



# AUTHORITY MONITORING REPORT **2019**



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All references to the county of Essex are to Essex as it is currently constituted i.e. without the unitary authorities of Southend-on-Sea and Thurrock unless stated otherwise.

All references to 'Colchester' refer to Colchester Borough unless stated otherwise, e.g. Colchester town.

## Contents

1. Introduction .....	1
2. Statistical Profile of Colchester.....	3
3. Duty to Cooperate .....	7
4. 2018-19 Progress on Plan Preparation .....	10
5. Planning Applications .....	16
6. Key Theme: Housing Indicators .....	17
7. Key Theme: Economic Growth.....	27
8. Key Theme: Transport.....	37
9. Key Theme: Environment and Heritage .....	41
10. Key Theme: Accessible Services and Community Facilities .....	46
11. Key Theme: Climate Change .....	48

## Appendices

Appendix A – Local Plan Policies .....	50
Appendix B – Glossary.....	53
Appendix C – Local Development Scheme 2019-2022 .....	58

## List of Tables

Table 1: Statistical Profile of Colchester.....	3
Table 2: Local Development Scheme Progress .....	10
Table 3: Neighbourhood Plans Progress.....	14
Table 4: Planning Applications Summary 1 April 2018 to 31 March 2019.....	16
Table 5: New Dwelling Completions in Colchester 2001/2 to 2018/19 .....	18
Table 6: Essex Local Authority Housing Delivery .....	19
Table 7: Housing Completions (site by site basis) 1 April 2018 to 31 March 2019...	21
Table 8: Employment Floorspace Granted 2018/19.....	31
Table 9: Applications leading to the largest potential gains and losses in floorspace across Colchester 2018/19.....	31
Table 10: Employment Land granted on PDL .....	33
Table 11 Employment Land Requirements for the North Essex Garden Communities .....	36
Table 12a: Town Centre uses within the Town Centre Area .....	36
Table 12b: Town Centres Uses within the Local Authority Area.....	36
Table 13: Residential Travel Information Packs Issued 2018/19.....	39
Table 14: Colchester Heritage Assets .....	42
Table 15: Household Waste Activity.....	44
Table 16: Infrastructure Projects Delivery Update .....	46

## Table of Figures

Figure 1: New Dwelling Completions in Colchester 2001/02 to 2018/19 .....	19
Figure 2: Percentage of Windfall Site Completions 2014/15 to 2018/19 .....	20
Figure 3: Dwellings on Brownfield and Greenfield Land.....	24
Figure 4: Types of Enterprises in Colchester .....	28
Figure 5: Total Number of Rateable Commercial Properties by Major Class in Colchester, 2000 to 2019 .....	34
Figure 6: Total Floor Space (000m <sup>2</sup> ) by Major Category in Colchester, 2000 to 2019 .....	34
Figure 7: Projected Employment Land Use in Colchester 2015 – 2037 .....	35
Figure 8: Colchester Cordon Traffic Count 2008 – 2017 .....	37

## Key Headlines from the 2018 – 2019 AMR

The Local Development Scheme was updated in February 2019.

Updated evidence base documents and Sustainability Appraisal were developed to support the Emerging Local Plan following receipt of letters from the Inspector in June 2018.

The Wivenhoe Neighbourhood Plan concluded examination with the Final Examiners Report published in March 2019, recommending the plan with modifications proceeds to referendum. The Wivenhoe Neighbourhood Plan was made (adopted) in May 2019.

Eight Ash Green and West Bergholt Neighbourhood Plans both held Regulation 16 Consultations between 22 January and 5 March 2019. Both Examiners Reports recommended subject to modifications, to proceed to referendum.

The West Bergholt Neighbourhood Plan was made (adopted) in October 2019. Eight Ash Green Neighbourhood Plan has been successful in referendum in November and is scheduled to be made (adopted) in December 2019.

1,165 new dwellings were built in Colchester Borough.

110 new build affordable units were built in across the Borough.

41% of new or converted dwellings were built on previously developed land (brownfield).

46,182m<sup>2</sup> additional areas of open spaces were adopted by the Council.

A Climate Emergency was declared by the Council in July 2019. Since this time a Conservation and Environment Sustainability Task and Finish Group has been formed, and the Colchester Woodland Project has been launched to plant 200,000 trees across the Borough over the next five years to help offset 32,000 tonnes of carbon in the lifetime of the trees.

## 1. Introduction

### Background to the Report

- 1.1 This Authority Monitoring Report (AMR) contains information about the extent to which the Council's planning policy objectives are being achieved. The monitoring indicators and monitoring of policies cover the period from 1 April 2018 to 31 March 2019. However, further information from outside of this period is included, particularly within the context sections, to reflect the latest information.
- 1.2 The Localism Act removed the requirement for Local Planning Authorities (LPAs) to produce an annual monitoring report for Government, but it did retain an overall duty to monitor planning policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The monitoring report also needs to demonstrate how councils are meeting the requirement to cooperate with other authorities on strategic issues.

### Monitoring Information

- 1.3 The AMR includes information on the progress the Council is making on a number of key areas. The information provided reflects the monitoring requirements set forth in the Localism Act 2010, the National Planning Policy Framework (NPPF) and associated regulations and guidance. The format focuses on key areas of delivery, including monitoring progress in plan making and in assessing the success of policies concerned with delivery of housing and employment development.
- 1.4 Additionally, the AMR includes relevant measurable indicators for the thematic areas covered by the Local Plan of transport and accessibility; environment and rural communities; and energy, resources, waste water and recycling.
- 1.5 Some historic indicators have been updated or removed from this years' report due to information availability issues and changes in monitoring by both the Borough and County Councils.

### Local Plan Progress

- 1.6 Information on the timetable for preparation and adoption of the Development Plan Documents is contained in the Local Development Scheme (LDS) which is updated on a regular basis, most recently February 2019. While the Council is in the process of examining a new Local Plan, the AMR measures progress on the adopted Local Plan. Upon adoption of the Emerging Local Plan, the monitoring indicators will require review in order to reflect the policies and targets within the new Local Plan. This is likely to occur in the AMR 2021.
- 1.7 The overall strategic policies for Colchester contained in the Core Strategy were found to be 'sound' by a Government-appointed Inspector and the Document was adopted by the Council in December 2008. Two further Local Development Documents;

Development Policies and Site Allocations were found sound and adopted in October 2010. Selected Core Strategy and Development Policies were modified by a Focused Review in July 2014.

- 1.8 The development of a new Local Plan has involved an initial Issues and Options consultation, carried out in January/February 2015; a Preferred Options document consultation, carried out from 9 July - 16 September 2016; and a Publication Draft Consultation carried out from 16 June – 11 August 2017. The plan is comprised of a strategic Section 1 which provides policies shared by Braintree, Colchester and Tendring Councils along with a locally specific Section 2 which contains policies and allocations specific to Colchester. Both sections of the Local Plan were submitted to the Planning Inspectorate in October 2017.
- 1.9 Section 1 is currently subject to examination, with hearing sessions having occurred in January and May 2018. Following receipt of a letter from the Inspector on 27 June 2018; updated evidence base documents including Sustainability Appraisal have been prepared. A technical consultation was carried out from 19 August - 30 September 2019. Examination hearing sessions are scheduled to recommence from 14 January to 30 January 2020. The examination of Section 2 will follow.
- 1.10 Further information regarding the progress of the Emerging Local Plan can be found in Chapter 4.

## 2. Statistical Profile of Colchester

2.1 The Borough of Colchester is located in the north east of Essex, bordered by Braintree District, Tendring District, Maldon District and Babergh District Councils. The borough is diverse with the main town being Colchester, other large settlements include Stanway, Tiptree, West Mersea and Wivenhoe, and large areas of countryside. Table 1 below summaries key statistics for the Borough of Colchester.

Table 1: Statistical Profile of Colchester

Indicator	Data	Source
Total Population (2018)	192,5000	Population estimates, ONS
<b>HOUSING</b>		
Number of dwellings	80,570 as at 1 <sup>st</sup> April 2018	Ministry of Housing, Communities and Local Government (MHCLG) live tables
Affordable Homes delivered for the year 2018 - 19	125	Registered Providers Returns
Average household size (persons)	2.33	2011 Census
Average household price (£)	£291,855 as at April 2019	Hometrack
Lower quartile house price (£)	£210,000 as at April 2019	Hometrack
Total Empty Properties <sup>1</sup> (classified as empty for Council Tax purposes)	There were 2,006 empty properties as 3 <sup>rd</sup> October 2019 (1,961 privately owned or owned by Registered Providers and 45 owned by CBC)	Colchester Borough Council
Length of time Total Empty Properties have been empty	0 - 6 months = 1,189 7-12 months = 353 1-2 years = 256	Colchester Borough Council

<sup>1</sup> These figures also include properties that fall under the exemption categories. Empty properties may be exempt if they:

- are owned by a charity (these are exempt for up to 6 months)
- are left empty by someone who has gone into prison
- are left empty by someone who has moved to give personal care, or who has moved to receive personal care
- are waiting for probate or letters of administration to be granted (after someone has died) and for up to six months after
- have been repossessed
- are the responsibility of a trustee on behalf of someone who is bankrupt
- have no-one allowed to live in them by law
- are waiting to be lived in by a minister of religion.



Authority Monitoring Report 1 April 2018 to 31 March 2019

Indicator	Data	Source
	2-5 years = 129 5+ years = 79	
Households on the Housing Register	As at 30th April 2019 there were 3,107 households	Gateway to Homechoice
Homelessness households	For the year 2018-19 CBC accepted a homeless duty for 115 households and prevented homelessness for 186 households and relieved homelessness for 90 households.	Colchester Borough Council
Households in temporary accommodation	As at 31 <sup>st</sup> March 2019 there were 179 households in temporary accommodation.	Colchester Borough Council
Further information on housing in Colchester	Colchester Housing Strategy	<a href="https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436">https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436</a>
EMPLOYMENT		
Economically active population	96,800	Annual population survey, ONS
In employment	95,400	As above
Total employees	84,100	As above
Self-employed	11,300	As above
Unemployed (model-based)	3,100	As above
Universal Credit (including Job Seekers Allowance)	2,330 (1.9% of individuals aged 16-64) (August 2019)	Claimant count, ONS
Economically inactive population	27,600	Annual Population Survey, ONS
Full-time employees	52,000 (2017)	Business Register and Employment Survey, ONS
Part-time employees	32,000 (2017)	As above
Number of businesses (total)	7,040 Enterprises (March 2018), accounting for 8,315 "Local units"	Inter Departmental Business Register (ONS)
Visitor trips numbers	6,475,000 Day trips; 274,000 Staying visitor trips;	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2017

Authority Monitoring Report 1 April 2018 to 31 March 2019

Indicator	Data	Source
	948,000 Staying visitor nights.	
Visitor spend/value	£366.1 million	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2017
Tourism related employment	6,795	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2017
Educational achievement	On average 49% of pupils are achieving up to 8 qualifications including English, Maths and 6 other qualifications (English Baccalaureate or GCSEs) in 2016/17	Department for Education, National Statistics
Further information on Colchester's economy	Colchester Economic Strategy	<a href="https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485">https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485</a>
ENVIRONMENT		
Area of Ancient Woodland	568 ha	Ancient Woodland Inventory
Number of houses at risk from surface water flooding within Critical Drainage Areas	3,299 (1 in 100 years event risk level)	Surface Water Management Plan 2013
Number of Neighbourhood Plans	4 adopted (Myland and Braiswick, Boxted, Wivenhoe, and West Bergholt)  1 awaiting formal adoption (Eight Ash Green)  5 being prepared	Colchester Borough Council
Number of Air Quality Management Areas	4	Colchester Borough Council

Authority Monitoring Report 1 April 2018 to 31 March 2019

<b>Indicator</b>	<b>Data</b>	<b>Source</b>
Number of Conservation Areas	24	Colchester Borough Council
Number of Listed Buildings and Scheduled Monuments	1,606	Historic England
Number of listing on Heritage at Risk Register	7	Historic England
Number of Historic Parks & Gardens	3	Historic England
Nationally designated sites Special Sites of Scientific Interest (SSSIs)	8 SSSIs- Abberton Reservoir, Marks Tey Pit, Roman River, Upper Colne Marshes, Wivenhoe Pit, Colne Estuary, Bullock Wood, Tiptree Heath, Cattawade Marshes Upper Colne Marshes Colne Estuary	Natural England
Areas of Outstanding Natural Beauty (AONB)	1 (Dedham Vale AONB)	Colchester Borough Council
Internationally Designated Sites (Special Areas of Conservation – SAC and Special Protection Area – SPA).	Essex Estuaries SAC – 46,410ha Abberton Reservoir SAC Colne Estuary Mid Essex (Phase 2) SPA – 2719ha Abberton Reservoir SPA - 718ha Blackwater Estuary (Mid Essex Coast Phase 4) SPA – 4,403ha	Environment Agency

