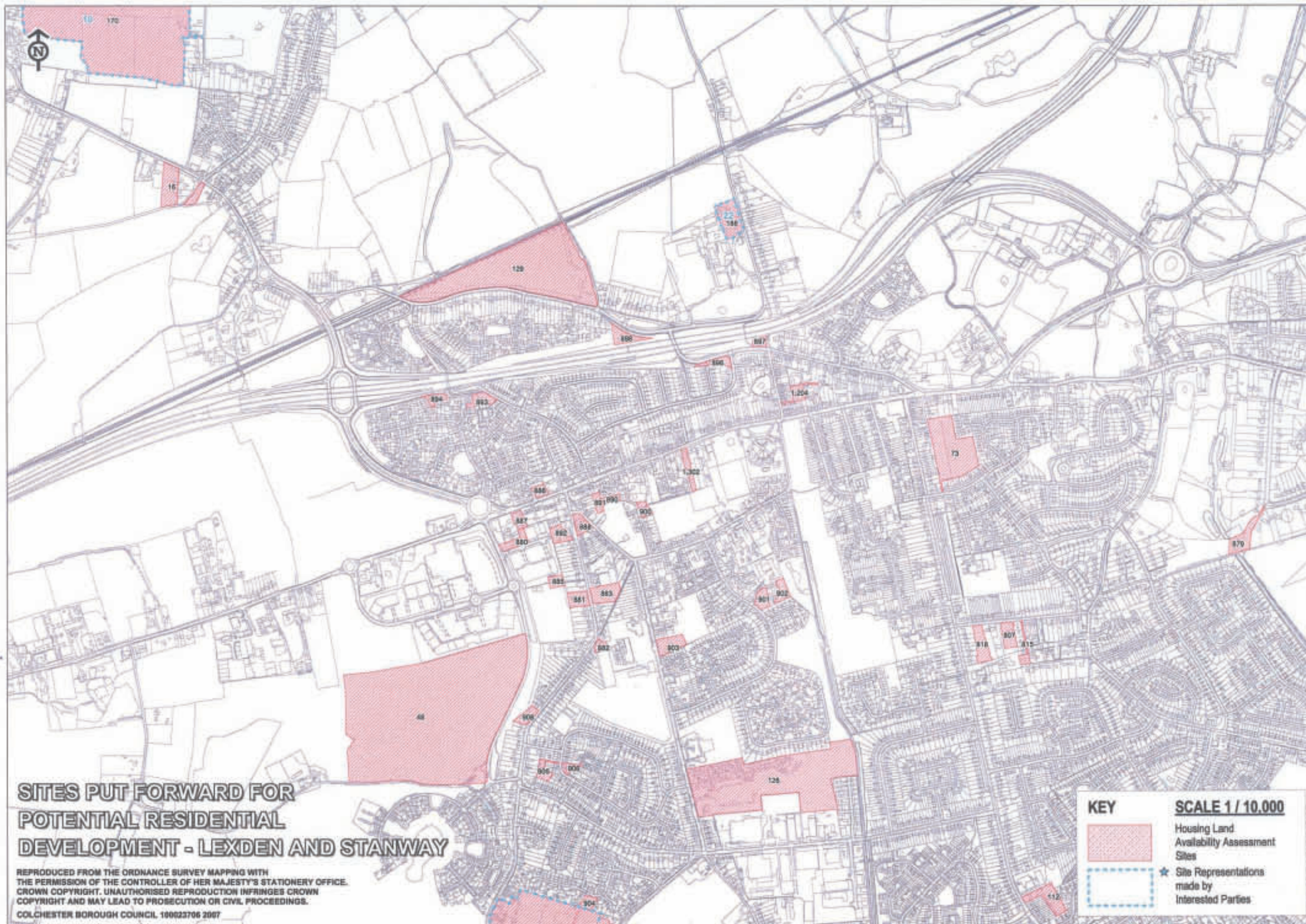
Housing Land  
Availability Assessment  
Sites



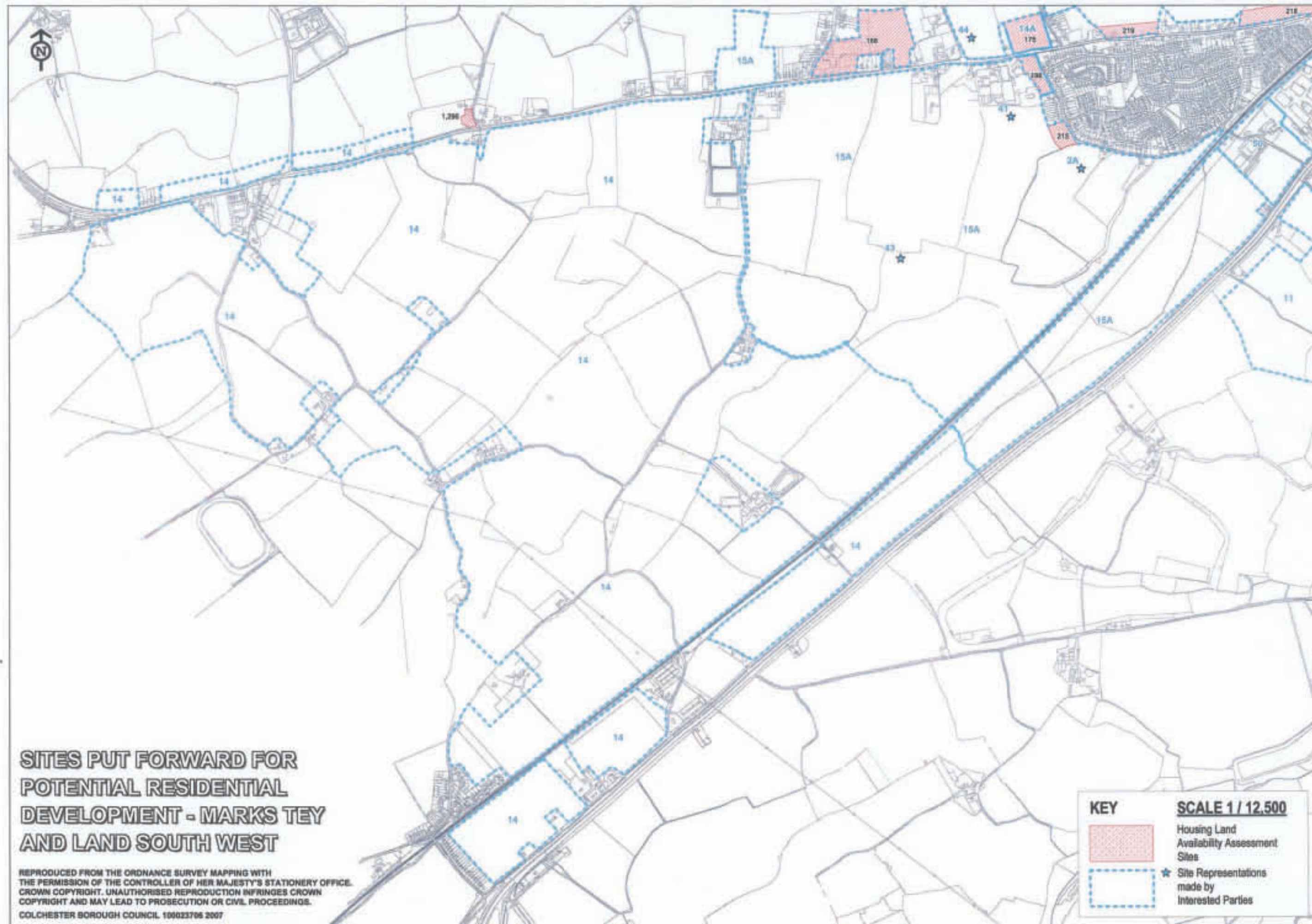
Site Representations  
made by  
Interested Parties



