

Wivenhoe Neighbourhood Plan – Extracts from Colchester Borough Council Local Development Framework

Introduction

The Colchester Borough Council (CBC) Local Development Framework (LDF) consists of three principal documents which apply to the proposed Wivenhoe Neighbourhood Plan : Core Strategy, Site Allocations, and Development Policies. The parts of these documents which are applicable to Wivenhoe have been extracted from the LDF and are shown below. Where appropriate some extracts are lengthier in order that they explain the context of the mention of Wivenhoe.

1. Core Strategy Document adopted December 2008

Spatial Strategy

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



Spatial Portrait – Location and External Linkages

The Borough's identity is also shaped by its extensive valued countryside areas and urban green spaces as well as its historic smaller settlements including Stanway, Tiptree, West Mersea, Wivenhoe, Dedham and Rowhedge.

Heritage and Habitat

Surrounding the town of Colchester is an ecologically rich rural and coastal environment. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the

Dedham Vale Area of Outstanding Natural Beauty in the north of the Borough. The surrounding villages also have a rich historical heritage, including the seafaring communities of Mersea and Wivenhoe, the former wool town of Dedham and the jam-making centre of Tiptree.

Spatial Vision

By 2021, Colchester will be a prestigious regional centre. The historic Town Centre will be the cultural and economic heart of the Borough, surrounded by thriving suburbs, villages and countryside. New cultural, retail, office and mixed use developments will be delivered through regeneration of the Town Centre and its fringe. Urban Gateways to the Town Centre will be regenerated to present attractive entry points to Colchester and stimulate sustainable development. Key community facilities will be delivered and expanded, including the University of Essex, Visual Arts Facilities, General Hospital, Colchester Institute, and Community Stadium. The focus of new development will be on Colchester Town and Stanway.

Sustainable and inclusive communities will be created through regeneration in the north, east and south, and sustainable urban extensions to the north and south-west of town. These developments will deliver affordable housing, employment, open space, and community facilities and will achieve a high standard of sustainable design and construction. New and existing communities will be supported by a network of district and local centres which will provide local residents with easy access to shopping, employment and services. Public transport, walking and cycling links will be improved to better connect residents with local and regional destinations. Tiptree, Wivenhoe and West Mersea will be key district settlements that provide essential services and facilities to their rural hinterland. The historic character and distinctiveness of these settlements and other villages will be protected and enhanced.

East Growth Area

The Hythe area is a former commercial harbour which includes some rundown and underused industrial land. Together with the University of Essex and New Town, this eastern area of Colchester has entered a period of significant growth. The area provides good access to Hythe Station, University of Essex and the Town Centre, but is constrained by limited transport infrastructure and flooding issues.

East Colchester is an established Regeneration Area that seeks to deliver sustainable, mixed use neighbourhoods oriented towards the River Colne and which respect the historic character of the area as the location of the early port.

Over the plan period the East Growth Area provides capacity to accommodate at least 2,600 new homes, including over 1,500 homes that have already been completed or permitted. Once local traffic and flooding issues are resolved, then additional development will be encouraged at this highly accessible location. The regeneration of this area therefore needs to be supported by improvements to transport infrastructure, flood mitigation and open space.

Key projects to be delivered within the East Growth Area include:

- Colne Harbour regeneration

- Improvements to Hythe Station
- East Transit Corridor
- University research park (approx 36,000sqm of office/business floorspace)
- Colne River pedestrian/cycle bridge
- University of Essex expansion
- High density, mixed use developments, including over 2,600 homes
- New health centre
- New public open space
- Green links

District Settlements

Tiptree, Wivenhoe and West Mersea are the main district settlements outside of Colchester Town. These settlements provide an important range of shopping, services and facilities to their surrounding rural hinterland.



Wivenhoe had a population of 7,221 in 2001 and has good connections to the University of Essex, Colchester Town, and regional train services. Over the plan period, approximately 635 homes will be developed in Wivenhoe and across the water in Rowhedge, including recent developments in Wivenhoe the regeneration of Rowhedge Port. An additional 126sqm of net retail floorspace will also be sought in Wivenhoe's district centre. Key facilities to be delivered in Wivenhoe include a new health centre, youth facilities and community hall improvements.

