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Tendring Colchester Borders Garden Community: Development Plan Document (DPD) Submission Version Plan

Habitats Regulations Assessment Addendum

April 2024

Essex County Council

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1. Introduction

1.1 Tendring District Council and Colchester City Council, in partnership of Essex County Council, are currently preparing a Development Plan Document (DPD) for the proposed Tendring Colchester Borders Garden Community. The Garden Community will be on a large area of land east of Colchester, bordering Tendring District and adjacent to the University of Essex. It is intended to meet the needs of a growing population within Tendring District Council and Colchester City Council over the next 30 to 40 years, for housing, employment and associated community facilities and infrastructure.

1.2 The DPD sets out the detail of a new Garden Community proposed for land crossing the Tendring and Colchester border, which is being prepared by Tendring District Council and Colchester City Council, in partnership with Essex County Council. The DPD sets out specific requirements that developers will be expected to follow, when applying for planning permission and carrying out the development.

1.3 The Tendring Colchester Borders Garden Community Development Plan Document (DPD) Submission Version Plan[1] along with other publication and submission documents was submitted to the Secretary of State for independent 'Examination in Public' by a Planning Inspector on the 21st September 2023, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012[2]. Place Services have been assisting the Councils via the provision of a Habitats Regulations Assessment including Appropriate Assessment[3] to support the public consultation on the DPD Submission Version Plan.

[1] Colchester City Council, Tendring District Council, Essex County Council (2023) Tendring Colchester Borders Garden Community: Development Plan Document Submission Version Plan. (Regulation 19 Consultation) May – June 2023. Available from: https://cbccrmdata.blob.core.windows.net/noteattachment/CBC-null-TCBGC-Development-Plan-Document-Submission-Version-TCBGC%20DPD%20Submission%20Version%20Plan%20FINAL.pdf [Accessed April 2024].

[2] HM Government (2012) The Town and Country Planning (Local Planning) (England) Regulations 2012. Available from http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf [Accessed April 2024].

[3] Place Services (2023) Tendring Colchester Borders Garden Community: Development Plan Document Submission Version Plan - Habitats Regulations Assessment including Appropriate Assessment. Available from: https://ehq-production-europe.s3.eu-west-1.amazonaws.com/51e4cd27cc66a66bcca731291f07eb3900e5b578/original/1695302779/87d0d3ab7b31c504dd1bf57bcb579a4c_CD5_TCBGC_HRA_including_Appropriate_Assessment.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKICO37GBEP%2F20240405%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20240405T162919Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=ff60a96e9021bb29455a22af36aced51ed16b046a6f83bcae2abe88e72cb8cdb [Accessed March 2024].

1.4 Natural England provided representation for the Regulation 19 Consultation and comments on the Habitats Regulations Assessment including Appropriate Assessment. The comments include advice on green infrastructure provision, highlighting the need for the Garden Community to deliver sufficient Suitable Alternative Natural Greenspace (SANG) to avoid the increased recreational pressure that the new housing will give rise to at the Habitats (European) sites at the Essex Coast. In addition, the comments highlighted that there was a need to deliver mitigation required by Habitats Regulations Assessment – Appropriate Assessment in DPD Policy, in regard to functionally linked land and air quality impacts.

1.5 Place Services and Tendring District Council and Colchester City Council attended a meeting with Natural England on the 10th of October 2023 to discuss Natural England's representation for the Regulation 19 Consultation. This confirmed that modifications to the DPD policy text will be undertaken to embed measures for Suitable Alternative Natural Greenspace, as well as functionally linked land and air quality impacts. It was also agreed that Place Services shall provide this Habitats Regulations Assessment Addendum to demonstrate that the amendments following the modifications of the DPD have been reviewed to ensure it remains robust, with regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

1.6 This Habitats Regulations Assessment Addendum summarises the review process and its findings and sets out the proposed conclusions of the HRA process. It therefore does not repeat the baseline or assessments set out in the Habitats Regulations Assessment including Appropriate Assessment (Place Services, April 2023) and should therefore be read in conjunction with this report.

2. Previous Habitats Regulations Assessment Work

2.1 The Tendring Colchester Borders Garden Community Development Plan Document has been the subject of Habitats Regulations Assessment throughout its preparation. The following stages have been undertaken:

- Tendring Colchester Borders Garden Community: Development Plan Document Preferred Options - Habitats Regulations Assessment Screening Report (Place Services, February 2022)
- Tendring Colchester Borders Garden Community: Development Plan Document (DPD) Submission Version Plan - Habitats Regulations Assessment including Appropriate Assessment (Place Services, April 2023)

3. Approach

3.1 The Habitats Regulations Assessment including Appropriate Assessment has been prepared by Place Services for the Tendring Colchester Borders Garden Community (TCBGC) Development Plan Document to Tendring District Council and Colchester City Council to comply with Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, this Habitats Regulations Assessment Addendum aims to provide clarity on the changes to this document and should be in read in conjunction with the Habitats Regulations Assessment including Appropriate Assessment (Place Services, April 2023).

3.2 The Habitats Regulations Assessment Addendum addresses the comments provided by Natural England's representation at Regulation 19 Consultation.