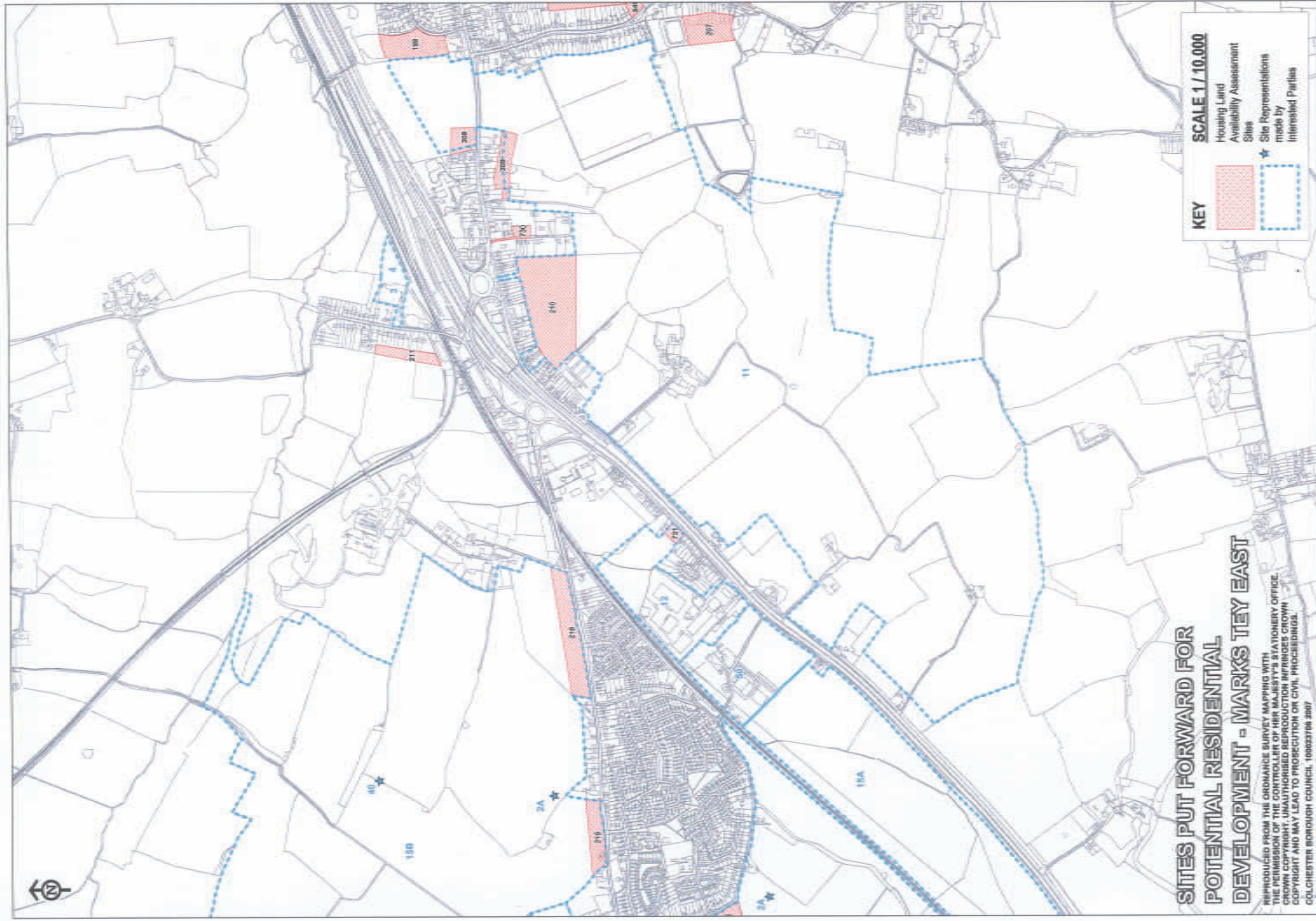




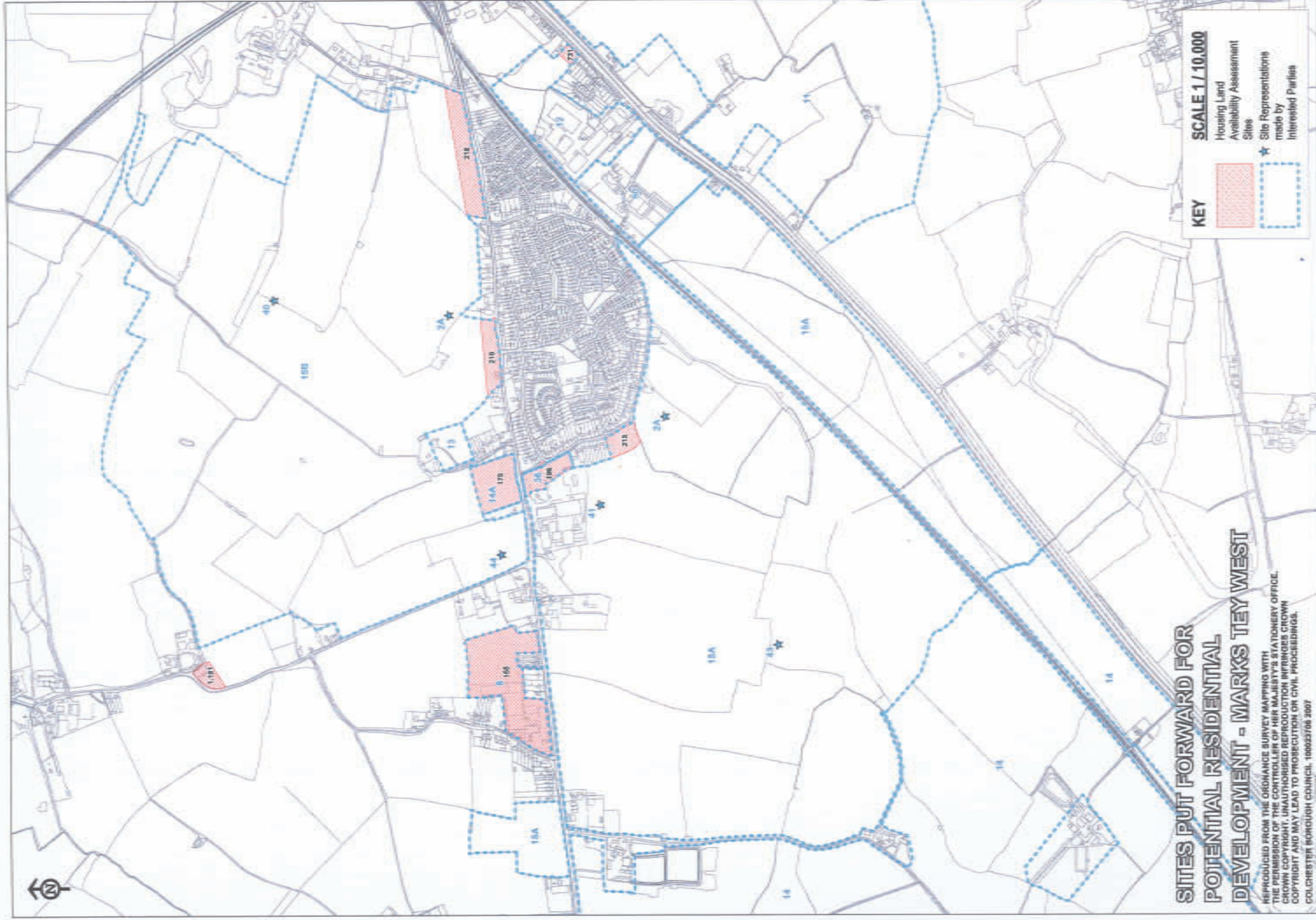














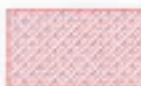


## SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - MESSING

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

