Local Development Framework

Site Allocations Development Plan Document

**Sustainability Appraisal
(Scoping Report)**

**Spatial Policy Team
Colchester Borough Council
(November 2007)**

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<u>Section 1. Introduction</u>

OBJECTIVES AND STRUCTURE OF SCOPING REPORT

This Scoping Report sets out the scope of the Sustainability Appraisal for the Site Allocations Development Plan Document (SA DPD). The report and accompanying consultation represents the first major stage of the Sustainability Appraisal (SA) process (stage A see Table 1). Full Sustainability Appraisals have already been completed for the Core Strategy DPD and the Sustainable Construction Supplementary Planning Document (SPD). Separate SA scoping reports are currently being prepared to accompany the emerging Development Policies DPD and Site Specific Allocations DPD to enable a judgement to be made about the sustainability of proposals contained it the two documents.

This Scoping Report takes account of the aims and requirements of Sustainability Appraisal and the Strategic Environmental Assessment (SEA) Directive [European Directive 2001/42/EC]. It also includes a framework of sustainability objectives that will be used to assess the potential impacts of allocating specific parcels of land for different uses within the Borough as part of Colchester's Local Development Framework (LDF).

The Scoping Report provides a focus for consultation with the relevant stakeholders identified by Colchester Borough Council in their Statement of Community Involvement (SCI). Feedback received during the Issues and Options consultation stage will be used to:

      a) refine and identify preferred land uses borough wide at the Preferred Options stage
      b) outline the sustainability framework for the appraisal process against which development policies will be assessed

The Site Allocations DPD, when complete, will be the main tool for determining land use across Colchester Borough until 2021.

The report is structured into the following sections:

Section 2 provides an overview of the SA/SEA process and how it integrates with the Development Plan Document being prepared as part of the Colchester Local Development Framework.

Section 3 includes a review of the relevant plans, policy guidance and strategies, as well as a collection of baseline information and indicators used during the development of Colchester's LDF. This chapter also identifies the key characteristics of Colchester Borough including the key sustainable development issues to be addressed across the Borough.

Section 4 sets out the proposed SA/SEA Framework for Colchester's LDF including information about the development of the sustainable development objectives it contains. It identifies a range of land use proposals for consideration during the consultation.

Section 5 provides an explanation of subsequent stages and tasks of the SEA/SA process and how this will be integrated with the production of the Site Allocations DPD.

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

Colchester Borough Council
Freepost
NAT 4433
PO Box 885
Colchester
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Alternatively email your comments to planning.policy@colchester.gov.uk .
The closing date of the consultation is 4th January 2008.

Section 2. Integrating SA/SEA with Colchester's Local Development Framework.

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

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

The UK government has set four aims for sustainable development:
- social progress which recognises the needs of everyone
- effective protection of the environment
- the prudent use of natural resources
- maintenance of high and stable levels of economic growth and employment.

Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal is mandatory for Regional Spatial Strategies (RSS), Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

As well as an SA, the DPD must also undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes.

The objective of Strategic Environmental Assessment, as defined in the Government's guidance on strategic environmental assessment (SEA) is *'to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans….with a view to promoting sustainable development'.*

The recent ODPM (2005) draft guidance on Sustainability Appraisal explains the difference between environmental assessments required under the SEA Directive and Sustainability Appraisal of development plans as required by the UK Government. Whilst the SA examines all sustainability related effects including social and economic impacts, SEA is focused primarily on environmental impacts. SA guidance describes how it is possible to satisfy both requirements through a single appraisal process undertaking a joint SEA/SA.

Although SA and SEA are distinct processes, there is a large amount of overlap between the two processes. This allows them to be combined into one process for the LDF assessment. For the purposes of this document the combined process will be referred to as the Sustainability Appraisal (SA).

This Scoping Report, which is the first stage of the SA process, incorporates the requirements of the SEA directive for a strategic environmental assessment of plans and programmes. It also incorporates the requirements of Planning Policy Statement 12 (PPS12) for a Sustainability Appraisal of Local Development Frameworks.

The correlation between the generic stages of plan making under the new LDF system and the SA process is set out in Table 1.

i) stages & tasks involved in SA/SEA production

Table 1. Incorporating SA within the DPD process

DPD Stage 1: Pre-production – Evidence Gathering

SA stages and tasks

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.
- A2: Collecting baseline information.
- A3: Identifying sustainability issues and problems.
- A4: Developing the SA framework.
- A5: Consulting on the scope of the SA.

DPD Stage 2: Production

SA stages and tasks

Stage B: Developing and refining options and assessing effects

- B1: Testing the DPD objectives against the SA framework.
- B2: Developing the DPD options.
- B3: Predicting the effects the DPD.
- B4: Evaluating the effects of the DPD.
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects.
- B6: Proposing measures to monitor the significant effects of implementing the DPDs.

Stage C: Preparing the Sustainability Appraisal Report

- C1: Preparing the SA Report.

Stage D: Consulting on the preferred options of the DPD and SA Report

- D1: Public participation on the preferred options of the DPD and the SA Report.
- D2(i): Appraising significant changes.

DPD Stage 3: Examination

SA stages and tasks

- D2(ii): Appraising significant changes resulting from representations.

DPD Stage 4: Adoption and monitoring

SA stages and tasks

- D3: Making decisions and providing information.

Stage E: Monitoring the significant effects of implementing the DPD

- E1: Finalising aims and methods for monitoring.
- E2: Responding to adverse effects.

ODPM Guidance, 2005 Sustainability Appraisal of Regional Spatial Strategies & Local Development Frameworks, p 39.

ii) Work undertaken for Scoping Stage (A) of the SA

This Scoping Report was prepared internally by the Spatial Policy team at Colchester Borough Council and involved the following stages of development:

1. Preliminary meetings
2. Identification and review of plans, programmes, strategies and studies that will influence the appraisal of Development Policies DPD
3. Development of SA objectives and assessment framework
4. Characterisation of Colchester Borough
5. Consultation in accordance with Regulation 25 Town & Country Planning Regulations PCPA 2004

The work for the Scoping Report will satisfy the requirements of the first 5 tasks of Stage A of the SA process (including requirements of the SEA Directive) as shown in Table 1.

The purpose of the SA Scoping Report to accompany the Site Allocations DPD is to:
- review plans and programmes that will influence land use allocation across the Borough
- identify baseline data about the Borough of Colchester
- identify the range of land uses to be considered for inclusion in Colchester's LDF
- set a framework for the SA/SEA appraisal.

Information about subsequent stages of the SA process are set out in Section 5 of this report.

Colchester's Local Development Framework process

Colchester's new Local Development Framework will contain a series of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The production of the Local Development Framework follows on from the development of the East of England Regional Spatial Strategy, which is expected to be adopted during the summer of 2008 and is also subject to SA. Colchester's Local Development Framework will need to demonstrate conformity with the Regional Spatial Strategy and compliment Colchester's Sustainable Community Strategy (2007)

The timetable for the delivery Colchester Borough Council's LDF programme is set out in the Local Development Scheme (LDS) in Appendix 1.

Development Plan Documents

Three Development Plan Documents are currently being prepared as part of Colchester's LDF. These are the Core Strategy, Development Policies and Site Allocations DPD.

Each of the DPDs produced will involve the following 3 stages:

- Issues and Options
- Preferred Options
- Submission

A Proposals Map DPD will also be produced which will express geographically /spatially the land use proposals in all the other DPDs. No scoping report will be produced for the Proposals Map DPD.

Core Strategy
The overarching Core Strategy DPD was the first to be produced as part of Colchester's developing LDF, in line with Government guidance on the priorities for Development Plan Documents. The Core Strategy DPD (Submission stage) has just been finalised and it will be issued along with an amended SA, for a final period of public consultation starting on the 19 November 2007.

The Core Strategy DPD which includes the Strategic Vision & Objectives as well as the Core Policies sets out the overall strategic development strategy for the borough of Colchester until 2021.

Core Policies
The Core Policies identified in Colchester's Core Strategy DPD are set out below. The policies in the Core Strategy provide the overarching policy direction for the Local Development Framework, and for the delivery of development, infrastructure, facilities and services in Colchester up to 2021.

SD1 - SD3 Sustainable Development
The Strategy establishes a Settlement Hierarchy to guide development towards the most sustainable locations. These development locations will be coordinated with the provision of transportation infrastructure, community facilities, shopping, employment opportunities and open space to create sustainable communities.

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

CE1 - CE3 Centres and Employment
Achieving a prestigious regional centre and sustainable communities requires the enhancement of our Town Centre as well as other local centres. The Core Strategy establishes a hierarchy that secures the important role of the Town Centre and encourages the regeneration of Urban Gateways to Colchester (e.g.

North Station). The Core Strategy also promotes the enhancement of District and Local Centres to support communities with local employment, shops and services.

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

H1 – H5 Housing
Colchester Borough needs to accommodate 17,100 homes between 2001 and 2021, and an additional 1,660 homes by 2023. Over two-thirds of this housing is already accounted for through existing allocations, permissions and completions. In broad terms, the majority of housing development in the Borough will be accommodated at the following locations:
- Town Centre (2000)
- North Growth Area (4000) plus greenfield allocations (2200)
- East Growth Area (2600)
- South Growth Area (3000)
- Stanway Growth Area (1000) plus greenfield allocations (800)

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

UR1 - UR2 Urban Renaissance
The Core Strategy seeks to maximise the potential of the existing regeneration areas and stimulate a broader urban renaissance throughout the Town Centre. The Core Strategy also seeks to protect the historic character of the Borough whilst securing high standards of urban design in new developments.