3.3 The Habitats Regulations Assessment Addendum also reviews the Council's proposed additional modifications to allocation sites and policies. In summary, the proposed modifications have been reviewed to determine whether they would:

- lead to any new effects on any Habitats sites (alone or in combination) that have not been considered by the HRA to date; or
- alter the magnitude (etc.) of any effects previously considered through the HRA, such that the proposed conclusions of the HRA are no longer valid.

4. Review of Natural England issues raised within their representation at Regulation 19 Consultation

4.1 Place Services and Tendring District Council and Colchester City Council attended a meeting with Natural England to resolve the comments provided by Natural England for the provided representation of the Development Plan Document. The meeting concluded that further amendments were required within the Development Plan Document in regard to ensure mitigation for functionally linked land and air quality impacts was embedded within the Plan. This is necessary to avoid adverse effects on the integrity of Habitats Sites, either alone or in combination with other plans and projects, and ensure the Development Plan Document is legally compliant and sound. As a result, the following appendices have been included with this Habitats Regulations Addendum to set out the actions undertaken following Natural England's Pre-submission comments:

- Appendix 1 sets out the Policy updates undertaken following consultation with Natural England, which has been agreed as part of the Statement of Common Ground. Table 1 also sets out whether the policy changes will need to result in

modifications to the Habitats Regulations Assessment including Appropriate Assessment.

- Appendix 2 sets out the policy changes undertaken as part of the wider Schedule of Modifications and whether any of these policy changes will result in effects to the Habitats Regulations Assessment including Appropriate Assessment.
- Appendix 3 sets out the modifications undertaken to the Habitats Regulations Assessment including Appropriate Assessment, to ensure that document has been updated accordingly following the amendment undertaken to the Development Plan Document

4.2 The measures set out below summarise Natural England's representation at Regulation 19 Consultation, as well as the updates undertaken within the modifications of the Development Plan Document and as part of the Habitats Regulations Assessment Addendum. In addition, further clarification has been provided on whether the proposed amendments will affect the conclusion of the TCBGC Development Plan Document.

Green Infrastructure Provision

4.3 Natural England provided the following comments within their representation at Regulation 19 Consultation, with regard to green infrastructure:

"Natural England has previously highlighted the need for the Garden Community to deliver sufficient Suitable Alternative Natural Greenspace (SANG) to mitigate the increased recreational pressure that the new housing will give rise to at the European Sites at the Essex Coast. We referenced Natural England's SANG guidance as a suitable tool for assessing the amount and quality of provision and we are pleased that the proposed policy GC Policy 2: Nature specifically requires proposals to accord with this guidance. However, there is no information provided in the DPD (or supporting documents) on the overall size of the Garden Community land take; the size of the likely developable area; or the amount of land that will be identified as Green Infrastructure (including the different typologies – recreation space; natural greenspace; allotments etc). Without this information it isn't possible for Natural England to establish whether the SANG guidance can be met site-wide, and consequently whether the policy requirement is deliverable in practice. This is an important consideration given that some reliance is being placed on the contribution to SANG that can be made by Salary Brook Local Nature Reserve when, as yet, there is no information on the carrying capacity of the Nature Reserve. Based on a planned total of 7,500 dwellings, the SANG provision would amount to around 145 hectares of suitable, natural greenspace."

4.4 As highlighted within Appendix 1, GC Policy 2 – Nature (Part A) has been amended to demonstrate that sufficient SANG will be delivered across each phase of the garden community, including access to temporary SANG where required. The policy also sets out

that proposals to incorporate the new Country park will be supported, where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision.

4.5 As a result, Natural England has supported the suggested word changes within GC Policy 2 – Nature.

4.6 Furthermore, Appendix 3 sets out that the Habitats Regulations Assessment including Appropriate Assessment has been modified to ensure that GC Policy 2 – Nature is referenced, with regard to recreational disturbance within the Appropriate Assessment stage. These minor revisions do not alter the conclusions of the HRA such that additional assessment is required.

Delivery of mitigation required by HRA/AA in DPD Policy – Functionally Linked Land

4.7 Natural England provided the following comments within their representation at Regulation 19 Consultation, with regard to functionally linked land:

"The potential for the loss of functionally linked land (i.e. land which supports mobile species that are qualifying features of a European Sites) is identified as an issue to be progressed to Appropriate Assessment (AA) in the HRA that accompanies the DPD (undertaken by Essex Place

Services, dated May 2023). The European Sites of specific interest are the Colne Estuary SPA/Ramsar and the Stour and Orwell Estuaries SPA/Ramsar.

As mitigation for such likely significant effects the HRA/AA states at 4.8.7:

"Each phase of development must be supported by up-to-date over-wintering bird surveys to determine the usage of the phases by individual waterbirds and the importance of their assemblages. If any over-wintering bird surveys at application stage identifies that the proposals will result in impacts upon the individual waterbirds or the waterbird assemblage associated within the Colne Estuary SPA and Ramsar site or the Stour and Orwell Estuaries SPA and Ramsar site, then bespoke mitigation measures must be secured either by legal agreement or a condition of any consent with landowners located in Tendring District Council and Colchester City Council within close proximity of the relevant Habitats sites."