### 3. Duty to Cooperate

- 3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPA's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to cooperate. CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders.
- 3.2 The [Duty to Cooperate Statement](#) (October 2017) submitted with the Local Plan provides detailed information on how the duty to cooperate requirement has been met in preparing a new Local Plan. Partners include but are not limited to district/borough/city councils, the County Council, Essex-wide bodies such as the Essex Planning Officers' Association and Essex Chief Executives' Association, North Essex Garden Communities Ltd. Board and the Haven Gateway Partnership covering north-east Essex and south-west Suffolk.
- 3.3 In November 2016, Colchester Borough Council signed a Memorandum of Cooperation with Braintree and Tendring District Councils and Essex County Council confirming that the Councils are collaborating on joint Local Plan work to identify an agreed strategic approach to the allocation and distribution of large scale housing led, mixed use development, including employment opportunities and infrastructure provision, in the form of Garden Communities. Consideration of how potential cross-boundary settlements should be handled, including the potential for development of settlement based on Garden Settlement principles, is being informed by jointly commissioned studies with Braintree and Tendring.
- 3.4 As part of the evidence gathering work for the Local Plan, the Council has been meeting with providers of key infrastructure to identify any major constraints or issues to consider in the generation of growth options and the identification of a preferred option. The Council has spoken to providers of roads, rail network and rail services, bus services, education, health, water and sewerage, environmental protection, electricity, and gas. The [Infrastructure Delivery Plan](#) submitted as part of the Evidence Base for the Local Plan, documents the requirements for infrastructure generated by development proposed in the Local Plan.
- 3.5 Cooperation around the production of an evidence base has also included the Council's participation in Essex-wide work on population forecasts and on a Gypsy and Traveller Accommodation Assessment. The Council jointly commissioned work to establish an [Objectively Assessed Housing Need](#) target along with Braintree, Chelmsford and Tendring to provide a consistent approach to the development of identifying housing need across local authority boundaries.
- 3.6 Various updates to the evidence base documents including those jointly commissioned, have occurred throughout the Local Plan process. A collaborative approach by Colchester Borough Council, Braintree District Council and Tendring District Council known as the North Essex Authorities (NEAs) has and will continue throughout the examination of the section 1 Local Plan.
- 3.7 A number of [Statements of Common Ground \(SoCG\)](#) have been established between the NEAs and various stakeholders throughout the Local Plan process and in the lead

up to the examination of Section 1. During this monitoring period the following SoCG have been signed by the NEAs with:

- Natural England;
- Anglian Water Services Limited;
- Environment Agency;
- North East Essex Clinical Commissioning Group and Colchester Hospital University Trust; (Colchester Borough Council and Tendring District Council only)
- Maldon District Council;
- Galliard Homes;
- Andrewsfield New Settlement Consortium;
- R F West Ltd, Livelihoods, D.G. Sherwood and Crest Nicholson Operations Limited;
- Gateway 120, Cirrus Land Limited and L&Q New Homes Limited;
- Mersea Homes;
- University of Essex; and
- Essex County Council, Greater Anglia and Highways England.

3.8 A SoCG has also been signed by the NEAs and Uttlesford District Council during the examination process of the Local Plan in May 2018. As the examination continues, SoCG are likely to be updated. No updates were agreed during this monitoring period.

3.9 Joint planning work is continuing with the preparation of Development Plan Documents (DPDs) for each of the two Garden Communities affecting Colchester which provide detail on their location and design. An [Issues and Options consultation](#) on DPDs for the Tendring/Colchester Borders and Colchester/Braintree Borders Garden Communities were held from 13 November 2017 to 2<sup>nd</sup> February 2018.

3.10 The Inspector of the Section 1 Local Plan wrote to the [NEAs on 8 June 2018](#) outlining areas of future work required to progress the emerging Local Plan and three options for the NEAs to consider.

3.11 The Inspector concluded in his letter dated 8 June 2018 that each of the NEAs had met the duty to cooperate in the preparation of the Section 1 Local Plan.

3.12 The NEAs decided to undertake additional work including an update to the Sustainability Appraisal; and continue the examination of the Local Plan, as outlined in a letter to [the Inspector 19 October 2018](#). The NEAs have continued to work in partnership during this process and have published a number of additional evidence base documents to address the concerns outlined by the Inspector.

3.13 Following public consultation of the above mentioned documents in Summer 2019 (19 August to 30 September 2019), the Inspector has written to the NEAs on [21 October 2019](#) to outline an initial approach and timetable for continuation of the Examination. Following this, the Inspector has published his Matters, Issues and Questions on [11 November 2019](#), to which the NEAs are preparing hearing session statements and rebuttals and necessary. During this time, the collaborative approach engrained in the Section 1 Local Plan process has continued. The NEAs will continue

to work together during the additional hearing sessions scheduled to commence from 14 January 2020. Further information regarding the Emerging Local Plan can be found in Section 4 below.

- 3.14 To support the delivery of the Garden Communities, the NEAs have also worked in partnership with Essex County Council to prepare submissions to the Housing Infrastructure Fund (HIF) to secure government funding for infrastructure to support housing growth across North Essex. It was announced in August 2019 that the A120/A133 link road and Rapid Transit System bids were successful and have secured a multi-million pound investment. Further information regarding the HIF bids can be found on the [Essex County Council website](#).

#### 4. 2018-19 Progress on Plan Preparation

4.1 The current Local Development Scheme (LDS) sets out the programme for plan preparation from 2019 to 2022. This is available on the [Council's website](#), see Appendix C – Local Development Scheme 2019-202 for a summary chart. During this monitoring period, the LDS was revised in February 2019 to reflect the updated Local Plan timeline. The table below summarises the progress of the documents in the LDS and identifies key milestones.

Table 2: Local Development Scheme Progress

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
New Local Plan	<p>Issues &amp; Options Consultation Feb/March 2015</p> <p>Preferred Options Draft and Consultation July-September 2016</p> <p>Submission Plan Consultation June-August 2017</p> <p>Submission to PINs 9 October 2017</p> <p>Examination Hearing Sessions for Section One from 16 January to 25 January 2018</p> <p>Additional Hearing Session 9 May 2018</p> <p>Letters from Inspector received 8 June 2018, 27 June 2018 and 2 August 2018</p> <p>NEAs responded to Inspector's letters, 20 July 2018 and 19 October 2018</p> <p>NEAs prepared updated evidence base documents including SA during 2018/19 financial year.</p> <p>Technical Public Consultation on updated evidence base documents 19 August - 30 September 2019</p>	<p>Further Examination Hearings Sessions (Section One) from 14-30 January 2020</p> <p>Section One Adoption Spring 2020 (if adopted independently)</p> <p>Local Plan Adoption Winter 2020/21</p>
Community Infrastructure Levy (CIL)	<p>Draft Schedule delayed to align with the New Local Plan</p> <p>Consultation on Draft Schedule Evidence Base February 2016</p>	<p>Schedule to align with Local Plan adoption</p>

Authority Monitoring Report 1 April 2018 to 31 March 2019

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
Planning Obligations SPD	Initial draft prepared for member approval for public consultation  Presentation at Local Plan Committee December 2019	Scheduled for adoption in Summer 2020
Recreational disturbance Avoidance and Mitigation Strategy (RAMS) SPD	Initial Draft of SPD approved for consultation and note the findings of the RAMS Strategy Document Local Plan Committee February 2019  As other partners have adopted the RAMS Strategy Document, this was adopted by Local Plan Committee October 2019  Approval of updated RAMS SPD for consultation by Local Plan Committee October 2019	RAMs SPD Consultation scheduled for January 2020
Statement of Community Involvement (SCI)	Latest revision adopted in September 2018  Subject to review following government regulation changes or new examples of best practise introduced.	No update currently required. Position to be reviewed annually.
Joint Strategic Growth DPD(s)	Planning Framework Document(s) related to strategic growth areas will need to be aligned with New Local Plan and comply with Duty to Co-operate with neighbouring authorities.  Issues and Options Consultation November 2017 to February 2018	Programmed for adoption in Winter 2022/23, dependent upon Local Plan adoption.

4.2 As noted above, the Inspector of the section 1 Local Plan wrote to the NEAs on 8 June 2018 outlining areas of future work required to progress the Emerging Local Plan and three options for the NEAs to consider. A supplementary post hearing letter was also received on 27 June 2018 confirming the OAHN study and requirement figures contained in the Emerging Local Plan to be soundly based.

4.3 Further information about the three options was provided via a secondary letter on 2 August 2018. As a result of this the Local Plan Committee meeting scheduled for 13 August 2018 was postponed to give members more time to consider implications of the Inspector's letter and to obtain further advice. The Local Plan Committee meeting was rescheduled to 13 September 2018 where it was agreed additional work would be undertaken to continue the examination.



4.4 On 19 October 2018 the NEAs responded to the Inspector's letters to seek confirmation of the proposed programme for preparation of the updated evidence base, Sustainability Appraisal and a proposed period of suspension of the examination until February 2019 when this additional work is scheduled for completion.

4.5 A further letter from the Inspector was received on 21 November 2018 outlining points of clarity regarding the proposed methodology for the Sustainability Appraisal. The Inspector advises that the NEAs should take as much time as is required to ensure this additional work addresses all the concerns outlined in the Inspectors letter dated 8 June 2018.

4.6 It was agreed that it would be appropriate for the examination to be suspended until all the NEAs have considered and approved the updated evidence base and Sustainability Appraisal and confirmed their position on the Plan's Strategy.

4.7 The NEAs have been providing a monthly report to the Inspector to report on progress of this further work.

4.8 Due to the need to clarify further details with the Inspector and the consultation period required for the proposed Sustainability Appraisal methodology, and the requirement for the updated evidence base to be approved by Local Plan Committee (and the government processes of Braintree and Tendring) and the purdah period due to elections, the timetable has been impacted.

4.9 Local Plan Committee approved public consultation for the updated evidence base documents on 22 July 2019. Following approval by both Braintree District Council and Tendring District Council, a public consultation was carried out between 19 August - 30 September 2019. The following documents were the subject of this technical consultation:

- Additional Sustainability Appraisal;
- North Essex Rapid Transit System: from Vision to Delivery;
- Modal Share Strategy for the North Essex Garden Communities;
- Employment Provision for the North Essex Garden Communities;
- Build Out Rates at the Garden Communities;
- Habitats Regulations Assessment;
- Delivery Mechanisms Position Statement;
- State Aide Position Statement;
- Viability Assessment Update;
- Infrastructure Order of Costs Estimate;
- Infrastructure Planning, Phasing and Delivery; and
- Suggested amendments to the Publication Draft Braintree, Colchester and Tendring Local Plans: Section 1.

4.10 Following this public consultation, all responses were forwarded to the Inspector for review and further consideration. The Inspector outlined that further hearing sessions are required to gain additional information in order to be able to determine whether or not the Section 1 Plan is sound and legally-compliant. The further hearing sessions will focus on the documents that were subject to the updated evidence base documents consultation outlined above.

4.11 The Inspector issued further Matters, Issues and Questions on 11 November 2019 to set out the topics for the further hearing sessions, the issues of consideration and the questions which require further information. Although further hearing statements are not obligatory (for all participants except the NEAs), the Inspector has requested these are received via the Programme Officer by 2 December 2019. Any responses to hearing statements, including the NEAs are to be received via the Programme Officer by 16 December 2019.

4.12 Further Hearing Sessions are scheduled from Tuesday 14 January to Thursday 30 January 202 at the JobServe Community Stadium (formerly The Weston Homes Community Stadium). For more information on the further examination hearing sessions please see documents [IED018](#), [IED019](#) and [IED/020](#) on the Braintree website.

4.13 All correspondence mentioned above between the NEAs and the Inspector is available on [Braintree's website](#).

### Neighbourhood Plans

4.14 Neighbourhood planning has remained high on the national government's agenda since regulations were introduced in 2012. Revisions to the Neighbourhood Planning Regulations in January 2018, the revised NPPF (February 2019) and changes to the National planning practice guidance in May 2019 continue to demonstrate the importance of Neighbourhood Plans (NPs) for housing provision and local planning matters.

4.15 A number of Neighbourhood Plans have progressed during the monitoring period. Table 3 summarises the current position of NPs within the Borough.

4.16 During the 2018-19 monitoring period, the following has occurred:

- Wivenhoe Neighbourhood Plan concluded examination with the Final Examiners Report published in March 2019, recommending the plan with modifications proceeds to referendum;
- Eight Ash Green and West Bergholt Neighbourhood Plans both held Regulation 16 Consultations between 22 January and 5 March 2019;
- Continued work for a number of other Neighbourhood Plans.

4.17 The following key milestones have occurred in the next monitoring period (2019/20) but for completeness have also been recorded in this report:

- Wivenhoe Neighbourhood Plan successful in referendum on 2 May 2019 and the Plan was formally made (adopted) in May 2019 and is now part of the Development Plan used for decision making;
- West Bergholt Examination concluded in May 2019, with a successful referendum held on 19 September 2019. The West Bergholt Neighbourhood Plan was made at Full Council on 16 October 2019 and is now part of the Development Plan used for decision making;
- Eight Ash Green Examination concluded in September 2019, with a successful referendum held on 7 November 2019. The Eight Ash Green Neighbourhood Plan is being considered for formal adoption at Full Council on 5 December 2019; and
- Tiptree Neighbourhood Plan Regulation 14 Consultation held from 8 June 2019 to 21 July 2019.

4.18 The submission and Regulation 16 Consultation for the Tiptree Neighbourhood Plan is anticipated in the next monitoring period (2019/20).

