

# ELMSTEAD NEIGHBOURHOOD PLAN

**2013 – 2033**  
**Submission Plan**

PUBLISHED BY Elmstead Parish Council for examination under the  
Neighbourhood Planning (General) Regulations 2012 (as amended).

MARCH 2023



# GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the Plan.

## 1. INTRODUCTION & BACKGROUND

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This section explains the background to this Neighbourhood Plan.

## 2. THE NEIGHBOURHOOD AREA

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This section details many of the features of the designated area.

## 3. PLANNING POLICY CONTEXT

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This rather technical section relates this Plan to the National Planning Policy Framework and the Planning Policies of Tendring District Council.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

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This section explains the community involvement that has taken place.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

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This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are also Policy Maps at the back of the Plan.

## 6. IMPLEMENTATION & MONITORING

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This section explains how the Plan will be implemented and future development guided and managed and how the Parish Council will monitor the plan's effectiveness. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

1 Cover image: Elmstead Parish Memorial and Jubilee Flag and Bunting, June 2022 (Holly Ward)



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## FOREWORD

Elmstead is a small but thriving Parish centred on the historic Village of Elmstead Market, now a growing rural services centre, integrated into the surrounding agricultural and natural landscape setting.

This setting contains over a thousand hectares of prime arable land, a number of areas of woodland - both ancient and managed, multiple reservoirs, ponds, streams and brooks and through ancient byelaws extends south to encompass access to the River Colne. There is a wide variety of habitats supporting significant eco-systems of native wildlife.

Elmstead Parish currently consists of over 900 dwellings – a slow but increasing rate of growth from its first recorded history in the Domesday book when in 1086 it comprised 50 households. A number of heritage buildings survive from throughout this period, including the Parish Church of St Anne and St Laurence that dates back to at least 1310. Several thatched farm cottages around the Parish are at least 300 years old, while more farm cottages around the Village are brick-built in a distinct local style. The Village Centre holds a number of heritage dwellings in contemporary styles for their time. The majority of homes are however post-war, with waves of development from the 1960s onward.

Over the last decade, the Parish has seen many developments, which raised concerns in the local community that current planning practices were lacking a local process to ensure future development was sustainable, integrated, and beneficial to the wider community. Certain recurring issues were raised with the Parish Council regarding infrastructure.

In 2020 it was decided by the Parish Council that a Neighbourhood Plan would be in the Parish's best interests. A working party was established which was formalised as a steering group. Over the past 2 years we have held over 20 public meetings, and many more working party and tasks groups. Two public consultations were held in the neighbourhood area alongside a variety of other outreach and feedback methods to communicate with local stakeholders.

Challenges did arise due to the covid-19 pandemic, facilitating a greater reliance on virtual meetings and digital working, but great care has been taken to ensure maximum participation in a safe and accessible manner to all.

The emerging Masterplan for the Tendring/Colchester Borders Garden Community has emphasised a widespread sentiment amongst Elmstead's community that the Neighbourhood Plan works to protect Elmstead's Identity and to be efficient in minimising coalescence.

The Plan must consider and compromise to support the best outcomes for community stakeholders, ranging from local residents, small businesses, landowners, 2 schools and many more varied interested parties.

Elmstead's Community has proven to be passionate in both protecting its heritage as a neighbourhood and acknowledging the Parish's needs to adapt and change in a



controlled manner to continue to thrive – it is anticipated this Plan forms a part of the community's control to ensure that change is positive and sustainable.

I thank the residents and stakeholders who have contributed their opinions to the Plan, and especially the volunteers who have worked so hard in its creation.

*Cllr Adam Gladwin,*

*Chair, Elmstead Parish Council Neighbourhood Plan Steering Committee*

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## 1. INTRODUCTION & BACKGROUND

- 1.1. Elmstead Parish Council is preparing a Neighbourhood Plan for the area designated by the Local Planning Authority, Tendring District Council (TDC), on 30 November 2020. The area coincides with the Parish boundary (see Plan A on page 4). The Plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).
- 1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to March 2033. The Plan will form part of the development plan for Tendring, alongside the adopted Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan and the adopted Tendring District Local Plan 2013-2033 and Beyond Section 2, which has the same end of the Plan period.
- 1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's Statutory Development Plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 2 overleaf).
- 1.4. In addition, the Parish Council will need to demonstrate to an Independent Examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the Examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

### THE LEVELLING UP AND REGENERATION BILL

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- 1.5. In May 2022 the Levelling Up and Regeneration Bill was introduced to Parliament which proposed to make changes to the planning system. The Bill is, at the time of writing, at the reporting stage with the House of Commons. It remains unknown when any proposed changes will be implemented. The latest version of the Bill indicates that the new system will still require local communities to engage in shaping how their settlements will develop and in ensuring their heritage and landscapes are given proper protection. It will also continue to enable communities to define local design standards, and the Neighbourhood Plan contains proposals in all of these respects.

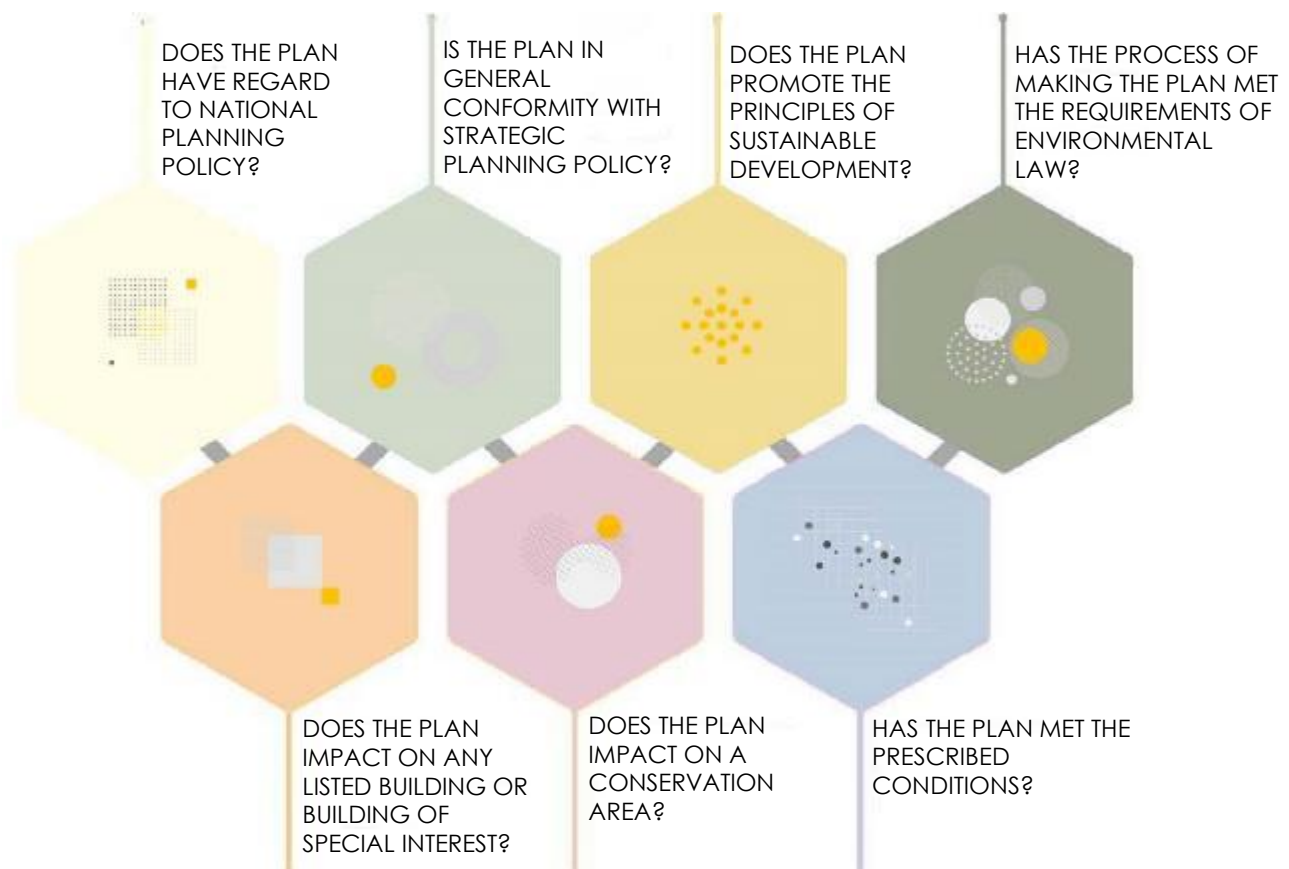


Figure 1 Neighbourhood Plan Basic Conditions

## THE PRE-SUBMISSION PLAN

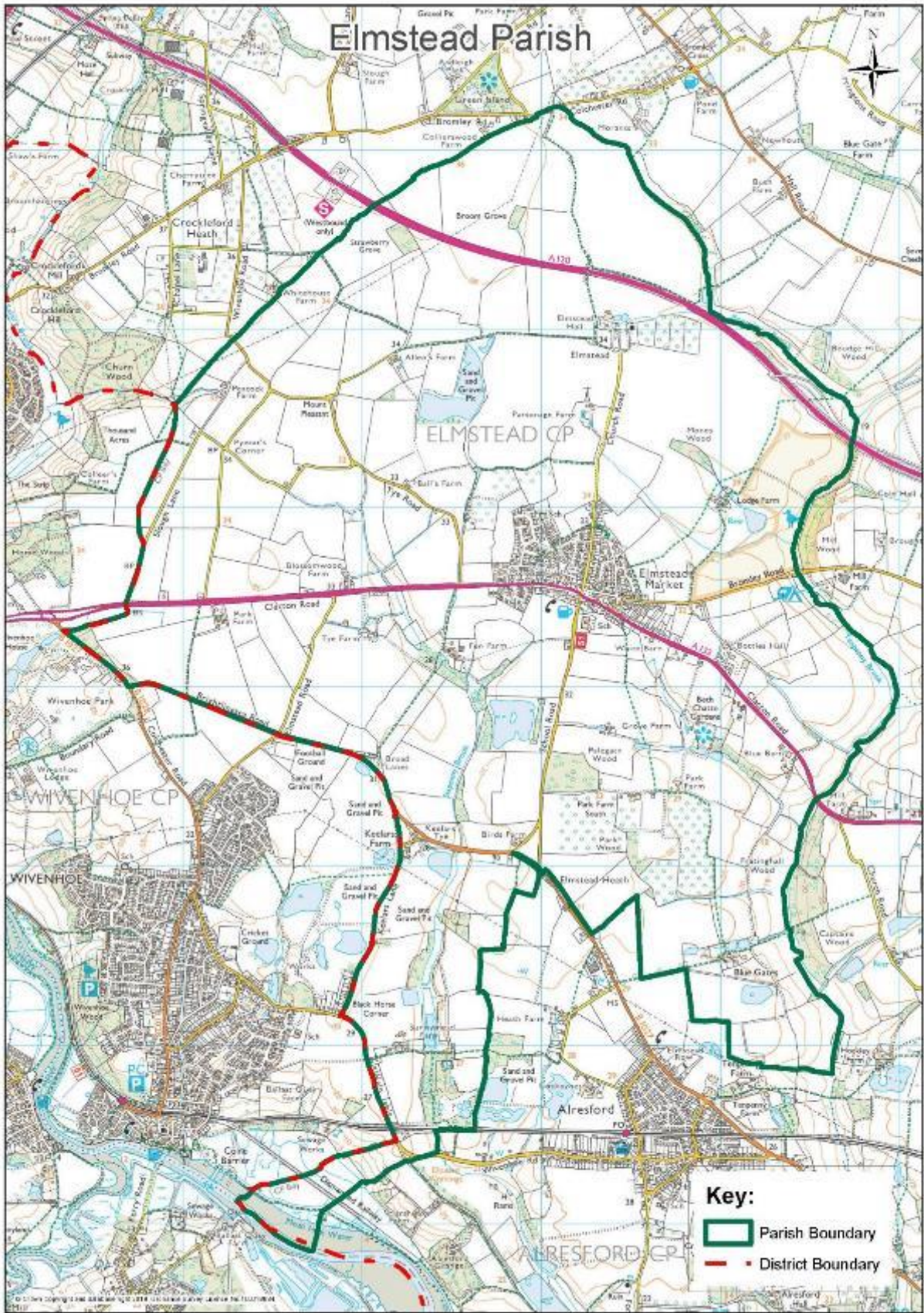
1.6. A draft ("Pre-Submission") Plan was published for consultation 1 August – 25 September 2022. The Parish Council has reviewed the comments received from the local community and other interested parties, including TDC, and have made changes to this final version. They have also updated some of the other evidence reports published separately in the evidence base.

## STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.7. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage. In January 2022, TDC undertook a screening assessment to establish whether the scope of this Neighbourhood Plan is likely to lead to any significant environmental effects. The screening opinion confirms that the Neighbourhood Plan is not required to prepare an SEA in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). There have, since the screening, been no material changes to the scope of the Neighbourhood Plan.



1.8. The screening opinion also confirms that, subject to Natural England's confirmation, this Neighbourhood Plan is not predicted to have likely significant effects on the National Site Network (formerly Natura 2000 sites) and so no habitats regulations assessment would be required as per the Conservation of Habitats and Species Regulations 2017 (as amended). In February 2022, Natural England confirmed its agreement with TDC's opinion on this matter.