Centre and Employment Classification Categories

CE2b – District Centres

Rural District Centres will be protected and enhanced to provide shops, services, community facilities and employment to meet the needs of local communities. Additional retail development will be supported in Rural District Centres to provide for the needs of the local catchment. The Council seeks to deliver improved retail provision in the Rural District Centre between 2006 and 2021, as follows:

- Tiptree – 245sqm (net)
- West Mersea – 173sqm (net)
- Wivenhoe – 126sqm (net)

Housing Policies and Proposed Delivery

Colchester's Housing Provision

Settlements and Key Development Areas LDF Housing Provision (2001–2021)

West Mersea 280

Wivenhoe/Rowhedge 635
 Marks Tey 70
 West Bergholt 50
 Great Horkesley 150
 Other Villages 435

H2a – Indicative Housing Densities

Explanation

The density of housing development can have significant implications for sustainability, local character, travel behaviour, development land take, and residential amenity. Housing development will be focused on the most accessible locations to reduce the need to travel, promote regeneration and protect greenfield land. Higher density developments can accommodate more people at locations with good access to employment, shops and education, and allow residents to easily access their needs by walking, cycling and public transport. This in turn supports the provision of local business, services and infrastructure. However, high density development that is poorly located or poorly designed can have adverse impacts on the local community, built character, traffic and sustainability. High density developments need to have regard to biodiversity and open spaces provided within urban areas and on brownfield sites.

Accessability	Indicative Locations	Indicative Housing Densities
Moderate	Colchester Town and District Settlements (Tiptree, West Mersea and Wivenhoe)	Over 40 du/ha

*du/ha – dwelling units per hectare



H4 – Affordable Housing

The Council will be seeking to secure 35% of new dwellings (including conversions) to be provided as affordable housing (normally on site), as follows:

- In Colchester Town and Stanway, Tiptree, Wivenhoe and West Mersea, affordable housing will be required on housing developments for 10 or more dwellings
- The Council will require developments to integrate affordable housing and market housing, with a consistent standard of quality design and public spaces, to create mixed and sustainable communities.

PR1 – Open Space and Recreation Facilities

Explanation

Existing open spaces, sports facilities and green link networks provide the people of Colchester with opportunities for passive and active recreation and encourage healthy and active lifestyles. It is important that all residents have access to open space within walking distance of their home. Strategic green links provide valuable corridors for the movement of people. The green spaces along the Colne River, for

example, connect the town centre, suburbs, countryside, villages and the coast. These corridors provide alternative means for people making journeys into and across Colchester. The Council will therefore seek to protect and enhance these important links. The boundaries of strategic green links will be identified in the Site Allocations DPD.

- Youth facilities (Wivenhoe)

ENV2 – Rural Communities

Rural communities in Colchester comprise the villages identified in the Settlement Hierarchy (SD1 Appendix B). National evidence indicates that villages in the catchment area of larger towns struggle to retain facilities, even when more housing is built. The East of England Plan noted that “the growth of villages has been unable to halt the closure of village services and commuting has increased dramatically”. Colchester Town is the main provider of shopping, services, employment, and community facilities for the Borough as a whole. Elsewhere in the Borough, only Wivenhoe, Tiptree and West Mersea provide a sufficient level of shops, services and employment to maintain a reasonable level of self containment. In general, rural communities do not provide sufficient shops, services and facilities to support significant growth. Within rural communities, small scale development will be supported on PDL and infill sites within the village boundaries. The Site Allocations DPD will provide an opportunity to review the extent of village envelopes previously set through the Local Plan process. This development will need to optimise the sustainability of villages by contributing towards community facilities, open space and local employment. Affordable housing will also be supported on rural exception sites where supported by community need. The Council is also seeking to sustain and enhance local employment and rural enterprises.



2. Site Allocations Document adopted October 2010

Mixed Use Development Sites

The Neighbourhood Centres (previously referred to in the Local Plan as local shopping areas) vary greatly in size. The Council’s approach to their designation is that they should normally include a grouping of several small units with an emphasis

on retail sales. Individual shops, outside of the defined Centres, can also play a valuable role in contributing toward sustainable communities and are protected by Development Policy

DP7. Neighbourhood Centres shown on the Proposals Map include the following areas:

- Vine Parade, Wivenhoe

Policy SA H1 Housing Allocations

Within Colchester Borough (outside of the Growth Areas and Regeneration Areas) the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Council's Core Strategy;

20. Warehouse, Bath Street, Wivenhoe Quay
21. Former Cooks Shipyard, Wivenhoe
22. Former Cedrics coach depot, The Avenue, Wivenhoe

Additional sites, within areas allocated as predominantly residential, that come forward during the lifetime of the Site Allocations DPD will be considered in relation to adopted policies in the Core Strategy and Development Policies DPD.