COLCHESTER BOROUGH COUNCIL 100023706 2007

### KEY

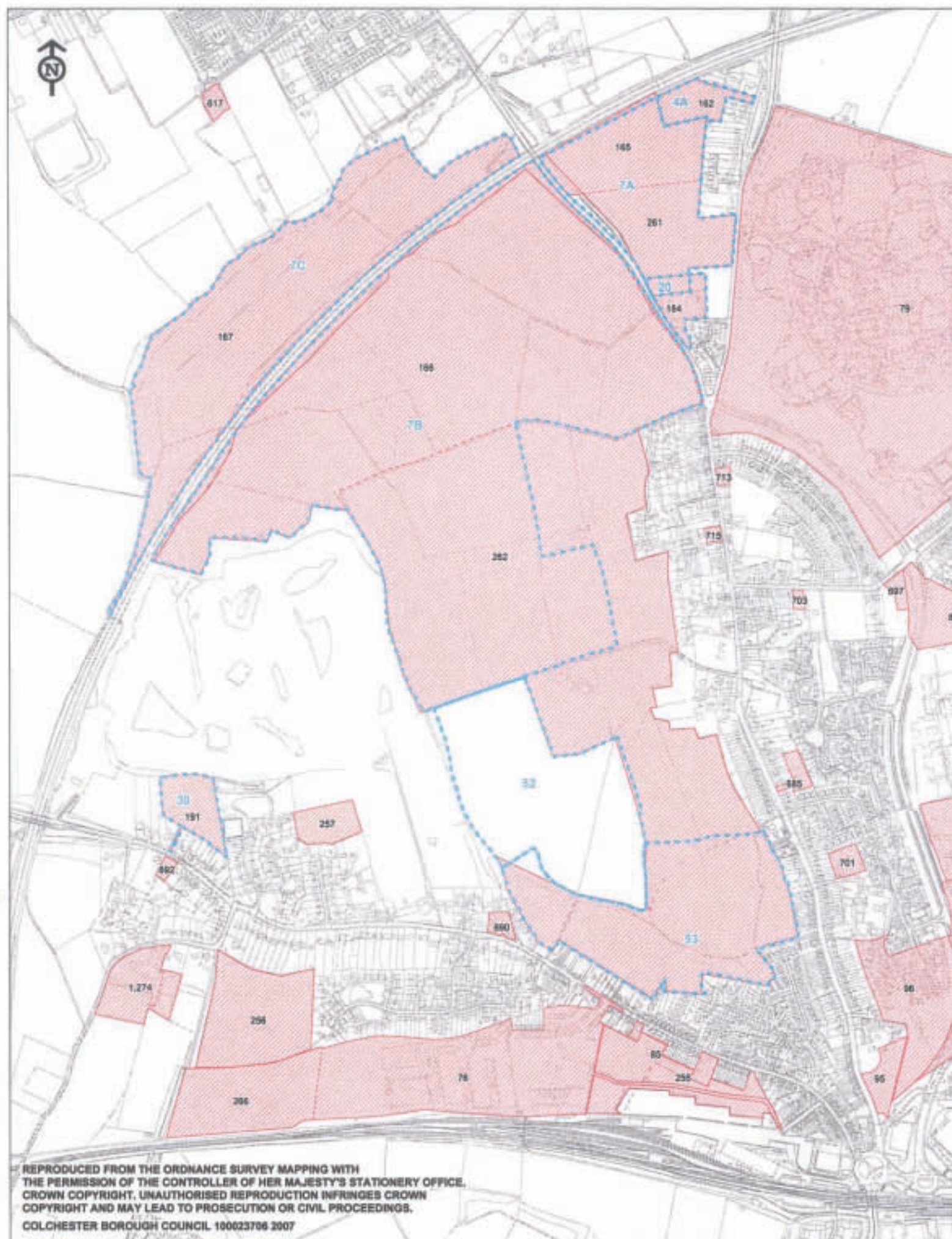


### SCALE 1 / 10,000

Housing Land  
Availability Assessment  
Sites

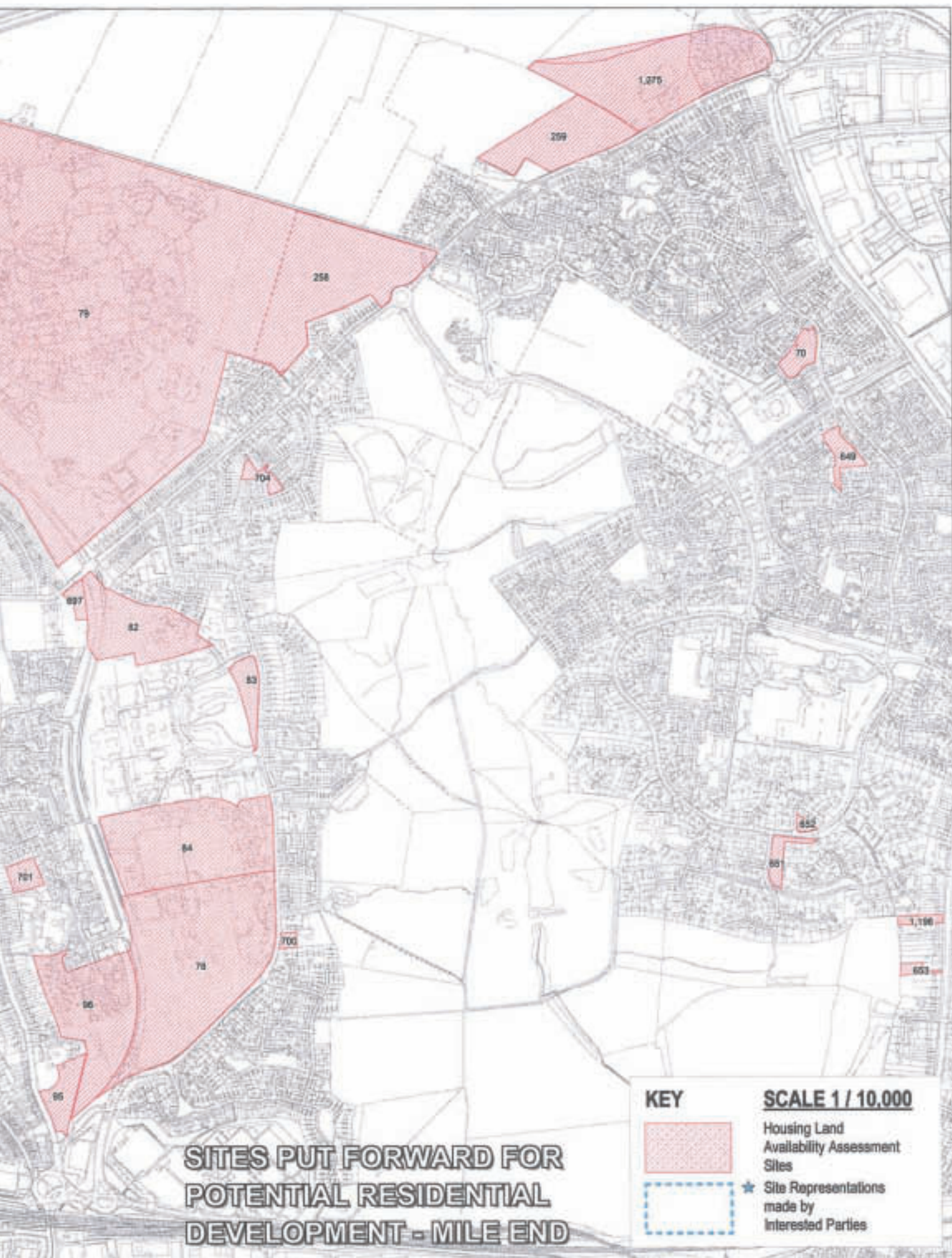
★ Site Representations  
made by  
Interested Parties





REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100623706 2007



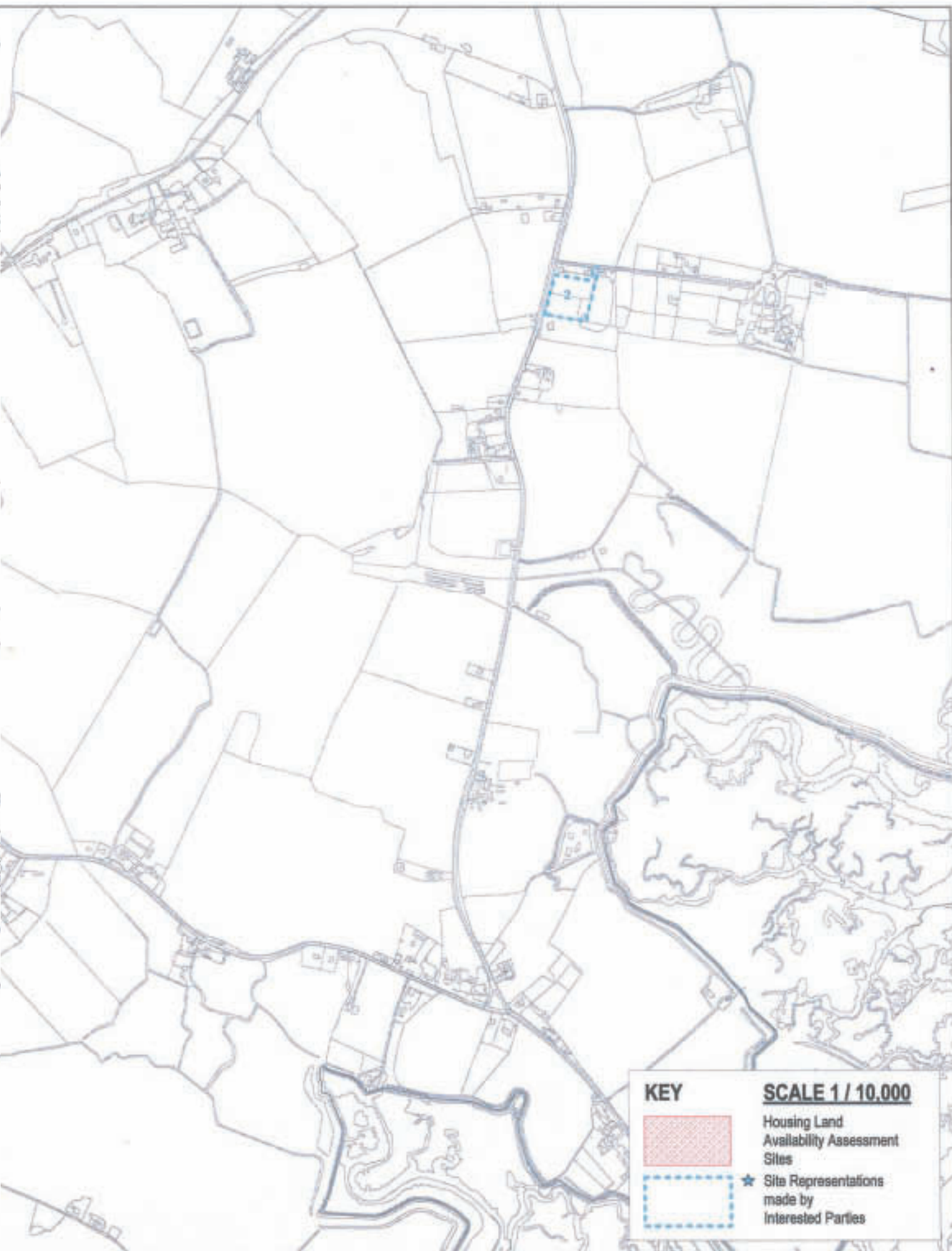






# **SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - PELDON**

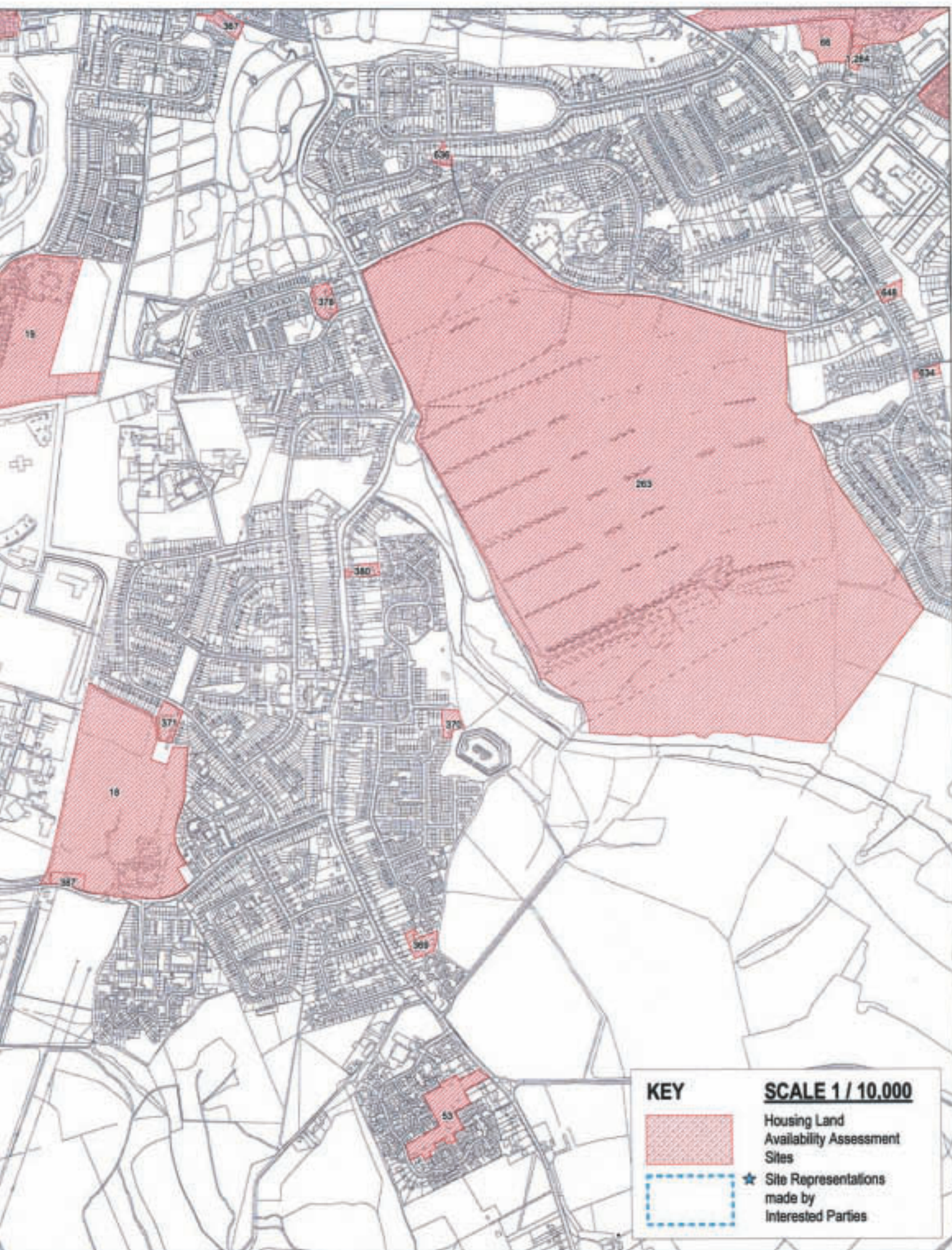
REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100023706 2007