**Plan A: Designated Neighbourhood Area**



## 2. THE NEIGHBOURHOOD AREA

- 2.1 Elmstead is a small rural village located in the Tendring District, with the nearest villages being Frating and Great Bromley, but also bordering the village of Alresford and the small town of Wivenhoe. The original name for the village was Almesteda and it existed in the time of the Saxon King Edward the Confessor. It is mentioned in the Domesday Book of 1086 and by the 13th Century it had become Elmstead. Elmstead was, and is still to some extent, a farming community with much of its history, landscaping and housing derived from its agricultural roots. The landscape surrounding the village is attractive and undulating with arable farmlands interspersed with small woodlands and ancient hedgerows.
- 2.2 The nearest large town is Colchester 2.6 miles to the West and the seaside resort of Clacton is 11.5 miles away. There is access to a limited number of shops and there are a variety of small businesses throughout the Parish including a petrol station. Elmstead is also unique in having ancient access rights to the River Colne approximately 3 miles away. There is a Grade I listed Church which is Saxon in origin, and one Grade II\* building within the Parish Boundary – Elmstead Hall, Church Road. There are 19 Grade II listed buildings within the Parish Boundary which are mainly on Colchester Road with the rest spread over The Green, Church Road, Old School Lane, School Road, Tye Road and Keelers Lane.

2 Diamond Jubilee Flag and Bunting, North Green, June 2022 (Holly Ward)







3 Beth Chatto's Water Gardens, 2021 (Sara White)

- 2.3 It has a primary school and a special needs school which covers a large catchment area beyond Elmstead and Tendring. There is also a part-time GP service. Historically there were two Anglican churches in the Village with the Methodist Chapel in Bromley Road having recently closed down. In 1908 St Paul's Mission Church opposite the Market Field School side of School Road was dedicated and services were held there up until 1976 when it was declared redundant. It has since been turned into a private dwelling.
- 2.4 By far the most important place of worship is The Church of St Anne and St Laurence, Church Road next to Elmstead Hall which originates from Saxon times and is a Grade I listed building. The walk from the Village Centre to the Church is much appreciated by villagers as it is one of the most pleasant walks available in the Village.
- 2.5 Elmstead has evolved into its current form through circumstances to meet local needs and demands. Historical development has resulted in the broad shape of the Village in terms of houses and amenities provided to meet the needs of residents, and this has largely determined the shape of the settlement boundary which has remained unaltered for many years.

- 2.6 Elmstead has a population of 1,855 and comprises of 813 dwellings which is a mixture of bungalows and houses (figures according to 2011 Census). However, there have been a number of approved planning applications for approximately a further 400 dwellings. There is predominantly an ageing population, however the demographics are slowly changing due to the increased development of large family-sized properties. Elmstead is an affluent village where the average house cost has risen from 2011 to 2020 by 56.7% which is above the national average. However, the provision of 1- and 2-bedroom dwellings falls well below the national average showing a lack of provision for second generation residents.
- 2.7 In all age groups the numbers are fairly stable with the largest age group being 45-64, accounting for nearly a third of the population of the village. Over the last few years there has been a slight decline in the 25-44 age group and a slightly higher increase in the 65-84 age group in comparison to England as a whole. Elmstead has fewer single-person households than the national average, but for over 65s the figure is higher than the national average. Elmstead Market has 20% less High and Intermediate and Intermediate managerial, administrative or professional households than the national average. The Housing Needs Assessment recently carried out to inform the preparation of the Elmstead Neighbourhood Plan, published in the evidence base, has more on the incomes of those living in the village.
- 2.8 The Parish's northern boundary runs along historic field edge hedgerows bordering the neighbouring Parish of Ardleigh. It converges with Great Bromley's parish boundary where Bromley Brook underflows Colchester Road, before running southeast along the centre of Bromley Brook's historic watercourse.
- 2.9 At a number of points along this course agricultural ditches and ponds have been constructed alongside the brook, causing the boundary to run adjacent from the northeast bank. Where Spring Brook meets Bromley Brook to form Tenpenny Brook the boundary turns south, across the A120, following the centre of Tenpenny Brook through Lodge Farm nature reserve and across Bromley Road.
- 2.10 Further southeast it converges with the Great Bromley/Frating boundary at the previous location of Morehams stream, and for the next half mile in a southwest direction the boundary is approximately 30 feet east of the stream's contemporary location, due to the waterway meandering over time.
- 2.11 Crossing Clacton Road, the boundary with Frating continues to follow the historic waterway south, at times straying a small distance to either side of the stream's current path. Due to an offset convergence of 4 boundaries, Elmstead's limits border that of Thorington for less than one mile, before veering west along the banks of Heath Brook, bordering the Parish of Alresford – the village of which is close to the south. For around 0.3 miles the boundary follows ancient hedgerows and field boundaries northwest, before running parallel to the northern edge of the B1027 to Elmstead Heath.





4 Elmstead Brook (Sara White)

- 2.12 From here the boundary crosses the B1027 south, following a historic cattle path right of way, crossing railway tracks and Wivenhoe Road, before angling southwest crossing the Colne marshes and sea wall and entering the River Colne.
- 2.13 For around 0.18 miles the boundary runs along the centre of the river – as defined by half the width of the river at chart datum tide, during which it borders Fingringhoe on the river's south bank. Where this boundary meets Wivenhoe (and is therefore the border between Tendring and Colchester) it veers northeast, running almost parallel to the other boundary forming a spur of the Parish historically protected by byelaws to retain river rights.



- 2.14 The Parish and District Boundary returns across both a disused and a functional railway to meet Wivenhoe Road, running along the northern edge of the road to Black Horse Corner, to turn north and proceeds along the centre of Keelars Lane, to Brightlingsea Road, where it further runs along the northern roadside for nearly a mile northwest. Shortly before reaching the junction with the A133 the boundary veers east, following historic district limits along an unnamed water way associated with Wivenhoe House.
- 2.15 Crossing the A133 north, for a distance it follows Slough Lane's western curb, before diverging further west, following historic field boundaries that have since been deleted until it reaches Peacocks Stream, where the district boundary turns west, but Elmstead's Parish Boundary commences northeast now bordering Ardleigh and the hamlet of Crockleford. The border follows ancient hedgerows along field boundaries northeast until it crosses the A120 having encircled the Village.
- 2.16 Lying on the A133 road between Colchester and Clacton and close to the A120 trunk road between the A12 and the major port of Harwich, the Village is well connected to a number of larger centres of population. Originally a thriving farming community with associated agricultural businesses Elmstead today has changed more into a dormitory village with residents travelling to work in neighbouring large towns. Some even commute as far as London. However, with this natural decline in agricultural employment, commercial and employment areas have evolved over time.
- 2.17 On the east of the village there is a large commercial/residential development, Lanswood/Chattowood, which houses small independent business units and a mixture of residential dwellings. Next to this is the internationally renowned Beth Chatto's Plants and Gardens spread over 7.5 acres. It is known for its specialisation of dry gardens and outstanding beauty and is part of Historic Gardens.
- 2.18 Some day-to-day convenience shopping is provided for in the Village plus some specialised services, but the community is able to access a wider range of retailers in Colchester and Wivenhoe some 2-3 miles away. Throughout the whole Parish of Elmstead there are a variety of small- and medium-sized commercial developments plus many small businesses which operate from people's homes. These all provide local employment whilst harmonising with village life.



5 South Green, Elmstead (Holly Ward)

- 2.19 There is a Primary School whose catchment area currently relies on attracting children from a wider area, but this may change with the increase in the now approved residential development. There is also Market Field School which is a special needs school serving a wider area for children aged 5-19 with approximately 350 on roll and is the largest building in the Parish. The nearest secondary school is in Colchester, but the feeder school is in Brightlingsea 6 miles away.
- 2.20 There is currently a small GP part-time surgery operating in the Village which is part of a bigger GP Trust with 2 full-time surgeries in Colchester. The Community Centre on School Road is small and unable to meet the needs of a larger population but there is a planned replacement going to be constructed on the Charity Field site opposite. New allotments, public open spaces and play areas will be provided on Charity Field, School Road, Church Road and Tye Road housing development sites.
- 2.21 The NPPF refers to housing delivery and housing supply tests for Local Planning Authorities. There are penalties when these tests are not being met. These penalties applied in the Tendring district for some time and as a result the Village has seen a

number of speculative housing schemes consented across the Village leading to approximately a 20% population growth. The result of this is that it has been difficult to co-ordinate housing delivery to improve local infrastructure as the cumulative effects have not been measured. It is recognised that services and facilities are operating at capacity with traffic issues throughout the village and that developer interest in the Village remains high with a number of speculative applications awaiting appeal outcomes.

- 2.22 The recent development of Market Field School into a larger premise has increased the traffic substantially at the beginning and the end of the school day, with a pinch point at the junction of School Road, Church Road and the A133. The majority of the students are from out of area so necessitate being transported to and from the school.
- 2.23 The development of the various residential developments has impacted on the demand for local services e.g., the GP practice and the Primary School. Traffic throughout the Village has increased dramatically with the increased numbers of dwellings but without any traffic calming measures being put into place. It should also be noted that there is a cross-borders Garden Community planned on the borders of Tendring District Council and Colchester Borough Council, which will be to the West of Elmstead Market. This will incorporate up to 9,000 predominately high-density dwellings, businesses, a rapid transport system and a travellers' camp. The construction of this will commence after the completion of a new link road between the A133 and the A120 to the west and north of the Village. Completion is due in 2025.
- 2.24 Whilst there are currently no conservation areas within the Parish of Elmstead, the Woodland Trust has 103 acres of rejuvenating ancient woodland on Bromley Road which is classed as a woodland refuge. The last report for this area showed there is a population of buzzards, barn owls and water voles.
- 2.25 Historically there were three distinct areas of the Village. Elmstead, Elmstead Market and Elmstead Heath. In 1900 the Parish Boundary was 16 miles. Elmstead Heath, at the southern end of School Road, was ceded to Alresford in the 1940s. Elmstead was the area by the Church and Elmstead Hall and Elmstead Market was the area by the crossroads, which is now considered to be the centre of the Village.
- 2.26 The centre of the Village would be considered to be what is termed as the 'North Green' where the flagpole is situated. The 'South Green' is a strip on the southern side of the road where the Village sign is erected.
- 2.27 This crossroads is the site of the original Market. In 1253 Sir Richard de Tany, as Lord of the Manor, obtained a weekly market and an annual fair about a mile south of his Manor House (Elmstead Hall). This encouraged the building of houses and cottages around the Village Green (which was much larger in those days). It is this area of housing which depicts much of the Village character.

- 2.28 The A133 running west to east divides the village with the majority of housing being to the north of the A133. Ribbon development has recently taken place along the A133 which runs west to east through the centre of the Village.
- 2.29 Turnip Lodge Lane in Elmstead is one of 9 protected lanes within the Tendring District Council area. These lanes are an important feature in the landscape providing insights into past communities and their activities. They have the archaeological potential to give evidence about past human activities and to prove an insight into the development of a landscape and the relationship of features within it over time. They also have considerable ecological value as habitats for plants and animals, servicing as corridors for movement and dispersal for some species and acting as vital connections between other habitats.
- 2.30 The Agricultural Revolution in the 18th century would have had an impact on Elmstead with new farming techniques and improved livestock breeding leading to better food production, which meant the population grew and health improved. Following on from this was the Enclosure Movement where land that had formerly been owned in common by all the members of a village to graze animals and grow food, was changed to privately owned land surrounded by walls, fences or hedges. Although this was very practical in organizing the land, many small farmers were forced to give up farming and either moved to cities to look for work or became tenant farmers. Today in Elmstead the majority of the agricultural land is still owned by only a few landowners.
- 2.31 The area has an extensive arable landscape of large productive fields divided by low hedgerows with intermittent gaps, interspersed with oaks which stand out against the skyline. Areas of former heath have been converted to smallholdings or areas of regenerated woodland. A network of narrow lanes connects the scattered farms and small holdings.
- 2.32 Elmstead Hall would have been built as a rural manorial hall with surrounding settlement and agricultural outbuildings. Elmstead Market is the modern rural village settlement located around the Village Green, away from the Hall and Church. The heath has been lost with infill altering the character of the settlement although its rural character has remained. The Church is the oldest building in the Village with the Manorial Hall being an elegant building of a grand design.
- 2.33 There are no designated sites of extraction within the Parish. However the Wivenhoe Gravel Pit is situated on the border of the Parish. There are also various areas of ancient woodlands within Elmstead. Ardleigh reservoir, Salary Brook and Fingringhoe reserve are all within a mile of the boundary of Elmstead. The Beth Chatto Gardens to the east of the village on the A133 is an internationally renowned Registered Park and Garden developed over many years by Beth Chatto. The Woodland Trust has developed woods and green spaces to the northeast of the Village. Regrettably there is no nearby parking which means this is an underused feature of the village.

2.34 The construction of the A133 connecting Colchester to Clacton-on-Sea divides the Village of Elmstead. The original road was built in 1933 as the A12 to bypass Colchester town centre. It was later renumbered as the A604 then in the 1990s it became the road we know today, the A133. The A12 now bypasses Colchester and joins the A120 at the Ardleigh roundabout. The traffic using the A133 through the Village has grown over the years as more residential and commercial development has taken place. The impact to the Village has been huge as the road goes from 70mph to 30mph as it crosses the Village Boundary but there are no traffic calming measures in place to allow the residents to navigate the road safely. The approved plans for the new A133/A120 Link Road to the west of the Village will too impact on the Village especially during the construction process as mentioned in paragraph 2.23.



### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the Tendring District situated in the county of Essex. TDC is the Local Planning Authority for the area.