PR1 - PR2 Public Realm
Creating a high quality public realm, including parks, squares and streets, is integral to the success of sustainable communities, and is therefore a key element of the Core Strategy.

The Strategy seeks to improve the street environment and calm traffic in urban areas to attract residents to local shops, schools, parks and bus stops. Existing parkland and green links will be enhanced, and new open space will be acquired at appropriate locations, to meet the recreational needs of Colchester's growing community.

TA1 – TA5 Transport and Accessibility
The key aims of the transport strategy and policies are to improve accessibility and promote sustainable travel behaviour. Improved access to shops, employment and services can be achieved through a long-term strategy of coordinating land use and transport. The Strategy seeks to coordinate the

following elements in order to improve accessibility and create sustainable communities:

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

NE1 - NE2 Natural Environment and Rural Communities

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

ER1 Energy, Resources, Waste and Recycling

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

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

Site Allocations DPD

The Site Allocations DPD will have to conform with the Core Strategy DPD for Colchester and be supportive of its vision, objectives and spatial strategy. The Core Strategy will undergo an Examination in Public (EIP) during the summer of 2008. Accordingly the Site Allocations DPD will not be progressed to the Preferred Options stage until the Planning Inspector's decision is received on the Core Strategy. This decision is expected in the autumn of 2008.

To support the development of the Core Strategy DPD and subsequent Site Allocations DPD the following additional studies were commissioned:

- Retail Study (February 2007)
- Housing Land Availability Study (March 2007)
- Employment Land Study (May 2007)
- Strategic Housing Market Assessment (June 2007)
- Strategic Flood Risk Assessment (November 2007)
- Landscape Character Assessment (November 2005)
- Townscape Character Assessment (June 2006)

- PPG17 Open Space, Sport and Recreation Study (November 2007)
- Hotel Demand Study (April 2007)
- Housing Stock Information (March 2007)
- Appropriate Assessment (November 2007)

A reassessment of the Borough's Wildlife Sites (formerly Sites of Importance for Nature Conservation) is due to be commissioned towards the end of 2007, however, the survey work for this cannot start until Spring 2008.

iii) Methodology - Site Allocations DPD

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

The Site Specific Allocations DPD when complete will include a range of site proposals to deliver the objectives of the Core Strategy. A series of maps have been included in the Issues and Options Report which outline sites already identified in the Housing Land Availability Assessment or submitted during previous rounds of consultation.

The purpose of the Issues and Options stage is to explore how general principles can be fleshed out to provide sufficient detail to guide specific development and projects. At this stage no detailed policy wording has been given because the council want to gather people's views on the direction of future site allocations and the level of detail needed to ensure that they address local needs while avoiding the repetition of national/regional policy.

The general themes outlined in the Site Specific Allocations DPD were chosen to reflect the major issues and current land uses that the Borough faces. The Core Strategy contains policies on each on the themes and for consistency they have been used to raise issues and focus the reader's thoughts during the consultation period. The themes identified in the Issues and Options stage of the Site Specific Allocations DPD are set out below:

- Housing
- Mixed Use Centres & Retail
- Employment
- Transport
- Community Facilities
- Culture, Heritage & Tourism
- Open Space & Recreation
- Biodiversity, Nature Conservation & Landscape
- Minerals & Waste

Members of the public, landowners and stakeholders have the opportunity at the Issues and Options stage to submit their sites for consideration by the Council. The site submission form included in the Site Allocations DPD (Issues and Options) report includes the assessment criteria that the Council will use when considering each site. Each site submitted during the Site Specific Allocations DPD will be subject to a Sustainability Appraisal to ensure that the proposal meets sustainability objectives and contributes to sustainable development across the Borough.

Following the Issues and Options consultation the responses will be analysed and all sites will be published in a schedule of sites that will give the public the opportunity to comment on each and the potential use(s) put forward. Following this schedule the responses will contribute to the formulation of the Preferred Options document which is scheduled for public consultation in January 2009. The Preferred Options will be published following receipt of the Inspector's binding report on the Core Strategy in the autumn of 2008 to ensure conformity between both documents.

3. Identifying key sustainability issues & problems in Colchester

i) A1. Identifying and reviewing relevant plans, programmes and strategies

A review of relevant policies, plans, programmes and strategies has been undertaken in line with Sustainability Appraisal guidance. This has built upon the substantive review undertaken for the overall Core Strategy which underpins the Site Allocations DPD. The Core Strategy Scoping Report (available on the Council's website www.colchester.gov.uk) provides a comprehensive list of documents reviewed along with an analysis of the implications they have for the Sustainability Appraisal. This context review accordingly does not duplicate this work but focuses on the key issues of concern for the Site Allocations DPD.

Table 2 summarises the key documents informing the review.

International
European and International Sustainability Development Strategy
European Spatial Development Perspective (May 1999)
European Community Biodiversity Strategy (1998)
Environment 2010: Our Future, Our Choice (2003)
Draft European Constitution (2003)
European Convention on the Protection of the Archaeological Record, (1992)

National
Sustainable Communities: Building the Future, ODPM (2003)
Securing the Future: Delivering the UK Sustainable Development Strategy (2005)
Planning Policy Statement 1: Creating Sustainable Communities (1997)
Planning Policy Guidance Note 3: Housing (2000)
Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms (1992)
Planning Policy Statement 6: Planning for Town Centres (2005)
Planning Policy Statement 7: Sustainable Development in Rural Areas
Planning Policy Guidance Note 9: Nature Conservation (1994)
Planning Policy Statement 10: Planning for Sustainable Waste Management
Planning Policy Statement 12: Local Development Frameworks (2004)
Planning Policy Guidance 13: Transport (1994)
Planning Policy Guidance Note 14: Development on Unstable Land (1990)
Planning Policy Guidance Note 15: Planning and Historic Environment (1994)
Planning Policy Guidance Note 16: Archaeology and Planning (1990)
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (2002)
Planning Policy Guidance Note 20: Coastal Planning (1992)
Planning Policy Guidance Note 21: Tourism (1992)
Planning Policy Statement 22: Renewable Energy (2004)
Planning Policy Statement 23: Planning and Pollution Control (2004)
Planning Policy Guidance Note 24: Planning and Noise (1994)
Planning Policy Guidance Note 25: Development and Flood Risk (2001)
Planning Policy Statement 25: Development and Flood Risk (2006)
Development and Flood Risk: A Practice Guide Companion to PPS25 'Living

Draft' - A Consultation Paper (2006)
Regional
Regional Economic Strategy for the East of England (2005) EERA East of England Plan Draft revision to the Regional Spatial Strategy (RSS) for the East, of England (2004) GO-EAST East of England Plan The Secretary of State's proposed changes to the Draft Revision to the Regional Spatial Strategy for the East of England and Statement of Reasons (2006) A Sustainable Development Framework for the East of England (East of England Regional Assembly) (2001)
Sub-Regional
Haven Gateway Programme of Development: A Framework for Growth, October (2007) Greater Haven Gateway Housing Strategy for the Sub Region 2006 -2010, May (2006)
County
Essex and Southend-on-Sea Replacement Structure Plan (2001) Health & Opportunity for the People of Essex – Essex's Local Area Agreement, (2006) Three Year Strategy Plan 2006-2009 Essex Police Authority and Essex Police, (2006) Essex County Council School Organisational Plan 2006-2011 (2006) Essex Rural Partnership, Essex Rural Strategy (2005) Essex County Council, Local Transport Plan 2006-2011(2006)
Local
Adopted Review Colchester Borough Council Local Plan (March 2004) Colchester's Sustainable Community Strategy, October (2007) Local Economic Development Strategy for Colchester 2004-2007 Local Cultural Strategy (2003) Colchester Borough Council Strategic Plan 2006-2009 (2006) Colchester Parks and Greenspaces Strategy (2007) Colchester Crime and Disorder Reduction Strategy 2005-2008 (2005)

A summary of the documents most relevant to the preparation of the Site Allocations DPD is provided below. The Development Policies reflect higher level policy and only provide further policy direction when additional detail is needed or variations arising from particular local circumstances apply.

National Planning Policy
National planning policy is primarily set forth in Planning Policy Guidance (PPG) which is progressively being updated and issued as Planning Policy Statements (PPS).
PPS1: PPS 1 summarises six key principles of sustainable planning which this Core Strategy seeks to follow:
- Sustainable communities – Development plans should ensure that economic, social, and environmental objectives are achieved together over time

- Development plans should ensure that they contribute to global sustainability by addressing the causes and potential impacts of climate change
- Development plans need to take a spatial approach. This means that they need to integrate traditional land use planning policies with other policies and programmes which influence the nature of places and how they function;
- Planning policies should promote high quality inclusive design;
- Development plans should contain clear, comprehensive, and inclusive access policies
- Community involvement is an essential element of the planning process

PPS3: PPS3 provides for the provision of suitably located housing which is well-designed and built to a high standard. It requires local authorities to identify and maintain a rolling five year supply of deliverable land for housing.

PPS6:PPS6 promotes development in existing centres which is accessible and enhances consumer choice and overall economic growth. It requires Local Development Documents to develop a hierarchy of centres and direct new development accordingly.