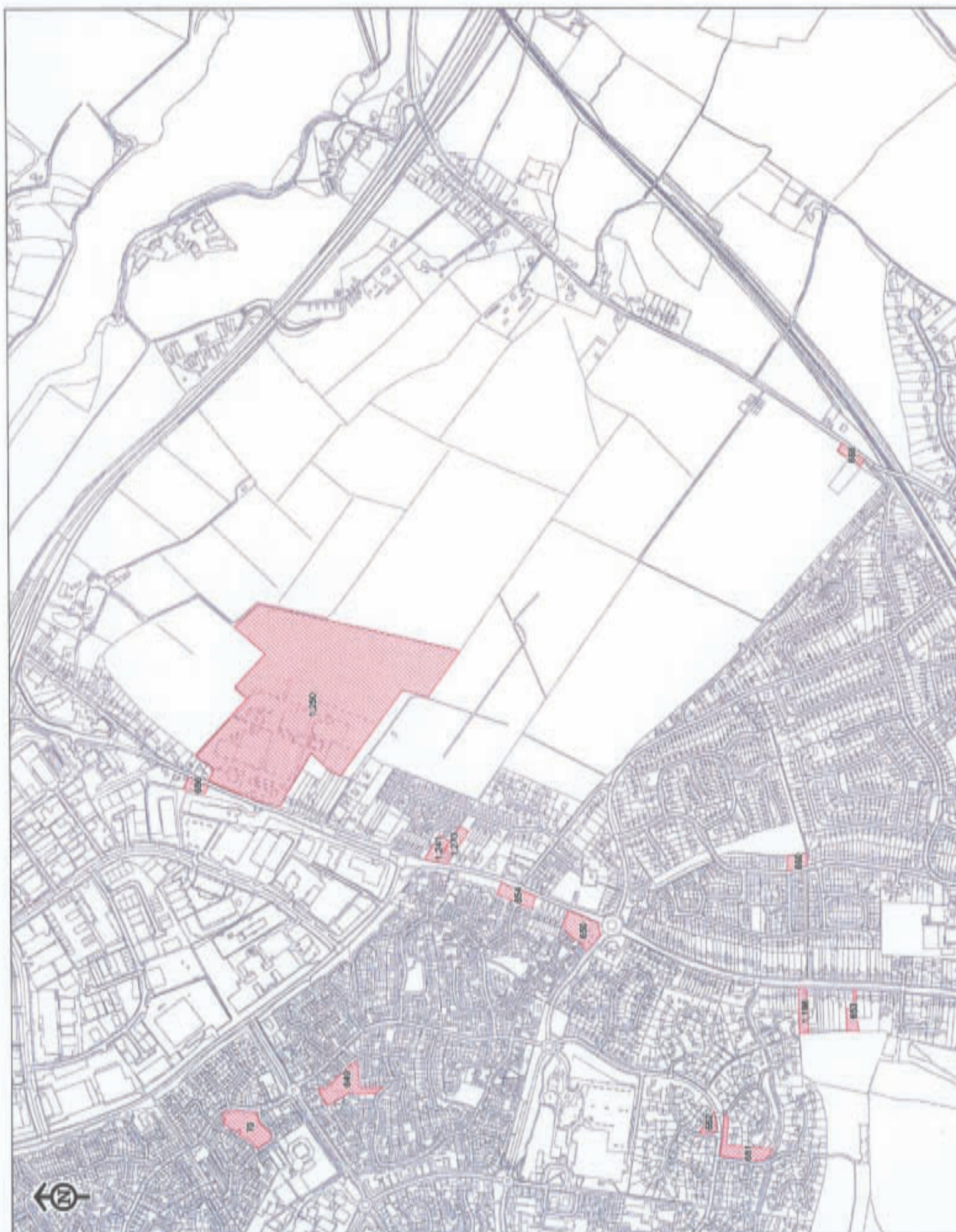




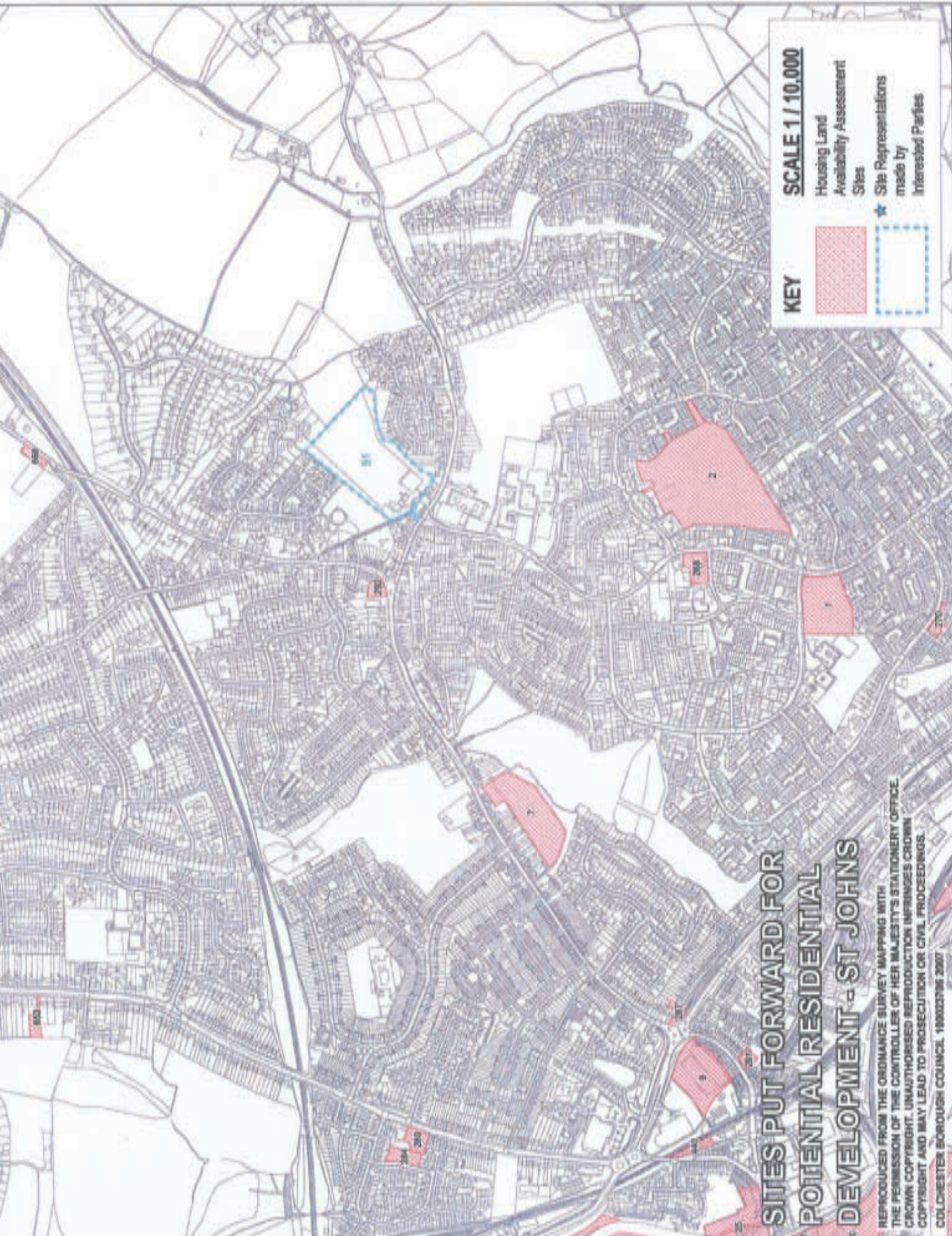












# SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - ST JOHNS

**KEY**

-  Housing Land Availability Assessment Sites
-  Site Representations made by Interested Parties

**SCALE 1 / 10,000**

REPRODUCED FROM THE ORDNANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. COLCHESTER BOROUGH COUNCIL 150002736 2007