#### NATIONAL PLANNING POLICY

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3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in July 2021 are considered especially relevant:

- Neighbourhood planning (§28 - §30)
- Housing Type and Tenure (§62)
- Affordable Housing (§64)
- Small- and Medium-sized Sites (§70)
- Healthy and Safe Communities (§92)
- Community facilities (§93)
- Open Space and Recreation (§98)
- Local Green Spaces (§101 - §103)
- High quality design (§128)
- The Natural Environment (§174)
- Biodiversity (§179)
- The Historic Environment (§190)

3.3 The Government has also set out a requirement for the provision of First Homes in a Written Ministerial Statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance. As the Parish is a 'Designated Rural Area', First Homes Rural Exception Sites are unable to come forward in The Parish. However, this does not preclude First Homes forming part of the affordable housing contributions through infill or Rural Exception Sites allowed for by the development plan and the Neighbourhood Plan seeks to include policies on First Homes.

#### STRATEGIC PLANNING POLICY

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3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan which primarily comprises the adopted *Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan* and *Tendring District Local Plan 2013-2033 and Beyond Section 2*.

3.5 The *Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan* was adopted in January 2021 and contains a proposal for a Tendring/Colchester Borders Garden Community of eventually up to 9,000 homes, the majority of which lies within the Parish to the west of the Village (Policies SP8 and SP9).

The proposal also includes new employment land, schools and services and a new link road between the A120 and A133.

- 3.6 Policy SP8 requires that the allocation is planned for through a development plan document (DPD) prepared by the planning authorities, which will provide the basis for the submission of planning applications, and which must have robust community engagement. The Parish Council continues to engage separately with the development of the DPD but have used the Neighbourhood Plan to put markers down for how the DPD should accommodate the Village interests.
- 3.7 A consultation on the draft DPD for the Tendring/Colchester Borders Garden Community is currently taking place and seeks an opinion on two approaches, Approach A and Approach B (see Plan B). An extract from the Spring 2022 Draft Plan detailing the differences between the 2 approaches is shown below:
- *“University Expansion Land is shown north of the A133 close to the University of Essex in Approach A. As an alternative, Approach B proposes University Expansion Land south of the A133 and east of Colchester Rd (B1028). Both approaches propose 11 ha for University uses. Under Approach B land to the north of the A133 not to be allocated for University Expansion could be used for other purposes related to the Garden Community.*
  - *Both approaches include a minimum of 3.5ha land for Knowledge Based Employment located to the north of the A133 close to the University of Essex. Approach B has an additional 4ha of land extended westwards to be located closer to the existing Knowledge Gateway and the A133/Clingoe Hill junction with the University Campus.”*
- 3.8 It is noted that the content set out above in relation to the Tendring/Colchester Borders Garden Community will need to be updated as the DPD progresses. The Parish Council has worked closely with TDC and the new Garden Community Manager to agree the relationship between the emerging DPD and the policies in this Neighbourhood Plan.
- 3.9 The Village has seen a number of speculative housing schemes consented in and around the Parish, as shown on Plan C. All but one of the schemes are on site and the other is likely to commence within the next couple of years. As a result, it has been more difficult to coordinate housing delivery to improve local infrastructure as the cumulative effects have not been measured.

**APPROACH A**

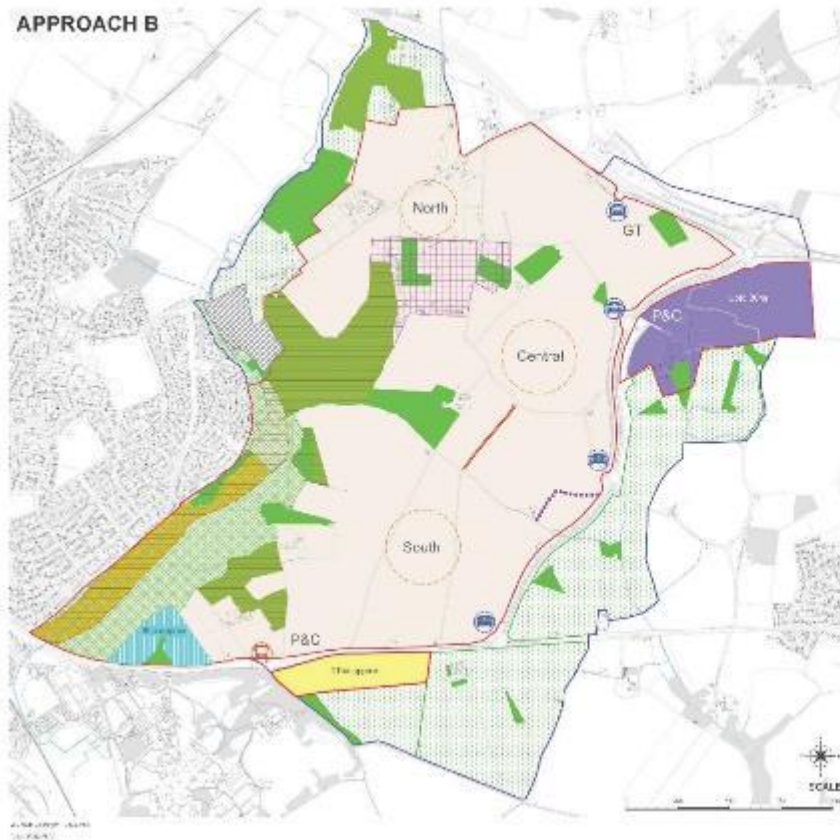


**TENDRING COLCHESTER BORDERS DRAFT PLAN KEY DIAGRAM**

- PROPOSED LAND USE**
- Settlement Development Boundary
  - Neighbourhoods
  - Strategic Green Gap
  - Crookedon Heath Area of Special Character
  - Salisbury Brook Country Park
  - University Expansion Land
  - Knowledge Based Employment
  - A100 Industrial Business Park
  - GT Provision of Gypsy and Traveller Sites
  - P&C Park & Cheese Facility
- DRAFT PLAN POLICY 1**
- Part A
  - Part B
  - Part C
  - Part D
  - Part E
  - Part F
  - Part G
  - Part H
  - Part I
  - Part J

- OTHER FEATURES**
- Area of Search Boundary (from the adopted Section 1 Local Plan)
  - Vehicle Site Access Points (All Modes)
  - Vehicle Site Access Points (RTS Public Transport Only)
  - Ancient Woodland
  - Other Woodland
  - Local Wildlife Sites
  - Local Nature Reserve
  - Protected Land
  - Committed Development (scheme under construction of Bromley Road by Salway Homes)

**APPROACH B**



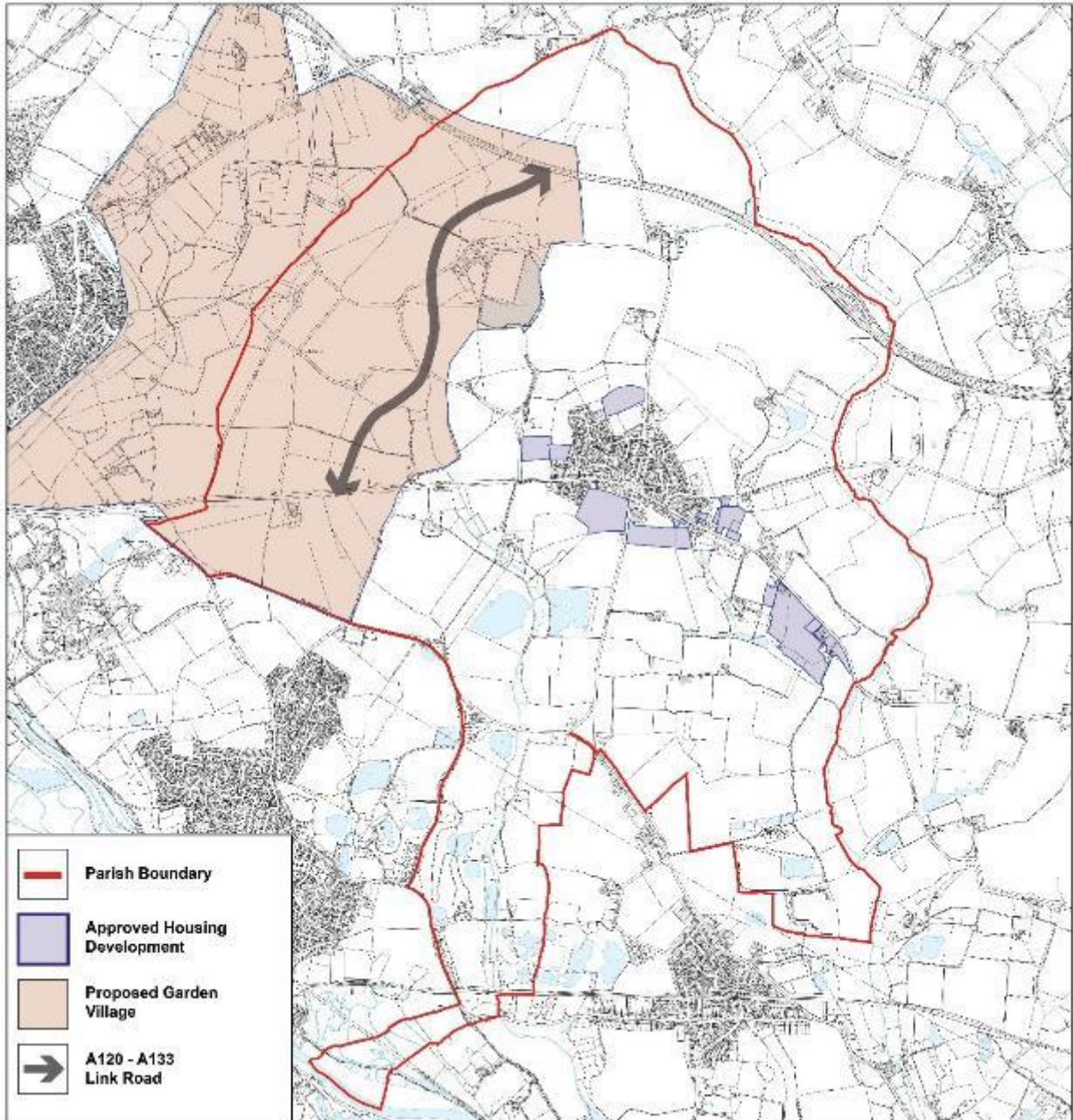
**TENDRING COLCHESTER BORDERS DRAFT PLAN KEY DIAGRAM**

- PROPOSED LAND USE**
- Settlement Development Boundary
  - Neighbourhoods
  - Strategic Green Gap
  - Crookedon Heath Area of Special Character
  - Salisbury Brook Country Park
  - University Expansion Land
  - Knowledge Gateway Extension
  - A100 Industrial Business Park
  - GT Provision of Gypsy and Traveller Sites
  - P&C Park & Cheese Facility
- DRAFT PLAN POLICY 1**
- Part A
  - Part B
  - Part C
  - Part D
  - Part E
  - Part F
  - Part G
  - Part H
  - Part I
  - Part J

- OTHER FEATURES**
- Area of Search Boundary (from the adopted Section 1 Local Plan)
  - Vehicle Site Access Points (All Modes)
  - Vehicle Site Access Points (RTS Public Transport Only)
  - Ancient Woodland
  - Other Woodland
  - Local Wildlife Sites
  - Local Nature Reserve
  - Protected Land
  - Committed Development (scheme under construction of Bromley Road by Salway Homes)

**Plan B: Tendring/Colchester Borders Garden Community Key Diagram – Approach A and Approach B ([link](#))**





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### Plan C: Development locations in the Parish

3.10 The *Tendring District Local Plan 2013-2033 and Beyond Section 2* was adopted 25 January 2022. As a result of recent housing schemes, the new Local Plan Section 2 does not allocate housing sites in the Village. In this respect, TDC has confirmed that the Neighbourhood Plan's housing requirement figure for the plan period is zero, as per §66 of the NPPF and Policy LP1 of the new Local Plan Section 2. This Neighbourhood Plan does not make any housing allocations but has supported a 100% affordable housing scheme coming forward as a Neighbourhood Development Order being prepared by the Parish Council, and has focussed its attention on preparing other development management policies. The Parish Council has also

confirmed that it will consider a review of the Neighbourhood Plan should this position change.

3.11 Policy SPL1 classifies Elmstead Market as a Rural Service Centre in the settlement hierarchy and Policy SPL2 establishes a settlement boundary for Elmstead Market as a planning policy tool to direct development (see Plans D and E). Other policies that may be relevant are listed below:

- SPL3 Sustainable Design – setting out general design criteria for new development
- HP2 Community Facilities – retaining, improving and supporting new community facilities
- HP3 Green Infrastructure – protecting and enhancing Green Infrastructure Assets
- HP4 Safeguarded Local Greenspace – protecting existing green spaces (not the same as NPPF Local Green Space designation)
- LP2 and LP5 Housing Choice and Affordable Housing – requiring a mix of dwelling types, sizes and tenures and affordable housing threshold of 30% from 11 or more dwellings, but no reference to First Homes or lowering the affordable housing thresholds for its 'Designated Rural Areas'.
- LP6 Rural Exception Sites – permitting such schemes on sites adjoining the settlement development boundaries of 'Rural Service Centres'.
- LP3, LP4 and LP8 Housing Density & Layout and 'Backland' Residential Development – securing appropriate densities, layouts and protecting amenity
- PP3 Village Centres – identifying a Village Centre at Elmstead Market
- PP6 Employment sites – protecting employment land at Lanswood Park
- PPL3 Rural Landscape – safeguarding the character and appearance of the rural landscape and non-designated heritage assets
- PPL6 Strategic Green Gaps – protecting the identities of settlements
- PPL9 Listed Buildings – protecting designated heritage assets
- CP2 Transport Network – requiring the new strategic link road between the A120 and A133 and a Rapid Transit System to serve the Tendring/Colchester Borders Garden Community

3.12 Additionally, the Essex Developer's Guide to Infrastructure Contributions ([link](#)) provides details on the range of infrastructure contributions the County Council in relation to its various functions may seek from developers and landowners in order to mitigate the impact of development.