PPS7: PPS7 provides that LDDs should develop policies to 'sustain, enhance and where appropriate revitalise country towns and villages (including through the provision of affordable housing) and for strong, diverse economic activity whilst maintaining local character and a high quality environment.'

PPS9: PPS9 requires that local authorities should take an integrated approach to planning for biodiversity and geo-diversity and include sites and policies in their LDDs to maintain and increase biodiversity.

Regional Planning

The draft East of England Plan (EEP) is the Regional Spatial Strategy for Colchester Borough and the LDF needs to be in general conformity with it. The draft EEP outlines a range of policies and targets relevant to spatial planning in Colchester. The most notable of these include:

- Identification of Colchester as a Key Centre of Development and Change. (Policy SS3)
- Identification of Colchester as a priority area for regeneration. (Policy SS5)
- The need to facilitate the provision of approximately 14,200 new jobs between 2001 and 2021. (Policy E1 and HG2)
- The need to identify Strategic Employment Sites in Colchester. (Policy E3)
- Identification of Colchester's Town Centre as a Regional Centre for retail and other town centre purposes. (Policy E5)
- The need to provide 17,100 new houses between 2001 and 2021, and a further 1660 homes by 2023. (Policy H1 and HG1)
- Identification of Colchester as a Regional Transport Node. (Policy T5)

The Core Strategy is consistent with the draft East of England Plan and seeks to implement the policies and targets as they relate to Colchester Borough.

Regional Economic Strategy
Regional Economic Strategy, which are to raise Gross Value Added (GVA) per capita growth in the region; to raise over-16 employment rates; and to deliver an overall reduction in CO_2 emissions

Haven Gateway Programme of Development – A Framework for Growth:
Colchester Borough forms part of the Haven Gateway sub region, which has recently been recognised as a 'New Growth Point'. The Framework for Growth outlines how this special status will help deliver critical funding for vital infrastructure and development projects through a long-term partnership between Colchester Borough, the Haven Gateway Partnership and the Department for Communities and Local Government (DCLG).

Community Strategy
The LDF provides the primary means of delivering the spatial elements of Colchester's Sustainable Community Strategy. The Community Strategy was prepared by the public, private and community partners forming the Colchester Local Strategic Partnership to set a long-term vision for the community of Colchester. The Community Strategy and the Local Development Framework share a commitment to the development of objectives through community consultation and stakeholder involvement.

Accordingly, the Core Strategy builds on the Strategy's Vision for Colchester in 2020:

> *Colchester, excelling as a prestigious regional*
> *centre that is:*
> *• an iconic destination for culture and learning nationally and*
> *internationally*
> *• renowned for sustainable economic growth …and therefore a place*
> *where everyone has the opportunity to achieve their full potential.*

Reaching across all these goals is a commitment in the Sustainable Community Strategy to carbon reduction. For the Borough Council, this means ensuring that all its strategies, plans and budgets, including the Local Development Framework, are designed with the goal of reducing the Borough's carbon footprint.

Local Transport Plan 2006-2011
The Plan, produced by Essex County Council identifies wide-reaching schemes to improve the transport network for the whole of the county and puts forward proposals and requests for funding. LTP policies follow on from five objectives: tackling congestion; delivering accessibility; creating safer roads; promoting better air quality; and enhancing maintenance.

This information has been used to update and refine the characteristics/key sustainability issues to be addressed across the Borough and set out a framework of sustainability objectives.

ii) A2. Collecting Baseline Data and Indicators

The requirement of the SEA Directive (Annex 1b) is to provide information on "the relevant aspects of the current state of the environment and the likely evolution there of without implementation of the plan or programme". Collation of existing environmental and sustainability data has helped to identify the key sustainability issues facing Colchester and set the context for the appraisal of the Site Allocations DPD. Data has been presented in terms of social, economic and environmental issues in Colchester, although it is recognised that many issues are cross-cutting.

It should be noted that the data sources in section 3 will be revisited during subsequent stages of the SA to check for updated and new information against which to predict and assess the effects of Colchester's Site Allocations DPD. The baseline information, trends and indicators are set out in Appendix 2 and will be referred to when assessing the Site Allocations DPD.

Social, Environmental and Economic Baseline Information

General characteristics

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

Data from the 2001 Census put the Borough population at approximately 158,900.   Less than 4% of the population comprises ethnic minority groups, compared to slightly over 9% for England as a whole. Two–thirds of the total population is concentrated within the built-up areas of Colchester and Stanway.

Colchester's population has seen a growth of 4.7% since mid-2001 to 163,400 in mid-2005. It accounts for 12.2% of the Essex County population and based on mid-2005 figures the average population density of Colchester was 497 people per square kilometre (sq km). This is an increase from 2001 when there were 329 people per sq km.

The population of Colchester is expected to grow by 13.3% (since mid-2004 population estimates) to 182,000 people in 2021. The largest growth will be in the older age groups (60+), whilst growth levels are expect to decline in the younger ages groups (aged 19 or younger). This means that by 2021, there will be an 'ageing population' in Colchester, which will affect many areas of the community for example, the economy, housing and health. The aging population is evidenced by the fact that 20.1% of Colchester's population will be aged 65 or over in 2021. This will be an increase from the estimated 15.0% in mid-2004.

At 1st April 2006 there were approximately 69,893 households within the Borough of which 55,618 were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

An average of 901 homes was built between 1 April 2005 and 31 March 2006. Under current policies, 855 dwellings are expected to be built in the Borough each year. There has been an annual completion of 416 flats and 485 houses between 2005 and 2006 and 88 recorded affordable housing completions. During this same time period 93.7% of residential completions were located on previously developed land (brownfield sites), whilst 6.29% were on greenfield land. It was also recorded that 21.4% of new dwellings were completed at less than 30 dwellings per hectare, 52.0% of new dwellings were completed at between 30 and 50 dwellings per hectare and 26.6% were completed at above 50 dwellings per hectare.

A national rise in house prices and improved commuter links to London have contributed to an increase in local house prices, out of line with local wage levels. Colchester's mean house price of £188,737 in 2005 was below the Essex, Eastern and national averages. This average has increased from a mean of £65,926 in 1996. The Borough therefore has a significant and growing issue with the supply of housing that people can afford and research shows the need for more affordable housing within the Borough.

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

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. The 2001 census indicated that 78.9% of households own one or more cars and vans and this figure is expected to have increased in recent years. The census also indicated that 61.1% of Colchester's working age population usually travelled to work by car or van, 13.0% usually travelled by public transport and a further 9.1% usually worked from home

(working-age population includes full-time, part-time, self-employed and full-time students). Consequently, it is apparent that significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

Economic characteristics
The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by in the District of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the average gross household income estimated at £24,065 in 2002; above the national average of £22,500.

Colchester's economy is dominated largely by the service sector accounting for an estimated 78.9% of jobs in 2001, with 11.3% in Manufacturing, 7.8% in Construction and the remainder in the primary sector (agriculture, fishing, energy and water). These figures illustrate Colchester's move away from manufacturing and agriculture in recent years.

In April 2005, the Office for National Statistics estimated that Colchester had 388,000sqm of retail premises, 220,000sqm of office floorspace and 189,000sqm of commercial floorspace. The Borough also had 395,000sqm of factory floorspace and 335sqm of warehouse floorspace. In order to fulfil East of England 2021 targets, the Borough will need to provide a further 48,259sqm of retail floorspace in the town centre.

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

Approximately two-thirds of the population aged 16-74 is economically active (78,200). Unemployment in the Borough is 1.5%, below both the Essex (1.6%) and national (2.8%) unemployment levels. Colchester's main employment is the Garrison, which has close links with the town and there are sizeable educational facilities, including the University of Essex.

The Borough is relatively prosperous ranking 217 out of 354 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). Although average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

Tourism plays an important part in the local economy. In 2003 the value of tourism to the economy was £175.3m. There were 5.1m visitor trips, made up of 42,000 trips by overseas staying visitors, 291,000 trips by domestic staying visitors and 4.8m by day-trippers. The number of jobs this creates is 4,589 (including part-time and seasonal) the majority are in the catering sector.

The Borough has recently begun an ambitious regeneration programme in four areas of Colchester; North Colchester, the Garrison, St. Botolph's and East Colchester. The redevelopments will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium.

Environmental Characteristics
Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC. There are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat and freshwater and open water habitats. There is a substantial amount of coastline. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty in the north of the Borough.

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

There are 2 Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street.

Between 2005 and 2006, 18.78% of domestic waste was recycled and 11.32% had been composted. During this time period Colchester's AMR recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

In 2004, the average domestic consumption of gas stood at 20,336 kWh, the average domestic consumption of electricity stood at 4,875 kWh and the daily domestic water use was recorded at 145 litres (per capita consumption).

Social Characteristics

Colchester is not a deprived area when measured against national statistics however four of its wards are in the most deprived 20% of wards in East of England. Three of these wards are in east Colchester, and include St Andrew's which is in the 10% most deprived wards nationally and has the highest levels of children living in poverty in Essex. According to the 2004 Index of Multiple Deprivation (IMD) 4.8% of small areas are classed as 'seriously deprived.' In addition, Colchester's Crime Audit reports 9.4 crimes per 1,000 residents between 2003 and 2004.

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies.