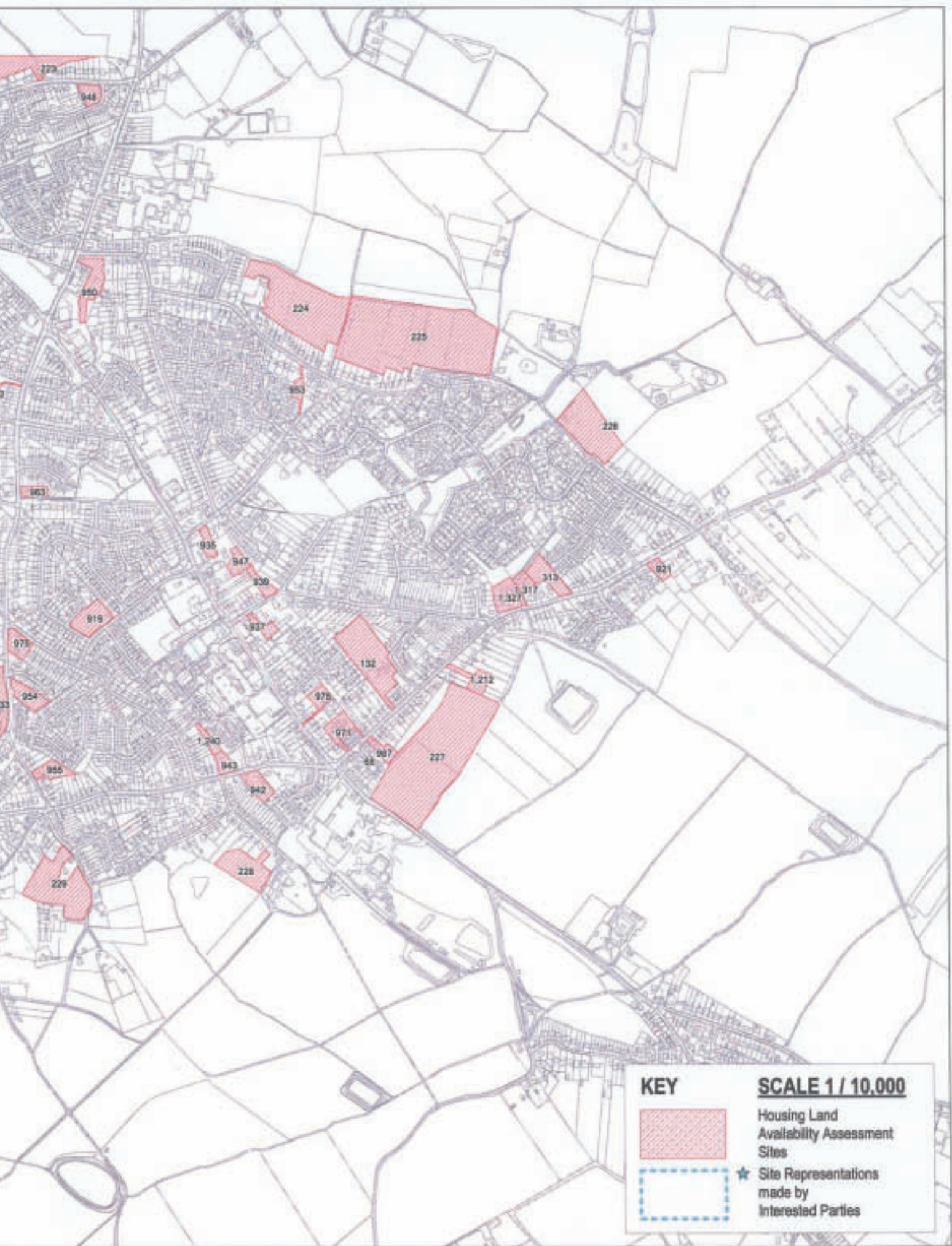




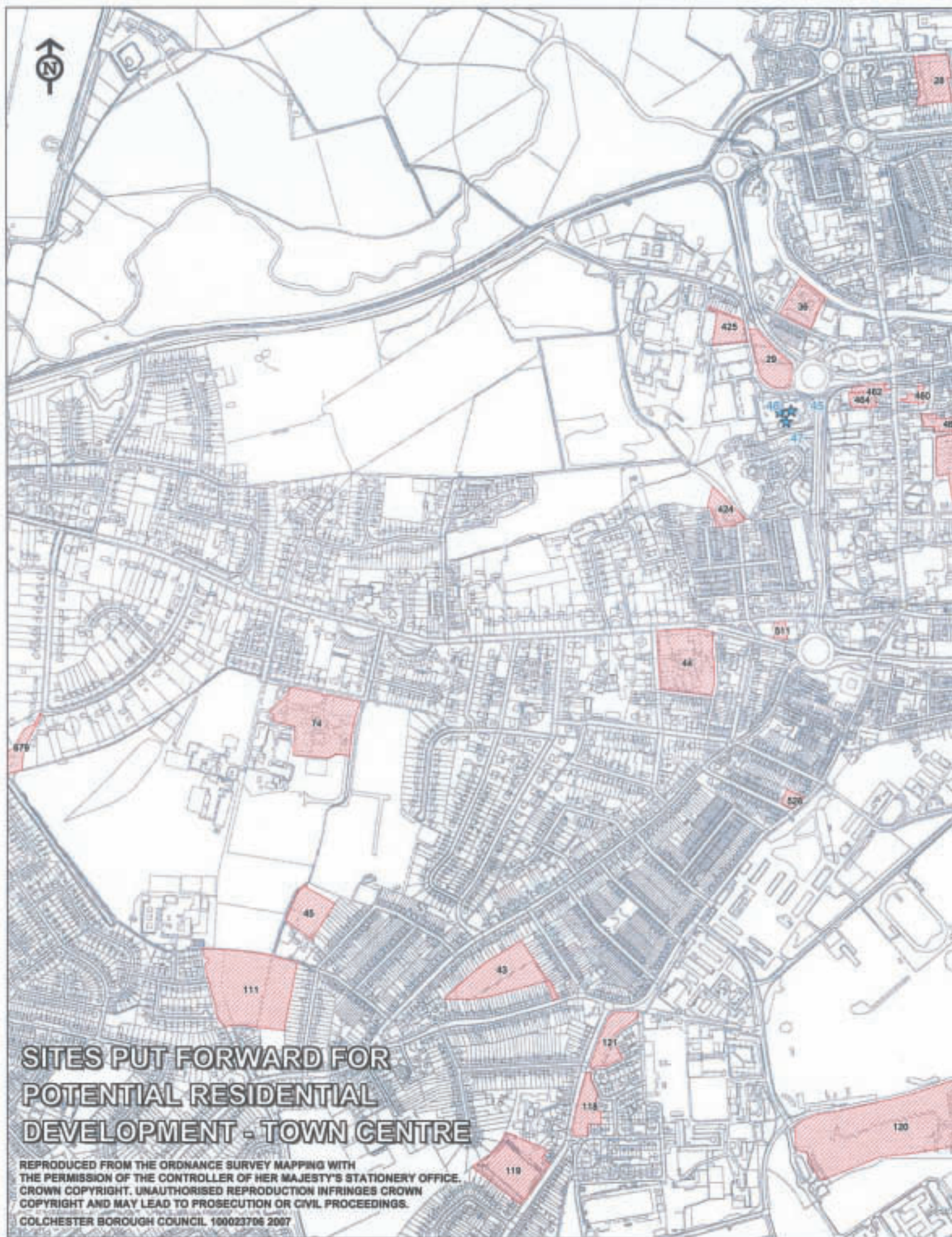
## SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - TIPTREE