Leisure

5.51 The Colchester Cycling Town Delivery Strategy (October 2008) identifies this area as falling into the Wivenhoe/Greenstead and Garrison/Rowhedge sectors. The National Cycle Network uses the Wivenhoe Trail to link together Wivenhoe, the University, the Growth Area and the Town Centre. There is a mix of segregated on and off road routes. Internal cycle linkages rely mainly on unsigned residential roads and improved connections to the National Cycle network are required. The Cycling Town strategy seeks to improve the connectivity and facilities to the Hythe Railway Station.

University of Essex

5.73 The Council recognises the important role of the University and how it can support the future development and economic prosperity of the Borough. The Knowledge Gateway is an integral part of the East Colchester Growth Area and is allocated as a Strategic Employment Zone. Constraints within the existing campus make academic expansion there difficult if not impossible. The need for new buildings to accommodate new academic developments and maintain the University's high reputation is recognised and reflected in the allocation on the Proposals Map. The Council also recognises the importance of retaining settlement separation between Colchester and Wivenhoe, which is supported in the Assessment of Open Countryside & Settlement Report (2009). Built development is therefore restricted to the area closest to existing buildings. No additional land has been allocated for residential development as this location does not accord with the housing strategy in the adopted Core Strategy and there are sufficient sites

elsewhere in the Borough. In accordance with PPS7 the facilitation of appropriate sport and recreation uses maybe appropriate in the countryside particularly where they improve public access. It is not therefore considered necessary to allocate additional land for sports use in the vicinity of the University.

Sites of Special Scientific Interest (SSSI)

8.11 Across the Borough a total of ten Sites of Special Scientific Interest (SSSIs) have been designated under the Wildlife and Countryside Act 1981 with additional protection provided under Countryside and Rights of Way Act 2000.

10. Wivenhoe Gravel Pit (geological SSSI)

3. Development Policies Document adopted October 2010

Policy DP4: Community Facilities

Support will be given to the provision of new community facilities, and to the retention and enhancement of existing community facilities, where these positively contribute to the quality of local community life and the maintenance of sustainable communities in accordance with other policy requirements.

The involvement of the local community will be sought in identifying the importance of local facilities. Any proposal that would result in the loss of a site or building currently or last used for the provision of facilities, services, leisure or cultural activities for the community, or is identified for such uses by the Site Allocations DPD/Proposals Map, will only be supported if the Council is satisfied that:

- (i) An alternative community facility to meet local needs is, or will be, provided in an equally or more accessible location within walking distance of the locality (800 m); or
- (ii) It has been proven that it would not be economically viable to retain the site/building for a community use; and
- (iii) The community facility could not be provided or operated by either the current occupier or by any alternative occupier, and it has been marketed to the satisfaction of the Local Planning Authority in order to confirm that there is no interest and the site or building is genuinely redundant; and
- (iv) A satisfactory assessment has taken place that proves that there is an excess of such provision and the site or building is not needed for any other community facility or use.

Policy DP5: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Appropriate employment uses within designated employment zones will include:

- (a) Business (B1), general industrial (B2), storage and distribution (B8);
- (b) Display, repair and sale of vehicles and vehicle parts, including cars, boats and caravans;
- (c) Indoor sports uses, exhibition centres and conference centres;
- (d) A limited element of retailing where this is ancillary to another main use under (a);
- (e) Services specifically provided for the benefit of businesses based on, or workers employed within, the Employment Zone; and
- (f) Other employment-generating uses, such as those related to recreation and tourism, which meet local needs and/or promote rural enterprise.

In certain employment zones in the rural areas and growth areas some of the above uses will not be appropriate. The Site Allocations DPD sets out site specific issues for local employment sites including sites in rural areas where B8 (distribution) employment uses will not normally be permitted, and includes specific policies setting out appropriate employment uses on strategic sites within the growth areas. In accordance with the Core Strategy B1 office uses will be directed to the town centre and mixed use centres.