3.13 Essex County Council is the Minerals and Waste Planning Authority for the Neighbourhood Plan Area and is responsible for the production of mineral and waste local plans. *The Essex and Southend-on-Sea Waste Local Plan 2017* and the *Essex Minerals Local Plan 2014* form part of the development plan that apply in the Parish. These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and



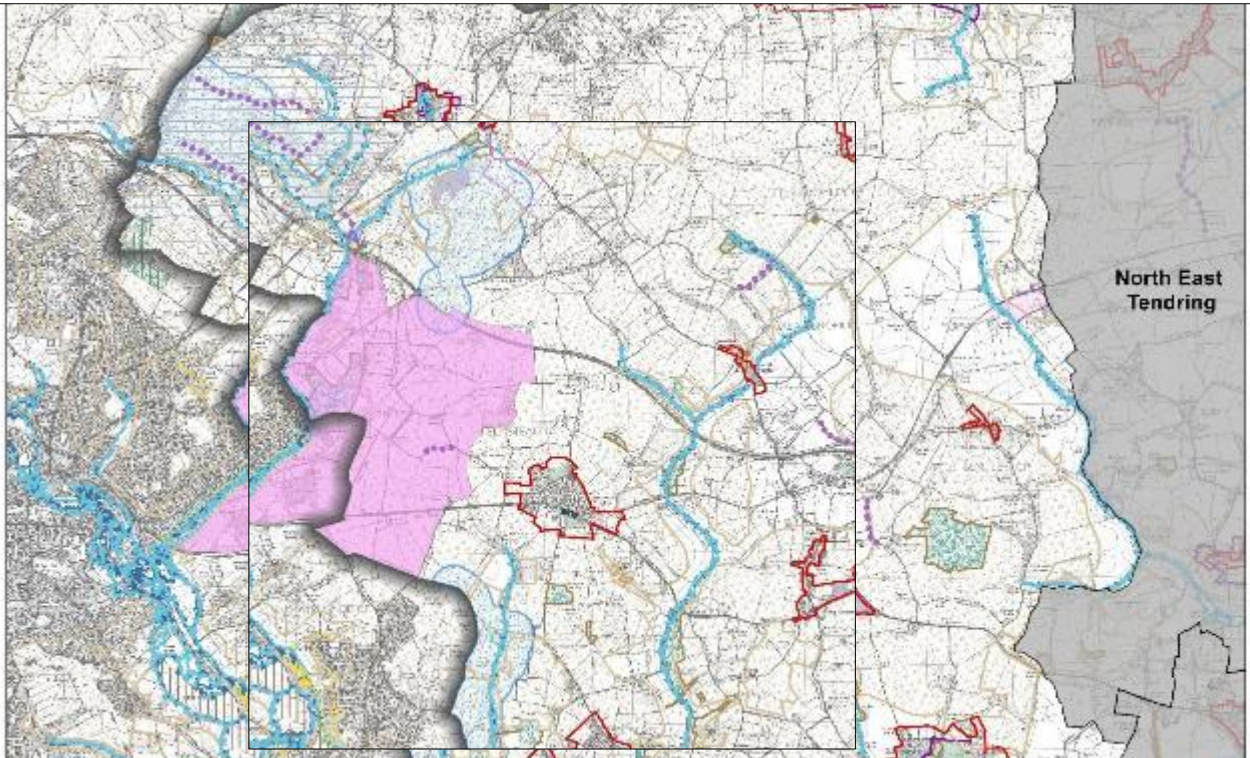
waste infrastructure from proximal development which may compromise their operation.

- 3.14 Most areas of the Neighbourhood Plan Area are within a Mineral Safeguarding Area due to the presence of sand and gravel deposits beneath the ground. These areas are subject to a minerals safeguarding policy (Policy S8 of the Essex Minerals Local Plan), which seeks to prevent deposits being unnecessarily sterilised by non-mineral development. However, the housing proposals contained in the Neighbourhood Plan fall below the site size threshold at which the provisions of Policy S8 are engaged.
- 3.15 Within the Neighbourhood Plan Area there are Mineral Consultation Areas in relation to Elmstead Hall Quarry and Wivenhoe Quarry. These areas are subject to Policy S8 of the Essex Minerals Local Plan, which establishes Mineral Consultation Areas at a distance of 250m around permitted, allocated and existing mineral infrastructure. There is also a Waste Consultation Area in relation to Ardleigh Waste Transfer Station. This area is subject to Policy 2 of the Essex and Southend-on-Sea Waste Local Plan, which establishes Waste Consultation Areas at a distance of 250m (400m in the case of Water Recycling Centres) around permitted, allocated and existing waste infrastructure. Essex County Council as the Minerals and Waste Planning Authority must be consulted on all applications for non-waste development proposed within these areas.
- 3.16 Essex County Council is currently undertaking a Minerals Local Plan Review. As mineral and waste matters are 'excluded development' for the purposes of neighbourhood planning, the Parish Council will continue to engage in this matter separately.

#### NEIGHBOURHOOD PLANNING POLICY

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- 3.17 The neighbouring Parish to the south of Elmstead, Alresford, has a made Neighbourhood Plan. The majority of the plan focuses on expressing local identity. Its policies also include enhancing walking and cycling to neighbouring villages, such as Elmstead Market.
- 3.18 The Town of Wivenhoe in the adjacent Colchester Borough also has a 'made' neighbourhood plan. The plan makes a number of housing allocations and includes policies to enhance walking, cycling and safeguards green spaces. Elmstead is able to access a wider range of retailers in Colchester and Wivenhoe and the made Wivenhoe Neighbourhood Plan supports more 'small' retail businesses.
- 3.19 To its north, the Parish of Ardleigh is also currently preparing a Neighbourhood Plan but it has not yet been made.



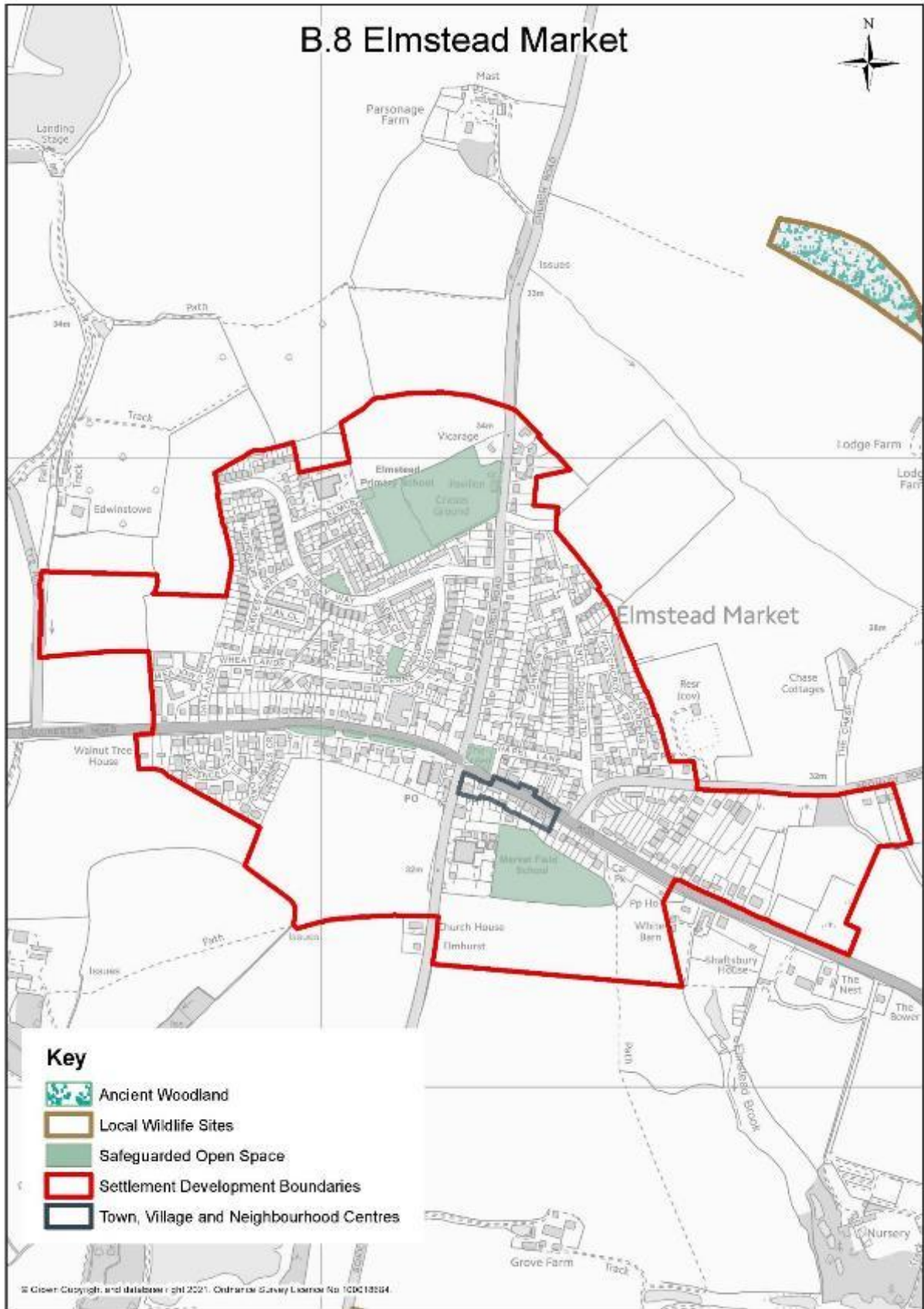
**The Tending District Local Plan  
2013 - 2033 and Beyond  
Map Key**

Local Plan District Boundary	Archaic Garden Proseals	Former Landfill Sites	Special Areas of Conservation (SAC)
Employment Allocation	Article 1 Direction	Historic Towns	Special Protection Areas (SPA)
Employment Site	Conservation Area	Flood Zone 1	Scheduled Monuments (SM)
Housing Allocation	Churches & Churchesyard	Flood Zone 2	Safeguarding Burial Ground Areas
Mixed Use Allocations	Eco-Node Site	Suffolk Coast & Heaths AONB	Tending of Old Fenland Under Conservation Management
Primary Shopping Area	Riverside Island Segregated Area	Safeguarding OMI Technical Sites	
Partnership Development Boundary	Hawick International Port	Suffolk Green Space	
Town, Village & Estate Centre	Suffolk Coast Heritage Parks	Local Nature Reserves	
Primary Area for Regeneration	Safeguarded Open Space	Local Wildlife Sites (LWS)	
Proposed Lines	Article 10 Land	National Nature Reserves	
Protected Monuments	Coastal Protection Bulk	Rammer Site	
Suffolk Riverside Qualification Area	East Angles AONB	Sites of Special Scientific Interest (SSSI)	

The flood zones shown on the map should only be used as a guide. The Environment Agency flood risk maps are a strategic tool used for the latest flood risk information and for future flood warning. Flood Zone 2 is not a flood risk area.

It should be noted that the map key is not a complete list of all the sites and areas shown on the map. It is important that the Maps and Keys are used in conjunction with the Written Statement.