The reference to the need for wintering bird surveys only features in the "Justification" section for GC Policy 2: Nature and does not appear in the wording of this Policy or any other policies in the DPD. The wording of Policy 2 states that "proposals must be supported with appropriate ecological surveys" but this should be made more explicit to ensure that i) the Local Planning Authority can require that wintering bird surveys are undertaken ahead of the submission of relevant planning applications and ii) prospective developers are clear about

the need for such surveys. Without explicit reference in the wording of the Policy there is scope for different interpretations at the application validation stage and there would remain some doubt as to a conclusion of No Adverse Effects on Integrity through HRA/AA of the Submission DPD."

4.8 As highlighted within Appendix 1, GC Policy 2 – Nature (Part C) has been amended to set out that wintering bird surveys will be completed at each phase of development before the granting of planning consent. Where wintering bird surveys confirm that off-site functionally linked land is present, the policy sets out that development must firstly avoid impacts upon the SPA qualifying features. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. In addition, the policy sets out that any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

4.9 As a result, Natural England has supported the suggested word changes within GC Policy 2 – Nature.

4.10 Furthermore, Appendix 3 sets out that the Habitats Regulations Assessment including Appropriate Assessment has been modified to ensure that GC Policy 2 – Nature is referenced in regard to functionally linked land within the Appropriate Assessment stage. <u>These minor revisions do not alter the conclusions of the HRA such that additional assessment is required.</u>

Delivery of mitigation required by HRA/AA in DPD Policy – Air Quality Impacts

4.11 Natural England provided the following comments within their representation at Regulation 19 Consultation, with regard to air quality impacts:

The potential for the development of the Garden Community to have impacts upon air quality at certain European Sites is also identified as an issue to be progressed to AA. Assessment is required due to the potential for the development (alone and in combination) to result in increases in traffic levels on routes that lie within 200m of European Sites whose qualifying features, or the habitats that support them, are sensitive to any related changes in air quality.

The HRA/AA is specific about the need for traffic modelling to be undertaken to assess whether any mitigation for traffic-related impacts will be necessary. At 4.9.12 it states:

"Each relevant phase of development for the garden community should be supported by traffic scoping modelling to fully determine whether further mitigation measures to avoid adverse impacts from air quality are required…"

The HRA/AA goes on to outline the methodology that should be used for the modelling and identifies the trigger points for further air quality monitoring. A key traffic route to be

considered in this context is the A137 which passes alongside the Stour and Orwell SPA/Ramsar. According to the HRA/AA, this route is expected to see an increase in annual average daily traffic (AADT), due to the Garden Community development, which exceeds the recognised trigger for potential likely significant effects (over 1,000 AADT increase).

In view of this anticipated increase, it would be reasonable for the AA to consider in more detail the specific circumstances at the relevant European Site to establish whether mitigation is required as a consequence of the proposed development (alone or in combination) because it doesn't necessarily follow that a more than 1000 AADT will result in an adverse effect on site integrity.

The AA could consider (through site survey and APIS sourced information) the presence/absence of air quality (Nitrogen) sensitive habitat that exists within 200m of the relevant route; and if such habitats are present, the extent to which the qualifying features of the SPA are supported by such habitats. APIS-based information on trends in background pollution could also be examined to provide context. Some of this analysis appears to have been undertaken in the Screening section of the HRA/AA but the focus shifts in the AA to traffic scoping modelling and the results of traffic modelling (once compared with the air quality monitoring recently undertaken in connection with the Babergh, Mid Suffolk Joint Local Plan) is identified as the basis for assessing whether mitigation is required.

It is unfortunate that the air quality monitoring information is not yet available, nor is there any traffic modelling information available which would offer a more solid basis for ruling in/out individual European Sites at HRA screening stage. As a result, the mitigation that is identified (4.9.12 and 4.9.13) does not provide mitigation per se; rather it requires traffic scoping modelling to establish whether there is the need for air quality monitoring which, in turn, may indicate that mitigation is required. In any event, the requirement for traffic scoping modelling to be undertaken ahead of each phase of the development does not appear in the text of any of the proposed Policies in the DPD. If traffic modelling is being identified as the tool to be used to establish whether mitigation will be required to avoid adverse effects on the integrity of European Site(s), the requirement for the modelling to be undertaken ahead of each phase of development needs to be clearly set out in DPD policy.

In conclusion, Natural England advises that the screening for air quality impacts should be revisited once there is traffic modelling information available to confirm which European Sites merit consideration (due to exceedance of relevant AADT triggers) when the DPD is considered "alone" and "in combination". Once that filter has been applied, consideration would shift to the Site-specific circumstances as outlined above. Only at this stage will it become apparent whether mitigation is likely to be required and, if required, the mitigation options available can then be identified, tested and embedded in DPD Policy.

It is also worth noting that the APIS data has been recently updated and now provides a more fine-grained (1Km grid square) position on deposited Nitrogen at protected sites.

4.12 As highlighted within Appendix 1, GC Policy 2 – Nature (New part) has been amended to set out that proposals an Air Quality Assessment must be provided, which must be informed by traffic scoping modelling for each relevant phase of development. This has been required to assess increases in traffic levels on routes that lie within 200m of Habitats (European) sites whose qualifying features, or the habitats that support them, are sensitive to any related changes in air quality.