Table 3: Neighbourhood Plans Progress

Neighbourhood Plan	Area Designated	Current Stage
Boxted	October 2012	Adopted December 2016, part of the Development Plan used for decision making.
Myland and Braiswick	January 2013	Adopted December 2016, part of the Development Plan used for decision making.
Messing	July 2013	Work abandoned. No active NHP group currently.
West Bergholt	July 2013	Adopted October 2019, part of the Development Plan used for decision making.
Wivenhoe	July 2013	Adopted May 2019, part of the Development Plan used for decision making.
Stanway	June 2014	Work abandoned. No active NHP group currently.
Tiptree	February 2015	Regulation 14 consultation held 8 June to 21 July 2019  Currently analysing consultation responses, submission and Regulation 16 consultation anticipated early 2020
Copford with Easthorpe	May 2015	Work had previously stopped in June 2016, has resumed in 2018  Evidence gathering and scoping with consultation on vision expected in due course.

Authority Monitoring Report 1 April 2018 to 31 March 2019

Neighbourhood Plan	Area Designated	Current Stage
Eight Ash Green	June 2015	<p>Successful referendum 7 November 2019.</p> <p>Awaiting formal adoption at Full Council on 5 December 2019.</p>
Marks Tey	September 2015	<p>Initial draft and consultation questionnaire accessible on their website for comment.</p> <p>Further evidence gathering and stakeholder feedback is planned.</p> <p>Awaiting Local Plan progress to help inform approach</p>
West Mersea	November 2016	<p>Evidence gathering and plan preparation</p> <p>Consultations undertaken at various times</p> <p>Consultant to be appointed shortly to assist in drafting the Plan.</p>
Great Tey	June 2017	<p>Evidence gathering and plan preparation</p> <p>Consultant appointed and call for sites carried out Summer 2019.</p> <p>Draft plan is expected to be published for consultation in Spring 2020.</p>

## 5. Planning Applications

5.1 The level of planning applications provides a useful backdrop against which the effects of policies can be considered. Table 4 below summarises planning applications determined in this monitoring period.

Table 4: Planning Applications Summary 1 April 2018 to 31 March 2019

<b>Planning Applications from 1 April 2018 to 31 March 2019</b>	
The total number of applications received (major, minor and other)	1,659
The number of applications approved	1,320
The number of applications refused	101
The number of appeals made	47
The number of appeals allowed	8 (0 Partial, 1 Withdrawn & 21 Dismissed)
The number of departures	0 (for determinations within the period)
Minor applications decided within 8 weeks	93%
Major applications decided within 13 weeks	84%

5.2 The total number of applications received between 1 April 2018 and 31 March 2019 of 1,659 shows a slight decrease on last year's total of 1,664 and remains below the pre-recession figure of 2,015 in 2007/08 for the fourth consecutive year.

5.3 Decision rates remain high with 93% of minor applications decided within 8 weeks; the same percentage as recorded in 2017/18 and only 1% lower than in the 2016/17 year. Performance in the major applications category has dropped to 84%, compared to 93% for the last two monitoring years. However, this is likely due to an extension of time being agreed between the planning officer and the applicant for major applications where additional information or consultation is required in order for the application to be determined.

5.4 Although there has been a slight drop in the percentage of major applications determined within the 13 week statutory period; overall it can be seen that the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements have and continue to enhance consistency and quality in processing applications.

## 6. Key Theme: Housing Indicators

### Overview

- 6.1 In line with the NPPF, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council has developed an Objectively Assessed Need (OAN) target for the submitted Emerging Local Plan of 920 houses a year which takes into account the requirements of the NPPF 2012; and will ensure the Borough provides a 5 year supply of specific deliverable sites and identifies a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 6.2 The target of 920 homes a year reflects a comprehensive evidence base which includes the following:
- Objectively Assessed Housing Need Study produced by Peter Brett Associates (PBA) in July 2015 and updated November 2016 for Braintree, Chelmsford, Colchester and Tendring Councils:
  - Review of the Strategic Housing Market Assessment (SHMA) work in Chelmsford, Colchester, Braintree and Tendring to bring it into compliance with the NPPF and PPG - HDH Planning and Development Ltd, December 2015.
- 6.3 Following publication of the revised NPPF in February 2019, chapter 5 sets out central government's position in relation to how LPAs will need to ensure the delivery of a sufficient supply of homes. This includes the expectation that strategic policy making authorities will follow a Standard Methodology for assessing local housing need unless there are exceptional circumstances. As the Emerging Local Plan has been submitted on or before 24<sup>th</sup> January 2019, as per the transitional arrangements outlined in the NPPF 2019, the Emerging Local Plan will be assessed upon the NPPF 2012. Accordingly, the Council believes there are exceptional circumstances that justify the use of an alternative methodology for strategic policies.
- 6.4 In other circumstances, i.e. decision making, the starting point for calculating housing need will be the Standard Method which will inform the 5 year land supply requirement until such time as the new Local Plan is adopted.
- 6.5 The Council has published an updated [Housing Land Annual Position Statement \(April 2019\)](#) for the current 5 year period. This demonstrates that Colchester has a sufficient supply of deliverable housing sites against the Emerging Local Plan target (920 dwellings per annum) and Standard Method (1,140 dwellings per annum (including 5% buffer)) which the council is required to have regard to until such a time when the Emerging Local Plan is adopted.

Housing Indicator 1	Housing Delivery	Indicator for Core Strategy Policy H1
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6.6 Most of the housing programmed for delivery in the 2001-2023 period has already been accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester delivered 16,702 new homes between 2001/02 and 2018/19 at an average rate of 928 dwellings per year. During the last monitoring period, a total of 1,165 units were delivered within the Borough. See Table 5 and Figure 1 below.

Table 5: New Dwelling Completions in Colchester 2001/2 to 2018/19

Year	Total Units
2001/2002	566
2002/2003	980
2003/2004	916
2004/2005	1,277
2005/2006	896
2006/2007	1,250
2007/2008	1,243
2008/2009	1,028
2009/2010	518
2010/2011	673
2011/2012	1,012
2012/2013	617
2013/2014	725
2014/2015	943
2015/2016	1,149
2016/2017	912
2017/2018	1,048
<b>2018/2019</b>	<b>1,165</b>
<b>Total from 2001/02 to 2018/19</b>	<b>16,702</b>

Authority Monitoring Report 1 April 2018 to 31 March 2019



Figure 1: New Dwelling Completions in Colchester 2001/02 to 2018/19

6.7 Table 6 illustrates the context of delivery rates across other Essex authorities, Colchester continues to demonstrate a good track record against housing requirement.

Table 6: Essex Local Authority Housing Delivery

Authority	2014/15	2015/16	2016/17	2017/18	2018/19	Total Units
Basildon	678	816	412	341	340	2,587
Braintree	409	523	291	491	555	2,269
Brentwood	159	111	150	213	246	879
Castle Point	202	123	114	150	200	789
Chelmsford	826	792	1,002	1,008	1,256	4,884
Colchester	943	1,149	912	1,048	1,165	5,217
Epping Forest	229	267	157	526	426	1,605
Harlow	201	225	340	347	676	1,789
Maldon	68	230	243	166	306	1,013
Rochford	167	148	117	299	262	993
Southend-on-Sea	322	222	480	521	492	2,037
Tendring	267	245	658	565	915	2,650
Thurrock	309	634	603	855	409	2,810
Uttlesford	463	554	722	966	975	3,680
<b>Essex Total</b>	<b>5,243</b>	<b>5,823</b>	<b>6,201</b>	<b>7,496</b>	<b>8,223</b>	<b>32,986</b>

Source: Essex County Council, District/Borough and Unitary Councils



6.8 Colchester’s build rate has been on target in recent years. When taking an average of the past three years Colchester has provided a net additional 1,041 new homes per year, which provides reassurance on future target delivery. In addition to locational and market factors, this reflects the Council’s willingness to work with developers to bring schemes forward. The Council accordingly expects to be able to continue a sufficient rate of delivery.

6.9 Of the 1,165 dwellings completed in this monitoring period, 246 units were from windfall sites. This is in line with the average delivery rate of 22.8% of the total number of homes being delivered each year coming from windfalls. See Figure 2 below.

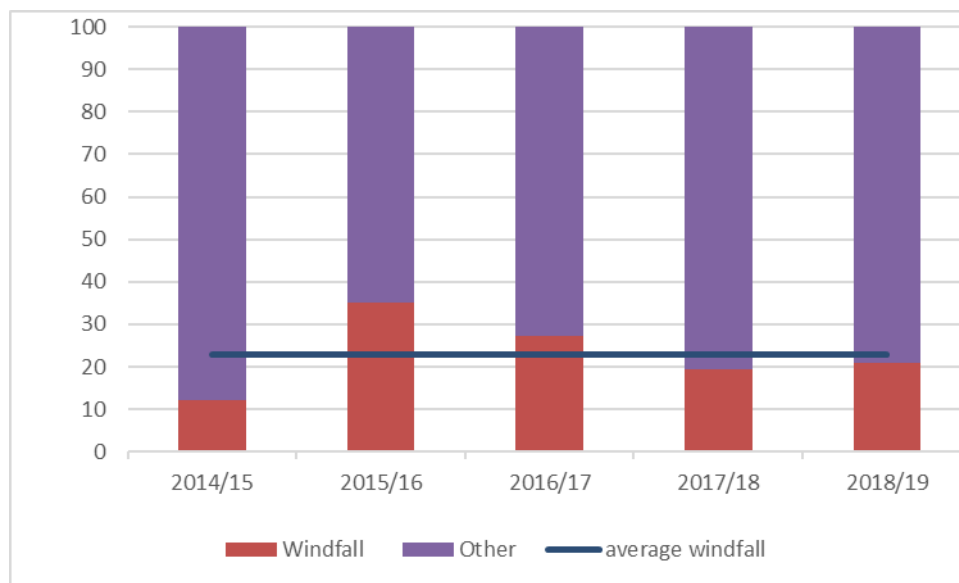


Figure 2: Percentage of Windfall Site Completions 2014/15 to 2018/19

6.10 The housing completions included in this report shows that a net of 1,165 homes were built between 1 April 2018 and 31 March 2019. This is higher than the previous years’ total of 1,048 homes and demonstrates good local market conditions. See Table 7 below.

Table 7: Housing Completions (site by site basis) 1 April 2018 to 31 March 2019

Planning Reference	Address	Units
180144	78 STRAIGHT ROAD COLCHESTER	1
172275	37 FINCHINGFIELD WAY, COLCHESTER	1
145253	COACH HOUSE, BALKERNE CLOSE, COLCHESTER	1
172376	4A OSBOURNE STREET COLCHESTER	1
160470	TILNEY HOUSE, 54 NORTH HILL, COLCHESTER	1
170480	11 TRINITY STREET COLCHESTER	1
145980	2 LEAM CLOSE, COLCHESTER	1
152027	144 ST ANDREW'S AVENUE, COLCHESTER	1
152673	POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT	1
160235	19 ST CLARE ROAD, COLCHESTER	1
171450	"THE GLEN" SPRING LANE, WEST BERGHOLT	1
121818	9 GREENFIELD HOUSES, MILL LANE, BIRCH	1
150589	MUSHROOM FARM, MILL LANE, LAYER DE LA HAYE	1
182469	"LITTLE WINTERS" ROUND BUSH RD, LAYER MARNEY	1
152695	LAMB FARM, STOCKHOUSE RD, LAYER MARNEY	1
144968	LAND ADJACENT TO 15 PARKFIELD STREET, ROWHEDGE	1
142415	17 BROOMHILLS ROAD, WEST MERSEA	1
146409	13 NEW CAPTAINS ROAD, WEST MERSEA	1
161906	46 FAIRHAVEN AVENUE, WEST MERSEA	1
162108	BARN, BALLAST QUAY ROAD, FINGRINGHOE	1
162904	11 FAIRHAVEN AVENUE, WEST MERSEA	1
142145	17 BROOMHILLS ROAD, WEST MERSEA	1
151820	64 KINGSLAND ROAD, WEST MERSEA	1
161182	83 FAIRHAVEN AVENUE, WEST MERSEA	1
151820	64 KINGSLAND ROAD, WEST MERSEA	1
150091	MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE	1
162171	2 BEACH ROAD, WEST MERSEA	1