**Plan D: Extract of Adopted Tending District Local Plan 2013-2033 and Beyond Section 2 Policies Map West Tending ([link](#))**



**Plan E: Adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 Policies Map  
Elmstead Market Inset**



## 4. COMMUNITY VIEWS ON PLANNING ISSUES

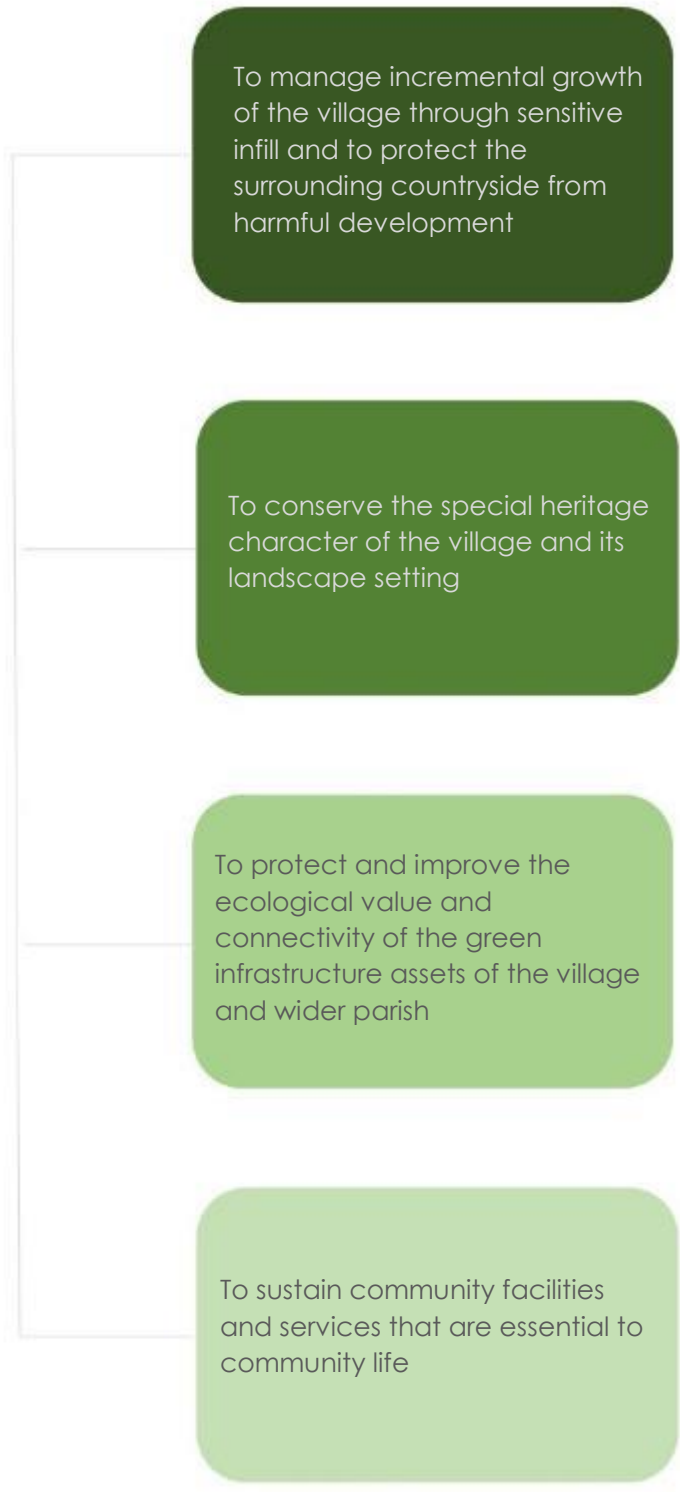
- 4.1 There have been two neighbourhood plan surveys carried out during 2021, looking at a number of topics, including the size and types of property residents' thought were needed in Elmstead Market. In addition, there were various traffic volume surveys completed on all roads within the Village. One rationale for these pieces of work was to gauge the village residents' housing needs for now and the future.
- 4.2 Concern was raised by residents that Elmstead could lose its village identity due to excessive large-scale developments that are approved and currently being completed, but also those planned for the future. Whereas some small-scale infill developments were deemed to be more acceptable.
- 4.3 It was evident from the survey that there were insufficient smaller affordable 1-,2- and 3-bedroom properties being built to allow younger generation residents to stay in the Village. It was also suggested that all new build properties have sufficient parking. Those that responded to the surveys also suggested all future developments should have green spaces incorporated into design / plans which included recreation areas. It was suggested that the old community centre site be developed to provide smaller affordable properties for local people.
- 4.4 A major concern is that due to the increase in traffic both within and through the village it was felt that road junctions needed to be improved and upgraded, with traffic calming measures to be installed and additional pedestrian crossings to be added.
- 4.5 It was recommended that green gaps such as country parks and/or public access land should be maintained on eastern and western approaches to the Village, which would enable the community to maintain its identity as a Village and avoid coalescence with neighbouring communities.
- 4.6 Of importance it was recognised that GP facilities should be improved with the increase in resident numbers. Other facilities were also requested such as a village pub, post office and a cafe. This suggests that there is a general lack of opportunities for villagers to meet and socialise.
- 4.7 In line with encouraging and maintaining a healthy lifestyle, it was suggested that additional footpaths continued through the housing estates without having to navigate the main road, particularly if walking with children. It was also suggested for footpaths to be created within the village boundaries providing an increased number of areas for people to walk. Shared walk and cycleways could be created linked to the proposed Garden Village to encourage residents to walk or cycle and help the county meet its zero carbon aims.



VISION

“Elmstead will have grown successfully as a community through the completions of approved housing developments and sustainable infill within the existing fabric of the village settlement. The village core provides a centre bringing the old and new communities together. Although change in the wider parish has been significant, it has provided the opportunity for access to new community facilities and services and improved connectivity of the wider green infrastructure network from the village into the countryside.”

OBJECTIVES



## INTRODUCTION TO THE LAND USE POLICIES

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- 5.1 The following Policies relate to the Development and Use of Land in the designated Neighbourhood Area of Elmstead Parish. They focus on specific planning matters that are of greatest interest to the local community.
- 5.2 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted Tendring Local Plans to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted Local Plans, though they have a mutual, helpful inter-dependence.
- 5.3 Not all policy provisions are intended to apply to the Tendring/Colchester Borders Garden Community. Where this is the case, it has been made clear in the policy itself and the supporting text below the policy. There are also policy provisions and evidence which provide further detail on existing local circumstances which may influence the future masterplanning of the Tendring Colchester Borders Garden Community. The Parish Council will continue to engage with the process for bringing forward the Garden Community to ensure that safeguards for existing residents are reflected in proposals which may come forward.
- 5.4 Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.



6 Elmcroft, Sara White

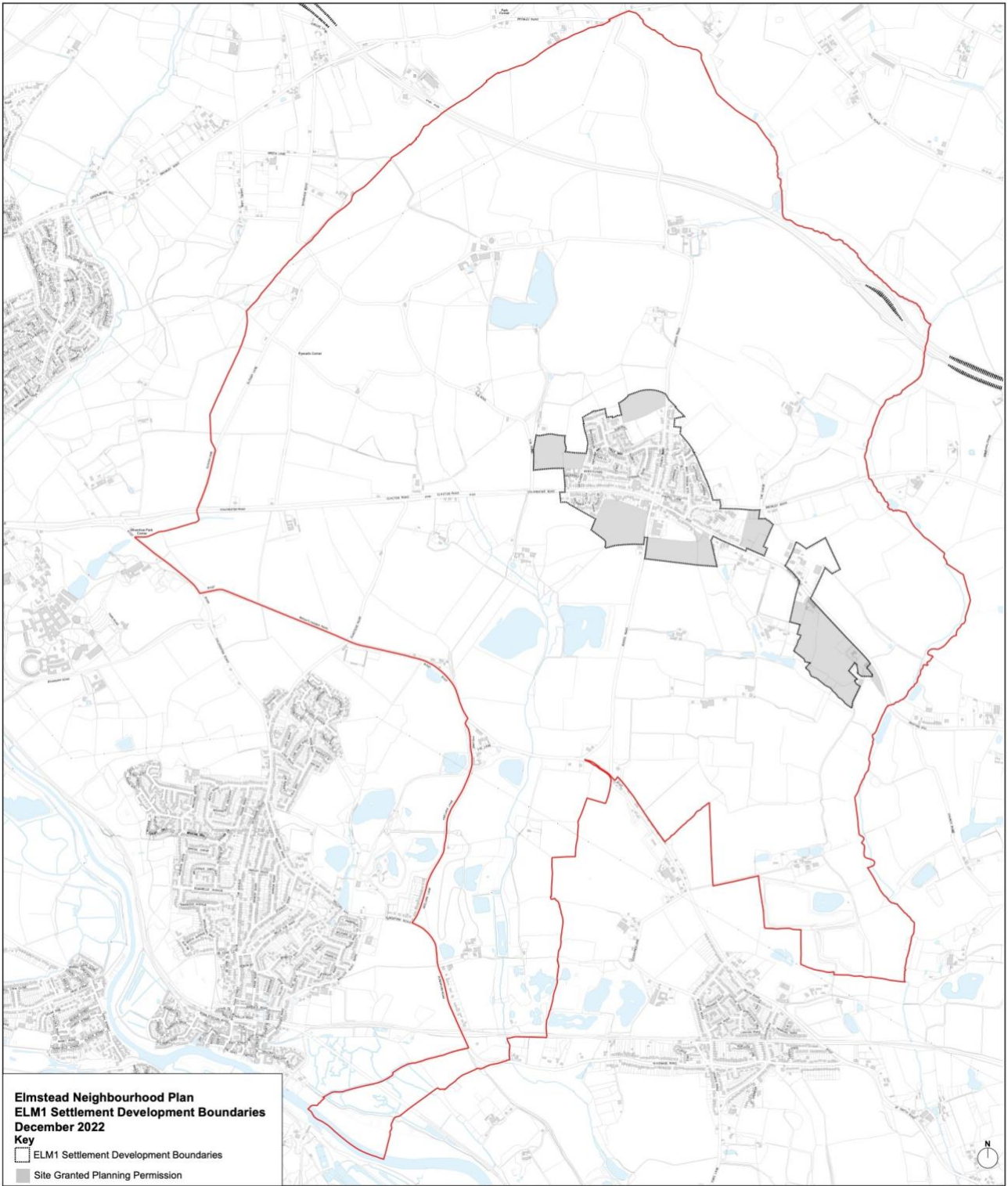
**POLICY ELM1: SETTLEMENT DEVELOPMENT BOUNDARIES**

- A. The Neighbourhood Plan defines settlement boundaries at Elmstead Market and Lanswood, as shown on the Policies Map and Plan F, for the purposes of guiding development proposals outside of the Tendring/Colchester Borders Garden Community.**
- B. Proposals for development within the settlement boundaries will be supported provided they accord with the policies of the development plan. Schemes within and adjoining the defined settlement boundaries should provide defensible boundaries to create a definitive settlement edge.**
- C. Proposals for development outside the settlement boundaries will only be supported if they accord with development plan policies managing development in the countryside. Proposals which reinforce the physical and visual separation of Elmstead Market and Lanswood will be supported.**

- 5.5 The policy is intended to distinguish between the built-up areas of each of the two main settlements in the Parish and their surrounding countryside in order to manage development proposals accordingly. The policy does not relate to the development of land within the Tendring/Colchester Borders Garden Community.
- 5.6 Lanswood has not previously had a settlement boundary, but the quantum of the approved development at this location has effectively established an additional settlement in the Parish which relies on Elmstead Market for day-to-day services and facilities. The Parish Council also considers it appropriate to guide new development at this location given the prominent brownfield site on Clacton Road which may become available for development during the Plan period.
- 5.7 The policy therefore establishes a new settlement boundary at Lanswood following the observed settlement edge from buildings which have a clear functional relationship with the Lanswood settlement or have been given planning permission, and it includes the prominent brownfield site on Clacton Road but excludes buildings which are not fully integrated with the Lanswood settlement. This has allowed flexibility to accommodate residential 'infill' development provided it accords with other policies of the development plan in line with Tendring's Local Plan Part 2 approach to settlement development boundaries.



- 5.8 In the event the prominent brownfield site on Clacton Road becomes available for development in the Plan period the policy also guides its redevelopment to ensure that the part of the site which contains buildings which are not fully integrated with the Lanswood settlement is returned to open countryside and any residential 'infill' redevelopment scheme provides a defensible boundary creating a definitive settlement edge at this location.
- 5.9 The policy also updates the boundary of Elmstead Market, as shown on the Policies Map, to accommodate the approved development in the Parish. The definition of settlement boundaries remains an important feature of Tendring's Local Plan Part 2 in distinguishing how planning applications are considered if they relate to land inside or outside a boundary.
- 5.10 The policy is consistent with Local Plan Part 2 Policies SPL1 Managing Growth and SPL2 Settlement Development Boundaries in only supporting housing development within the newly defined boundaries, as Elmstead Market is defined as a Rural Service Centre where new development will occur through the completion of existing planning permissions, unidentified 'windfall' sites within settlement development boundaries or through Rural Exception Sites where a need has been identified.
- 5.11 The policy also refines Policy SPL2 Settlement Development Boundaries to make it clear that outside of these defined settlement boundaries development will only be supported if they accord with policies managing development in the open countryside to provide certainty to applicants and the community and to recognise the valued function of the countryside in shaping the rural character of Elmstead. Development coming forward within the Tendring/Colchester Borders Garden Community will be guided by the emerging DPD currently being prepared.