4.13 As a result, Natural England has supported the suggested word changes within GC Policy 2 – Nature.

4.14 Furthermore, Appendix 3 sets out that the Habitats Regulations Assessment including Appropriate Assessment has been modified to ensure that GC Policy 2 – Nature is referenced in regard to functionally linked land within the Appropriate Assessment stage. These minor revisions do not alter the conclusions of the HRA such that additional assessment is required.

5. Conclusions

5.1 Following the updates within the Schedule of Modifications and Statement of Common Ground with Natural England, it is concluded that the Tendring Colchester Borders Garden Community: Development Plan Document will not have any Adverse Effect On Integrity (AEOI) on any Habitats sites, either alone or in combination with other plans and projects, with mitigation embedded into the DPD Policy text. Therefore, Tendring District Council and Colchester City Council can demonstrate that the Pre-Submission DPD is legally and procedurally compliant and sound.

6. Appendix

Appendix 1. Statement of Common Ground and its effect on the conclusion of the Habitats Regulations Assessment

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
Green Infrastructure Provision	GC2, Part A	Comment Noted. The policy is considered sound, however, upon further assessment the Councils consider that a proposed change to the DPD could be appropriate.	**Amend GC Policy 2, to add:** *Part *: Suitable Accessible Natural Greenspace (SANG)* *Proposals will be required to provide an appropriate amount of Suitable Accessible Natural Greenspace (SANG), in accordance with Natural England (NE) guidance. This will reduce the amount of day-to-day recreational trips to the protected habitat sites Essex coast. Proposals to incorporate SANG within the new Country Park will be supported where they conform to the principles of the Strategic*	We agree with the suggested changes to the wording of GC Policy 2	Yes	The amendment to policy wording will require the HRA to be amended to reflect changes.

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			Masterplan and where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision. *The Council will work with Natural England, landowners and stakeholders to agree the extent of SANG provision for each phase of the Garden Community, which must link into a wider network of footpaths, green infrastructure and public open space.* *Proposals must demonstrate how SANG, and access to it, will be provided for each relevant phase of the development, including*			

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			access to temporary SANG where required.			
Functionally Linked Land	GC2, Part C	Comment Noted. The policy is considered sound, however, upon further assessment the Councils consider that a proposed change to the DPD could be appropriate. Further, in response to the proposed amendment to the policy wording an update to the HRA/AA has been prepared.	**Amend GC Policy 2, Part C to read:** Proposals will need to provide the following: • Are supported with appropriate ecological surveys where necessary. • Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, proposals should be accompanied by an ecological survey assessing their presence and, if present, the proposal must	We are happy to review the updated HRA. We are happy with the suggested changes to the wording of GC Policy 2	Yes	The amendment to policy wording will require the HRA to be amended to reflect changes.

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			be sensitive to, and make provision for their needs and demonstrate the mitigation hierarchy has been followed. • Will minimise fragmentation of habitats. • Maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements. *Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly*			

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds. Sensitive habitats should be buffered with additional planting or other agreed appropriate measures wherever possible to discourage access. Appropriate interpretation/signage will be required to help divert visitors away from sites that are sensitive to recreational disturbance, including the use of marketing and promotional material at the point of house sales. Ecologically rich			

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			buffer landscapes against existing and new road corridors will be required. The minimum widths of these will be agreed through an appropriate design code or similar.			
Air quality Impact	GC2, New* Part	Comment Noted. The policy is considered sound, however, upon further assessment the Councils consider that a proposed change to the DPD could be appropriate. Further, in response to the proposed amendment to the policy wording an update to the HRA/AA has been prepared.	Amend GC Policy 2, to add: *Part *: Air Quality* *Proposals that might lead to a deterioration in air quality or to an exceedance of the national air quality objectives, either by itself, or in combination with other development, will require the submission of an Air Quality Assessment to be carried out in accordance with industry best practice. This should address:* *a) The cumulative effect of further emissions and*	We are happy to review the updated HRA. We are happy with the suggested changes to the wording of GC Policy 2	Yes	The amendment to policy wording will require the HRA to be amended to reflect changes.

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			screening for air quality impacts. b) *Where identified as being required, the proposed measures of mitigation, using good design, technical solutions and offsetting measures that prevent the deterioration of air quality and ensure that National Air Quality Objectives are not exceeded.* c) *The identification of measures to secure the safety and satisfactory quality of life for the future occupiers. Development must not result in an increased exposure to poor air quality, including odour, fumes and dust, particularly where developments might be occupied or used by vulnerable people.*			

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			The Air Quality Assessment must be informed by traffic scoping modelling for each relevant phase of development and is required to assess increases in traffic levels on routes that lie within 200m of European Sites whose qualifying features, or the habitats that support them, are sensitive to any related changes in air quality. *All development proposals should promote a shift to the use of sustainable low emission transport modes, to minimise the impact of vehicle emissions on air quality.* **Amend GC Policy 2, Part I to add:**			

Reps reference from NE	Policy and Part	Councils Response	Proposed Change	NE Response	Agree?	Effect upon the HRA
			7. Proposals must be supported by an Air Quality Assessment to be informed by traffic scoping modelling for each relevant phase of development in accordance with industry best practice.			