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

Educational achievement in the Borough is generally good. In 2001, 23.9% of Colchester's working age population (16-59f/16-64m) were qualified to level 2 standard and 21.8% to level 4/5 (Level 2 qualifications cover: 5+'O' level passes; 5+ CSE (grade 1's); 5+GCSEs (grades A-C); School Certificate; 1+'A' levels/'AS' levels; NVQ level 2; or Intermediate GNVQ. Level 4/5 qualifications cover: First Degree, Higher Degree, NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor. This was below the Essex averages of 25.3% and 18.4% respectively).

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

iii) A3. Key Social, Environmental and Economic sustainability issues in Colchester

As part of the Sustainability Appraisal process it is necessary to identify the key sustainability issues that are facing the Borough. These issues have been identified from collection and analysis of the baseline data, evidence and consultation with stakeholders.

General Issues
It will be increasingly important to match the population growth with economic growth within the Borough and as projections indicate an aging population the impact of smaller, older households on services and housing will need to be managed. Similarly, meeting the demand for affordable housing, including allocation of sites for gypsies and travellers, will also need to be considered and met.

It is also important to recognise and manage the other potential impacts that an aging population may have on the Colchester Community. These will include a greater stress on health services, on the local economy and on other key services such as retail, education, public transport, leisure and tourism. It is likely that many of these impacts can be positive if planned for and managed correctly.

If current car ownership and usage trends continue it will be important to prevent the creation of further dispersed growth patterns in Colchester that often result in high car dependency. In order to encourage a decrease in car usage, it will be important to develop an integrated, affordable public transport network, including fast and frequent bus services. Improving pedestrian and cycle provision will also help deliver this objective.

Economic Issues
The following economic issues will be addressed by the SA of the LDF.

Sustainability Objectives	Key Issue
To ensure that development is located sustainably and makes efficient use of land	- providing a range of high quality jobs close to centres of settlement
To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Meeting EE RSS and LDF target to provide 14,100 new jobs by 2021 - Providing a suitable range of employment land and premises - Need to diversify the rural economy - Need to provide high quality local jobs - Need to attract new employment opportunities into Colchester Town - Provide a greater diversity of

	employment opportunities - Improving access to internet- WIFI coverage - Promoting Colchester as a Prestigious Regional Centre i.e. creating an image that will attract new businesses - Maintain and encourage new retail businesses within Colchester's Town Centre.
To improve the education, skills and health of the Borough's population	Support local training initiatives to improve the skill base

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

This may include reviving the rural economy which has been affected in recent years by falling incomes from farming, and as a significant part of the Borough is rural, there is a need to support the revitalisation of the rural economy including diversification schemes. Improving access in rural areas to jobs and services will significantly contribute to this aim.

The main urban areas of Colchester Borough provide the focus for local communities with the majority of facilities, services and activities being concentrated there. In order to ensure their improved vitality and viability a revitalisation programme is underway. Colchester's Local Development Framework will provide the planning policy framework for the promotion of the revitalisation programme.

Improved transportation and attractive travel links are a major issue for Colchester, and it is essential that planning for transport is an integral part of the whole Local Development Framework, including the Core Strategy. It will be particularly important to improve and maintain Colchester's transportation infrastructure so that the Borough can continue to attract businesses, retailers, tourists and home buyers, therefore boosting the local economy.

There are currently four major regeneration sites in the Borough, each of which should boost the economy. An additional regeneration area at North Station is proposed for inclusion in the Core Strategy to improve a key urban gateway. The tourist industry should also be much improved, especially with the opening of the Community Stadium towards the north of Colchester and the Firstsite Visual Arts Facility in the Town.

The provision of attractive, accessible and flexible business premises may also help generate new investment opportunities and encourage businesses to remain in Colchester.

Environmental Issues

The following environmental issues need to be addressed by the SA of the LDF.

Sustainability Objectives	Key Issue
To ensure that development is located sustainably and makes efficient use of land	Re-use of previously developed sites
To conserve and enhance the townscape character, historic and cultural assets of the District.	- Need to conserve the historic built environment and townscape as part of wider development and regeneration pressures - Retaining the locally distinct character of settlements within the Borough
To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Need to conserve high quality landscapes - Need to conserve the network of designated nature conservation (including Local Sites (formerly SINC's) sites across rural, urban and coastal areas in the Borough from inappropriate development - Need to maintain a network of strategic green links between and within settlements - Loss of high quality brown field sites in urban areas - Conserving the biodiversity resource of the Borough
To make efficient use of energy and resources, and reduce waste and greenhouse emissions.	- Need to address climate change impacts - Minimise risk of flooding - Potential to promote suitable types of renewable energy at appropriate locations - Sustainable Waste Management i.e. reduce, recycle and re-use

Maintaining and enhancing the natural and built environment of the Borough (including the historic and built heritage) are very important to the residents and communities of Colchester. All future developments will need to take account of current cultural and heritage assets as well as continuing to protect and enhance them. One key consideration will be the preservation of countryside areas and strategic green gaps between settlements. New development will also need to consistently achieve best practice in sustainable construction and design.

The natural environment of the Borough has been shaped by land management and as a result there is a variety of good quality landscapes and habitats, supporting a diverse range of species including internationally significant areas of

Salt Marsh, Oyster Fishery and Coastline all of which are within the Marine Special Area of Conservation (SAC). New development has the potential to lead to the loss of habitat and species. This must be prevented where possible and mitigated in all other circumstances. Colchester's Local Development Framework (LDF) will promote the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for green-field sites, where landscape and biodiversity value is greater. Brownfield sites however can sometimes also have ecological importance, as they may provide a refuge for species in an otherwise urban area.

Climate Change is a major issue that the whole LDF will need to consider. It is predicted that through climatic change the summers in England will become, longer, drier and hotter, whilst the winters will be stormier and wetter. This could have adverse impacts not only on the environment, but also on economic and social aspects of life in Colchester.

Colchester's Core Strategy and related Development Policies and Supplementary Planning Documents have an important role to play in dealing with climate change. For example, encouraging planning that reduces the emissions of greenhouse gases and considering how to plan for dealing with the effects of Climate Change, for example increased incidents of flooding (promotion of Sustainable Drainage Systems), and more droughts in the summer (promotion of water efficiency techniques). The development of renewable sources of energy will also need to be encouraged throughout development, local businesses and local communities.

Connected to Climate Change are a whole collection of other related issues, which could compound the effects. For example water usage is increasing both through ongoing development and increased demand, and this coupled with drier summers could lead to sustained periods of restrictions on water supply. The inevitable increased rate of development will put further pressure on the water resources available in the Borough. Similarly the amount of waste produced in Colchester is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing.

Water quality is another important issue for the Borough. As a result of the Water Framework Directive there is a requirement for all inland and coastal waters to reach "good status" by 2015. In order to achieve this it is going to be important for issues such as sewerage infrastructure to be considered on all developments to ensure that the Boroughs watercourses are not adversely affected and improved.

Social Issues
The following issues will be addressed by the SA for the LDF

Sustainability Objectives	Key Issue
To ensure that everyone has the opportunity to live in a decent and affordable home.	- Need to provide an appropriate mix of housing and tenure to meet local needs - Lack of affordable housing in both urban and rural areas to meet local needs
To ensure that development is located sustainably and makes efficient use of land To achieve more sustainable travel behaviour and reduce the need to travel. To improve the education, skills and health of the Borough's population	- Heavy dependency on the private car - Need to provide high quality jobs closer to where people live - Poor provision of public transport - Need to address transport and access barriers by elderly and young people, people with disabilities and socially /economically disadvantaged - need to provide access to housing, services including jobs and high community facilities to meet local needs - Support local training initiatives to improve access to education and skills training. - Unequal access to health, open space and recreational facilities - Reducing levels of deprivation across the Borough
To create safe and attractive public spaces and reduce crime.	- Tackling fear of crime - Designing out crime - Tackling anti social behaviour

The provision of housing to meet government targets and local needs is a major issue in Colchester. In planning this housing provision, it will need to be ensured that dwellings are located in areas that are not at risk to flooding.

For a number of reasons access to a variety of services and facilities can be an issue for Colchester residents. The Indices of Multiple Deprivation measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities, to income and employment. The score provides an indication of how deprived an area is. On a national level Colchester Borough scores very low. Despite this there are areas in the Borough where deprivation exists and which contrast with the surrounding more affluent areas. It is therefore important to encourage social inclusion through the design and build of new communities and to ensure adequate community infrastructure and services are available.

As Colchester is predominantly a rural area, rural isolation can also be an issue. Rural areas often have limited facilities, and this coupled with poor public transport links can prevent those without access to a car accessing the facilities they need. Recent public consultation in the LDF has also highlighted the

perceived need for villages to retain a sense of community and to avoid 'commuter villages.'

In promoting healthy lifestyles, access to recreation, leisure and open space is as important as access to formal health facilities like hospitals, doctor's surgeries and NHS dentists. An aging population will increase demands on health and social care, particularly the need for residential nursing care. However, it will also impact upon other sectors of the Borough such as the local economy, the increased housing demand and an increase on public transport and other key services. A general increase in population figures will also impact upon the current number of schools and nursery establishments.

iv) Areas experiencing change during the plan period.
The Spatial Strategy emphasises the importance of the Town Centre and regeneration areas and these areas accordingly expected to change the most during the plan period. The Strategy directs development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas.