**Plan F: Elmstead Neighbourhood Plan Settlement Development Boundaries**

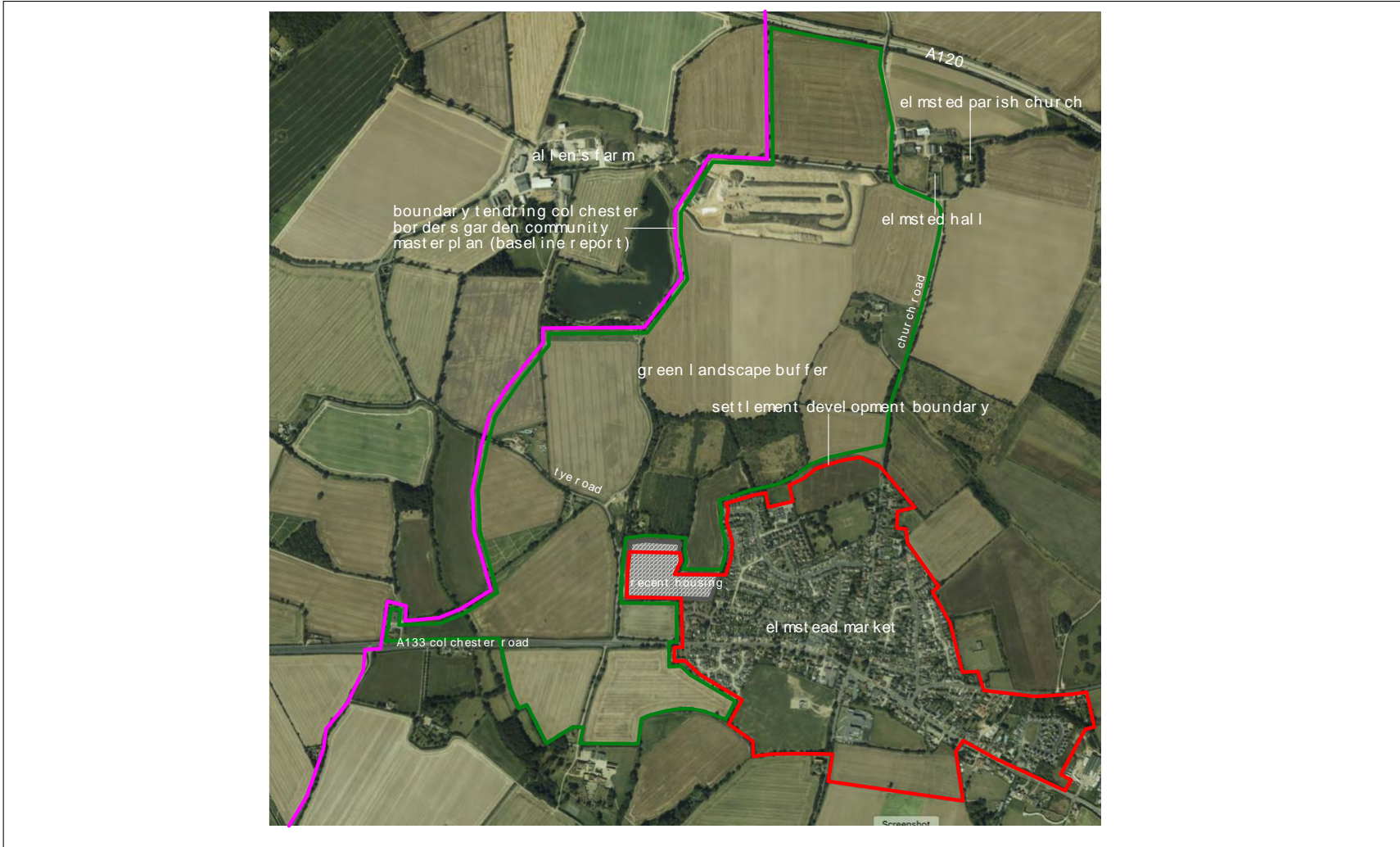
## **POLICY ELM2: PROTECTING THE SETTING OF ELMSTEAD MARKET**

- A. The Neighbourhood Plan defines a Green Landscape Buffer, as shown on the Policies Map, for the spatial purpose of protecting a valued landscape on the urban fringe of the Tendring/Colchester Borders Garden Community providing access to the countryside; avoiding coalescence; and retaining the separate identities of the Tendring/Colchester Borders Garden Community and Elmstead Market.**
- B. Proposals for development within the Green Landscape Buffer will only be supported where they:**
- i. represent the provision of appropriate development for a countryside location in accordance with Policy ELM1 Settlement Boundaries;**
  - ii. improve access to, and the enjoyment of, the countryside in accordance with Policies ELM10 Important Views and ELM12 Movement and Access;**
  - iii. would not diminish the physical and/or visual separation of the Tendring/Colchester Borders Garden Community development and Elmstead Market or harm its landscape setting; and**
  - iv. protect and reinforce the identified positive features of the landscape in the Green Landscape Buffer.**

5.12 The policy anticipates development pressures that may arise from the development of the Tendring/Colchester Borders Garden Community by defining a Green Landscape Buffer that encompasses the area between the settlement of Elmstead Market and the proposed area of the Tendring/Colchester Borders Garden Community which will become all the more important as the Tendring/Colchester Borders Garden Community progresses to completion. The Tendring/Colchester Borders Garden Community DPD will define the extent of land required to accommodate the Garden Community development upon its adoption. The latest draft DPD defines the eastern boundary of the Garden Community and indicates that this boundary is unlikely to change. It is the eastern boundary of the Garden Community that forms the western boundary of the proposed Green Landscape Buffer. The policy therefore applies to land outside of the area of search for the Tendring/Colchester Borders Garden Community, although it is considered that the policy has a mutual, helpful inter-dependence as set out below.



- 5.13 The latest draft DPD also proposes a Strategic Green Gap within the area of land defined for the Garden Community to avoid sprawl or coalescence with Elmstead Market. However, Draft Policy 1: Land Uses and Spatial Approach Part C of the draft DPD permits not only development suited to the countryside, but also development for outdoors sport or recreation, cemeteries and burial grounds or allotments. Additionally, Part H proposes the siting of an A120 Industrial Business Park immediately south of the A120 and east of the new A120-A133 Link Road (as shown on Plan B). There is therefore a particular local concern that the proposed Strategic Green Gap will not be sufficient to protect remaining valued rural landscape setting of Elmstead Market.
- 5.14 The policy therefore takes the opportunity to give local effect to Local Plan Part 2 Policy PPL3 which seeks to protect and reinforce the positive landscape qualities of the rural landscape. It requires that appropriate development, which is only that which is suited to a countryside location, by way of its height, scale and massing for example, avoids the physical and/or visual separation of the settlements either side of the Green Landscape Buffer. The policy also seeks to encourage positive landscape change in accordance with Policy PPL3.
- 5.15 The Landscape Setting of Elmstead Market Report, informed by the Local Plan Part 2 evidence base, included in the evidence base provides a comprehensive assessment of the area to justify this designation. The Parish Council has also commissioned its own landscape appraisal (Landscape Report, December 2022 by LanDesign Associates) to assess the robustness of the proposed Green Landscape Buffer, which is included in the evidence base. The policy reflects the recommendations of this landscape appraisal. All of the land identified for the Green Landscape Buffer makes a particular contribution to the local character and distinctiveness; an important contribution to the landscape setting of Elmstead Market; and is considered will be required to serve as a clear visual and physical break in the built environment has been defined on the Policies Map.
- 5.16 It is acknowledged that draft Policy 2: Requirements for all new development Part A of the draft Tendring/Colchester Borders Garden Community requires the design of boundary treatments to reflect the function and character of the development and its surroundings, which in this location will be to define the settlement edge of the Garden Community to distinguish it from the Green Landscape Buffer as open countryside beyond.



Elmstead Neighbourhood Plan

ELM 2 Green Landscape Buffer

LanDesign Associates  
 Chartered Landscape Architects  
 The Old Forge, Lower South Wraxall  
 Bradford on Avon, Wiltshire. BA15 2RZ  
 Tel (01225) 866739

**Plan G: Elmstead Neighbourhood Plan Green Landscape Buffer**

## **POLICY ELM3: GAPS BETWEEN SETTLEMENTS**

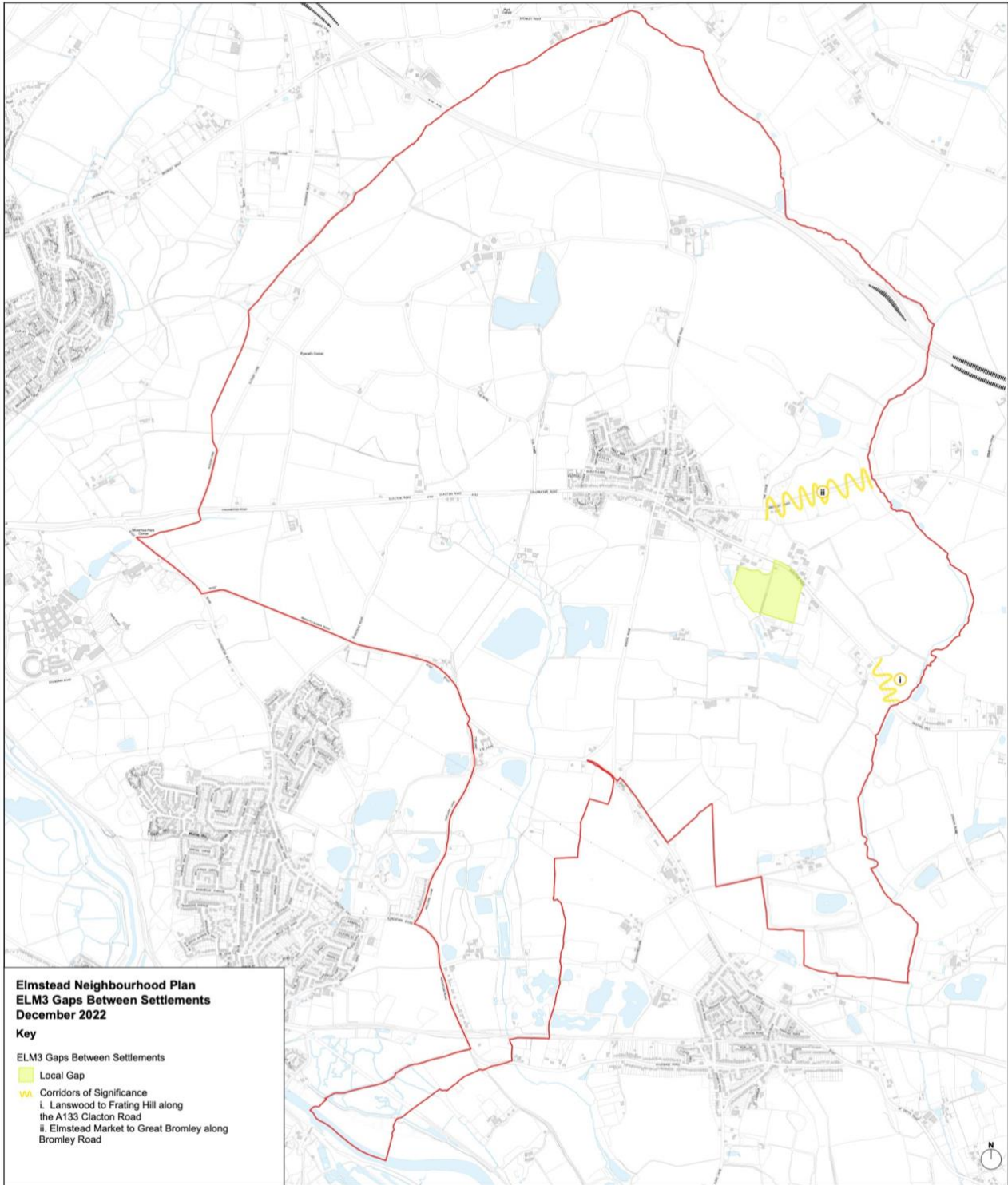
- A. The Neighbourhood Plan defines the Elmstead Market to Lanswood Local Gap on the Policies Maps for the spatial purpose of preventing the visual coalescence between these two settlements in the Parish.**
  
- B. Development proposals that lie within the defined Local Gap must be located and designed in such a way as to prevent the visual coalescence of the settlements.**
  
- C. The Neighbourhood Plan defines the following Corridors of Significance on the Policies Maps for the spatial purpose of preventing harmful ribbon development along these corridors:**
  - i. Lanswood to Frating Hill along the A133 Clacton Road**
  
  - ii. Elmstead Market to Great Bromley along Bromley Road**
  
- D. Development proposals that lie within a defined Corridor should avoid an unacceptable impression of ribbon development or suburbanisation, by themselves or through cumulative impacts with other developments.**

5.17 The policy seeks to protect the essential countryside character of a key gap between the settlements of Elmstead Market and Lanswood, as well as the eastern and western approaches to the main village settlements of Elmstead Market and Lanswood. The purpose of maintaining and enhancing this gap and the corridors, which either serve as a rural buffer or visual break between settlements, or which protect the character and rural setting of settlements, is to provide additional protection to open land that may be subject to development pressures. The designation helps to maintain a clear separation between settlements in order to retain their individual identity.

5.18 The policy therefore takes the opportunity to give local effect to Local Plan Part 2 Policy PPL3 which seeks to protect and reinforce the positive landscape qualities of the rural landscape. It requires that appropriate development, which is only that which is suited to a countryside location, by way of its height, scale and massing for example, avoids the visual coalescence between Elmstead Market and Lanswood and to avoid harmful ribbon development along the Corridors of Significance.



- 5.19 The Local Gap and Corridors of Significance are shown on the Policies Map. The Local Gap makes a significant contribution to maintaining the individual and rural character of its adjoining settlements. Each Corridor of Significance has been identified to prevent harmful ribbon development. Coalescence is a process and whilst some development in these corridors may not result in coalescence it may contribute to the coalescence of separate and distinct communities and the rural character of the area and is therefore a vital consideration.
- 5.20 This policy has been informed by the Local Gap and Corridors of Significance report which forms part of the evidence base. The assessment describes the Local Gap and each Corridor of Significance in greater detail and the particular contribution that it makes or is expected to make. The Parish Council has also commissioned its own landscape appraisal (Landscape Report, December 2022 by LanDesign Associates) to assess the robustness of the proposed Local Gap and Corridors of Significance, which is included in the evidence base. The policy reflects the recommendations of this landscape appraisal.



**Plan H: Elmstead Neighbourhood Plan Local Gap and Corridors of Significance**

## POLICY ELM4: THE FORMER ELMSTEAD COMMUNITY CENTRE

**Proposals for the redevelopment of the Former Elmstead Community Centre, as shown on the Policies Map, to residential use for the purpose of delivering an affordable housing scheme to meet local needs will be supported provided that the New Elmstead Community Centre has been delivered and is operational.**

- 5.21 A New Elmstead Community Centre (NECC) will be provided as part of the approved development on land opposite the Former Elmstead Community Centre (FECC). The FECC will cease to operate as soon as the NECC facility is operational. The policy is therefore intended to support redevelopment of the FECC site and the extent of the site has been defined on the Policies Map.
- 5.22 There is a need to relocate this type of facility to address the weaknesses of the current location and buildings, but to retain its provisions as an essential community facility serving the Parish. The NECC is anticipated to meet this need. The provision of this NECC is therefore a replacement facility within the vicinity of the FECC and will not lead to a shortfall in provision in line with the requirements of Policy HP2 Community Facilities. The policy therefore establishes the principle for residential use on this site to deliver an affordable housing scheme to meet local needs once the NECC has become operational.
- 5.23 The Elmstead Housing Needs Assessment (HNA) establishes that there is a current estimated backlog of affordable rented housing in the neighbourhood area and a need to provide affordable routes to home ownership. The Parish Council, as landowner, has therefore investigated whether the site could be redeveloped to provide much needed affordable homes to meet this local need. A commissioned feasibility study has shown that the site has no fundamental technical constraints preventing its development for an affordable residential scheme, subject to further technical investigations, and has capacity for 6 to 9 dwellings. The Neighbourhood Plan therefore supports the provision of an affordable housing scheme to meet local need at this location. It is proposed that planning permission is granted by a Neighbourhood Development Order for such a scheme alongside this Neighbourhood Plan.