Authority Monitoring Report 1 April 2018 to 31 March 2019

Planning Reference	Address	Units
183028	188 BERGHOLT RD, COLCHESTER	1
160433	"CREFFIELD HOUSE" 2A OXFORD ROAD, COLCHESTER	1
150531	7 CAMBRIDGE ROAD, COLCHESTER	1
131556	46 DARCY ROAD, COLCHESTER	1
145845	LAND ADJ 16 DE VERE ROAD, COLCHESTER	1
171303	7 NASH CLOSE, COLCHESTER	1
160524	54 KING HAROLD ROAD, COLCHESTER	1
136190	BROOK HOUSE BARN, BROOKHOUSE ROAD, GREAT TEY	1
160467 173338	1 CHURCH CORNER, BROOK ROAD, ALDHAM	1
144649	PONDEROSA, CAGE LANE, BOXTED	1
152353	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD	1
160168	HALLFIELDS FARM, MANNINGTREE ROAD, DEDHAM	1
170475	65 JOHN KENT AVENUE, COLCHESTER	1
180417	32 ST ANNES ROAD, COLCHESTER	1
182055	21 POINT CHASE, MARKS TEY	1
152042	39 HARVEY CRESCENT, STANWAY	1
163221	57 MALDON ROAD, TIPTREE	1
150893	LAND ADJ TO THATCHED COTTAGE, VINE ROAD, TIPTREE	1
170858	48 STANLEY ROAD, WIVENHOE	1
150844	28 DENHAM CLOSE, WIVENHOE, COLCHESTER, CO7 9NS	1
171691	1 DENHAM CLOSE, WIVENHOE	1
162400	29 BROMLEY ROAD, COLCHESTER	2
151985	320a-326 IPSWICH ROAD, COLCHESTER	2
151495	HIGH TREES, ST CLARE DRIVE, COLCHESTER	2
181761	POLICE STATION, EAST ROAD, WEST MERSEA	2
146478	UNIT 3, PORT LANE, COLCHESTER	2
120848	RAILWAY SIDING, NORTH OF HALSTEAD ROAD, STANWAY	2
152285	BISHNIBA, HEATH ROAD, STANWAY	2
150250	JOYCE BROOKS HOUSE, OXFORD ROAD, COLCHESTER	3

Authority Monitoring Report 1 April 2018 to 31 March 2019

Planning Reference	Address	Units
142693	66 BARRACK STREET, COLCHESTER	3
152466	95 MILITARY RD, COLCHESTER	3
131538	"HUNTERS ROUGH" & "CHERRYWOOD HOUSE"	4
171331	PROVIDENCE PLACE, COLCHESTER	4
163213	91 KING HAROLD ROAD, COLCHESTER	4
160016	495-499 IPSWICH ROAD, COLCHESTER	4
172946	Gothic House 128 the high street Wivenhoe	7
145776	BAWLEY HOUSE, WATER RADCLIFFE WAY, WIVENHOE	7
130939	41 PRIORY STREET, COLCHESTER	9
173320	90-91 EAST STEET, COLCHESTER	9
160071	BOURNE COURT, COLCHESTER	12
80712	B1B - FLAGSTAFF ROAD, COLCHESTER	12
145132	BETTS FACTORY, 505 IPSWICH ROAD, COLCHESTER	18
161318	VICTORIA PLACE, ELD LANE, COLCHESTER	20
144693	ROWHEDGE WHARF, ROWHEDGE PORT, ROWHEDGE	27
160551	ROWHEDGE WHARF, ROWHEDGE PORT, ROWHEDGE	29
161075	33 TO 37 LONDON ROAD, MARKS TEY	34
Various	LAKELANDS	38
130245	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	40
152826	DYERS ROAD AND WARREN LANE, STANWAY	51
160696	WYVERN FARM, LONDON ROAD, STANWAY	64
162607	EQUITY HOUSE, BERGHOLT ROAD, COLCHESTER	67
162302	AXIAL WAY, COLCHESTER	88
100502	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	146
150473	CHESTERWELL, (Both Outlets)	146
152613	MEADOWS PHASE II, BOUNDARY ROAD	257

Housing Indicator 2	Percentage of new and converted dwellings on previously developed land (brownfield)	Indicator for Core Strategy Policies SD1, H1 and UR1
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6.11 During 2018/19 there were 1,165 net additional dwellings completed across the Borough, of these 480 units were completed on Previously Developed Land (brownfield), which accounts for 41%. A large proportion of the development attributed to greenfield development was accounted for by the completion of ‘Meadows Phase II’ which was approved under planning reference 152613. The student scheme is the equivalent to 257 dwellings in the year’s completions and though on a greenfield site, the scheme is high density and makes an effective use of land. This somewhat skews the true representation of how much greenfield land was developed in comparison to PDL. Notwithstanding this, much of the larger brownfield sites within the Borough have now been successfully redeveloped and there are therefore less apparent opportunities for brownfield development.

6.12 Figure 3 below illustrates the historic delivery of new dwellings on brownfield and greenfield land, in comparison to the borough average.

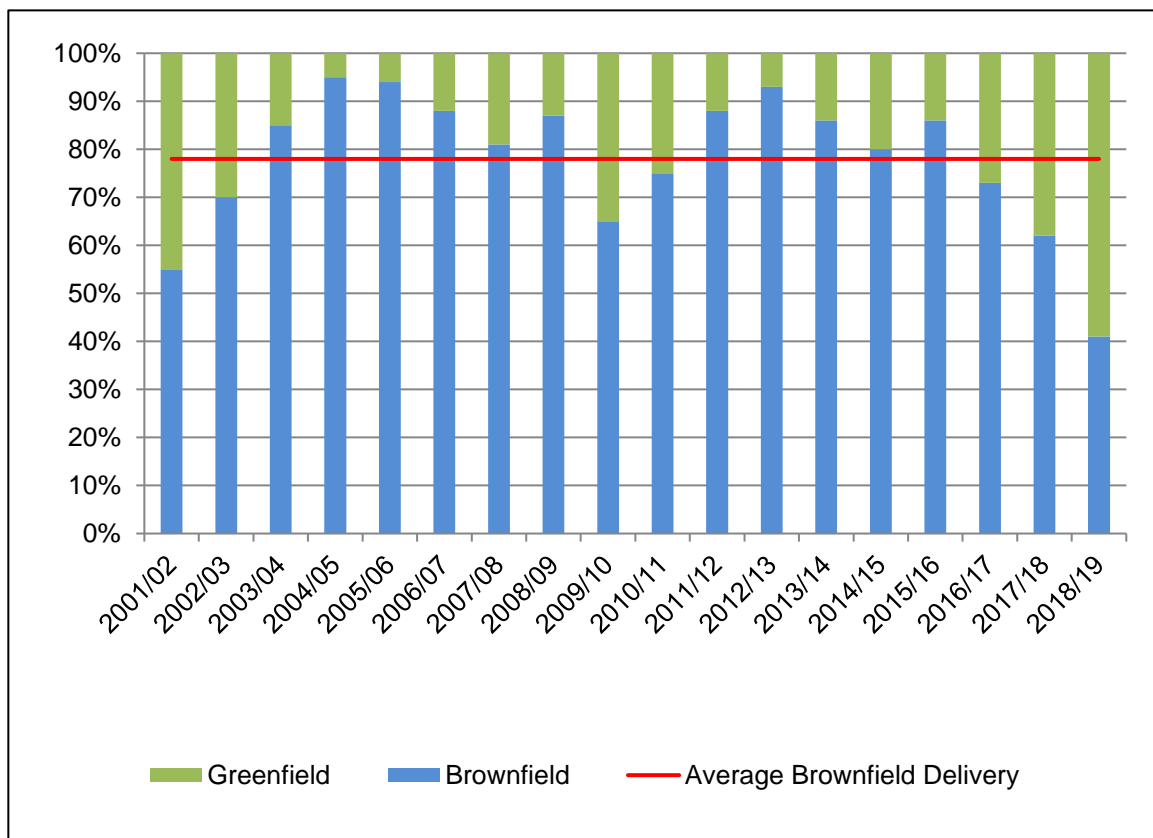


Figure 3: Dwellings on Brownfield and Greenfield Land

6.13 Paragraph 117 of the NPPF (2019) encourages local authorities to seek the effective reuse of brownfield land, provided that it is not of high environmental value. Figure 3 above illustrates that brownfield redevelopment has amounted to the majority of completions within the last decade. The Council seeks to continue to make brownfield

sites a priority for redevelopment within the Borough, however many of the larger, less constrained sites have now been redeveloped.

6.14 Within the monitoring period, 108 homes were provided in the Borough from office conversions on 9 sites. A further 9 applications are in the pipeline for redevelopment from office to residential with the potential to provide a total of 162 dwellings. It is highly likely that further homes will be provided within the 5 year period as office to residential conversions have made up a notable proportion of windfall historically.

### Brownfield Register

6.15 The Council has a statutory requirement to publish and maintain a Brownfield Land Register. The Council has published a register which provides up-to-date and consistent information on brownfield sites that local authorities consider to be appropriate for residential led development. The register is in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 outlines those sites granted permission in principle.

6.16 The Council has not yet granted any permissions in principle for brownfield sites, though several sites have permissions granted or pending decision through the traditional planning application process. No new sites have been submitted in this monitoring period. The register is live and is published on the Council website and provides transparent information about sites within the register. The Council continues to have an open call for sites for the register as advertised on the Council website.

6.17 There are 34 sites on the current register and several sites are currently progressing to successful redevelopment and will be removed from the register as and when sites are completed. Notably the former Cowdray Centre and the East Bay Mill Site have now been permissioned and are anticipated to deliver a total 280 new homes within the next 5-year period. Further to this, the Essex County Council Lexden Road hospital site is currently being considered for over 100 new homes. Rowhedge Wharf is also on the register and will be deleted when the site is completed.

6.18 Further information can be found [online](#).

<p><b>Housing Indicator 3</b></p>	<p><b>Affordable housing completions</b></p>	<p><b>Indicator for Core Strategy Policies H4</b></p>
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6.19 During this monitoring year 110 new build affordable housing units were delivered, 87 were affordable rent, and 23 were Shared Ownership. This amounts to 9.4% of all new homes delivered. No new build social rent properties were delivered. The comparable figures for the previous two years were 132 (12.5%) in 17/18, and 100 (10.96%) in 16/17. This year's total is a continuation of recent trends where the majority of new build affordable housing is being delivered through Section 106 obligations. It is still difficult for Registered Providers to deliver affordable housing led developments in Colchester. For the year 2018/19, £178,922.13 was received in commuted sums for affordable housing. This money was provided to meet requirements for affordable housing in lieu of affordable dwellings within some permitted schemes.

Housing Indicator 4	Percentage of affordable housing in rural areas	Indicator for Core Strategy Policies H4 and ENV2
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6.20 No new build affordable homes were delivered in rural areas during this monitoring period.

Housing Indicator 5	Gypsy and Travellers Provision	Indicator for Core Strategy Policy H5
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6.21 The Council worked with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches (Published in July 2014, with September 2014 revisions and a Colchester specific report in June 2017). The GTAA established that Colchester had 12 local authority pitches at Severalls Lane, 15 private pitches, and one site where the use was tolerated and considered lawful due to the length of time it had occurred.

6.22 Council monitoring established that in August 2019 there were 46 caravan/mobile units across 12 sites within the Borough. This includes 14 on the Local Authority Site at Severalls Lane. The actual number of caravans present in the Borough may vary at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

6.23 The Council amended Core Strategy Policy H5 (Gypsies and Travellers) in its Focused Review (July 2014) to clarify that it will use national policies to help determine planning applications for gypsy and traveller sites prior to the adoption of a new Local Plan.

6.24 The development of new policies and allocations for gypsies, travellers and travelling show people has been guided by the Gypsy and Traveller Accommodation Assessment work noted above, which found that the Council will need to provide an overall total of 15 further pitches to meet demand to 2033, including 2 pitches for nomadic travellers, and 13 pitches for those identifying as gypsies and travellers. This is outlined in Emerging Local Plan policy DM11.

## 7. Key Theme: Economic Growth

### Overview

7.1 Colchester has a vibrant economy ranked 10<sup>th</sup> in the UK Vitality Index by Lambert Smith Hampton which ranks 66 towns and cities outside of London. High scoring towns and cities have healthy and robust local economies, are best placed to support growth and will provide opportunities for business to expand. Complementary to this growth is a steadily growing population, estimated to be at 192,000 in 2019.

7.2 Colchester has risen 21 places in a year to 61<sup>st</sup> in the UK in the Hot Housing Index compiled by CACI and Property Week. This is largely attributed to the recent major investments in new hotels, visitor attractions and Fenwick (a large department store located on the High Street), as well as other business, school and housing developments across the Borough.

7.3 Future economic growth through job and business creation is outlined in the [Colchester Economic Growth Strategy \(2015-2021\)](#). A mid-term review of the strategy (2019) has highlighted the following priority sectors, classified as such due to high growth potential and high numbers of jobs:

- **Creative, Digital and Tech:** Publishing, software and games development and digital marketing enabled further by Ultrafast Gigabit broadband connectivity
- **Care:** The concentration of NHS and allied services and care homes together with demographic trends across North Essex offers opportunity for innovation and growth in the sector
- **Energy:** Colchester is well-positioned to benefit from the major projects coming on stream in the region including wind, nuclear and heat networks
- **Construction:** The North Essex construction pipeline is significant, including infrastructure projects, schools' expansion, major residential and associated commercial development. This will ensure growth in this sector for decades to come.

7.4 Other sectors are classified as 'core' to the local economy to support growth opportunities for the Borough and include the financial and business services, retail, tourism and advanced manufacturing sectors.