Appendix 2. Schedule of Modifications and its effect on the conclusion of the Habitats Regulations Assessment

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 1 - Land Uses and Spatial Approach		Part E	Land east of the new A120-A133 Link Road and the new 'Business Park' south of the A120, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the east of the Garden Community; maintain the long-term physical and visual separation to Elmstead Market, and to assist in protecting the setting of the *designated* heritage assets of the *Grade I Listed* Church of St. Anne and St. Lawrence, *Grade II* Listed* Elmstead Hall, *and Grade II Listed* Allens Farmhouse and the Round Burrow.	Historic England Rep ID.214 **Correction is suggested which removes reference to the 'Round Burrow' due to this asset being unrelated to the context of the Elmstead Strategic Green Gap.**	No effect
GC Policy 1 - Land Uses and Spatial Approach		Part F	Approximately 25 hectares of land south of the A133 and north of the proposed 'Wivenhoe Strategic Green Gap', is allocated on the 'Policies Map' for new a 'Sports and Leisure Park'. This will facilitate the enhancement of sports facilities required by the	Sport England Rep ID.66	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			University of Essex as part of its plans for long-term expansion and will provide sports and leisure facilities which will be available for use by residents and clubs in the existing community, the proposed Garden Community and the University. *Where appropriate this will include the provision of indoor and outdoor floodlit facilities.*	**To provide clarity over scope of sports facilities.**	
GC Policy 1 - Land Uses and Spatial Approach		Part K	Each individual policy of this Plan specifies required supporting documents that must be submitted either prior to or in support of planning applications. A full list of these documents can be found at Appendix ~~4~~ *3*.	ESNEFT Rep ID.266 **Correction of typo.**	No effect
GC Policy 2 - Nature		Part B	A key principle and part of the distinctive character of the Garden Community will be the green-blue infrastructure network and celebration of the natural and historic environment. Proposals should take every opportunity to integrate green and blue spaces and will be required to demonstrate, both spatially and technically, how they have been integrated into the built	Essex County Council Rep ID.106 Noted that 'Green Roofs' are reference twice in this section	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			form. Examples include: tree lined streets or streets that contain hedgerows appropriate to local character, habitats, and species; insect-attracting plants, hedgerows, log piles, and other places of shelter for wildlife refuge/hibernation within structural landscaping and open spaces; hedgehog friendly features in residential garden boundaries to create linked habitat; dark corridors for bat foraging; green walls and roofs and other measures of incorporating trees and plants into buildings; bat boxes, bricks or lofts and bird boxes; ~~green roofs~~ *dual purpose street furniture*; and Sustainable Drainage Systems (SuDS).	and recommended alternative wording as the design of street furniture and bin stores can add character to the landscape, reduce clutter, and benefit biodiversity. Modification suggested to provide clarity and correction.	
GC Policy 2 - Nature		Part E	Areas for planting or regeneration ~~should~~ *will need to* be set out and agreed in the appropriate landscape and green-blue infrastructure strategies and management plans.	Essex County Council Rep ID.107 Recommended minor change to wording to strengthen the policy. Modification suggested to provide	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				clarity, consistency and to strengthen the policy.	
GC Policy 2 - Nature		Part I	Proposals must include a green-blue infrastructure plan, which demonstrates how the scheme reflects and complies with the Strategic Masterplan; the Colchester Tendring Open Space Strategy requirements; the Healthy Living and Play Strategy required by GC Policy 6; *appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development required by GC Policy 8;* and demonstrate how green and blue spaces have been integrated into the built form.	Essex County Council Rep ID.115 Recommended minor change to wording to secure the submission of appropriate details at application stage. Modification suggested to provide clarity, consistency and to strengthen the policy.	No effect
GC Policy 2 -		Part B	A key principle and part of the distinctive character of the Garden Community will be the green-blue	Essex County Council Rep ID.106	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
Nature			infrastructure network and celebration of the natural and historic environment. Proposals should take every opportunity to integrate green and blue spaces and will be required to demonstrate, both spatially and technically, how they have been integrated into the built form. Examples include: tree lined streets or streets that contain hedgerows appropriate to local character, habitats, and species; insect-attracting plants, hedgerows, log piles, and other places of shelter for wildlife refuge/hibernation within structural landscaping and open spaces; hedgehog friendly features in residential garden boundaries to create linked habitat; dark corridors for bat foraging; green walls and roofs and other measures of incorporating trees and plants into buildings; bat boxes, bricks or lofts and bird boxes; ~~green roofs~~ *dual purpose street furniture*; and Sustainable Drainage Systems (SuDS).	Noted that 'Green Roofs' are reference twice in this section and recommended alternative wording as the design of street furniture and bin stores can add character to the landscape, reduce clutter, and benefit biodiversity. Modification suggested to provide clarity and correction.	
GC Policy 2 - Nature		Part E	**Areas for planting or regeneration ~~should~~ *will need to* be set out and agreed in the appropriate**	Essex County Council Rep ID.107	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			landscape and green-blue infrastructure strategies and management plans.	Recommended minor change to wording to strengthen the policy. Modification suggested to provide clarity, consistency and to strengthen the policy.	
GC Policy 2 - Nature		Part I	Proposals must include a green-blue infrastructure plan, which demonstrates how the scheme reflects and complies with the Strategic Masterplan; the Colchester Tendring Open Space Strategy requirements; the Healthy Living and Play Strategy required by GC Policy 6; *appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development required by GC Policy 8;* and demonstrate how green and blue spaces have been integrated into the built form.	Essex County Council Rep ID.115 Recommended minor change to wording to secure the submission of appropriate details at application stage. Modification suggested to provide clarity, consistency	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				and to strengthen the policy.	
GC Policy 3 - Place Shaping Principles		Part A	It will adopt a landscape led approach to design and build, follow healthy new towns principles, *in accordance with Sport England Active Design principles*, and *achieving* secured by design certification.	Sport England Rep ID.68 To provide clarity and accuracy on referenced requirements.	No effect
GC Policy 3 - Place Shaping Principles		Part B	Provide for a network of integrated *multifunctional* green and blue infrastructure features.	Essex County Council Rep ID.108 To ensure consistency throughout the DPD.	No effect
GC Policy 3 - Place		Parts I and J	Re-title the following sections: Part I: Historic Environment - Becomes *Part H*	Correction of typo	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
Shaping Principles			Part J: Planning Application Requirements – Becomes *Part I*		
GC Policy 3 - Place Shaping Principles		Part H (was I)	Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal. Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment or	Historic England Rep ID.215 The HIA does not consider the potential for below ground archaeology or the impact of the proposed development on archaeology. To address this the suggested wording requires that this would need to be undertaken prior to the determination of any planning application	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			better reveal the significance of the heritage asset unless there are no identifiable opportunities available. *Future development must take into account the results and recommendations of the Councils 'Heritage Impact Assessment', and must demonstrate that any negative impacts on the significance of the Grade II* Listed Elmstead Hall, the Grade I Listed Church of St Anne and St Laurence, the Grade II Listed Allen's Farmhouse and the Round Barrows (Scheduled Monument) on Annan Road, and their settings, have been avoided and if this is not possible minimised, through appropriate masterplan design. Proposals that would enhance or better reveal the significance of these assets will be considered positively. Specific mitigation measures must be identified through the preparation of a further detailed Heritage Impact Assessment, and pre-determination Archaeological Assessment, which will inform and be submitted prior to the determination of any application at the site.*	for the site.	