## POLICY ELM5: AFFORDABLE HOUSING

- A. Development proposals outside of the Tendring/Colchester Borders Garden Community, involving the creation of 6 or more (net) homes, will be required to provide 30% of the new dwellings as affordable housing on-site unless it can be demonstrated that it is more appropriate to make a financial contribution towards the provision of affordable housing elsewhere in the Village within the Plan period.**
  
- B. The starting point for affordable housing provision in the Parish, outside of the Tendring/Colchester Borders Garden Community, should be 25% First Homes, with the balance of the affordable housing being split as 70% affordable homes for rent and 5% shared ownership at 25% equity. The precise tenure mix of affordable housing will be determined on a site-by-site basis.**
  
- C. The starting point for residential development comprising only affordable housing provision on land outside of the settlement development boundaries, outside of the Tendring/Colchester Borders Garden Community, should be 45% affordable homes for rent with the balance of affordable housing for sale being split as 25% First Homes and 30% shared ownership at 25% equity. The precise tenure mix of affordable housing will be determined on a site-by-site basis.**

5.24 In the first instance, the policy lowers the minimum threshold at which affordable housing must be delivered by residential schemes from the 11 or more (net) homes of Policy LP5 Affordable Housing of Tendring's Local Plan Part 2 to 6 or more (net) homes given that Elmstead has been designated as 'rural' under Section 157 of the Housing Act 1985 (SI 2005/1995). This is provided for by §64 of the current NPPF which was originally introduced in 2018 (which post-dates the 2012 NPPF under which the Tendring Local Plan Part 2 was examined and therefore makes no provision for this). The policy is intended to apply to that part of the Parish which lies outside of the Tendring/Colchester Borders Garden Community.

5.25 Whilst the majority of sites that have come forward in the Parish are for 11+ dwellings, this was as a result of a particular set of circumstances, which the Neighbourhood Plan and Tendring's adopted Local Plan Part 1 and Part 2, seeks to avoid. Historically there have been infill sites which may have delivered affordable housing contributions if this lower threshold was in force. This has resulted in a shortfall, and continued need, for rented affordable housing and a continued need for affordable housing for sale in Elmstead. The HNA, included in the evidence base, demonstrates that there is robust evidence of need for affordable housing in the neighbourhood area.

- 5.26 The Neighbourhood Plan or Tendring's Local Plan Part 1 and Part 2 does not make any housing site allocations in the Parish, apart from the Tendring Colchester Borders Garden Community, as it has met the housing requirement for the plan period. There is therefore no potential for this local affordable housing need to be met in the plan period, other than through infill sites (inside the Settlement Development Boundaries) where land available is limited and Rural Exception Sites. First Homes Exception Sites cannot come forward in designated rural areas. Lowering the affordable housing threshold for infill sites and supporting Rural Exception Sites (as per Tendring Local Plan Part 2 Policy LP6) will be the only way that Elmstead can begin to meet its affordable housing needs (other than through the proactive approach as landowners the Parish Council is taking in utilising its assets as provided for by Policy ELM3).
- 5.27 Policy ELM4 only applies to development coming forward in Elmstead outside of the Tendring Colchester Borders Garden Community and therefore, by definition, is nonstrategic (NPPF §28) nor is it considered to undermine Policy LP5 (NPPF §29). The NPPF confirms that "policies may set out a lower threshold of 5 units or fewer" (NPPF §64) and the lower threshold of 6 or more is to avoid missing vital opportunities to secure affordable homes on small sites within the settlement development boundaries. The policy has both 'regard to' the NPPF, while also supporting and upholding the general principle that Tendring's Policy Part 2 Policy LP5 Affordable Housing is concerned with, while providing "a distinct local approach" (PPG ID:41-074). It supports the Local Plan 'as a whole' including its vision and objectives which require a sufficient variety in terms of sites, size, types, tenure and affordability to the needs of a growing and ageing population.
- 5.28 The Inspector's report on Tendring's Local Plan Part 2, issued 24 November 2021, recognises in paragraph 116 that "*At the hearing sessions we heard evidence as to the historically weak rate of delivery of affordable housing and the high level of need in the district*" and recommended modifications to the Local Plan which seek to maximise the delivery of affordable housing on site. The policy therefore also requires that the affordable homes should be delivered on site, which accords with the approach of Policy LP5 Affordable Housing of Tendring's Local Plan Part 2. However, it may be agreed that a preferable delivery strategy to optimise the value of affordable homes to the Village is to consolidate them on one site. If that is the case, then a scheme may make a financial contribution to that other scheme. If an applicant considers there is a need for an element of market housing to deliver a viable scheme, then this will be addressed through the existing provisions of Policy LP5 Affordable Housing of Tendring's Local Plan Part 2.
- 5.29 Elmstead falls within the Manningtree and Rural North Value Area in Tendring's Economic Viability Study June 2017. The area contains a network of predominantly rural settlements more closely related to the property and employment markets around Colchester resulting in an upward effect on property values. The study also demonstrates a surplus in excess of between £0.015m/ha and £1.6m/ha above the benchmark land value in the Manningtree and Rural North Value Area for notional 1 Ha; 3-unit; 7-unit; 10-unit

(including a 10-unit starter home scheme); 11-unit; 15-unit; 50-unit; and larger schemes.

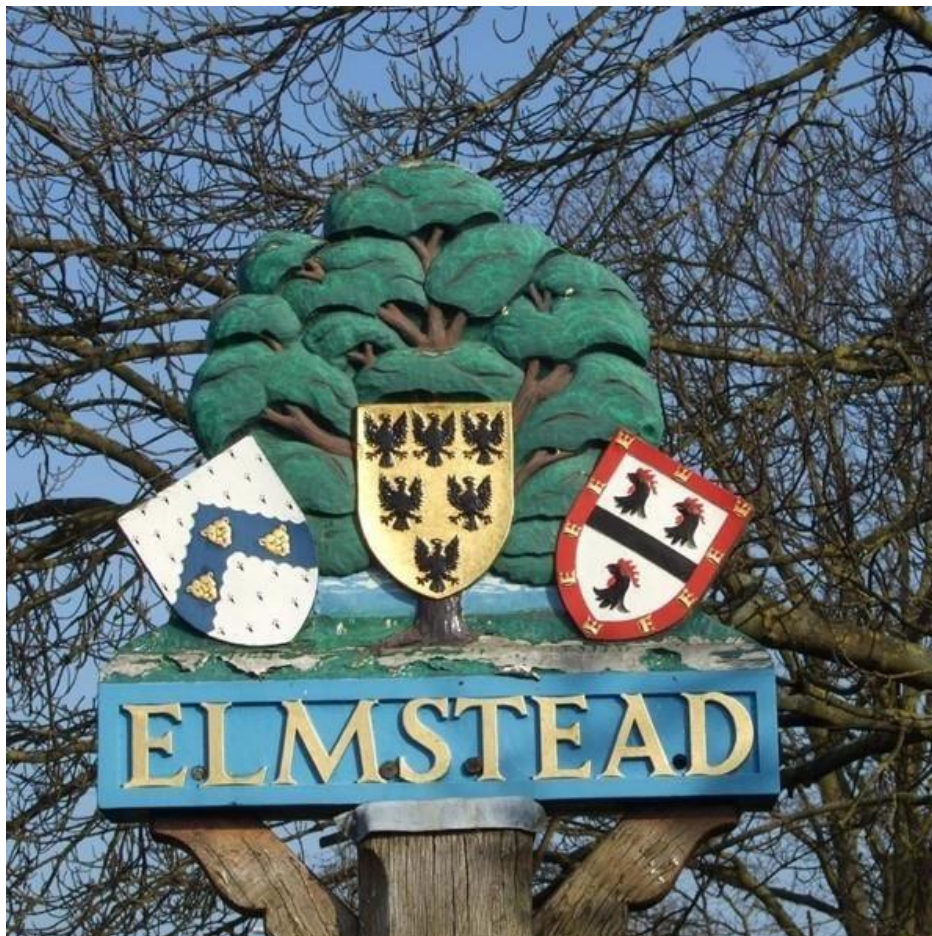
- 5.30 The difficulties in securing affordable housing in rural areas, including Elmstead, is well researched and debated. Given that the HNA provides robust evidence of a need for affordable homes (and historic shortfall), there have been opportunities in Elmstead where a lower threshold may have delivered affordable housing contributions, there is likely to be more opportunities coming forward through infill sites, and viability ought not to be an issue when land values are high, the policy takes the opportunity provided for by the NPPF in its §64 to lower the affordable housing threshold for the Designated Rural Area of Elmstead outside of the Tendring Colchester Borders Garden Community.
- 5.31 In respect of the tenure mix, the HNA evidenced the clear lack of affordable housing for rent and for sale in the designated neighbourhood area. Due to the housing requirement for the plan period being 0, the HNA recommends that the Neighbourhood Plan should consider separate tenure mixes for wholly affordable sites and qualifying open market sites to increase the delivery of affordable home ownership products.
- 5.32 Tendring's Local Plan Part 2 Policy LP5 Affordable Housing was prepared prior to the introduction of the new 'First Homes' affordable housing product by the Government in summer 2021. First Homes are a specific discounted market sale housing and meet the definition of 'affordable housing' for planning purposes. Planning Practice Guidance now requires that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes and that they (and the mechanism securing a discount in perpetuity) will be secured through section 106 planning obligations.
- 5.33 The second and third part of the policy therefore makes provision for First Homes and requires a specific tenure mix for affordable housing provision on qualifying sites and wholly affordable sites respectively as a starting point as recommended by the HNA which may come forward in Elmstead during the Plan period. If an applicant considers there is a need for an element of market housing on sites outside of the settlement boundaries to deliver a viable scheme, then this will be addressed through the existing provisions of Policy LP6 Rural Exception Sites of Tendring's Local Plan Part 2.



## POLICY ELM6: FIRST HOMES

The Neighbourhood Plan establishes the requirement for First Homes, outside of the Tendring Colchester Borders Garden Community, to be secured with a minimum 40% discount from full open market value.

- 5.34 25% of all affordable homes will be sought as First Homes. Planning Practice Guidance sets out a requirement for a minimum 30% discount from open market value, but higher discounts of 40% or 50% may be applied where a need is demonstrated. The HNA has demonstrated that First Homes at 40% discount are affordable to those on mean incomes and will also help to ensure viable schemes. The policy therefore increases the minimum discount from full open market value for First Homes in the Parish to 40%. The policy is intended to apply to that part of the parish which lies outside of the Tendring/Colchester Borders Garden Community.



7 Traditional Village Sign (Elmstead Parish Council)

## POLICY ELM7: HOUSING MIX

**New residential development, outside of the Tendring/Colchester Borders Garden Community, should seek to include in their housing mix a majority of 1-bedroom and 2-bedroom dwellings.**

- 5.35 Tendring's Local Plan Part 2 Policy LP2 Housing Choice adopts a flexible approach to housing mix, and states that TDC will work with the development industry and housing providers to deliver a mix of dwelling types, sizes and tenure to address local requirements. The policy is intended to contribute towards a mixed and balanced community in line with §62 of the NPPF. It gives local effect to Policy LP2 by setting a specific requirement for all new homes in the Parish. It is necessary in order to start to rebalance the current mix of homes so that it better reflects local need. The policy is intended to apply to that part of the Parish which lies outside of the Tendring/Colchester Borders Garden Community.
- 5.36 Tendring's The Strategic Housing Market Assessment Update 2015 demonstrates a need of dwelling size, for owner occupied, 10.3% one bedroom, 31.5% two bedroom, 33.3% three bedroom and 24.8% four or more bedrooms. For private rented, the change required is 6.8% one-bedroom, 19.4% two-bedroom, 52.7% three-bedroom and 21.1% four- plus bedrooms. Elmstead's HNA demonstrates a need for new housing coming forward in Elmstead to be heavily weighted towards smaller dwellings. This is also evidenced through community consultation undertaken as part of the preparation of the Neighbourhood Plan. In 2011, the designated neighbourhood area was dominated by larger homes with the proportion of 1-bedroom dwellings in the neighbourhood area being significantly lower, and the proportion of 4+- bedroom dwellings higher, than both the District and England. This highlights the imbalance in the neighbourhood area.
- 5.37 The policy therefore requires this weighting towards smaller 1-bedroom and 2-bedroom dwellings whilst acknowledging that it is important not to exclude certain dwelling types. The starting point for addressing the need for smaller dwellings in the neighbourhood area is for new developments to be made up of 89.2% 1-bedroom and 2-bedroom dwellings. This will facilitate downsizing and continue a supply of larger homes to accommodate growing families.