7.5 The North Essex Economic Strategy (NEES) 2040 has been developed in partnership with Braintree District, Colchester Borough, Essex County, Tendring District and Uttlesford District Councils. This provides a platform for strategic intervention at a scale which will achieve transformation in the overall economic prosperity of the North Essex area and compliment local economic activity delivered by the partners. The overall vision of the strategy is as follows:

***“North Essex is a high-value, productive and sustainable economy. People choose to live and work locally, in new and established communities that are well connected and inspire innovation and creativity.”***



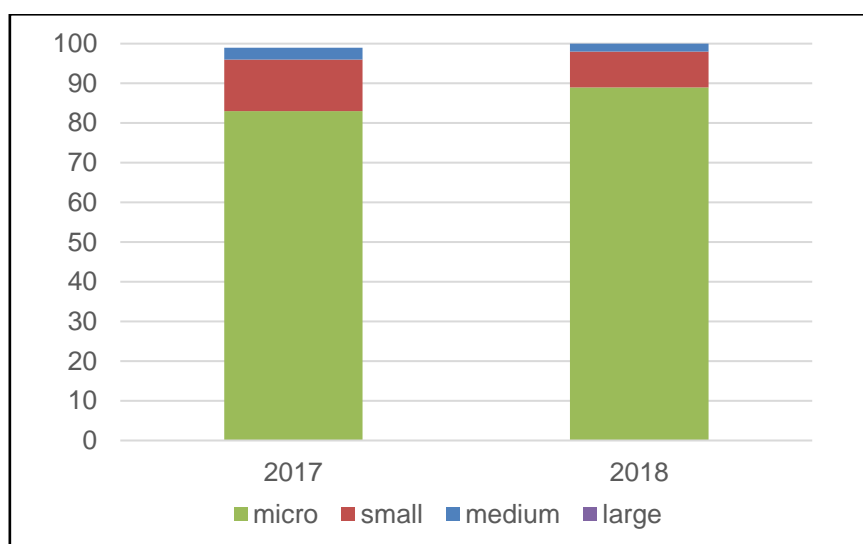
7.6 To deliver this vision, four key missions have been identified that will focus the partners shared activity over the next five years:

- Driving innovation and technology adoption;
- Developing a skilled and resilient workforce;
- Creating a network of distinctive and cohesive places; and
- Growing a greener, more sustainable economy.

7.7 The North Essex Economic Strategy was recently approved by Cabinet on 20 November 2019. The Strategy can be view [online](#).

### Business and Demography Growth

7.8 As of March 2018, Colchester had 7,040 enterprises consisting of 8,315 local units, representing 11% of the total enterprises in Essex. The type of enterprise is defined by the number of employees. A micro enterprise would have 0-9 employees, small 10-49, medium 50-249 and large being above 250. Figure 4 below shows the type of enterprises in Colchester.



Source: ONS

Figure 4: Types of Enterprises in Colchester

Micro enterprises are the most dominant across Colchester, making up 83% of total enterprises in 2017, and increasing further to 89% in 2018. There have been minor fluctuations between small and medium enterprises, while there continues to be below 1% of the total enterprises classified as large in Colchester.

### Employment Growth

7.9 The latest figures available from the ONS demonstrate that in 2017, 84,000 people in Colchester were in employment, which included 51,000 (61%) full time workers and 33,000 (39%) part time workers.

- 7.10 As of June 2019, there were 123,000 people within the Borough considered as working age (age 16-64). This included 95,100 of this population in employment, with self-employment comprising 11,800 people. Within the working age population, 26,000 people are economically inactive which includes students, sick, retired or homemakers and there are a further estimated 3,100 unemployed.
- 7.11 Although the number of people registered as claimants for out of work benefits appears high at 2,330 people (1.9% of the total Colchester population), as Universal Credit is rolled out across the Country, the number of people recorded as being on the Claimant Count is likely to rise due to the broader span of claimants who are required to look for work than previously required under Jobseekers Allowance. However, the Colchester figure of 1.9% of the total population, does compare favourably with the eastern region figure of 2.1% and the Great Britain average of 2.8%.
- 7.12 The total number of people unemployed has continued to decrease, from 3,900 in 2017/18, to 3,100 in this monitoring period. This represents 3.2% of the Colchester population, and is below both the Regional and National averages of 3.4% and 4.1% respectively.
- 7.13 In 2018, 46,000 people aged 16-64 had achieved an NVQ Level 4+ qualification (degree or higher-level) representing 38% of the working age population in Colchester. Although, a slight decline in comparison to 2017(40%), this remains above the regional average of 35% for the East of England, but slightly lower than the Great Britain figure of 39%.
- 7.14 In 2017/18, 1,120 apprenticeships were started; ranging from intermediate (410), advanced (530) and higher (170) levels. The apprenticeships also cover a wide age range with 280 apprentices aged 19, 310 aged 19-24 and 510 aged over 25.
- 7.15 In Colchester 7,770 people are studying a course in a Further Education College, with a training provider, within their local community or are employees undertaking an Apprenticeship or other qualification in the workplace (excludes School 6<sup>th</sup> Forms or Higher Education).

### **Key Programmes Update**

- 7.16 Colchester Borough Council's commercial arm Colchester Amphora Trading is driving the development of the £200m Northern Gateway development which surrounds the Community Stadium, home of Colchester United FC. This landmark development is themed around health and leisure reflecting the need to keep the area's rapidly ageing population fit, active and healthy and encouraging participation in sport and leisure activities. Construction is well under way north and south of the A12's Junction 28, bringing 76 acres of new sport and leisure facilities to Colchester's booming population including a new cycling track, a new sports centre with café, gym, studio and sports hall and a new Club House for Colchester Rugby Club. New homes, a healthcare campus and potentially 500,000sq ft of new office space will be developed to the south of the A12.

- 7.17 Such developments offer great opportunities to rethink supporting infrastructure and the Northern Gateway development is leading the way on the installation of a pioneering new heat network which is one of only nine flagship schemes in the UK to be funded by the Government. The network will significantly reduce carbon emissions from heating buildings and is the largest scale project of its kind in the country.
- 7.18 Government funding has also been secured to install Gigabit fibre broadband to the development which will add 1gb simultaneous connectivity to the town centre's existing gigabit fibre network. This connectivity is proving to be very attractive to existing Colchester businesses and new businesses seeking improved connectivity. Full fibre Ultrafast Broadband is critical to attract new businesses into Colchester for a growing population. It's also vital to help existing businesses looking to expand and grow and is key to getting Colchester recognised as a hub for technology and digital businesses.
- 7.19 The University of Essex's £250m expansion plan is also spearheading local growth, which is well under way, servicing a double-digit rise in student population as well as the University's global ambitions. This year has seen the opening of a new £12m Innovation Centre offering 38,000sq ft of office space for 50 technology start-ups benefitting from its proximity to the internationally renowned University's computer science and engineering faculty. A new £18 million STEM Centre also opened earlier this year ensuring a strong talent pipeline for Studio X, an incubation facility co-located in the Innovation Centre.
- 7.20 2019 has seen the commencement of the £9m Mercury Rising expansion project which will completely renovate, improve and extend the theatre space, production and workshop facilities as well as building a new business incubation space to support local creative talent which complements the new creative business centre in Queen Street run by SPACE Studios. A new high-spec big top at Abbey Field is the temporary home of The Mercury Theatre which opened in Autumn 2019.
- 7.21 Amphora Trading has also brought 43,000sq ft of new premium office space to the town. Its development of two new office buildings, let to Birkett Long and Aston Lark, provide valuable income to the Council and contribute to a 34-place leap in the National Hot Office Location Index published by Property Week.

<b>Economic Growth Indicator 1</b>	<b>Amount of floorspace developed for employment by type (sqm)</b>	<b>Indicator for Core Strategy Policies CE1, CE2 and CE3</b>
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7.22 The [2015 Employment Land Needs Assessment](#) stated that the Borough recorded moderate amounts of new development over the last few years, mainly relating to industrial (B1c/B2/B8) uses and driven by a small number of large developments. At the same time, the Borough had and continues to be losing significant amounts of B class space as a result of permitted development, to the extent that permitted overall net floorspace has been negative in recent years.

7.23 This indicator shows the amount and type of employment floorspace (potential gains and losses and net balance) granted permission during the 2018/19 monitoring year.

Table 8: Employment Floorspace Granted 2018/19

	<b>B1(a) m<sup>2</sup></b>	<b>B1(b)-B8 m<sup>2</sup></b>	<b>Total</b>
<b>Gains</b>	371	5,977	6,348
<b>Losses</b>	-2,051	-536	-2,587
<b>Net balance</b>	<b>-1,680</b>	<b>5,441</b>	<b>3,761</b>

7.24 Table 8 outlines there has been a potential net loss of commercial floorspace across the Borough from planning permissions issued this monitoring period. A large proportion of the gain in B1-B8 floor space (1,681sqm) is accounted for in one application. Application reference 171396 relate to a retrospective planning application for the retention of the Direct Meats commercial buildings in Chappel.

7.25 If all applications were implemented, this would result in an overall potential net gain of +3,233 sqm as a result of planning applications granted between April 2018 and March 2019 or +1,248 sqm if the Direct Meats site is discounted for already being in use. See Table 9 below for specific application details. In any event, this is much more positive than the overall net balance or -827sqm from 2017/18.

Table 9: Applications leading to the largest potential gains and losses in floorspace across Colchester 2018/19.

<b>Application Reference</b>	<b>Description</b>	<b>Address</b>	<b>Floorspace in sqm</b>
<b>Potential Losses B1(a) sqm</b>			
182609	Notification for Prior Approval of a change of use from office block;(B1a) to 14 no. residential dwellings.	32 Crouch Street, Colchester	-780
181014	Change of use from office (B1) to 9 self-contained flats (C3) and; provision of 5 parking spaces.	East Street, Colchester	-550

Authority Monitoring Report 1 April 2018 to 31 March 2019

Application Reference	Description	Address	Floorspace in sqm
181881	Notification of prior approval for a proposed change of use of; property at top floor/third floor from offices (B1) to 4 flats (4 x 1; bedroom) (C3)	St. Johns Street, Colchester	-256
<b>Potential Gains B1(a) sqm</b>			
180611	Construction of 1 office building with associated parking and; landscaping.	4 Wyncolls Road, Colchester	525
180703	Change of use from B1 offices to D1 non-residential and change of the; internal layout.	24 Crouch Street East, Colchester	349
181101	Change of use from D1(Health Centre) to B1 (a) (Solicitors' Offices).;18 North Hill and 21 Nunns Road. REVISED DESCRIPTION	North Hill, Colchester	335
180651	Change of use from Educational Facility to Offices	71 London Road, Copford	297
180894	Change of use from private residential to mixed use residential and; offices	London Road, Little Horkeley	198
<b>Potential Losses B1 - B8 (excluding B1(a)) sqm</b>			
180845	Change of use of storage buildings from B8 use (storage and; distribution) to B1 use (offices), part one and two storey extension; together with new bin store and additional cycle storage	Lodge Lane, Langham	-536
<b>Potential Gains B1 - B8 (excluding B1(a)) sqm</b>			
180551	2 No detached proposed storage buildings	Commerce Way, Colchester	1,681
180697	Construction of a new Fruit Preparation Facility	Factory Hill, Tiptree	702
181970	Change of use of Sui Generis building to Business Use, B1, B2 & B8; use, elevational changes to building and continued use of yard for; open storage	Brook Road, Great Tey	548

<b>Economic Growth Indicator 2</b>	<b>Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).</b>	<b>Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1</b>
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7.26 The purpose of this indicator is to show the amount and type of employment floorspace (gross) granted permission on previously developed land during the 2018/19 monitoring period.

Table 10: Employment Land granted on PDL

	<b>B1(a)</b>	<b>B1(b)-B8</b>	<b>Total</b>
<b>Gross on PDL</b>	371	5,977	6,348
<b>Gross on Greenfield</b>	0	0	0
<b>% on PDL</b>	100%	100%	100%

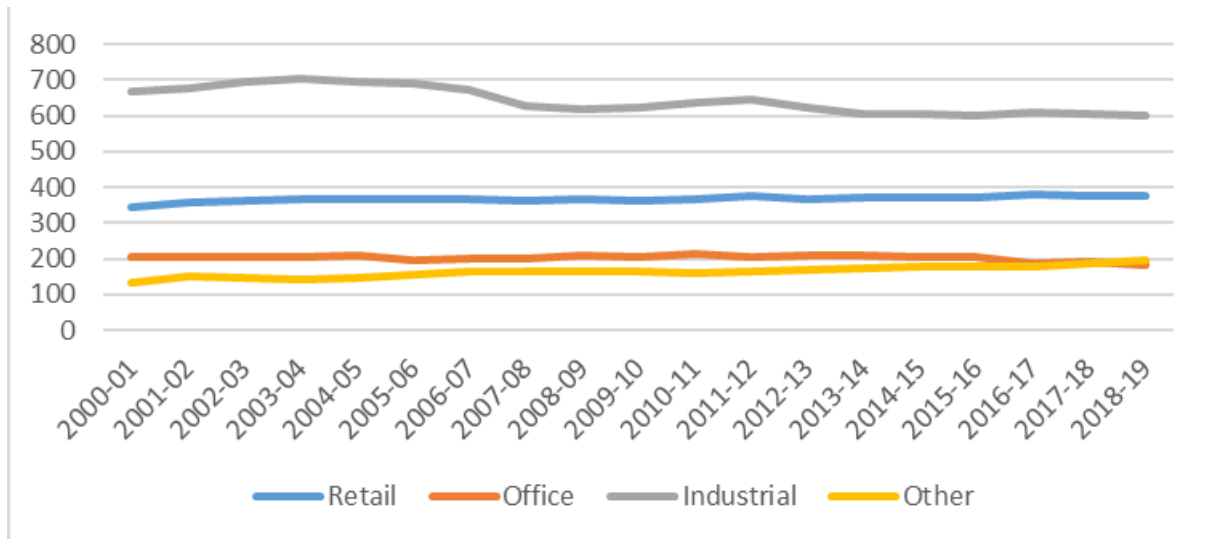
7.27 For the monitoring period it is apparent that all sites were considered to be PDL. This is largely due to most of the gains in various categories being through the change of use of existing buildings or extensions to existing buildings.