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 3 - Place Shaping Principles		Part I (was J)	2. A Heritage Impact Assessment and Mitigation Strategy is required to demonstrate the measures that can minimise harm and maximise the potential to enhance the heritage significance of *the Grade II* Listed* Elmstead Hall, the *Grade I Listed* Church of St Anne and St Laurence, *the Grade II Listed* Allen's Farmhouse *and* the Round Barrows (Scheduled Monument) on Annan Road, *and their settings.*"	Historic England Rep ID.215 To provide clarity and accuracy on referenced requirements.	No effect
GC Policy 3 - Place Shaping Principles		Part I (was J)	**4. Design & Access Statement *(incorporating an Active Design Assessment in accordance with Sport England Active Design Guidance).***	Sport England Rep ID.68 To provide clarity and accuracy on referenced requirements.	No effect
		Part C	Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance	Sport England Rep ID.69	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			entirely traffic free and away from streets and car parks, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, *and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).*	To strengthen links between health and education.	
GC Policy 6 – Community and Social Infrastructure		Part D	The sports and recreation requirements of the Garden Community, as set out in the ~~Colchester and Tendring Sports, Recreation and Open Space Strategy (2022)~~ *Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023)* or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided.	Update to most recent evidence base document.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 6 – Community and Social Infrastructure		Part D	The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. *Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.* Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities.	Sport England Rep ID.69 To strengthen links to University/shared sports facilities.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 6 – Community and Social Infrastructure		Part G	6. Proposals must be supported by a Healthy Living and Play Strategy, *which will be informed by the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023) or any updates to this Strategy.* This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. *It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.*	Sport England Rep ID.69 To strengthen links with 2023 Colchester and Tendring Open Space Strategy.	No effect
GC Policy 6 – Community and Social Infrastructure		Part G	9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/*Plan' to be agreed by the authorities and which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.*	Sport England Rep ID.69 To provide clarity with regard to securing	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				community use of education facilities.	
GC Policy 6 – Community and Social Infrastructure		Part C	Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free and away from streets and car parks, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, *and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).*	Sport England Rep ID.69 To strengthen links between health and education.	No effect
GC Policy 6 – Community and Social Infrastructure		Part D	The sports and recreation requirements of the Garden Community, as set out in the ~~Colchester and Tendring Sports, Recreation and Open Space Strategy (2022)~~ *Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023)* or any updates to this Strategy, must	Update to most recent evidence base document.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			be met in full in terms of the typology, quantity, quality, and location of facilities provided.		
GC Policy 6 – Community and Social Infrastructure		Part D	The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. *Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.* Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where	Sport England Rep ID.69 To strengthen links to University/shared sports facilities.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			it will deliver multiple benefits, including benefits to existing communities.		
GC Policy 6 – Community and Social Infrastructure		Part G	6. Proposals must be supported by a Healthy Living and Play Strategy, *which will be informed by the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023) or any updates to this Strategy.* This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. *It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.*	Sport England Rep ID.69 To strengthen links with 2023 Colchester and Tendring Open Space Strategy.	No effect
GC Policy 6 – Community		Part G	9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/*Plan' to*	Sport England Rep ID.69	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
and Social Infrastructure			*be agreed by the authorities and <u>which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.</u>*	To provide clarity with regard to securing community use of education facilities.	
GC Policy 7 - Movement and Connections		Part C	'Proposals must demonstrate how the development contributes to:... **Ensuring that there is a convenient and high frequency ~~bus~~ <u>public transport</u> service operating that is aligned with the first phase of the Garden Community which will need to be appropriately funded by the developer.**	Rep ID.131 To provide consistent wording in policy.	No effect
GC Policy 8 - Sustainable Infrastructure		Policy Justification	Policy Justification to include a new sentence at the end of the second paragraph on page 121: *<u>It should also be noted that the Garden Community is located with the ECAC Climate Focus Area (CFA). The principal objective of the CFA is to become net zero carbon – meaning that the amount of carbon emitted</u>*	Essex County Council Rep ID.115 To make reference to the Garden Community being situated within the	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			from the area is no higher than that absorbed. The Garden Community can contribute to the CFA targets.	Essex Climate Action Commission's recommended Climate Focus Area (CFA).	
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Part A	Reference needed to align with the terminology of the evidence base document with respect to the 'Infrastructure Delivery Plan': "Developers will need to make direct provision or contribute towards the delivery of relevant infrastructure as required by the development either alone or cumulatively with other developments, as set out in the **'Infrastructure Delivery, Phasing & Funding Plan' or relevant Infrastructure Delivery Plan (IDP) and other policies in this Plan..."**	Consistency of terminology of documentation.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Part A	Amendment to fourth paragraph on page 129: **"…including the A120-A133 Link Road and Rapid Transit System ~~in accordance with~~ taking into account the conditions of the Housing Infrastructure Fund".**	Modification suggested by Latimer in their representation which the Council agree is acceptable and does not change the intent of the original policy wording.	No effect
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Part A	To add new paragraph, before penultimate paragraph: "Before any planning approval is granted for development forming part of the Garden Community: (a) the full delivery of the A120-A133 link road must have secured planning consent and a commitment to full funding must be demonstrated; and **(b) the route of the RTS through the Garden Community, along the A133 and connecting into Colchester must also have planning consent (if necessary) and commitment to funding."**	Various representations raise matters related to the phased delivery of the A120-A133 Link Road, and express concern about whether there are suitable safeguards against its non-delivery.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				The Councils propose to carry forward the adopted policy requirement from the Section 1 and include reference to the 'full' delivery and funding of the Link Road given its now phased implementation. The requirement for the RTS route through the Graden Community and into Colchester is also considered important and is carried forward. The Councils consider these amendments to be important to demonstrate	