Employment uses in rural local employment zones will need to give special consideration to the context of the site. Development on these sites should seek to minimise impact on the rural landscape and be appropriate in terms of scale, height and built-form. Expansion of businesses outside of the local employment zone will be considered in relation to Policy DP9.

Sites and premises currently used or allocated for employment purposes will be safeguarded for appropriate employment uses. Any use that may have an adverse effect on employment generation will only be permitted where the Local Planning Authority is satisfied that:

- (i) The supply, availability and variety of alternative employment land is sufficient to meet borough and local requirements;
- (ii) Evidence can be provided to demonstrate that no suitable and viable employment use can be found, or is likely to be found in the foreseeable future;
- (iii) There would be substantial planning benefit in permitting an alternative use, for example in removing a use which creates residential amenity problems such as noise or odours;
- (iv) There are demonstrable economic benefits to the area that would result from allowing redevelopment, for example by facilitating the retention of a business in the area through funding a new site or premises; and
- (v) The traditional maritime character of the coastal areas would not be adversely affected.

Where redevelopment of employment land is accepted for a new employment use or an alternative use, particular consideration will be given towards ensuring the future viability of individual businesses (e.g. tenants of an estate or premises) that might be displaced. Planning contributions towards alternative employment, regeneration and training schemes will be sought where sites are redeveloped for non-employment uses and alternative employment land is not provided.

Policy DP7: Local Centres and Individual Shops

Neighbourhood Centres as defined on the Proposals Map will provide shops and some other local services for the needs of residents in the local neighbourhood. Rural District Centres as defined on the Proposals Map will provide a wider range of shops and services for the needs of residents within both the immediate neighbourhood and the vicinity of the district settlement.

Within the Neighbourhood Centres and the Rural District Centres the primary retail role of the centre will be safeguarded. Other uses will be supported where they complement the existing role of these centres, provided that the proposal:

(a) meets the needs of residents within the local neighbourhood and/or the district settlement; and

(b) would not reduce the number of A1 retail units in any centre to below 50% of the units used for commercial purposes.

Elsewhere, individual shops, not specifically defined on the Proposals Map, will be safeguarded for A1 retail purposes, unless it is demonstrated to the satisfaction of the Local Planning Authority that the existing use and/or any other retail use is no longer viable within that specific location. Proposals for new retail units will be expected to be provided within the designated shopping centres in the first instance, in line with the sequential test. Elsewhere, proposals for new retail uses would have to demonstrate that they are an appropriate scale for the local area they would serve and would represent no threat to the viability and vitality of existing centres, and shops, or retail uses, planned to serve a new community and identified in a masterplan or planning permission.

Appendix 5 – Saved Local Plan policies superseded by the Development Policies DPD

Local Plan Policy Development Policy CE9

Rowhedge High Street and Wivenhoe Quay

Superseded by DP4 (Community Facilities), DP5 (Appropriate Employment Uses and Protection of Employment Land and Existing Businesses), and DP7 (Local Centres and Individual Shops)

ANNEX

New Evidence Based Documents/Studies

These are new documents which have been produced since the publication of the Core Strategy, Site Allocations, and Development Policies documents and provide supporting evidence to the main LDF documents.

Green Infrastructure Evidence Document Part 1

EXISTING GREEN INFRASTRUCTURE STRATEGIES OF RELEVANCE TO COLCHESTER

Haven Gateway Green Infrastructure Strategy

2.40 The Strategy recommends a number of green infrastructure projects for Colchester. These are set out in **Figure 2.1**, below and include the following key elements:

- New linkages for pedestrian and cycle networks, including a green bridge between Wivenhoe and Rowhedge.

Non-statutory nature conservation sites and initiatives

3.14 There are several **Local Nature Reserves** (LNRs) in the Borough. With the exception of Tiptree Parish Field to the west of the Borough, the LNRs are all clustered within or adjacent to the urban area of Colchester Town. The largest are Hilly Fields LNR (37.49ha) to the west of the town and the Colne LNR (34.66 ha) at Wivenhoe.

Shoreline Management Plan

3.20 The final Essex and South Suffolk Shoreline Management Plan (2010) includes preferred policies for coastal realignment in four areas within Colchester Borough, including a site just south of Wivenhoe, land in the vicinity of Ballast Quay on the Colne Estuary, and to the south and west of Mersea Island. These schemes if implemented could result in the loss of freshwater habitat in some places (some parts of which are designated), but they also have the potential to create new intertidal habitats in these places. At this stage the sites have only been identified as potential managed realignment sites which can only proceed with full landowner consent.