<b>Economic Growth Indicator 3</b>	<b>Employment land available</b>	<b>Indicator for Core Strategy Policies CE1, CE2 and CE3</b>
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7.28 Demand for commercial space is largely a derived demand from the levels of business formation and expansion in the economy in which continuing deindustrialisation and the growth of the service economy are reflected in changes in business stock. It is also subject to wider changes in working practices, such as hot desking, flexible and home-working in B1 jobs leading to intensification in the use of existing space.

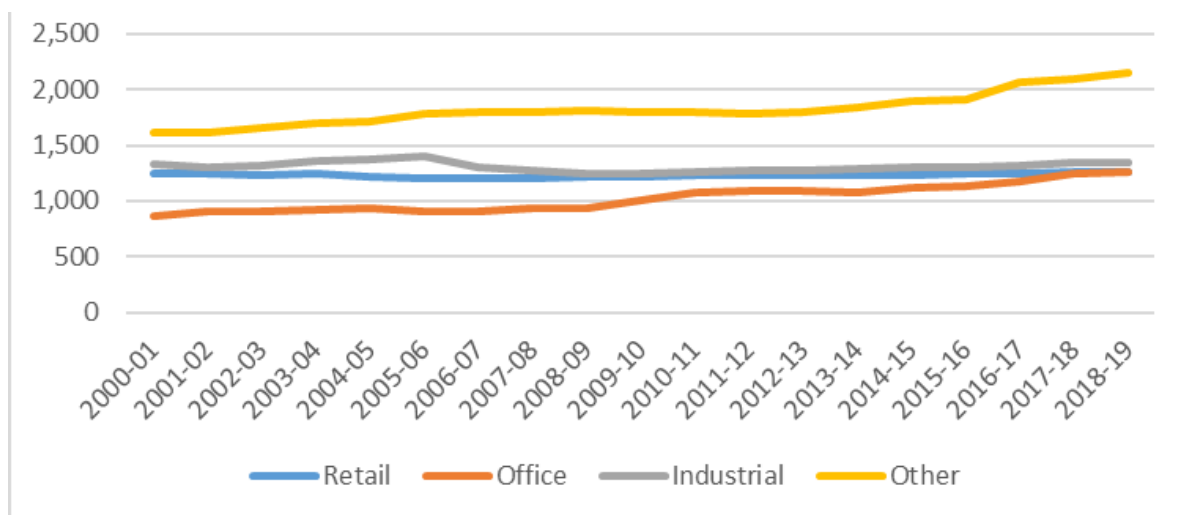
7.29 Available data for each year from 2000/2001–2018/2019 covers four major categories of rateable property – Office, Retail, Industrial (including factories and warehouses) and ‘Other’. This is a useful measure of local and wider economic changes.

7.30 Over 2000/01-2018/19 the stock of rateable properties increased by 23.8% but the total floor space increase was effectively nil, being 0.44%.



Source: VOA

Figure 5: Total Number of Rateable Commercial Properties by Major Class in Colchester, 2000 to 2019



Source: VOA

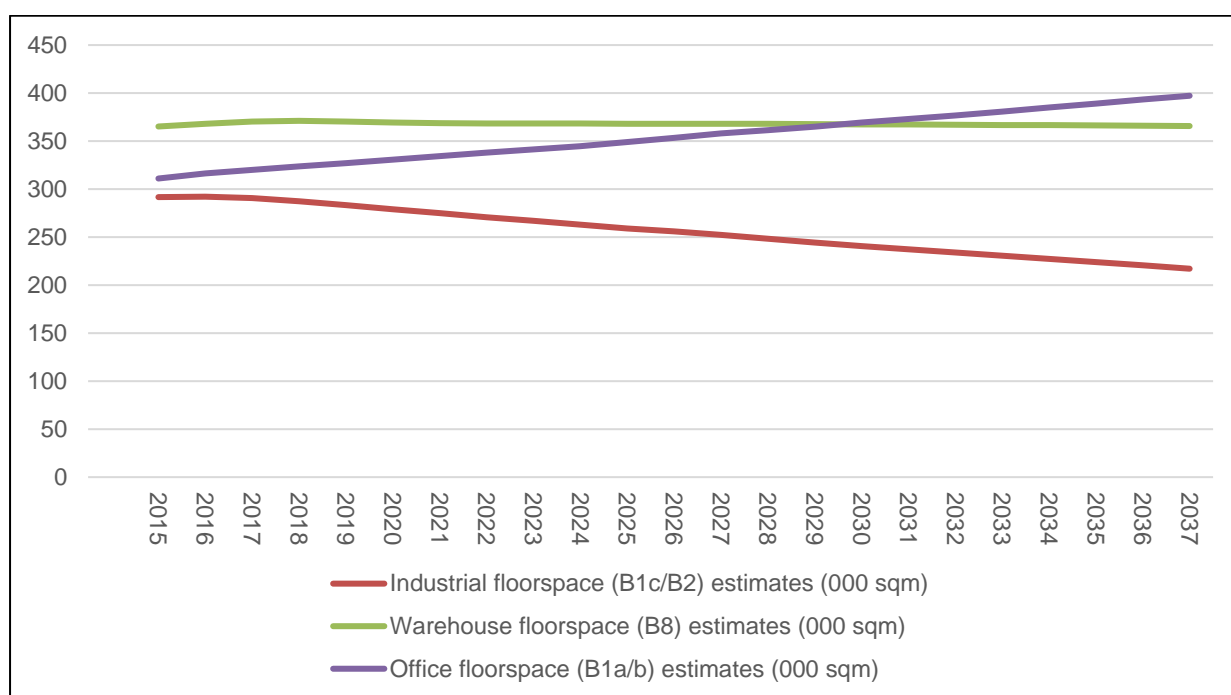
Figure 6: Total Floor Space (000m<sup>2</sup>) by Major Category in Colchester, 2000 to 2019

7.31 Within the major categories, there has been:

- A marginal increase in the number of retail properties but a notable positive increase in total floor space, possibly reflecting locally the national trend in reduction of retail space
- Significant increase in the number of office properties (constructed and in various stages of being let as shown in the Floor Space graph) but no net floor space growth reflecting the growth in start-up space
- A notable decline in the number and principally the floor space of industrial properties; and

- Significant increase in the number and especially the area of ‘Other’, encompassing health, social care, leisure, tourism, hospitality and sui generis.

7.32 The Council’s May 2017 [Employment Land Supply Delivery Trajectory Report](#) provides an assessment of the availability and deliverability of sites identified by the council as having the potential to contribute towards meeting future office and industrial floorspace requirements identified in the Local Plan currently under examination, which covers the period to 2033. The report concludes that Colchester has sufficient employment space in overall quantitative terms to meet the needs associated with growth over the Plan period. The report considers 15 identified sites in detail but also notes that there will be other sites that make some contribution to meeting future needs including emerging proposals for new Garden Communities.



Source: EEFM, January 2016

Figure 7: Projected Employment Land Use in Colchester 2015 – 2037

7.33 As part of the additional evidence base prepared by the NEAs to support the Section 1 Emerging Local Plan, the Centre for Business and Economic Research (CEBR) were commissioned to prepare a report entitled [Employment Provision for the North Essex Garden Communities](#) July 2019. This report defines the amount of employment land required at each of the three Garden Communities through analysis of the existing sectors within the North Essex economy and the forecasted growth of these sectors using a variety of assumptions including past trends and the ability to intervene to attract particular sectors to the area. CEBR have applied industry standard employee to floorspace ratios which provides a volume of employment floorspace for each sector. This has then been converted into gross employment land.

7.34 Table 11 below outlines the employment land that is forecast to be required for each Garden Community.



Table 11 Employment Land Requirements for the North Essex Garden Communities

Location	Employment Land during Plan Period (to 2033)	Total Employment Land (including during Plan Period provision)
Tendring Colchester Borders	6.9ha	24.5ha
Colchester Braintree Borders	4.0ha	70.1ha
West of Braintree	9.1ha	43.4ha

Economic Growth Indicator 4	Total amount of floorspace for 'town centre uses' (sqm)	Indicator for Core Strategy Policy CE2a
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7.35 The purpose of this indicator is to show the amount of floorspace (potential gross and net) for town centre uses within (i) the town centre area and (ii) the local authority area which has been granted planning permission in the monitoring period.

Table 12a: Town Centre uses within the Town Centre Area

<b>(i) Town Centre area (sqm)</b>				
	<b>A1-A2 Retail</b>	<b>B1(a) Offices</b>	<b>D2 Leisure</b>	<b>Total</b>
<b>Gains</b>	75	526	342	943
<b>Losses</b>	-343	-349	-335	-1,027
<b>Net balance</b>	-268	177	7	-84

Table 12b: Town Centres Uses within the Local Authority Area

<b>(ii) Local Authority Area (sqm)</b>				
	<b>A1-A2 Retail</b>	<b>B1(a) Offices</b>	<b>D2 Leisure</b>	<b>Total</b>
<b>Gains</b>	435	371	1,968	2,774
<b>Losses</b>	-1,864	-2,051	-335	-4,250
<b>Net balance</b>	-1,429	-1,680	1,633	-1,476

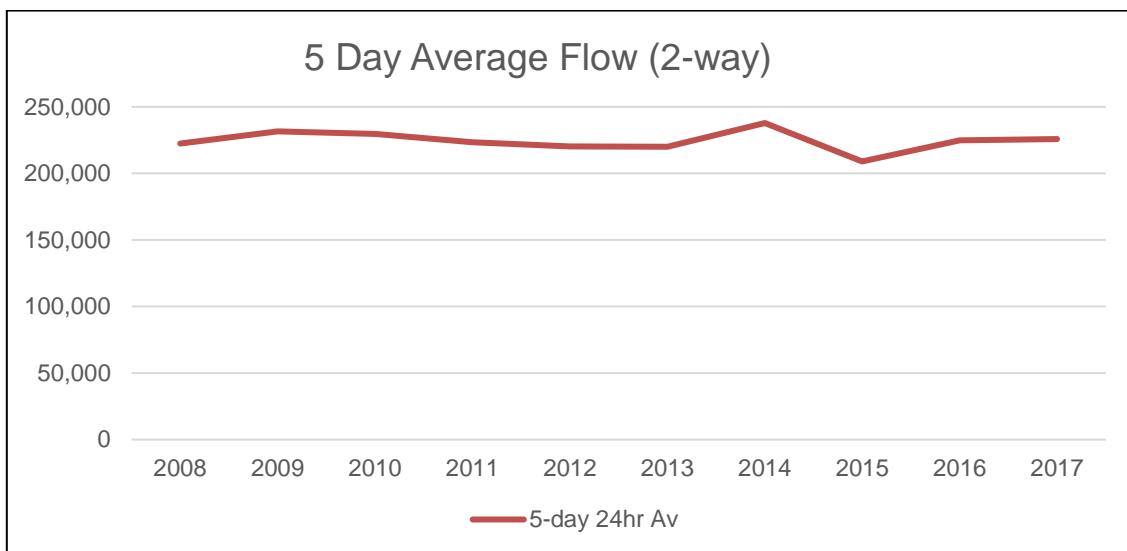
7.36 While Table 12a show potential losses of retail floorspace within the Town Centre, there is a net gain of office floor space that has been permitted over the monitoring period. The gains in floor space are largely due to a single planning application (reference 181101) which allowed the change of a health care centre (D1) to offices (B1a).

7.37 Additionally, Table 12b demonstrates a potential gain in D2 leisure floorspace in the Local Authority Area, this relates to the large scale proposal for the change of a use of a vacant unit on Colchester Retail Park which may now become a gym (reference 190297).

## 8. Key Theme: Transport

### Overview

- 8.1 Continued engagement with the community has illustrated that transportation and traffic issues are still very high up on the public's list of priorities. The Core Strategy sets out the Borough Council's approach to transport, which seeks to change travel behaviour to manage demand, especially of peak hour car traffic.
- 8.2 The Colchester Cordon traffic count is based on data from 17 count sites in the urban area, to give a 24-hour traffic flow. Traffic increased slightly in this monitoring period, from 224,739 vehicles crossing the Colchester urban count cordon in 2016 to 225,833 vehicles in 2017 (based on 5-day average flows).
- 8.3 The 24 hour (5-day) average traffic flows from the year 2008 to 2017 can be seen in Figure 8 below. However, over a ten year period, traffic counted across the cordon has remained fairly static. This is against a background of continued population, employment and housing growth.