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				appropriate safeguards will be in place as per the intent behind the Section 1 adopted policy.	
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Justification	Amend second paragraph on page 130: **"~~In negotiating~~ Where planning obligations are required by planning policy and/or to mitigate the impacts of development but are not agreed for development viability reasons, the Councils will require a fully transparent open book viability assessment and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development, provided the additional obligations are required to mitigate the impact of the development."**	Modification suggested by Latimer in their representation which the Council agree is acceptable and does not change the intent of the original policy wording. The amended wording provides additional clarity that viability assessment would only be required if proposals were not	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
				achieving requirement due to viability matters.	
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Justification	Amend final paragraph on page 130: **"The Councils have prepared an <u>'Infrastructure Delivery, Phasing & Funding Plan' which performs the role as the</u> 'Infrastructure Delivery Plan'...**	Consistency of terminology of documentation.	No effect
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Justification	Amend third paragraph on page 131: **"Essex County Council, working with CCC and TDC, were successful in attracting funding under the Housing Infrastructure Fund (administered by Homes England) for ~~the~~ delivery of <u>the first phase of the</u> A120-A133 Link Road..."**	For clarity in relation to the current position in respect of the works that the Housing Infrastructure Fund was being related to.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Monitoring	Add additional paragraphs before the table of objectives & indicators: "Monitoring will be undertaken on an annual basis, with the result being published at the end of each calendar year within both Colchester City Council and Tendring District Council 'Authority Monitoring Reports' (AMRs). Information on the following objectives and indicators will be collated and assessed by the Councils. The AMRs will contain consistent information on the implementation of policies and the delivery of new development and supporting infrastructure. Where necessary the information will be tailored to the need of each separate Council and AMR approach. The monitoring will have a particular focus on the delivery of development, floorspace and land use change, alongside securing wider policy objectives in relation to infrastructure delivery. **The Councils will also ensure that appropriate monitoring frameworks and approaches are**	The Councils consider the additional text provides further clarity as to how the effectiveness of the DPD will be monitored over time.	No effect