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

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

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

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

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

Tiptree, Wivenhoe and West Mersea are the main district settlements outside of Colchester Town. These settlements will accommodate about 1600 homes and provide shops and services to their surrounding rural hinterland. The distinct local

character of other villages will be protected by the Core Strategy and local housing and employment development will be supported to meet community needs.

v) Likely evolution without the plan based on existing plans, trends and practices.

Baseline assessment has included an evaluation of how current policies, practices and trends might change in the future in the absence of any active intervention through the DPD. Failure to formulate a Core Strategy and LDF would result in development pressures that exceed the scope of the existing Local Plan. The existing Local Plan provides for the delivery of approximately 2/3 of the housing required by the East of England Plan. There is sufficient employment land to accommodate the growth of employment development at the fringe of Colchester Town, however there are insufficient policy mechanisms to facilitate enough regeneration to deliver an adequate level of retail and office development within the Town Centre. Failure to plan for development and change beyond the scope of the existing Local Plan would have severe implications, including:

- **Climate change and flood risk**: Colchester's coastal location in the East of England makes it particularly vulnerable to the ever increasing effects of climate change, sea level rise and flood risk.
- **Carbon footprint reduction and sustainable construction**: Current trends indicate that the carbon footprint of the Borough will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods.
- **Biodiversity**: The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development.
- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure**: Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.
- **Housing affordability**: Delivery of affordable housing is increasing year on year in Colchester, but the overall percentage of affordable housing completions between 2005 and 2006 was only 9.8% even though the current Local Plan target is 25%. This reflects the fact that many developments fall below the 25 unit threshold, or are on sites where particular site viability issues have led to a reduction in the target. It also reflects the completion of dwellings approved prior to the 2004 implementation of the 25% target. Continuation of Local Plan policy would lead to severe housing affordability problems, given that the need for it is

continually increasing, as indicated by the setting of a regional and Core Strategy target of 35%.

- **Development of a sustainable spatial economic hierarchy:** The role of the Town Centre would be undermined by increasing levels of out-of-centre employment and retail developments.
- **Economic decline and corresponding unemployment problems**: Colchester's location in the prosperous South East means that it benefits from relatively low unemployment rates The 2006 Annual Monitoring Report notes Colchester's 3.2% rate was below both the Essex (3.6%) rate and national (5.0%) rate. Colchester does, however, have areas of deprivation and according to the Index of Multiple Deprivation 2004, Colchester was the fourth most deprived of the 12 districts in Essex. In the absence of targeted programmes to address deprivation in these areas, it could be expected that economic decline in those areas would continue.
- **Traffic congestion and poor accessibility**: The 2006-2011 Local Transport Plan identified congestion on key routes in Colchester as a key problem. In the absence of policies to manage travel demand, improve the accessibility of new development, and implement targeted transport improvements, traffic congestion can be expected to worsen due to new development and increasing car usage.
- **Preservation of greenfield land and countryside protection**: Currently, Colchester is achieving brownfield development rates of over 90%. By the end of the plan period, however, the supply of brownfield land will have diminished, placing demands on greenfield land. Unmanaged development patterns could degrade the countryside and areas of environmental value and built character.
- **Delivery of high quality design of both individual developments and the public realm**: A particularly important role for the Development Policies DPD is in providing mechanisms to ensure the delivery of high quality design. In the absence of specific development control policies, developers could lack sufficient guidance and incentives to produce consistently high quality levels of new development design and construction and public realm improvements would be carried out less frequently and without overall co-ordination.

vi) Difficulties Encountered During the development of the SA

The general difficulties encountered during the plan making process for the Core Strategy DPD and the associated sustainability appraisal processes have relevance to the production of the SA to accompany the Site Allocations DPD. These include:

- Limitations of information and incomplete data/evidence.
- Changes to National Planning Policy and the Regional Spatial Strategy and incomplete guidance for Sustainability Appraisals and Core Strategies.

Baseline information collection is an on going process. Some of the information gaps identified have already been reduced and the extra studies commissioned to support the development of the Core Strategy DPD and the Site Allocations DPD have been listed below.

The plan making process for the Colchester's LDF began in 2004. Ideally it is a 'frontloaded' process, however national and regional policy is constantly evolving and often incomplete. The plan making and SA processes have had to be flexible and responsive to these changes to reflect national and regional planning guidance.

The information contained in these background reports have been used to guide the general direction for planning policies in Colchester until 20201. However at this stage it has not been possible to test the framework of sustainability objectives against the objectives of the Site Allocations DPD as Preferred Policy options have not yet been set. Information will be used as part of the assessment and justifications for preferred policy options during progression of the Site Allocations DPD to Preferred Options and Submission stages. Difficulties encountered will be recorded as the SA progresses. The range of information, evidence and data that will be employed in the SA have been listed in Appendix B.

A wide range of information types and sources have been used during the 'plan making' process and sustainability appraisal of the Core Strategy. The Council has used information sources (e.g. National Statistics) and consultation to identify issues, challenges, problems and opportunities in Colchester that need to be addressed and consequently set objectives for the Core Strategy to meet. To address these issues and achieve the objectives Colchester Borough Council has commissioned a range of studies to provide a more robust evidence base for decision making. These studies include (not exclusively):

- Retail Study (February 2007)
- Housing Land Availability Study (March 2007)
- Employment Land Study (May 2007)
- Strategic Housing Market Assessment (June 2007)
- Strategic Flood Risk Assessment (November 2007)
- Landscape Character Assessment (November 2005)
- Townscape Character Assessment (June 2006)
- PPG17 Open Space, Sport and Recreation Study (November 2007)
- Hotel Demand Study (April 2007)
- Housing Stock Information (March 2007)
- Appropriate Assessment (November 2007)

The Borough Council's resources are limited and it is not appropriate to commission a study in relation to every issue. Therefore this local evidence base has been supplemented by research undertaken at the national and regional

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

Many of the issues addressed by the Core Strategy are broad, complex and abstract by nature and very difficult to quantify or measure objectively. Specific indicators and statistics can improve our understanding, but must be used cautiously as they can be misleading if interpreted in isolation of practical experience and other considerations. In cases where the local evidence base was incomplete in regard to important issues, it was considered appropriate for national and regional policy to be interpreted at the local level on the basis of the best available information, rather than to not address the issue at all.

In collecting the baseline data for the Sustainability Appraisal and the Annual Monitoring Review many different sources of information can and have been used. The ODPM draft consultation guidance, the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks', highlights potentially useful data sources and data sets, as well as providing an indication of the geographical level at which baseline data should be collected. This guidance has been followed in regard to the baseline data collection.

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

Several pieces of potential baseline data have been identified in Appendix B (linked to the indicators) as being useful for the Sustainability Appraisal process, in particular monitoring. However, as yet, no formal mechanism is in place to collect this data, and therefore none currently exists, but the Council will explore ways of gaining this data in the future. Some information has been collected through the compilation of Colchester's Annual Monitoring Report (AMR), which has relied on manual data collection for the last two editions. From March 2007, the authority will be using 'Flare' a new software system to collate all planning application data.   This should significantly increase the efficiency of our monitoring and therefore provide more accurate data for all subsequent sustainability appraisals.

The baseline data that has been collected for the purposes of this Sustainability Appraisal is shown in full in Appendix B of this report. The data is identified

alongside each sustainability objective it has assisted in developing. If available, any trends in data have also been identified in this appendix.

Section 4. Sustainability Appraisal Framework

Sustainability Objectives

The following table identifies the links between the Sustainability Objectives and the SEA Directives.

Table 3. Sustainability Objectives & links with SEA

	Sustainability Objectives	Issues	SEA Directive
1	To ensure that everyone has the opportunity to live in a decent and affordable home	- provision of a range of housing type & tenure to meet local need - provision of affordable - housing	Population and Health
2	To ensure that development is located sustainably and makes efficient use of land	- regeneration potential, - housing density - brownfield V greenfield developments - access to services & facilities - flood risk	
3	To achieve a prosperous and sustainable economy and improve the vitality of town centres	- facilitating job creation and economic growth in urban areas - supporting rural employment and diversification opportunities	Population and Health
4	To achieve more sustainable travel behaviour and reduce the need to travel.	- improving air quality - reducing greenhouse gases - reducing car dependency - improving transport infrastructure & linkages - increasing sustainable - travel options	
5	To improve the education, skills and health of the Borough's population	- reducing poverty levels - tackling deprivation and social exclusion - access to services, facilities and open spaces to improve health - increasing education attainment and skills base	Population and Health
6	To create safe and attractive public spaces and reduce crime.	- provision of high public realm - enhancing quality of the built environment - Urban design - designing out crime	Population and Health

7	To conserve and enhance the townscape character, historic and cultural assets of the Borough .	-conservation of the historic core of Colchester -conservation of local distinctiveness and townscape character -protection of cultural heritage assets	Cultural heritage Material assets Landscape
8	To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	-conservation of statutory and non statutory designated nature conservation sites -conservation of biodiversity resource in Borough -protection of high quality landscape character across the Borough -protection of strategic green links -flood risk -air soil and water quality improvements	Biodiversity Fauna and flora Water Soil Landscape
9	To make efficient use of energy and resources, and reduce waste and greenhouse emissions	-tackling climate change -sustainable waste management -reducing green house gas emissions -renewable energy -air, soil and water quality improvements	Climatic Factors Water Air

i) A4. Developing the Sustainability Appraisal Framework

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

Table 4 below outlines the Sustainability Objectives and Assessment Criteria (sub-objectives) against which the Site Allocation options will be appraised in the next stages of the SA process. These objectives have been revised from the previous SA Reports to reflect the objectives of the Core Strategy. The table also identifies the indicators and evidence that relates to each Sustainability Objective. These indicators and evidence will provide a basis for appraising and scoring how well each proposed development policy option performs against the various objectives and criteria.