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100023706 2007





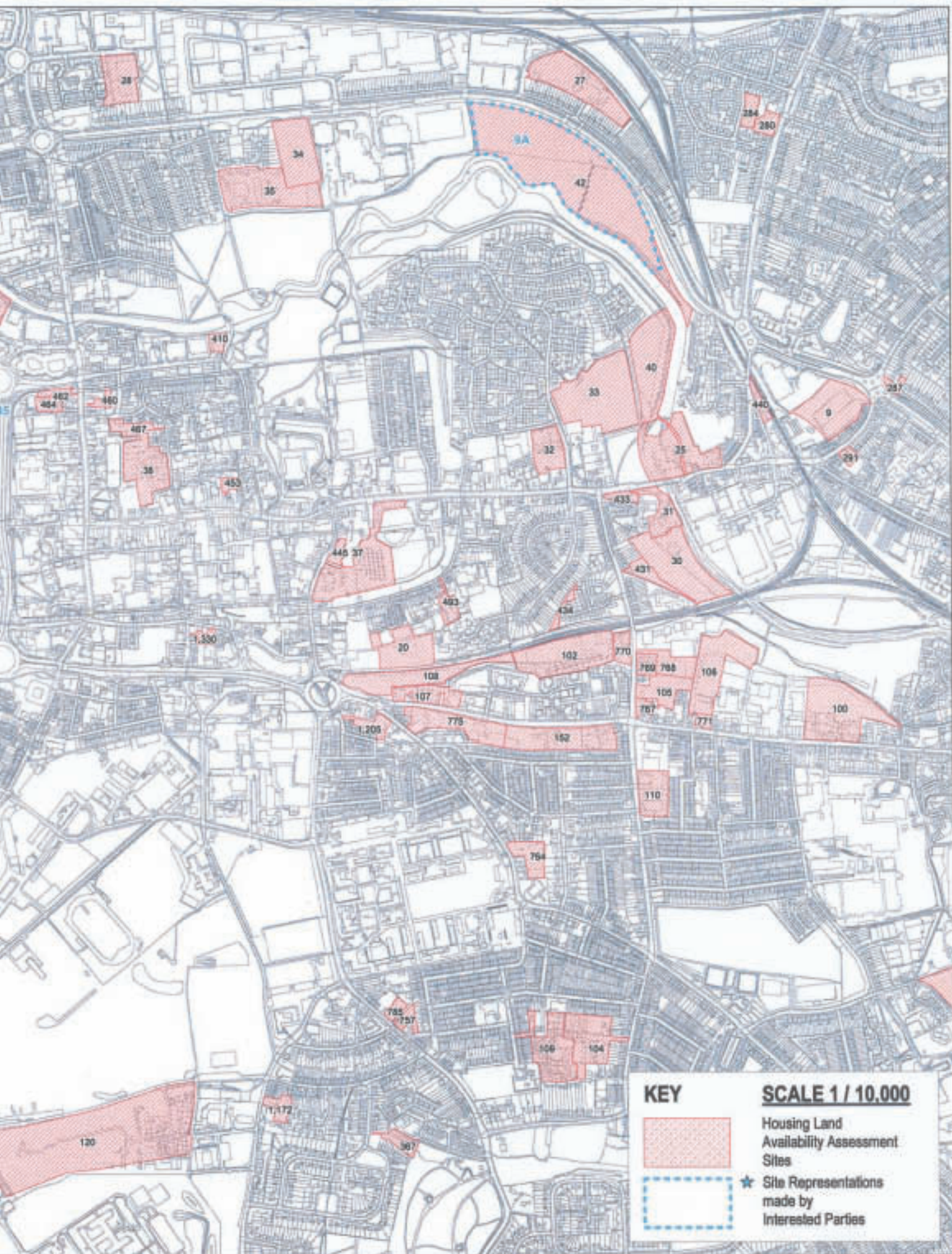




## SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - TOWN CENTRE

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100023706 2007









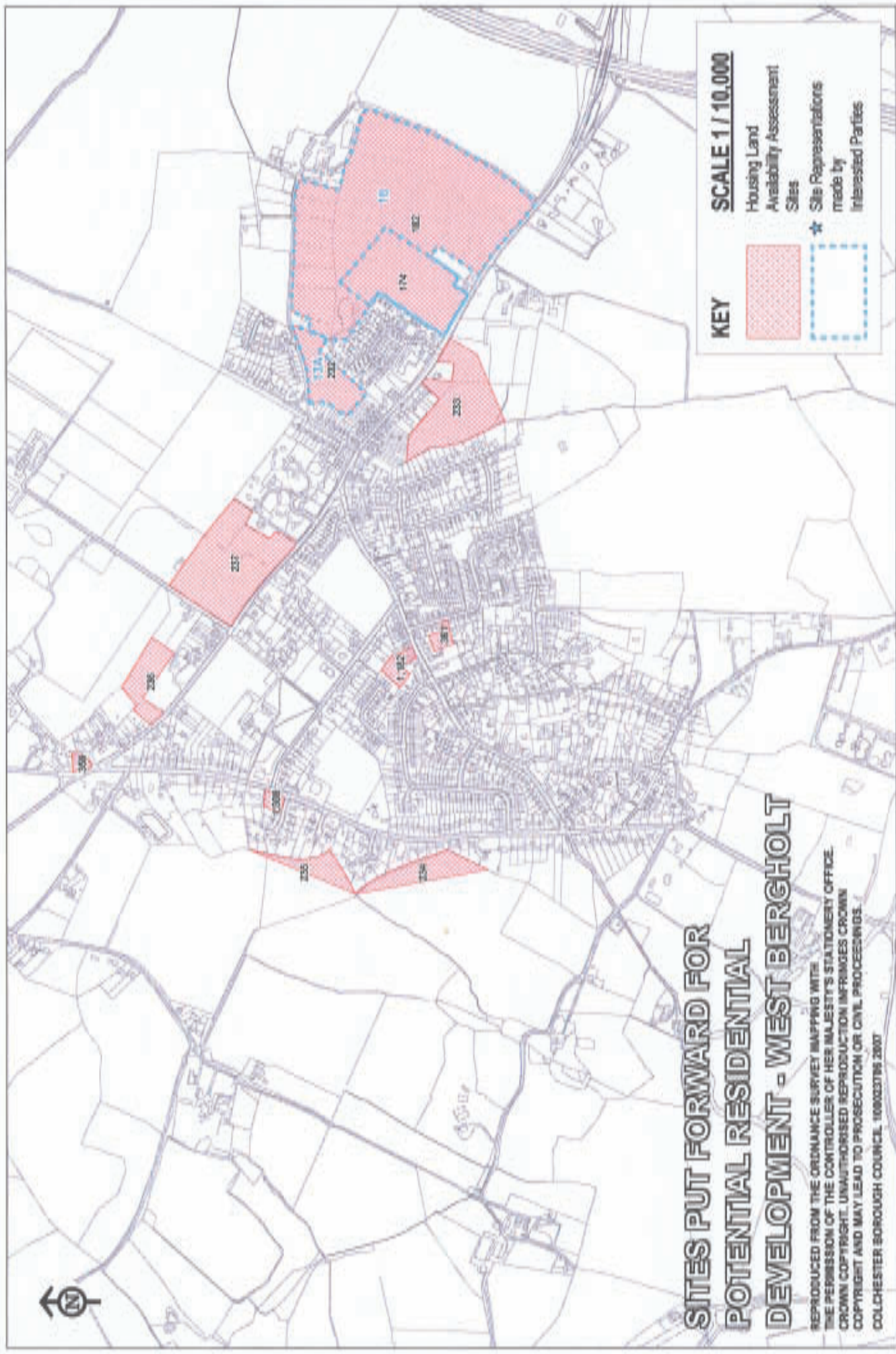
# SITES PUT FORWARD FOR POTENTIAL RESIDENTIAL DEVELOPMENT - WEST BERGHOLT

REPRODUCED FROM THE ORDINANCE SURVEY MAPPING WITH  
THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE  
CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN  
COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.  
COLCHESTER BOROUGH COUNCIL 100033795 2007