Policy	Mod ref.	Part	Modification	Reason	Effect upon the Conclusions of the HRA
			established through the determination and approval of planning applications for the Garden Community, with the associated use of planning conditions and other control mechanisms such as S106 agreements to ensure that appropriate monitoring is undertaken and information provided as the Garden Community is built out."		
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring		Monitoring	Monitoring Indicator of SA Objective 7 on page 133, to be updated as follows: Percentage of journeys to work, *to education (and other land uses)* by walking and cycling and percentage of journeys to work by public transport.	Tim Batts-Neale Rep ID.249 Clarification of text.	No effect

Appendix 3. Review of modifications of the HRA following the DPD policy amendments

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
55	4.8.7	Policy GC2 sets out that each ~~Each~~ phase of development must be supported by up-to-date over-wintering bird surveys to determine the usage of the phases by individual waterbirds and the importance of their assemblages. If any over-wintering bird surveys at application stage identifies that the proposals will result in impacts upon the individual waterbirds or the waterbird assemblage associated within the Colne Estuary SPA and Ramsar site or the Stour and Orwell Estuaries SPA and Ramsar site, then bespoke mitigation measures must be secured either by legal agreement or a condition of any consent with landowners located in Tendring District Council and Colchester City Council within close proximity of the relevant Habitats sites.	To highlight that policy GC2 been amended within the DPD in regard to securing measures for functionally linked land.	No effect

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
55	4.8.8	With the measures required as part of each phase of development <u>embedded within Policy GC2</u>, we are satisfied that the policies of the DPD Submission Version Plan reviewed at Appropriate Assessment stage will not result in any in direct Adverse Effects On site Integrity to Colne Estuary SPA and Ramsar or the Stour and Orwell Estuaries SPA and Ramsar site via the loss of functionally linked land.	To highlight that policy GC2 been amended within the DPD in regard to securing measures for functionally linked land.	No effect
57	4.9.12	Each relevant phase of development for the garden community ~~should~~ will be supported by traffic scoping modelling to fully determine whether further mitigation measures to avoid adverse impacts from air quality are required. <u>This has been embedded within GC Policy 2 of the DPD.</u> The assessment methodology will be in line with the Highways Agency Design Manual for Road and Bridges and must be completed by a competent expert for traffic. Therefore, the methodology at a minimum will	To highlight that policy GC2 been amended within the DPD in regard to securing measures for air quality.	No effect

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
		need to calculate the annual average daily traffic (AADT) and heavy duty vehicle (HDV) AADT traffic flows at the sensitive receptors identified, with the exception of A2, B3 and U1. This is because it is unlikely that A2 will generate increase traffic from garden community and because B1 is located on the same road as B3 and U2 on the same road as U1, therefore recording AADT at both locations will not provide any additional information		
56	4.9.16	With the measures embedded as part of each phase of development by policy GC2, we are satisfied that the policies of the DPD Submission Version Plan reviewed at Appropriate Assessment stage will not result in any in direct Adverse Effects On site Integrity to Colne Estuary SPA and Ramsar, the Stour and Orwell Estuaries SPA and Ramsar site, the Blackwater Estuary SPA and Ramsar site and the Essex Estuaries SAC via adverse air quality.	To highlight that policy GC2 been amended within the DPD in regard to securing measures for air quality.	No effect

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
60	4.11.3	~~As per Natural England's advice letter, the DPD Submission Version Plan needs to consider the availability of on-site (*i.e.* within development boundaries) avoidance measures (such as the recommended Green Infrastructure within Annex I of Natural England's referenced strategic letter).~~	To highlight that policy GC2 been amended within the DPD in regard to green infrastructure	No effect
60	4.11.5	<u>Consequently, a</u> ~~A~~ network of green infrastructure within the garden community has been ~~was~~ secured by Policy SP8 of the Section 1 Local Plan including a community park facility, a new country park of a minimum of 70 hectares in size provided along the Salary Brook corridor and incorporating Churn Wood, the provision of sports areas with associated facilities and play facilities.	To highlight that policy GC2 been amended within the DPD in regard to green infrastructure	No effect

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
61	4.11.6	The DPD also embeds the provision of appropriate SANGs within GC Policy 2 – Nature. This sets out that the provision of SANGs will be required to be provided for each relevant phase of the development, including access to temporary SANG where required. It also sets that proposals that incorporate SANG within the new Country Park will be supported where they conform to the principles of the Strategic Masterplan and where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision. ~~If this mitigation is secured by appropriately worded policy text *e.g.* Policy 3 Nature Part A, this can be considered as embedded or intrinsic mitigation. Such measures must be incorporated into the DPD Submission Version Plan so that these are integral parts of it and they are guaranteed to be delivered i.e. mitigation by design. Provision of sufficient SANG will~~	To highlight that policy GC2 been amended within the DPD in regard to green infrastructure	No effect

Page	Paragraph / Table	Updated Sections	Reason	Effect upon the TCBGC DPD
		~~need to be secured to support each and all phases of residential development.~~		
61	4.11.6	<u>In addition, the</u> ~~The~~ design of greenspace to provide sufficient and suitably attractive natural greenspace which will function as SANGs should include the following features to divert and deflect daily visits away from the Essex coastal Habitats sites:	To highlight that policy GC2 been amended within the DPD in regard to green infrastructure	No effect

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