It has not been possible at this stage to test the framework of sustainability objectives against emerging policies in the Site Allocations DPD as no preferred development policy options have been identified at this stage in the process.

Table 4. Sustainability Objectives & Assessment Criteria

Objectives	Assessment Criteria	Indicators	Evidence
To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase? - Will it deliver the number of houses needed to support the existing and growing population? - Will it deliver a range of housing types to meet the diverse needs of the Borough? - Will it deliver good quality and sustainable housing?	- Number of affordable homes completed annually - Housing completions per annum (net) - Number of dwellings built to EcoHomes standard - Number of households accepted as full homeless - Financial contributions towards affordable housing provision - Number of key worker households delivered annually	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper
To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration? - Will it reduce the need for development on greenfield land? - Will it provide people with good access to their needs? - Will the densities make efficient use of land? - Will it reduce the risk of flooding?	- Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds - Number of applications resulting in the loss of community facilities - Properties at risk from flooding, as defined by the EA	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment
To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population? - Will it support the vitality and viability of town centres? - Will it provide new employment opportunities consistent with people's employment needs? - Will it help sustain the rural economy through appropriate diversification schemes? - Will it help retain exiting businesses? - Will it support the growth of new local business? - Will it encourage mixed use live /work developments? - Will it encourage micro and small businesses? - Will it encourage home based businesses? - Will it provide adequate employment land attractive for new businesses?	- Number of applications resulting in new, extended or improved community facilities - Percentage of new residential development accessible to community facilities - Amount of leisure floorspace (Use Class D2) completed (gross) - Financial contributions towards leisure facilities - Number of new businesses setting up in the Borough - Percentage of employment floorspace (Use Classes B1, B2 and B8) on previously developed land (completed and occupied	Retail Study Haven Gateway Employment Land Study Employment Study (initial report) Employment Land Study Centres and Employment Topic Paper
To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel? - Will the levels of sustainable travel increase? - Will it improve sustainable transport infrastructure and linkages? - Will it reduce dependence on car travel? - Will more Travels Plans be developed?	- Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters - proportion of journeys to work by public transport - proportion of journeys to work by car	Local Transport Plan Transport Topic Paper
To improve the education, skills and health of the Borough's population	– Will it provide equitable access to education, health, recreation and community facilities? - Will help stem the out-migration of skilled younger	-percentage of population of working age qualified to NVQ level 3 or equivalent - percentage of adults with poor literacy and numeracy skills	Community Strategy

	residents? - Will it provide improved skills and knowledge in the workplace? - Will it deliver a range of community facilities at the most appropriate locations? - Will it maintain and increase the levels of open space and recreational facilities in the Borough? - Will it support healthy lifestyles? - Will it help reduce levels of deprivation across the Borough? - Will it improve access to vocational training, education and skills for young people?	- percentage of new residential development accessible to community facilities	
To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created? - Will actual crime be reduced? - Will the fear of crime be reduced? - Will it encourage crime sensitive design?	- Increase in areas of public open space - All crime – number of crimes per 1000 residents per annum - Number of Domestic Burglaries per 1000 households	Urban Place Supplement Crime Safety Audit
To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it protect the Colchester's historic core? - Will it protect and enhance the historic and cultural assets of the Borough? - Will it protect and enhance the locally distinct character and attractiveness of the Borough's settlements? - Will it safeguard sites of archaeological importance (scheduled & unscheduled)?	- Condition of Landscape Character Areas - Buildings of Grade I and II* and scheduled monuments at risk - Number of new pieces of community art installed in the Borough	Townscape Character Assessment Landscape Character Assessment
To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it maintain and enhance the attractive and diverse landscape character of the borough? - Will it protect designated areas of the countryside and coastal environment from inappropriate development? - Will it protect and improve the biodiversity resource of the Borough? - Will it protect the nature conservation and cultural heritage assets outside designated areas? - Will it improve environmental quality in terms of water air and soil quality? - Will it enhance the borough's biodiversity resource?	-Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & RAMSAR) - Number and area of SINC's and LNR's within the Borough - Area of ancient woodland within the Borough. - Change in priority habitats and species	Landscape Character Assessment Essex Biodiversity Action Plan (BARS monitoring) Appropriate Assessment
To make efficient use of energy and resources, and reduce waste and greenhouse emissions.	- Will it reduce pollution and greenhouse gas emissions? - Will it increase the use of renewable energy and reduce the use of fossil fuels? - Will it help to reduce, reuse and recycle resources and	- Number of developments built to BREEAM /Ecohomes standards - Number of developments using reclaimed/recycled materials in construction - Percentage of electricity consumed that is generated from renewables	Sustainability Topic Paper

	minimise waste?
	- Will it encourage more low
	  carbon developments in the
	  Borough?
		- Domestic energy consumption per
		  household
		- Percentage of domestic waste
		  composted
		- Per capita consumption of water	

ii) SA scoring system

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

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

iii) A5. Consultation on scope of the SA

Previous SA Scoping Reports prepared to accompany the Core Strategy DPD and the Sustainable Construction SPD (Issues and Options) were sent to all the statutory consultees on Colchester's LDF consultation list, as detailed in the Council's Statement of Community Involvement. The documents were also made available at Council offices, public libraries, the CBC website (www.colchester.gov.uk) and issued to any consultees requesting hard copies of all the documents. The list of consultees has been set out in Appendix C.

Representations made during the consultations were recorded and made available on Colchester Borough Council's website. Consultee responses received were also used to amend and refine the Core Strategy Preferred Options and the SA to accompany each development stage.

This was necessary to ensure that the SA was comprehensive and robust enough to support the Core Strategy DPD during the later stages of public consultation and examination.

The SA Scoping Report prepared to accompany the Site Allocations DPD (Issues and Options stage) will be issued for a 6 week consultation period starting on the 19 November 2007. To include a broad range of views and fulfil SA/SEA and Planning Compulsory Purchase Act 2004 (PCPA) and comply with the SCI consultation requirements, Colchester Borough Council will consult with the statutory, specific and general consultees Refer Appendix C). In addition the SA Scoping Report will be available from Colchester Borough Council website (www.colchester.gov.uk) or on request. The responses from the consultation will be used to refine and shape preferred development policy options. These preferred development policy options will then be assessed against the defined Sustainability Objectives and assessment criteria set out in Table 4 for their economic, social and environmental impacts. They will also be issued for a further round of consultation Submission stage prior to undergoing an Examination in Public (EIP).

Work to be undertaken within stages B, C, D and E of the SA process is discussed in section 5 of this report.

Section 5. Subsequent Stages and Tasks Of The SEA/SA Process

Work to be undertaken in stages B, C, D and E of the SA process is discussed in below in this final section of the Scoping Report.

i) Stage B: Developing and Refining Options
Alternative Policy Options for the Development Policies DPD will be prepared by Colchester Borough Council reflecting feedback received during the Issues and Options consultation. Alternative policy options will need to be appraised through SA to assess the sustainability effects of the emerging options. The alternate options and the accompanying SA report will be published for consultation with stakeholders at the same time. The appraisal will take account of alternatives considered and recommend improvements where necessary as to how options could be made more sustainable. The level of detail of the appraisal will depend on the level of detail of the issues and options paper.

ii)Stage C: Appraising the Effects of Preferred Options
Preferred options for the development policies will be prepared by Colchester Borough Council, taking into account stakeholder comments on alternative options and their accompanying SA. A detailed appraisal of the preferred options will then be undertaken, using the framework of objectives and scoring system set out in section 4 of this report. In order to do this, the effects of the Plan will need to be predicted and assessed, using baseline data to qualify and quantify effects wherever possible.

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

iii) Stage D: Consultation on Preferred Options & Final Sa
The final SA report will be consulted on alongside the statutory six-week pre submission public participation stage of the DPD, expected to take place in January/February 2006. Consultation will need to comply with the Statement of Community Involvement and requirements of the SEA Directive. Should any significant changes be made to the DPD as a result of public consultation, additional appraisal work will need to be carried out and the final SA report amended to reflect the results.

iv) Stage E: Monitoring And Implementation of the Development Plan DPD

The final SA Report will set out recommendations for monitoring the sustainability effects of the DPDs.

Monitoring will be carried out in accordance with ODPM guidance (2005) Local Development Framework Monitoring: a good practice guide which proposes the inclusion of the following types of indicators:

a) Contextual indicators for monitoring the wider background against which the plan operates. The range of contextual indicators to be measured are set out in Table 5 and Appendix B

b) Output indicators to monitor the direct effect of plan policies and progress towards policy targets. These include both mandatory Core output indicators as well as discretionary local outputs indicators. (See table 6)

c) Significant effects indicators

The indicators to be measured are set out below in Tables 5 & 6 below.