Historic Environment Character

3.39 The Borough has been divided into 15 Historic Environment Character Areas (HECAs), further sub-divided into 81 Historic Environment Character Zones (HECZs), based on historic landscape character, archaeological character and historic built environment character. These provide an integrated spatial framework for understanding and managing the Borough's historic environment assets. The HECAs and HECZs are listed in the table overleaf (with a summary of characteristics relevant to GI) and shown in **Figure 3.8**.

Historic Environment Character Areas (HECAs), further sub-divided into Historic Environment Character Zones (HEZAs)

7. Wivenhoe Area

7.1: Wivenhoe Hinterland

7.2: Wivenhoe Park

7.3: East of Colchester

A narrow area of land bounded by the outskirts of Colchester town and the eastern slopes overlooking the River Colne. Distinctive aspects are the former parklands of Wivenhoe Hall (now within the University of Essex), former heathlands (enclosed early in the 19th century) and a dispersed settlement pattern. Ancient woodlands are locally distinctive, whilst orchards were formerly widespread.

8. Wivenhoe Town

8.1: Historic centre of Wivenhoe

8.2: Post medieval Wivenhoe

8.3: Modern Wivenhoe

Comprising the urban area of the small port town of Wivenhoe, located on the western bank of the Colne. Wivenhoe grew around maritime industries such as boat building (and associated industries such as coopering and rope making) and oyster fishing. Wivenhoe Hall (now demolished) formed a feature of the north western side of the town.

Local food markets

3.66 There are several farmers' markets in Colchester Borough¹². The first Friday of every month there is a Farmer's market as part of the weekly Friday and Saturday markets at Colchester Art Centre in Colchester Town. There are monthly farmers' markets at Dedham and Wivenhoe. Objective LFB3 of the Dedham Vale AONB and Stour Valley Management Plan (2010 – 2015) is to 'encourage environmentally sensitive agricultural systems that include food production for local markets'.

Key Issues

3.71

There are a number of successful local food initiatives in Colchester but these are largely focussed in Colchester Town. There is however a local food initiative at Wivenhoe (Station Community Garden, run by

Transition Town Wivenhoe).

Parks and Green Spaces

Cycle Routes

3.78 Sections of the National Cycle Network run through the Borough. These run broadly diagonally, between Tiptree, through Colchester and up towards Hadleigh. A traffic free route also runs between Colchester and Wivenhoe, broadly along the Colne. The Sustrans National Cycle Network map also suggests there are proposed routes/connections to the National Cycle Network between Colchester and Sudbury to the north west, and Wivenhoe and the coast, along the Colne. Route 51 of the National Cycle Network currently runs between Wivenhoe and Harwich.

Themed Routes

3.80 There are a number of themed routes running through the town and around the Borough. A heritage trail runs through the town centre, and the 'town to sea' trail runs from the Colchester Town to the Hythe area along the Colne to Wivenhoe. The route was developed with the local community and is marked by specially commissioned sculptures which reflect the history of the area. The View Finder Trail is a 28km route from Colchester Town to Wivenhoe following the Colne River taking in key vistas and viewpoints. The trail is the initiative of artist Michael Goodey. A 3.2km art trail designed for walkers and cyclists which follows the tidal River Colne from the Visitor Centre in Colchester town down to the Hythe, through some of the lesser known areas of Colchester.

Green Infrastructure Evidence Document Part 2

ZONE 3: COLNE RIVER VALLEY ZONE

5.25 The Colne River Valley Zone follows the valley extending from the Borough boundary in the west, through the urban area of Colchester Town to Wivenhoe and along Colne Estuary. This Action Zone links to the Essex Living Landscape project 63: Colne Valley and project 70: Colne Estuary.

Key Needs/deficiencies

Habitat Provision and Access to Nature

5.27 There is a loss of species-rich riverside grassland and marshland in this zone due to intensive grazing management. More should be done to link these floodplain habitats to create wildlife corridors and help address more sustainable water resource management. The east of the Zone is very rich in wildlife sites including:

- Wivenhoe Woods and Wivenhoe Ferry Marsh.