Source: Essex County Council

Figure 8: Colchester Cordon Traffic Count 2008 – 2017

### Walking and Cycling in Colchester

- 8.4 Following the adoption of the Essex Cycling Strategy, Colchester Borough Council continues to work with Essex County Council on the Colchester Cycling Action Plan and the Walking Strategy and as part of the Government's Local Cycling and Walking Investment Plan.
- 8.5 In addition to this, a number of training and promotional campaigns have been delivered to encourage residents to take up cycling. Bikeability courses are on offer during school holidays to adults and children to develop cycle skills. A monthly e-newsletter updating on local cycling matters is also sent out.

## Transport Infrastructure

8.6 Construction began on the A133 Ipswich Road/Harwich Road improvement scheme in September 2018. The scheme will see the replacement of the double roundabouts located at Ipswich Road and Harwich Road with a single roundabout at each location. The carriageway between Ipswich Road and Harwich Road junctions will also be widened to accommodate two formal lanes in each direction, and the scheme will include upgrading existing pedestrian crossings and general improvements to the current off-carriageway cycle and footway provisions. The scheme will improve the performance of the two key intersections on the A133.

## Air Quality

8.7 In 2018/19 Colchester Borough Council continued work in implementing the Healthier Air for Colchester – Air Quality Action Plan (AQAP) 2016-2021. This AQAP was produced in partnership with Essex County Council and outlines the ambitious set of measures the Council proposes to take to improve air quality in Colchester between 2016 and 2021. Actions include the adoption of a new Hackney Carriage and Private Hire licensing policy which requires emission standards for taxis and a no vehicle requirement for vehicle idling within the boroughs Air Quality Management Areas (AQMAs).

8.8 Colchester Borough Councils AQAP identified that bus emissions within Colchester Town Centre are a significant source of pollution within AQMA 1 – central corridors. Since 2015, the Council both individually and in partnership have secured funding to retrofit 40 buses which serve the town centre with SCRT technology to operate at Euro VI standard. SCRT technology reduces emissions of NO<sub>x</sub> and NO<sub>2</sub> by up to 95% and diesel particulate filters fitted to reduce particulate emissions. This allows buses to operate at the same emissions standard as new Euro VI buses.

## Defra Funded Air Quality Project

8.9 The Council was awarded £249,100 (the third highest amount awarded) to deliver an air quality behaviour change project aimed at reducing air pollution in Colchester's Air Quality Management Areas (AQMA)'s.

8.10 The two year project's objectives are to reduce the numbers of vehicles on the road by increasing the number of people walking and cycling for short journeys particularly through the AQMA areas and to encourage widespread take up of No Idling (switching engines off) when parked and stationary at junctions and traffic lights. It has been shown from projects in other parts of the country that small changes to driving habits, such as switching the engine off whilst stationary, can reduce pollution by up to 30%.

8.11 This will be achieved through a bottom up approach working closely with the local community, partners and stakeholders to explore the issues around what causes air pollution, raise awareness of the health impacts of air pollution particularly from vehicles, instil a sense of personal responsibility and identify interventions and solutions to encourage personal action to reduce air pollution.

8.12 A short survey and educational video are currently published online and via the Council’s social media to gain an understanding of current driving habits of people in Colchester and an insight into the current knowledge level of pollution and its effects on our health and well-being. The survey is open until 15 January 2020. More information is available [online](#), where the survey can also be completed.

Transport Indicator 1	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
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### Travel Change Behaviour

8.13 The Colchester Travel Plan Club (CTPC) has continued to work closely with CTPC members and Essex County Council to further develop their travel plans, and to begin the process of gaining Modeshift STARS accreditations.

8.14 While continuing to work closely with existing members like East Suffolk and North Essex Foundation Trust, the University of Essex, Colchester Institute and The Maltings student accommodation, a number of businesses have joined CTPC as full members this year. These include Hiscox, The Mercury Theatre, Turner Rise Retail Park and Re~Cycle, Bikes to Africa. Additionally, the Hythe Mills and Avon Way student accommodations have joined CTPC as full members, and CTPC has been working with them and the University to create a joined-up approach to travel change behaviour at the University.

8.15 The Borough Council continues to work closely with the train operating company under the Station Travel Plan. The Borough continues to be an active partner in the Community Rail Partnership scheme.

8.16 A total of 452 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2018/19 as detailed below:

Table 13: Residential Travel Information Packs Issued 2018/19

Developer	District	Number of packs provided	Development name
Taylor Wimpey East London	Colchester	17	Warren Lane, Stanway
Taylor Wimpey East London	Colchester	22	Warren Lane, Stanway
Persimmon Homes Suffolk	Colchester	43	The Gateway, Axial Way
Persimmon Homes Suffolk	Colchester	45	The Gateway Axial Way
Hills Building Group	Colchester	44	King George’s Park, Rowhedge Wharf

Authority Monitoring Report 1 April 2018 to 31 March 2019

Developer	District	Number of packs provided	Development name
CALA Homes (North Home Counties)	Colchester	62	Furly Meadows, Plover Road, Stanway
Taylor Wimpey East London	Colchester	44	Warren Lane, Stanway
Bellway Homes	Colchester	40	Avellana Place, Phase 2
The Livermore Partnership	Colchester	26	Essex House, 42 Crouch Street
Consortium: Bloor Homes, Taylor Wimpey and Bellway	Colchester	59	Kingswood Heath
Bellway Homes Ltd	Colchester	50	Forest View @ Kingswood Heath

## 9. Key Theme: Environment and Heritage

### Overview

9.1 The natural environment of the Borough has been shaped by both physical process and land management over time. These processes have created the high quality landscapes and diverse habitats and biodiversity/geodiversity found throughout the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh and shell banks, which constitute some of the features of interest within the Mid Essex Estuaries Special Area of Conservation (SAC).

9.2 New development has the potential to fragment or lead to the loss of habitat. The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage through the protection and enhancement of sites of international, national, regional and local importance.

9.3 The Borough Council continues to direct development away from land at risk from all types of flooding and will also seek to ensure that new development does not increase the risk of flooding either on or off site through the increased use of Sustainable Urban Drainage Systems (SuDS).

Environment Indicator 1	Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds	Core Strategy Indicator for Policy ENV1
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9.4 Between April 2018 and March 2019 no applications were granted contrary to Environment Agency advice.

9.5 A new indicator monitoring the number of SuDS schemes will be developed for the new Local Plan.

Environment Indicator 2	Number and area of Local Nature Reserves (LNRs) Local Sites (LoWs) within Colchester	Core Strategy Indicator for Policy ENV1
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9.6 No new Local Nature Reserves (LNRs) or Local Wildlife Sites (LoWs) were designated during the monitoring period.

Environment Indicator 3	Amount of development in designated areas (SSSI, AONB)	Core Strategy Indicator for Policy ENV1
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9.7 Policy ENV1 of the Core Strategy seeks to protect the Borough's biodiversity within designated sites. Of the 52 applications approved in the Dedham Vale Area of Outstanding Natural Beauty and 58 applications within other designated sites (SSSIs (7), SAC (2), SPA (4), SINC (41) and RAMSAR (4) sites), none resulted in direct harm or loss of the designations.

<b>Environment Indicator 4</b>	<b>Increase in areas of public open space</b>	<b>Core Strategy Indicator for Policy PR1</b>
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9.8 The Council adopted 46,182m<sup>2</sup> additional areas of open space during the monitoring year 2018/19.

<b>Environment Indicator 5</b>	<b>Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development</b>	<b>Core Strategy Indicator for Policy UR2</b>
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9.9 In the 2018/19 monitoring period, no Listed Buildings (Grade I & II) were lost due to demolition, development or dereliction.

9.10 No Scheduled Ancient Monuments were lost as part of development proposals in the monitoring period.

9.11 At Local Plan Committee September 2018, it was agreed that the revised Local List would be integrated into the Colchester Historic Environment Record (HER) and published via the Colchester Heritage Explorer website. It was also agreed that the List be extended beyond Colchester and Wivenhoe to cover the Borough as a whole, following a review of the Local List criteria and selection process. A public consultation was also agreed for the use of an Article 4 Direction to support Local Listing which would provide greater scrutiny for assets on the list. There is currently a total of 716 heritage assets included on the Local List.

Table 14: Colchester Heritage Assets

<b>Heritage Asset</b>	<b>2018/19</b>	<b>Comment</b>
Grade I, II and II* Listed Buildings (National Heritage List for England)	1,561	Two new designations during monitoring period: <ul style="list-style-type: none"> <li>• Three Gables, Anchor Lane, Dedham Heath, Dedham, listed on 14-Nov-2018, Grade II</li> <li>• Former Public Library, West Stockwell Street, Colchester listed on 30-Jan-2019, Grade II</li> </ul>
Scheduled Ancient Monuments	45	No change
Number of heritage assets on the National Heritage at Risk Register (Grade II* and above)	7	Includes 1 Conservation Area (Birch), 2 Archaeological Sites and 4 Buildings/Structures

Heritage Asset	2018/19	Comment
Number of assets on Colchester's Local List	716	The Former Pumping Station, Rowhedge Wharf was added to the Local List in October 2019.
Number of Conservation Areas	24	<p>Consultations were held between 30 April to 10 June 2018 for proposed Conservation Areas of Mill Field Estate and North Station; and extension of Birch Conservation Area.</p> <p>Local Plan Committee (February 2019) granted approval for the statutory designation of Mill Field Estate Conservation Area.</p> <p>At Local Plan Committee April 2019, approval was granted for the statutory designation of North Station Road and Environs Conservation Area. Additional consultation was held between 10 September and 2 October 2019 for an amendment to the proposed boundary of the conservation area, no revisions were required as a result of this consultation and the designation was carried out as approved by Local Plan Committee in April 2019.</p>

Environment Indicator 6	Percentage of household waste recycled and composted	Core Strategy Indicator for Policy ER1
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9.12 Waste sent for disposal is a missed opportunity in a number of ways including, using waste as a resource, income generation from recycling, and the various environmental benefits.

9.13 This indicator enables the identification of how much waste is being generated by households in the Borough, and how much of this is collected, recycled or composed. Table 15 below summaries the household waste activity for this monitoring period.



Table 15: Household Waste Activity

Activity	Target	Achieved 2017/18	Achieved 2018/19	Commentary
Residual waste produced per household	340kg	374.5kg	346kg	<p>The target has been missed by 6kg, however performance remains excellent when benchmarked against other authorities which shows Colchester as one of the lowest producers of residual waste in the East of England.</p> <p>Compared against 2017/18, there has been a reduction of 28.5kg per household of residual waste. This is a significant reduction which reflects that the service changes are now fully embedded with residents.</p>
Household waste reused, recycled and composted	53%	50.62%	53.71%	<p>The target has been exceeded which reflects a significant improvement in performance above 2017/18 and levels of performance nationally. This is a continuation of improved performance since service changes were made and residents are continuing to recycle more.</p>
Number of weekly missed collections	150 missed bin per week (0.06% of all collections each week)	162 missed bins per week average (0.06% of all collections each week)	144 missed bins per week average (0.4% of all collections each week)	<p>Missed bins are under target by 6 collections per week. Regular performance monitoring and the embedding of service changes has seen an improvement on missed bin figures across all areas.</p>

Environment Indicator 7	Total RAMS contributions collected	Compliance with Habitat Regulations
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9.14 Twelve Essex LPAs have been working together on a mitigation strategy to protect the internationally designated Essex Coast from the effects of increased recreational disturbance as a result of population growth throughout Essex.

9.15 The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) set out the necessary measures to avoid and mitigate the effects from increased recreational disturbance. The RAMS sets a tariff of £122.30 per dwelling. This tariff will apply to all residential proposals, even proposals for one dwelling. This

is because the whole of the Borough is within the Zone of Influence and the RAMS seeks to avoid and mitigate the in-combination effects from all new dwellings.

9.16 Contributions have been collected from all residential proposals since December 2018. In this monitoring period, the Council has received a total sum of £19,391.

9.17 Chelmsford City Council (CCC) have put forward a proposal to become the Accountable Body. CCC will hold all contributions from the 12 LPA partners and employ the project staff. It is anticipated that sufficient development contributions will have been collected to fund the appointment of a Delivery Officer to oversee the project in 2020. The appointment of a Delivery Officer is one of the avoidance and mitigation measures.

9.18 The Essex Planning Officers Association (EPOA) Chief Officer's group have agreed to become the Project Board, with the role of overseeing the project and having the final decision on which avoidance and mitigation measures to fund. Officers are involved in discussions with the Essex Coastal Forum about securing member involvement.

9.19 In September 2019 the project became part of the 'Bird Aware' brand and launched a website: Bird Aware Essex Coast - <https://essexcoast.birdaware.org/home>. The Bird Aware brand was developed by a mitigation partnership on the south coast (Bird Aware Solent) to communicate the importance of the birds and their habitats that breed and winter at the coast. Joining the Bird Aware brand and launching the website is an early avoidance measure and will help to spread the message of the importance of the Essex coast and the need to protect the birds in a positive way.

9.20 More information regarding RAMs and the Strategy, is available on our [website](#).

## 10. Key Theme: Accessible Services and Community Facilities

### Overview

10.1 Accessible services and facilities are vital to the development and maintenance of communities. Community facilities should be located within or near centres and other accessible locations to maximise community access and build a sense of local community identity. The Council supports the retention and enhancement of existing community facilities that can provide a range of services to the community at one accessible location. In addition, the Council will work with local partners, such as Parish Councils or Community Associations, to plan and manage community facilities.