Table 5. Contextual Indicators

Contextual indicators	Demographic structure
	Household types
	Ethnic composition & social groups: population in ethnic minority group
	Socio-cultural issues: crime rates, unemployment level and deprivation
	Economy: economic activity rates, household incomes, house price levels, productivity and employment levels
	Environment: key assets in the Borough
	Housing & built environment: housing stock conditions and quality & assets of the built environment
	Transport and spatial connectivity: transport accessibility, regional hub, spatial inequalities/uneven distribution of activities

Table 6 Core output indicators

BUSINESS DEVELOPMENT
- amount of floorspace developed for employment by type
- amount of floorspace developed for employment by type, in employment or regeneration areas
- amount of floorspace by employment type, which is on previously developed land
- employment land available by type

 Loss of employment land in
- employment/regeneration areas
- local authority area
- amount of employment land lost to residential development

HOUSING
Housing trajectory showing:
- net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer
- net additional dwellings for the current year
- projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer
- the annual net additional dwelling requirement

- annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

- percentage of new and converted dwellings on previously developed land

 Percentage of new dwellings completed at:
  less than 30 dwellings per hectare
  between 30 and 50 dwellings per hectare
  above 50 dwellings per hectare

- affordable housing completions

TRANSPORT
- amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the local development framework

- amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and

a major retail centre(s).

LOCAL SERVICES
- amount of completed retail, office and leisure development

- amount of completed retail, office and leisure development in town centres

OPEN SPACE
- amount of eligible open spaces managed to Green Flag Award standard

FLOOD PROTECTION AND WATER QUALITY
- number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

BIODIVERSITY
Change in areas and populations of biodiversity importance, including:
- change in priority habitats and species (by type)
- change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

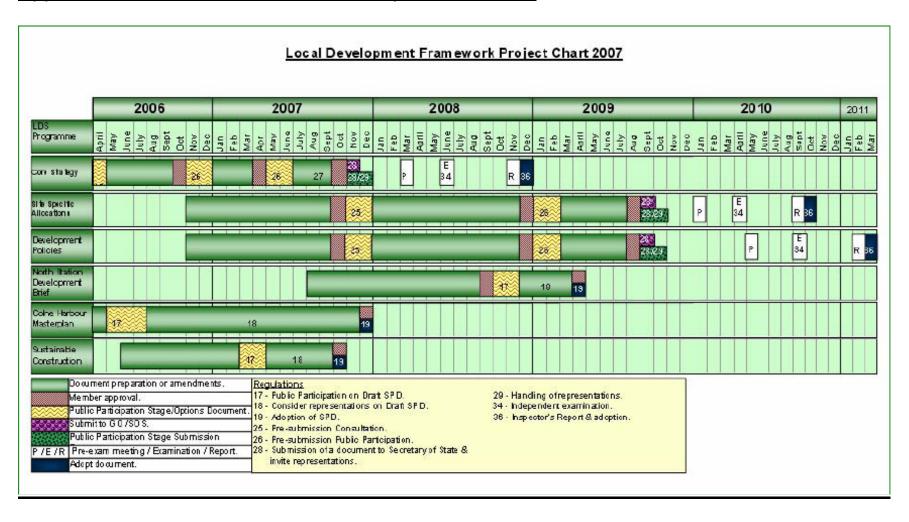RENEWABLE ENERGY
- renewable energy capacity installed by type

A number of local core indicators are included for monitoring through the Annual Monitoring Reporting process and these are set out in Appendix C.

Significant effects indicators

At this stage of the SA process it is not possible to identify significant effect indicators. Indicators established under this category will link to any significant effects identified in the following stages of the SA. Recommendations or a process for dealing with adverse or unexpected effects will also be included in later stages of the SA process.

Appendices

Appendix A - Colchester's Local Development Scheme

Local Development Framework Project Chart 2007

Appendix 2. Colchester's Economic Social & Environmental Baseline Data

Indicators	Colchester	Essex County	East of England	England	Trends	Data sources
Population						
Population of area	163,400	1,340,000	5,541,600	50,431,700	A growth of 4.7% for Colchester since mid-2001. Colchester accounts for 12.2% of the Essex County population.	Mid-2005 Population Estimates, ONS.
Number of males	80,800	654,900	2,722,900	24,741,000		Mid-2005 Population Estimates, ONS.
Number of females	82,500	685,100	2,818,700	25,690,700		Mid-2005 Population Estimates, ONS.
Life expectancy males	77.9 years		78.0 years	76.92 years		Life Expectancy at Birth by health and local authority, ONS, 2003-2005.
Life expectancy females	82.2 years		81.8 years	81.14 years		Life Expectancy at Birth by health and local authority, ONS, 2003-2005.
Population density (people per sq km)	497	387			Increase in Colchester's density since 2001 when it stood at 329 people per sq km.	Calculation based on 2001 area geography (329 sqm).
Population projected to 2021	182,000	1,441,000			Increase of 13.3% for Colchester since mid-2004.	2004-based Subnational Population Projections, ONS
% of population over the age of 65 in 2021	20.1				Increase from estimated 15.0% in mid-2004 - evidences an aging population.	2004-based Subnational Population Projections, ONS
% of population in an ethnic minority group (excluding 'other white')	3.8	2.9			The Colchester proportion is probably higher than the Essex proportion due to the University of Essex residents being counted.	Census 2001, ONS
Inflow migration	8,500					Census 2001, ONS

Outflow migration	7,700					Census 2001, ONS
Housing						
Number of households	63,706	544,701	2,231,974	20,451,427		Census 2001, ONS
% privately owned houses	72.3	75.8	72.7	68.7	Below the Essex average but above the national average.	Census 2001, ONS
% rented accommodation	27.7	24.2	27.3	31.3	Above the Essex average but below the national average.	Census 2001, ONS
Average household size	2.37	2.38	2.37	2.36	Colchester's average household size is the same as that of the East of England.	Census 2001, ONS
Average number of rooms	5.5					Census 2001, ONS
% of households with an occupancy rating of -1 or less	5.57	4.91			'Occupancy rating' measures overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.	Census 2001, ONS
Number of households (according to the HIP return)	69,893					HIP Return (National), 2005-2006.
Housing completions per annum (net)	855				East of England Plan requires 17,100 new homes from 2004 - 2024.	Originally from NHBC & LABC monthly completion returns - adapted to match net figures from CBC/ECC residential development survey gross figures, 2005-2006.
Annual completion of flats.	416					Originally from NHBC & LABC monthly completion returns - adapted to match net figures from CBC/ECC residential development survey gross figures, 2005-2006.
Annual completion of houses.	485					Originally from NHBC & LABC monthly completion returns - adapted to match net figures from CBC/ECC residential development survey gross figures, 2005-2006.

% of residential completions of previously developed land	93.7					Originally from NHBC & LABC monthly completion returns - adapted to match net figures from CBC/ECC residential development survey gross figures, 2005-2006.
Affordable housing completions	88				Currently unable to measure the 25% target of affordable houses in developments over 1ha or 25 units.	HIP Return (National), 2005-2006.
% of new dwellings completed at less than 30 dwellings per hectare	21.4					Residential Survey 2006 - joint between ECC and CBC.
% of new dwellings completed at between 30 and 50 dwellings per hectare	52					Residential Survey 2006 - joint between ECC and CBC.
% of new dwellings completed at above 50 dwellings per hectare	26.6					Residential Survey 2006 - joint between ECC and CBC.
Mean house prices	188,737	212,094	200,501	192,247	Colchester's mean house price was below the Essex, Eastern and national averages. Colchester's house prices have increased from a mean of 65,926 in 1996.	Land Registry based statistics, 2005.
% of households with one or more car or van	78.9	80.7				Census 2001, ONS
Average gross household income (£)	24,065		27,000	22,500		Housing Needs Survey, Colchester Borough Counil, 2002
Employment						
% of population economically active	80.7% (82,700 people)	80.8	80.9			Annual Population Survey, April 2005 and March 2006
% of people in employment	78.0					Annual Population Survey, April 2005 and March 2006

% of people of working age classed as employees	63.1				Annual Population Survey, April 2005 and March 2006
% of people of working age classed as self-employed	14.3				Annual Population Survey, April 2005 and March 2006
% of population over 16 years claiming Jobseekers Allowance	1.7	1.8	2.0		Nomis Official Labour Market Statistics, 2006
% of population who are economically active but unemployed	3.2	3.6		5.0	Colchester's level of unemployment was below both Essex and national averages.	Nomis Official Labour Market Statistics, 2006
% of population economically inactive	19.3 (18,900 people)	19.2	19.1		Annual Population Survey, April 2005 and March 2006
% of economically inactive people classified as 'wanting a job'	27.0				Annual Population Survey, April 2005 and March 2006
% of economically inactive people classified as 'not wanting a job'	73.0				Annual Population Survey, April 2005 and March 2006
Average income for those who are employed in the Borough (£s per week)	480.7	486.5	457.2		Colchester's weekly earnings were slightly below the Essex average, but above the national average	Annual Survey of hours and earnings, Nomis, 2006
Job Density	0.80	0.74	0.81		The density figures represent the ratio of total jobs to working-age population. Colchester's job density is higher than the Essex average and closer to the eastern average.	Nomis Official Labour Market Statistics, 2006

Amount of floorspace developed for employment by type	A = 1,923 sqm, B1A = 2,708 sqm, B1-B8 = 24,806sqm, D = 0sqm				CBC Planning Register, 2005-2006
Number of jobs in the tourism sector	4,589				Tourism Strategy?
Number of visitors staying overnight	333,000				Tourism Strategy?
Number of VAT registered businesses in 2005	4,995			9.1% of these were registrations and 6.9% were de-registrations	Nomis Official Labour Market Statistics, 2006
Deprivation					
% of small areas that are seriously deprived according to the IMD	4.8	4.6			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of income	6.7	6.4			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of employment	2.9	3.5			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of health & disability	3.8	2			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of education, skills and training	9.6	15.6			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of barriers to housing & services	27.9	20.7			Index of Multiple Deprivation Data, 2004. Obtained via ONS.
% of small areas that are seriously deprived in terms of living environment	2.9	1.2			Index of Multiple Deprivation Data, 2004. Obtained via ONS.