Sustainable Resource Management and Climate Change

Adaptation

5.28 There is significant potential to improve sustainable water resource management and adaptation to climate change in this zone. The Colne river valley is classified as Flood Risk Zone 3 and areas of East Colchester and Wivenhoe are potentially at risk given their built up nature and the planned development in these areas. New development should not occur in the functional river valley flood plain and land use and management practices should be employed to maximise the flood attenuation potential of areas particularly in the west (upstream) of the Zone.

Landscape Character, Setting and Context

5.29 There is a need to conserve the open character of the floodplain and maintain cross valley views. Development on the edge of Fordham, Wivenhoe, West Bergholt and Colchester Town all needs to be of appropriate scale, form and design to ensure that it does not have a detrimental impact on the landscape character of this area. The wet meadows, marshland and pasture all need conserving and managing as well as the wooded valley sides to help ensure landscape character is maintained.

Access, Recreation and Movement

5.34 There is a deficiency in sub-regional scale accessible natural green space in the west of this Zone and throughout the Zone there is a deficiency in neighbourhood scale sites. There is a lack of a coherent system of rights of way from Cymbeline Meadows westwards through and along the Valley to the west with the A12 forming a significant barrier. Links to West Bergholt from Colchester Town are also limited and need to be improved to encourage modal shift and reduce congestion in Colchester Town. There is also a need to improve access connectivity through the Zone linking Colchester Town to Fingringhoe, Brightlingsea and the coast. The Wivenhoe Trail and the improvements that have taken place as part of the 'town to sea trail' and the Cycle Colchester programmes have improved the routes through the town and towards Wivenhoe (particularly to the east of the River Colne) but further work is needed beyond Wivenhoe out to the coast. There is also a proposed link to the National Cycle Network between Colchester Town and Sudbury to the northwest, and Wivenhoe and the coast, along the Colne. Colchester's Local Development Framework proposes the creation of a new riverside walk between East Colchester and Rowhedge.

Key GI Assets / opportunities in the Colne River Valley Zone

- There is significant functional potential to improve sustainable water resource management and adapt to climate change in this Zone.
- This Zone contains some of the most significant cultural heritage assets in the Borough and sites should be enhanced and integrated into recreational and open spaces provision that provide a range of functions.
- Create new allotments and community gardens in these urban fringe areas to the east of the Zone.
- Create new rights of way from Cymbeline Meadows westwards through and along the Valley.

- Seek the creation of new accessible greenspaces of at least 2 ha throughout the zone to address the deficiency in neighbourhood scales sites close to where people live.
- Establish a green corridor along the Colne westwards from the urban centre to deliver multiple benefits
- Establish a new riverside path between East Colchester and Rowhedge Village.

Existing GI projects in the Colne Valley Zone

5.35 Existing projects and initiatives in the zone which we have taken account of when identifying projects are listed below:

Living Landscapes

The Essex Wildlife Trusts are spearheading an initiative called 'Living Landscapes'. Living Landscapes are large landscape scale areas of the countryside which are ecologically stable and 'bursting with life'. Essex Wildlife Trust has produced a Living Landscapes Map of Essex with partners to identify 80 Living Landscape areas, based upon their existing ecological value and their potential to become even more vibrant. A key target is to have management plans in place for all of these areas. 12 of these Living Landscapes fall wholly or partially within the Borough of Colchester, and include wetland, coastal and estuarine, woodland and 'mosaic and grassland' areas, as well as 'corridors' between these. One of the Living Landscapes is the Colne Valley, and another 'Hythe-Wivenhoe'. A Living Landscape management plan for these areas has not yet been developed.

The View Finder Trail

The view finder trail is a 28km cycle trail which explores Colchester Town and runs along the east bank of the Colne to Wivenhoe, with a number of key views and vistas identified. At ten of these locations, a sign has been erected depicting the view. These look like road signs but are handmade paintings by artist Michael Goodey.

The Colchester Town to Sea Trail

A 3.2km art trail designed for walkers and cyclists which follows the tidal River Colne from the Visitor Centre in Colchester town down to the Hythe, through some of the lesser known areas of Colchester.