10.2 The Borough Council will safeguard existing facilities where appropriate and will work with partners including the local community to bring together funding from a variety of public and private sources to improve existing facilities and deliver new community facilities where needed. Development proposals will be required to review community needs (e.g. through a Health Impact Assessment) and provide community facilities or contributions towards them to meet the needs of the new population and mitigate impacts on existing communities.

<b>Community Indicator 1</b>	<b>Recorded losses of community facilities as a result of development</b>	<b>Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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10.3 No community facilities were lost as a result of new developments during this monitoring period.

<b>Community Indicator 2</b>	<b>Key infrastructure projects delivered (SD)</b>	<b>Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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### Infrastructure Project Delivery

10.4 Table 6d in Section 6 of the revised 2014 Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. The following progress is noted for projects delivered during the monitoring period.

Table 16: Infrastructure Projects Delivery Update

<b>Infrastructure Project</b>	<b>Progress</b>
Stanway Community Facility	Funding agreed and project commenced. Due for completion Spring 2021.
Boxted Community Hub	Funding agreed and project commenced. Forecast to be available Sumer 2020.
Collingwood Road Scout Hut	Received S106 funding to the value of £158,169.79 to update current premises.
St Cedds Church Hall	Repairs to public access paths to entrance of Church Hall completed in May 2019.

<b>Infrastructure Project</b>	<b>Progress</b>
King George V Play Park	Refurbishment to play park undertaken during monitoring period.
Wivenhoe Congregational Church	Windows replaced during monitoring period.

### **Contributions secured towards Community, Leisure & Recreation**

10.5 Core Strategy Policy PR1 seeks to ensure the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers.

10.6 Over this monitoring period, a total of £667,585.89 has been received for leisure facilities and a further £242,546.21 for community facilities.

## 11. Key Theme: Climate Change

### Overview

- 11.1 Colchester Borough Council adopted an Environmental Sustainability Strategy in January 2015 and developed a Carbon Management Plan in 2016 to cover the period 2016 to 2020. In 2019, Colchester Borough Council became one of the first local authorities in the region to declare a Climate Emergency. As part of this, the Council have committed to raise awareness and support the public to take effective action on climate. Following this declaration, a Conservation and Environmental Sustainability Task and Finish Group has been formed to undertake a number of projects including the development of a roadmap for the Borough to be carbon neutral by 2030.
- 11.2 The first of several planned actions following the climate emergency declaration is the Colchester Woodland Project. The Council have launched a project to plant 200,000 trees across the Borough over the next five years to help offset 32,000 tonnes of carbon in the lifetime of the trees. More than 20 sites across Colchester have been identified for the first year of tree planting, with work commenced to replace dead and felled trees and planting new trees and copses in National Tree Week (23 November to 1 December 2019). Work has also already begun to identify a site for a new community woodland site with the aim of planting commencing at the end of 2021. For information regarding a Defra funded project regarding air quality, please see paragraph 8.9 above.

Climate Change Indicator 1	Carbon emissions and Climate Change	Supporting Indicator for Policy SD1
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- 11.3 By 2017, the Council had achieved a 55% reduction in its carbon emissions from the baseline year of 2008, exceeding the 40% target three years ahead of schedule. Although all viable projects in the current Local Authority Carbon Management Plan have been completed, the Council remains fully committed in its efforts to reduce greenhouse emissions across the borough.
- 11.4 The Council is currently gathering information to inform a baseline on the current carbon footprint of the Council's existing owned assets and fleet, incorporating Rowan House and other changes in assets since the last Local Authority Carbon Management Plan. This will inform a roadmap and projects towards achieving carbon neutrality by 2030.

Climate Change Indicator 2	Climate Change Adaptation	Supporting Indicator for Policies SD1, ENV1 and ER1
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- 11.5 The Council's wholly owned Energy Company (Colchester Amphora Energy Limited) is promoting the use of more low carbon sources of heat and power through a range of projects and initiatives, delivering new energy choices for people in Colchester.
- 11.6 Amphora Energy have successfully applied for Government funding from the Heat Network Investment Project (HNIP) pilot to deliver a District Heating scheme in the

Northern Gateway. This is one of only 9 schemes that have been awarded funding as part of the pilot. The scope to deliver District Heating within East Colchester is also being investigated.

Climate Change Indicator 3	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
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11.7 Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. This means that the number of renewable energy installations may be higher than that indicated by the number of planning applications.

11.8 During the monitoring period, three applications have been granted relating to renewable energy. This includes two solar applications (181947, 182368) and one biomass application (171396). Although this is an increase from no applications during the 2017/18 monitoring period, this remains below the 10 applications (9 solar and 1 Biomass) approved in 2015/16. This decrease may be due to government reductions in the tariff payments for energy produced from renewable sources.

11.9 BRE has developed the Home Quality Mark (HQM) as part of the BREEAM family of quality and sustainability standards. HQM will enable developers to showcase the quality of their new homes and identify them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate. The HQM demonstrates a home's environmental footprint and its resilience to flooding and overheating in a changing climate, highlights the impact of a home on the occupant's health and wellbeing, and evaluates the digital connectivity and performance of the home. This is a new scheme and the Council will support developers who choose to register under this scheme. Reference is made to the Home Quality Mark in Emerging Local Plan Policy DM25.

11.10 The Home Quality Mark is optional, and the Council is not aware of any new dwellings or approvals being registered under the scheme in 2018/19.

## Appendix A – Local Plan Policies

### Core Strategy Policies

<b>Sustainable Development Policies</b>	
SD1	Sustainable Development Locations
SD2	Delivering Facilities & Infrastructure
SD3	Community Facilities
<b>Centres and Employment Policies</b>	
CE1	Centres and Employment Classification and Hierarchy
CE2	Mixed Use Centres
CE2a	Town Centre
CE2b	District Centres
CE2c	Local Centres
CE3	Employment Centres
<b>Housing Policies</b>	
H1	Housing Delivery
H2	Housing Density
H3	Housing Diversity
H4	Affordable Housing
H5	Gypsies, Travellers and Travelling Showpeople
H6	Rural Workers Dwellings
<b>Urban Renaissance Policies</b>	
U1	Regeneration Areas
U2	Built Design and Character
<b>Public Realm Policies</b>	
PR1	Open Space and Recreational Facilities
PR2	People Friendly Streets
<b>Transport and Accessibility Policies</b>	
TA1	Accessibility and Changing Travel Behaviour
TA2	Walking and Cycling
TA3	Public Transport
TA4	Roads and Traffic
TA5	Parking
<b>Environment and Rural Communities Policies</b>	
ENV1	Environment
ENV2	Rural Communities
<b>Energy, Resources, Waste, Water &amp; Recycling Policy</b>	
ER1	Energy, Resources, Waste, Water and Recycling

## Development Management Policies

DP1	Design and Amenity
DP2	Health Assessments
DP3	Planning Obligations and the Community Infrastructure Levy
DP4	Community Facilities
<b>Centres and Employment</b>	
DP5	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP6	Colchester Town Centre Uses
DP7	Local Centres and Individual Shops
DP8	Agricultural Development and Diversification
DP9	Employment Uses in the Countryside
DP10	Tourism, Leisure and Culture
<b>Housing</b>	
DP11	Flat Conversions
DP12	Dwelling Standards
DP13	Dwelling Alterations, Extensions and Replacement Dwellings
<b>Urban Renaissance</b>	
DP14	DP14 Historic Environment Assets
<b>Public Realm</b>	
DP15	Retention of Open Space and Indoor Sports
DP16	Private Amenity Space and Open Space Provision for New Residential Development
<b>Transport and Accessibility</b>	
DP17	Accessibility and Access
DP18	Transport Infrastructure Proposals
DP19	Parking Standards
<b>Environment and Rural Communities</b>	
DP20	Flood Risk and Management of Surface Water Drainage
DP21	Nature Conservation and Protected Lanes
DP22	Dedham Vale Area of Outstanding Natural Beauty
DP23	Coastal Areas
<b>Energy, Resources, Waste, Water and Recycling</b>	
DP25	Renewable Energy



## Site Allocations Policies

SA CE1	Mixed Use Sites
<b>Housing</b>	
SA H1	Housing Allocations
SA H2	Gypsy and Traveller Accommodation
<b>Urban Renaissance</b>	
Town Centre and North Station	Town Centre and North Station
SA TC1	Appropriate Uses within the Town Centre and North Station Regeneration Area
<b>East Colchester</b>	
SA EC1	Residential development in East Colchester
SA EC2	Development in East Colchester
SA EC3	Area 1: Former Timber Dock
SA EC4	Area 2: King Edward Quay
SA EC5	Area 3: Magdalen Street
SA EC6	Area 4: Hawkins Road
SA EC7	University of Essex Expansion
SA EC8	Transportation in East Colchester
<b>Garrison</b>	
SA GAR1	Development in the Garrison Area
<b>North Growth Area</b>	
SA NGA1	Appropriate Uses within the North Growth Area
SA NGA2	Greenfield Sites in the North Growth Area
SA NGA3	Employment Uses in the North Growth Area
SA NGA4	Transport measures in North Growth Area
SA NGA5	Transport Infrastructure related to the NGAUE
<b>Stanway Growth Area</b>	
SA STA1	Appropriate Uses within the Stanway Growth Area
SA STA2	Phasing of Greenfield sites in Stanway Growth Area
SA STA3	Employment and Retail Uses in Stanway Growth Area
SA STA4	Transportation in Stanway Growth Area
SA STA5	Open Space in Stanway Growth Area
<b>Tiptree</b>	
SA TIP1	Residential sites in Tiptree
SA TIP2	Transport in Tiptree
SA GAR1	Development in the Garrison Area

## Appendix B – Glossary

**Affordable Housing** – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

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

**Brownfield** (also known as Previously Developed Land (PDL)) – 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** – Buildings, which enable a variety of local activity to take place including, but not limited to, the following:

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

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

**Community Infrastructure Levy (CIL)** – The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

**Core Strategy** – The Core Strategy sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well and defines the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map. The Colchester Borough Core Strategy was adopted by the Council in 2008, and a focused review in 2014 following publication of the NPPF in 2012.

**Development Policies** – A document that the council have produced alongside the Site Allocations document to guide future development within the Borough. The Policies contained within this Development Plan Document, along with other relevant national and Core Strategy Policies, replaced the 2004 Local Plan policies in the determination of planning applications.

**Emerging Local Plan** - The Emerging Local Plan will include all major planning policy for the District in a single document. Once adopted, this will replace the Core Strategy, Development Policies and Site Allocations. This is in two sections with the Section One of the Local Plan including policies on strategic cross boundary issues including infrastructure and housing numbers including proposals for three new Garden Communities, in partnership with Braintree District Council and Tendring District Council. Section two of each Local Plan considers the individual local authority policies and allocations.

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

**Flood Risk Assessment** – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

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

**Local Development Scheme (LDS)** – This is the project plan for a three year period for the production of documents including the Local Plan, Supplementary Planning Documents and Neighbourhood Plans.

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

**Neighbourhood Planning** - Neighbourhood planning is a way for communities to decide the future of the places where they live and work. The government introduced this new tier of planning through the Localism Act 2011.

**North Essex Authorities (NEAs)** – joint authorities working to progress large scale strategic development known as Garden Communities in North Essex. This includes Braintree District Council, Colchester Borough Council and Tendring District Council.

**Planning Contributions** – 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.

**Previously Developed Land (PDL)** – See Brownfield.

**Private Open Space** – Open spaces usually in private ownership that can fulfil similar functions as public open spaces, but which tend to have significant access restrictions to the members of the public imposed through ownership rights or a requirement to pay to use facilities.

**Proposals Map** – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Colchester Borough Proposals Map was adopted by the Council in 2010.

**Public Open Space** – includes all spaces of public value, usually in public ownership, which are generally accessible to the public and which provide important opportunities for sport, outdoor recreation as well as fulfilling an amenity function.

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

**Ramsar Site** – An area identified by an international agreement which supports endangered habitats.

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

**Travel Plan** – These provide information and incentives for new residential and employment sites to use public transport. Travel Plans typically include the issuing of travel pack to new residents and businesses which may include vouchers for 12 months free or discounted travel on public transport.

**Site Allocations** – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations. The Site Allocations DPD was adopted by the Council in 2010.

**Site of Special Scientific Interest (SSSI)** – A SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981. They include the best examples of the Country's wildlife habitats, geological features and landforms.

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

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

**Statement of Community Involvement (SCI)** – This document sets out the standards that the Council intend to achieve in relation to involving the community and stakeholders in the preparation, alteration and continuing review of the Local Plan in the determination of significant planning applications.

**Strategic Housing Market Assessment (SHMA)** – The SHMA is a study carried out every few years to appraise the local housing market area and identify the need and demand for different housing types and tenures within that area.

**Strategic Land Availability Assessment (SLAA)** – The SLAA is a collective term for housing and employment land availability assessments. This is a process carried out as part of Local Plan preparation to identify new sites for housing and employment uses, required by national policy.

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

**Sustainable Drainage Systems (SuDS)** – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

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

Appendix C – Local Development Scheme 2019-2022

LDS Timetable 2017 - 2022