% of small areas that are seriously deprived in terms of living crime	6.7	6.5				Index of Multiple Deprivation Data, 2004. Obtained via ONS.
Health						
Number of doctors surgeries	32					National Health Service Online
Number of Clinics	6					National Health Service Online
Number of dentists	26					National Health Service Online
Number of Opticians	15					National Health Service Online
Number of Pharmacies	21					National Health Service Online
Number of Hospitals	2					National Health Service Online
Crime						
Number of crimes per 1,000 residents per annum	9.4	109.6			Lower than the Essex average.	Colchester's Crime Audit, CBC, 2003-2004
Number of recorded offences	14,700					Colchester's Crime Audit, CBC, 2003-2004
Number of domestic burglaries per 1,000 households	11.1					Colchester's Crime Audit, CBC, 2003-2004
Criminal damage per 1,000 people	23.4	26.0			Lower than the Essex average.	Colchester's Crime Audit, CBC, 2003-2004
% of residents who think people being attacked because of their skin colour, ethnic origin or religion was a very big or fairly big problem in Colchester	13.2					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who feel 'very safe' outside after dark	2.0					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their area	48.9	63.6			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people using or dealing drugs is a very big or fairly big	44.2	56.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.

problem in their area						
% of residents who think that people being rowdy or drunk in public places is a very big or fairly big problem in their area	41.7	48.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.

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

Warehouses sqm (000s)	335		15,742	142,853		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm (000s)	55		2,023	18,723		Office for National Statistics, ONS, April 2005.
Vacant Property Estimates	11		8	9	There have been fluctuations between 10% and 11%.	Office for National Statistics, ONS, April 2004 - March 2005.
Cultural Heritage & Material Assets						
Number of Grade 1 listed buildings	41					Essex County Council, 2005.
Number of Grade II* listed buildings	99					Essex County Council, 2005.
Number of Grade II listed buildings	1,410					Essex County Council, 2005.
Number of Grade B listed buildings (church only)	4					Essex County Council, 2005.
Number of Grade C listed buildings (church only)	2					Essex County Council, 2005.
Number of conservation areas	22					Colchester Borough Council, 2006.
Number of Scheduled Ancient Monuments	40					Colchester Borough Council, 2006.
Number of Countryside Conservations Areas (CCA)	8					Colchester Adopted Local Plan, 2004.
Number of parks on the National Register of Special Historic Interest	4					Colchester Borough Council, 2006.
Biodiversity						

Area of ancient woodland within the borough	Found to the south of Colchester, clustered along the Roman River, on the Valley from Copford to its confluence with River Colne.					Essex County Council, Sustainability Appraisal, 2006.
% of residential development on greenfield land	6.29					Colchester Borough Council Annual Monitoring Report, 2005-2006
Amount of development in designated areas	33 applications were approved in a SINC. 700 applications approved in a SSSI. 62 applications approved in an ANOB.					Colchester Borough Council Annual Monitoring Report, 2005-2006
Number of Tree Preservation Orders (TPOs) trees lost	4					Colchester Borough Council Annual Monitoring Report, 2005-2006

Flagship species	Beautiful Demoiselle Damselfly, Great Crested Newt, Sea Holly, Stag Beetle, Lesser Calamint.					Essex County Council, Sustainability Appraisal, 2006.
Areas of unimproved acid grassland that remain in Essex	Tiptree Heath SSSI and Roman River SSSI.					Essex County Council, Sustainability Appraisal, 2006.
Designated internatioal and national areas of nature conservation	The Blackwater Estuary and Cole Estuary - both contain areas of drained grassland within the marshes.					Essex County Council, Sustainability Appraisal, 2006.

Orchards	Found to the north of Colchester around West Bergholt, Great Horkesley and Langham					Essex County Council, Sustainability Appraisal, 2006.
Environment						
Number of Air Quality Management Areas	2				These are Mersea Road and Brook Street.	Colchester Borough Council, 2006.
Number and percent of planning permissions having a green transport plan					82.0% of completed non-residential development complied with car parking standards set out in the LDF.	CBC Planning Register, 2005-06.
Proportion of journeys to work by public transport against the proportion of journeys to work by car	12.96% by public transport, 61.1% by car/van and 9.11% work from home.				Percentages are based on working-age population including full-time, part-time, self-employed workers and full-time students.	Census 2001, ONS.
% of domestic waste that has been recycled	18.78					CBC Waste Policy Team - 2005/2006
% of domestic waste that has been composted	11.32					CBC Waste Policy Team - 2005/2006
Annual average domestic consumption of gas	20,336 kWh					DTI Energy Trends, 2004
Annual average domestic consumption of electricity	4,875 kWh					DTI Energy Trends, 2004
Daily domestic water use (per capita consumption)	145 litres					OFWAT, 2004

Appendix C – List of Consultees

The Town and Country Planning (Local Development) (England) Regulations, 2004 specify that the following organisations must be consulted if the council considers that they may be affected by what is proposed to be covered in a Development Plan Document. Please see regulations in appendix 3.

Sustainability Appraisal Consultation Organisations
The following organisations should be consulted for a sustainability appraisal under the Environmental Assessment of Plans and Programmes Regulations 2004.
- Natural England
- The Environment Agency
- The Historic Buildings & Monuments Commission for England (English Heritage)

Specific Consultation Organisations
The following organisations are specific consultation organisations and must be consulted in accordance with the Act and Regulations as mentioned above.

- Regional Planning Body (East of England Regional Assembly)
- Regional Development Agency (EEDA)
- Essex County Council
- Adjoining Local Planning Authorities (Tendring District Council, Maldon District Council, Babergh District Council and Braintree District Council). This also includes adjoining parish councils.
- The Highways Agency
- The Strategic Rail Authority
- Essex Strategic Health Authority
- Historic Buildings and Monuments Commission for England (English Heritage)
- Mono Consultants (on behalf of the Mobile Operators Association)
- Relevant electricity and gas companies
- Relevant sewerage and water undertakers

Government Departments
Under the Town and Country Planning (Local Development) (England) Regulations, 2004, local planning authorities are strongly advised to consult any Government Departments or agencies where those departments or agencies have large land holdings in the area covered by a local development document.

- Home Office
- Department for Education and Skills (through Government Offices)

- Department for Environment, Food and Rural Affairs
- Department for Transport (through Government Offices)
- Department of Health (through relevant Regional Public Health Group)
- Department of Trade and Industry (through Government Offices)
- Ministry of Defence
- Department of Work and Pensions
- Department of Constitutional Affairs
- Department for Culture, Media and Sport
- Office of Government Commerce (Property Advisers to the Civil Estate)
- Primary Care Trust

The information will also be publicly available on Colchester's Borough Council's website on www.colcester.gov.uk

Appendix D – Glossary

Affordable Housing (or sub-market housing) - This breaks down into 2 subcategories: social housing where rent levels are set in line with the Governments 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 – Developments which enable a variety of local activities to take place including, but not limited to, the following:
- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

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

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

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 - 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 – Green links are open spaces or links between open spaces that provide for walking and cycling and/or the movement of biodiversity. These areas of land are vital parts of the public realm and encourage sustainable travel behaviour. 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. 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.

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

Life Time Homes - Lifetime Homes make life as easy as possible, for as long as possible because they are thoughtfully designed. They are homes for everyone and bring benefits to anyone who lives in them because of the individual choices that they make possible.   The flexibility and adaptability of Lifetime Homes accommodate life events quickly, cost effectively and without upheaval. (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.

Regeneration Areas – An area in the Borough identified on the basis of potential for brownfield land redevelopment, economic and social need and proximity to the Town Centre. The Regeneration Areas are key element in the aim of Colchester becoming a prestigious regional centre. Five Regeneration Areas have been identified across the Borough; St Botolph's, North Station, East Colchester, North Colchester and 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 CO_2 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 Transportation - Sustainable transportation refers to walking, cycling and public transport, including train and bus. Sustainable transportation is transport that makes efficient use of natural resources and minimises pollution. In particular, Sustainable Transportation seeks to minimise the emissions of carbon dioxide – a greenhouse gas associated with climate change – as well as nitrogen oxides, sulphur oxides, carbon monoxide and particulates, all of which affect local air quality.

Town Centre - The Town Centre is 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 cycle ways.

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
- meeting people's needs with good quality services.

Appendix E – References

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13 – *Transport* (March 2001
15 – *Planning and the historic environment* (September 1994)
16 – *Archaeology and planning* (November 1990)
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20 – *Coastal planning* September 1992
23 – *Planning and pollution control* November 2004
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