ZONE 4: COLCHESTER TOWN

Cultural Heritage

5.41 Colchester Town – 'the oldest recorded town in England', contains a vast number of important cultural heritage features, plus the possibility for undiscovered cultural heritage and the creation of new cultural heritage. There is a concentration of these in the historic core but they are also spread throughout the urban area. Those of particular relevance for GI include:

- Maritime Industrial heritage and The Hythe, Wivenhoe and West Mersea.

Table 6.1b: Linear Routes

Project Number	Description	Project Drivers
f)	Multi-user route linking Churn Wood (E) with The Hythe.	
g)	Multi-user route linking Churn Wood (E) with Wivenhoe (SE).	

Table 7.1: COLCHESTER GI PROJECTS – LONG LIST

Short Term = 0 – 5 years, Medium Term = 5 – 10 years, Long Term 15+ years

Cost bands: 1: >£100,000; 2: £100,000 - 500,000; 3: £500,000 – 1.5million; 4: £1.5 million plus

Although a priority is given for ‘clusters’ of projects overall, in some cases component/sub projects may be of higher priority such that they are included in the shortlisted projects at **table 7.2**. Where this is the case projects are highlighted and justified appropriately, below.

In all cases, for capital projects, land, ecology and archaeological surveys will be required to inform the development of site specific proposals.

For large scale land management changes, e.g. woodland creation projects, such surveys will be key and are referenced more explicitly. In addition more detailed ecological advice is likely to be required in relation to site specific habitat creation, to ensure that high level nature conservation objectives are met (e.g. that specific projects deliver appropriately in relation to Living Landscape objectives). All new woodland management schemes proposed should be managed to the UK Forestry Standard³². The Forestry Commission should be consulted on all woodland creation schemes.

3.3) Colne Estuary Project (links to Essex Living Landscape 70: Colne Estuary)

a) Protect, manage and enhance biodiversity at Fingringhoe Marshes and north along the estuary as far as Wivenhoe. Need for land ownership liaison and negotiation (including with the MOD). Solutions need to be sensitive to designated nature conservation interests (SSSI), and for liaison with the Essex Wildlife Trust re: objectives of the Colne Estuary Living Landscape/need for detailed ecological advice/survey work in relation to any

Cost Band 2

Short term (Low priority in view of issues identified)

d) Continuation of the Town to Sea Trail walking and cycling route from Wivenhoe to Brightlingsea, ensuring that it is fully accessible for all users. Need for feasibility study and user group survey. Project requires land ownership negotiation. Need for signage strategy.

Cost Band 3

Medium term (Low priority)

f) POS/Sports and Recreation facilities in Wivenhoe

Need for developer contributions/CILs to deliver as capital costs are significant. Need for land, archaeology and ecology surveys

POS: 2 Children’s Play Areas:

Cost Band 1 Sports and Recreation Facilities: 2 Allotments: 1

Short – medium term

TABLE 7.2: GI PROJECTS SHORTLIST

This table sets out information in relation to potential delivery partners and funding streams for projects which scored the highest priority rating in **table 7.1** (e.g. projects which could be delivered in the short term, or were of relatively low cost and or provided the widest range of functions).

Note that where the project cluster is considered to be high priority, then the project cluster as a whole is considered in the relevant entry in the table below. Where a component project in the cluster is of a higher priority (e.g. high priority) than the cluster as a whole, it considered individually. Note that this list is not intended to be set in stone. If opportunities arise to bring forward projects identified as lower priority then they should be implemented. The value of having a GI strategy in place is to allow individual projects to fit into and contribute to a bigger overall GI network.

Broad capital and revenue costs are also identified in relation to the individual sub projects in the table below (cross referenced with those in **table 7.1**). Note that the costings used in the GI strategy have been drawn up based on nationally accepted standards and guidance (SPONS and PSA³³). In addition to the Green Infrastructure Strategy, Colchester Borough Council has prepared a draft Community Infrastructure Levy (CIL) Schedule which has been based on local evaluations. CIL sets out in detail the range of infrastructure needed including green infrastructure within the Borough along with the costs of providing it. The CIL Schedule will form the key evidence document regarding infrastructure needs and costs for Colchester Borough. Potential next steps in relation to bringing green infrastructure projects forward are considered at the end of this section.

Spatial projects

3.3f Public Open Space, Sport and Recreational Facilities in Wivenhoe

CBC, developers Developer contributions through CIL tariffs

Indicative capital cost Indicative revenue cost

£820,000 Outline project only