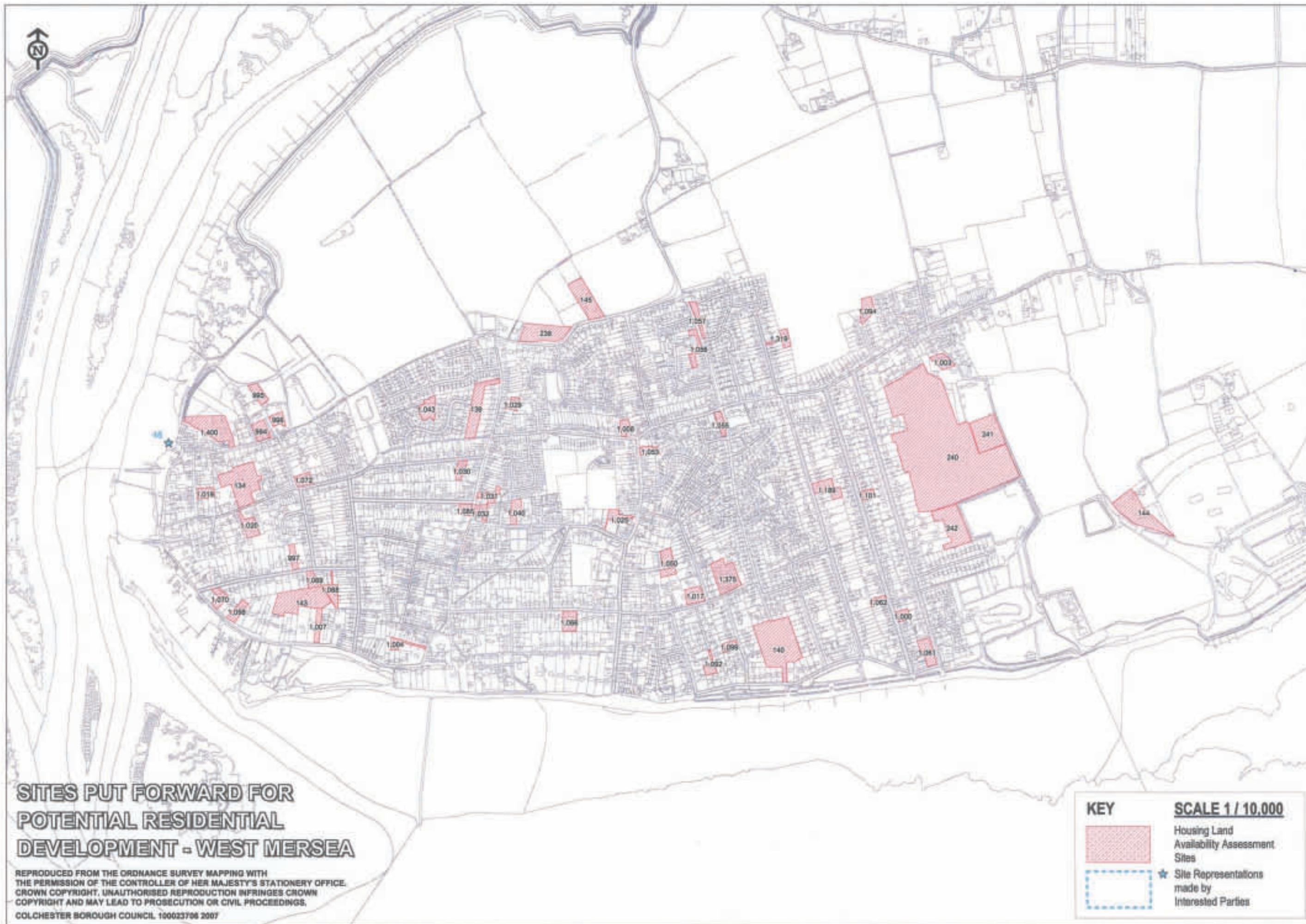
**SCALE 1 / 10,000**

**KEY**

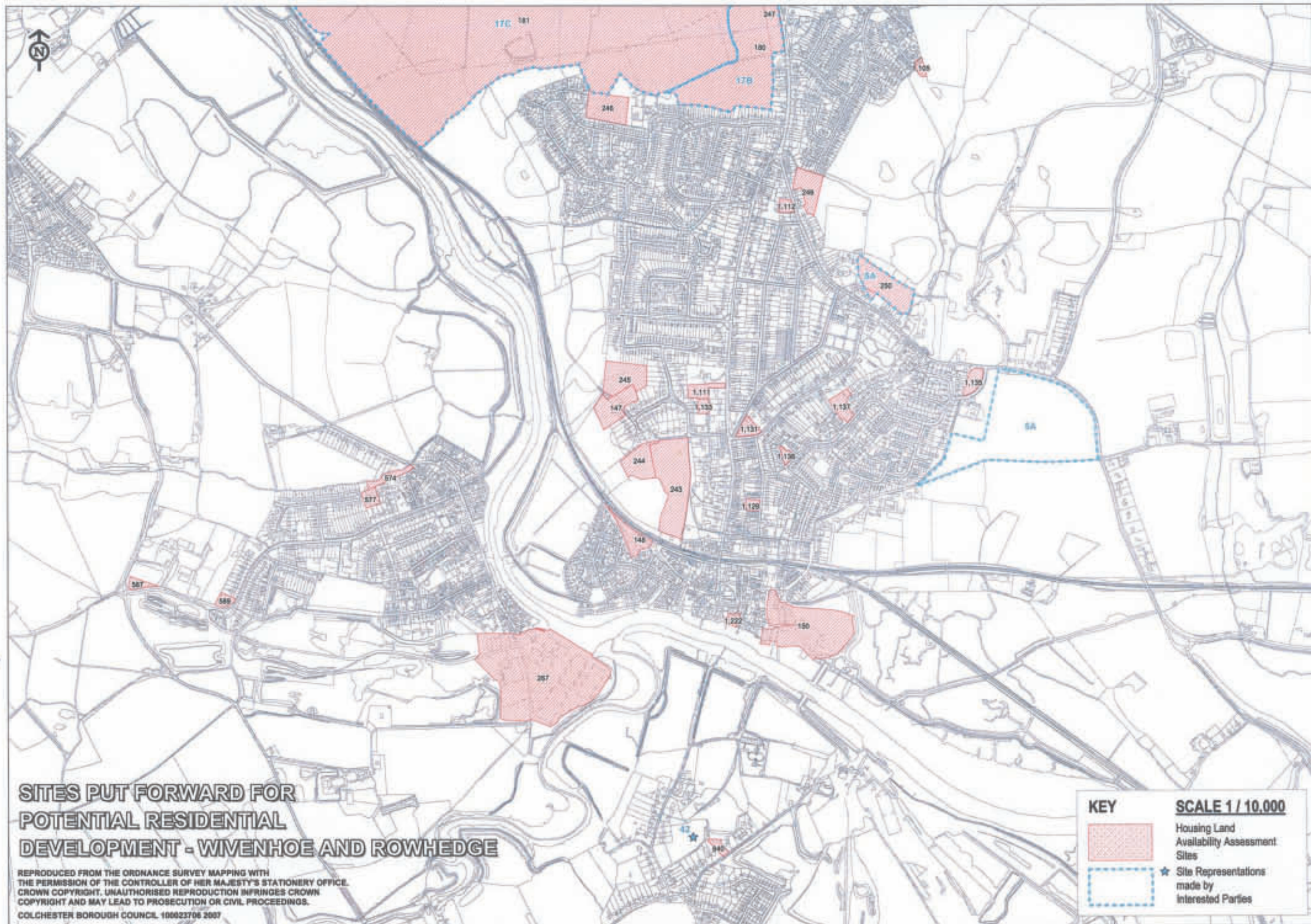
-  Housing Land Availability Assessment Sites
-  Site Representations made by Interested Parties













## Site Submission

Your views on future development sites are now needed. Developers, land owners and agents, local groups and town/parish councils are all encouraged to submit sites they feel should be allocated to meet housing, employment and community needs.

To formally submit your representation and sites please fill out the form attached and submit it along with a clear Ordnance Survey map of the area with the site clearly outlined. Without a map the Council can not accept site representations.

For your information, we have provided maps in Appendix C showing sites that have previously come forward for consideration.

### **These include:**

- Sites submitted through the Core Strategy consultation process
- Sites identified in the Housing Land Availability Assessment (Feb 2007) which include allocations from the Adopted 2004 Local Plan that are yet to be developed.

These sites will be evaluated alongside newly submitted sites prior to the next stage of consultation, so your comments are welcome on the suitability of these sites and/or on any interest you may have in seeing the site developed.

The next stage of consultation, Preferred Options, will occur once the Council's overall spatial strategy has been approved through adoption of the Core Strategy at the end of 2008. Selection of sites will be based on a Sustainability Appraisal and compliance with national, regional and Core Strategy policies. Those wishing to submit representations are encouraged to consider the following assessment criteria when looking at possible sites across the Borough;

- Site Area
- Constraints
- Landowner
- Greenfield or brownfield site
- Within settlement boundary or open countryside
- Location and Accessibility
- Distance from services and facilities (local centres, bus stops, schools etc)
- Quality of public transport provision
- Deliverability and timing for the site coming forward (1-5 yrs, 5-10 yrs 10yrs plus?)
- Current use and the potential use

The Council encourages the consideration of any sites over 0.1ha. This threshold reflects the work undertaken in the Colchester Housing Land Availability Assessment. Where sites are put forward smaller than 0.1ha the Council will not be able to accept these as they will be considered small windfall sites.

# Site Submission Form

Please submit this Site Submission Form and a site plan to Colchester Borough Council by  
4 January 2008

## SITE PLAN

This form should be accompanied by a site plan at a recognised OS base. Maps of areas within Colchester Borough can be accessed through the 'Knowing Your Community' pages of the council website ([www.colchester.gov.uk](http://www.colchester.gov.uk)). The council regrets that representations received with no associated site plan cannot be accepted for consideration. The site plan should clearly illustrate the following information.

- The exact boundary details (coloured red) of the site to be included
- Potential access points (vehicular and non-vehicular)

N.B. The council cannot guarantee development on any site put forward in this document, sites will be considered in light of the aims and goals set out in the Core Strategy and other Local Development Plan Documents

### 1. CONTACT DETAILS

#### Agent

Name: .....

Address:.....

.....

Tel: .....Email: .....

#### Owner(s)

Name: .....

Address:.....

.....

Tel: .....Email: .....

Please confirm that you have the consent of the land owner to promote the site for inclusion within the Issue and Options Paper. Yes/No \*

\*Delete as Appropriate

### 2. SITE DETAILS

Site Name: .....

Location: .....

.....

Total Area (ha) .....

Brownfield (ha).....

Greenfield (ha).....

OS Grid Ref.....

### 3. DEVELOPMENT OPPORTUNITIES

Please summarise the development and the opportunities presented by the site e.g. Commercial floor space, offices, recreation, residential – 5 homes, open space etc.

#### 4. ENVIRONMENTAL AND PHYSICAL CONSTRAINTS

| Environmental and/or Physical Constraint       | Yes/No | Comments |
|--|--------|----------|
| Floodplain                                     |        |          |
| Contamination likely to be present             |        |          |
| Area of Outstanding Natural Beauty             |        |          |
| Site of Special Scientific Interest (SSSI)     |        |          |
| Topographical issues – ie steeply sloping site |        |          |
| Agricultural Land                              |        |          |
| Conservation Area                              |        |          |
| Listed Building on or near the site            |        |          |
| Historic Park or Garden                        |        |          |
| Tree Preservation Order(s)                     |        |          |
| Other (please specify)                         |        |          |

#### 5. DELIVERY / AVAILABILITY

Please identify existing landuse(s) or current Local Plan Allocation

#### 6. PREDICTED TIME SCALE FOR DELIVERY

|               | ✓ or ✗ | Comments |
|---------------|--------|----------|
| 1 – 5 years   |        |          |
| 5 – 10 years  |        |          |
| 10 – 15 years |        |          |
| 15 – 20 years |        |          |
| + 20 Years    |        |          |

Please send in your answers to the  
questions embedded within the text and  
your site submissions to:

COLCHESTER BOROUGH COUNCIL  
FREEPOST NAT4433  
PO BOX 885  
COLCHESTER  
CO1 1ZE.