## POLICY ELM8: ZERO CARBON BUILDINGS

- A. All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.
- B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.
- C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the 'as built' performance as predicted and will include a planning condition to require the provision of post occupancy evaluation reporting to the Local Planning Authority within a specified period, unless exempted by Clause B above. Where this reporting identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.
- D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.
- E. An Energy and Climate Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment prepared at the earliest stage of site layout design to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the Energy Hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

5.38 The policy context for encouraging higher energy efficiency standards at the Local Plan or Neighbourhood Plan scale is complex. Background information has therefore

been set out in Appendix A. The policy may also appear rather technical, but it is a temporary measure as in due course, it is expected that the next revision of the Local Plan, if not national policy itself, will make such provisions across the District. The policy is therefore intended to apply Parish-wide.

- 5.39 This policy has five clauses, the combination of which is intended to deliver a step change in the energy performance of all new developments in the parish and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver.
- 5.40 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. In the absence of supplementary guidance from TDC, applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt. ([Link](#))
- 5.41 Its Clause B incentivises all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. It is acknowledged that it may not be feasible to do so on some sites or schemes for practical reasons, which should be explained in the application.
- 5.42 In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Government's Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment published by Cornwall Council. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.
- 5.43 The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the local 'character area' in the Design & Access Statement. Policy ELM8 defines the key design principles for the main settlements of the parish.



Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.

- 5.44 Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.
- 5.45 Clause C requires the developer of a consented housing development scheme of any size to carry out post-occupancy evaluation (POE) reporting including actual metered energy use, and to submit this to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement. In the absence of supplementary guidance from TDC on POE, guidance has been included in Appendix B.
- 5.46 The policy complements Policy SPL3 Sustainable Design of Tendring's Local Plan Part 2 but adds additional requirements. Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. In the absence of a preferred approach from TDC, RICS methodology is preferred ([Link](#)). The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy' ([Link](#)). This requirement will be added to the TDC's Validation Checklist for outline and full planning applications applying to proposals in the Elmstead neighbourhood area until such a time that there is a district-wide requirement.
- 5.47 Clause E requires an Energy and Climate Statement to be submitted to cover the following:
- o an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
  - o a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
  - o the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services

- ○ the proposal to further reduce carbon emissions through the use of zero or low emission decentralised energy where feasible
- ○ the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- ○ the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.48 Every new build or redevelopment project in the Neighbourhood Area, however modest, provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.

**POLICY ELM9: DESIGN CODES**

**Development proposals, outside of the Tendring/Colchester Borders Garden Community, will be supported provided they have full regard to the essential design guidelines and codes, where applicable relevant to the character area typologies within which they are located as set out in the Elmstead Design Guidance and Codes Report at Appendix C and the Essex Design Guide.**

- 5.49 There are distinctive features of Elmstead that shapes it character. These features are set out in the Elmstead Design Guidance and Codes attached at Appendix C. The policy places additional local emphasis to the design quality principles of Tendring's Local Plan Part 2 Policy SPL3 Sustainable Design by highlighting the particular characteristics of the Parish. The policy is intended to apply to that part of the parish which lies outside of the Tendring/Colchester Borders Garden Community.
- 5.50 The Code document is an integral part of the policy but is extensive in distinguishing the different areas of Elmstead Market and is therefore published separately to the Neighbourhood Plan. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.
- 5.51 The policy therefore requires that applicants should demonstrate that they have regard to the design principles and guidance the Code contains as relevant to the location of their proposals. The policy does not advocate pastiche or historic solution; however, it is important that any new development demonstrates a connection with local character and place making.

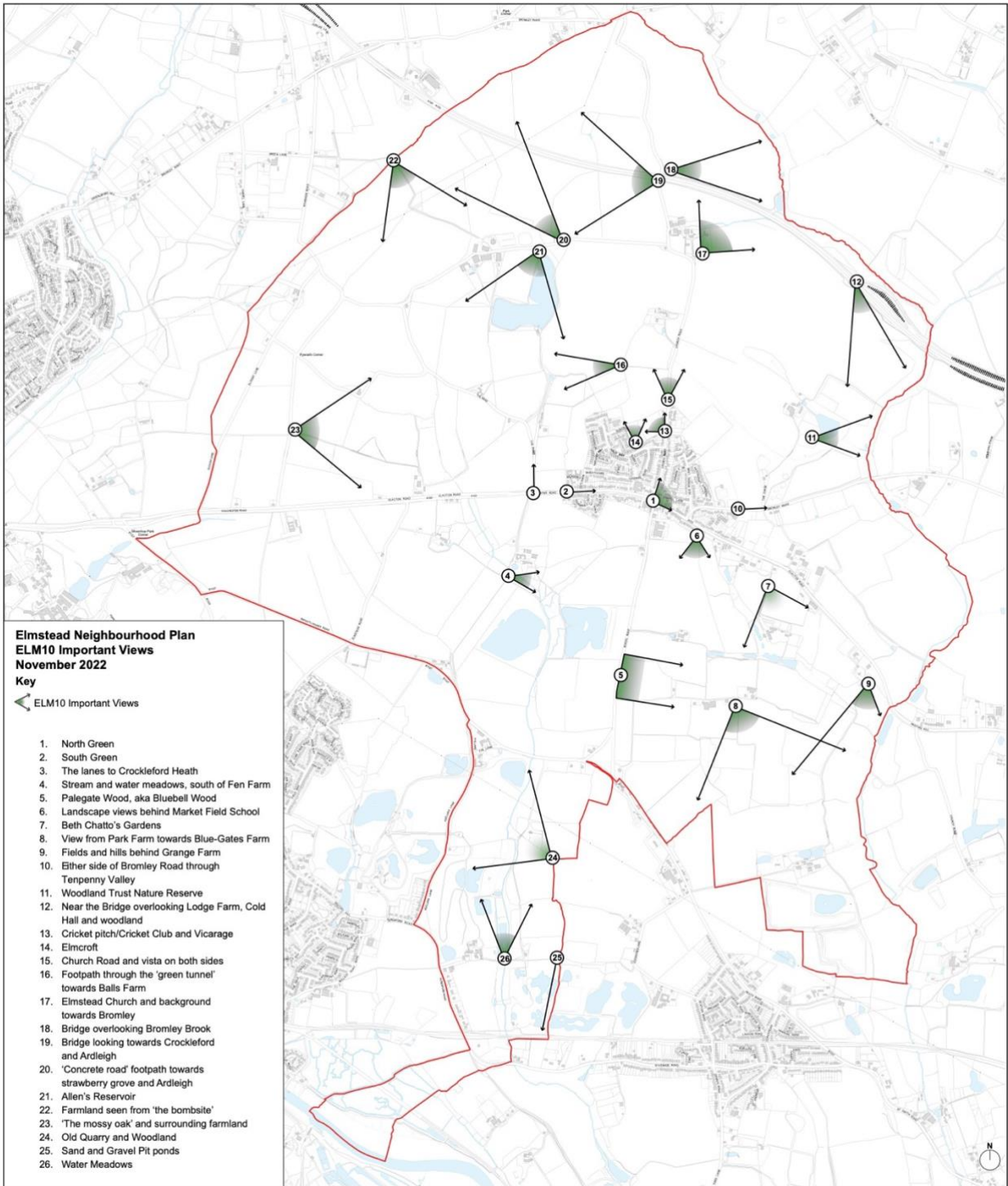
## POLICY ELM10: IMPORTANT VIEWS

- A. The Neighbourhood Plan identifies Important Views on the Policies Map.**
- B. Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views.**
- C. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.**

5.52 The policy, and Policies Maps, identifies a series of views from public vantage points in and beyond the edge of the village that are considered in the Important Views report, published in the evidence base, as especially important in defining the relationship between the two settlements of the Parish and its rural hinterland.

5.53 The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified. It is recognised that some of these Important views falls within the area of search for the Tendring/Colchester Borders Garden Community. However, draft Policy 3: Nature Part A: Green Infrastructure of the draft Tendring/Colchester Borders Garden Community requires that '*Existing landscape features, PRoW and the network of lanes within the site should be retained, enhanced and incorporated into the development*'. In that respect, the policy therefore takes the opportunity to identify some of the 'existing landscape features' which should be considered in proposals being brought forward to deliver the Tendring/Colchester Borders Garden Community.





**Plan I: Elmstead Neighbourhood Plan Important Views**

**POLICY ELM11: THE VILLAGE CORE**

- A. The Neighbourhood Plan defines the Village Core and a Village Centre Boundary, as shown on the Policies Map, for the purposes of managing proposals for residential, commercial, business and service, local community and leisure uses, outside of the Tendring/Colchester Borders Garden Community.**

**The Village Core**

- B. Proposals that provide for the following uses in the Village Core will be particularly supported:**
- i. Health and Wellbeing service provision;**
  - ii. A public house or drinking establishment with expanded food provision;**
  - iii. Local community uses provision;**
  - iv. Additional open space provision, including improvements to existing open space provision.**
- C. Development proposals within the Village Core will be supported provided that the resulting layout of schemes:**
- i. Achieves a positive relationship with the existing open space provision in the Village Core ;**
  - ii. Achieves a positive relationship with the existing open space provision in the Village Core;**
  - iii. Retains and enhances pedestrian and cycling connections to the Village Core to promote active travel; and**
  - iv. Improves the movement of pedestrians and cyclists in and around the Village Core in line with Policies ELM12 and ELM15, with consideration given to traffic mitigation measures in line with Policy ELM13 intended to enhance the active travel environment and public realm where appropriate.**

### The Village Centre

- D. Development proposals in the Village Centre which create livelier and more active street frontages will be supported.**
- E. Proposals for a change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in the Village Centre Boundary will not be supported.**
- F. Where appropriate, residential uses above commercial, business and service units in the Village Centre will be supported, provided that the active commercial, business or service use of a ground floor frontage is not compromised and that satisfactory residential amenities can be achieved.**

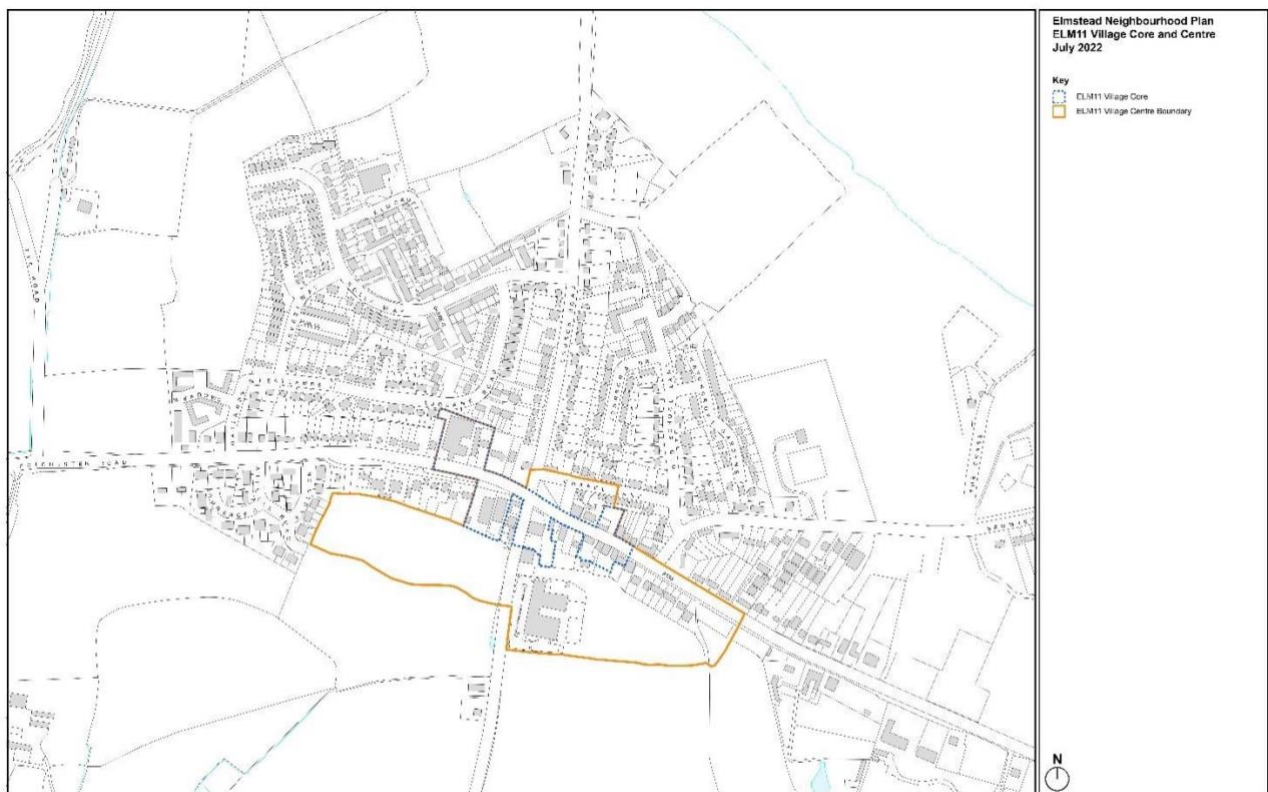
5.54 New development in the southern part of Elmstead Market will increase the population of the village and shift the 'centre of gravity' to the south and west around the Clacton Road, School Road junction. These new developments will also provide new public open space and a new Elmstead Community Centre to the south of Colchester Road with an access off School Road. The Neighbourhood Plan recognises that these changes are likely to have a significant impact on the village and has taken the opportunity to include a policy which will help integrate the new amenities, protect existing shops and control future development within the Village Core.

5.55 The policy therefore defines a Village Core area which incorporates not only the essential commercial, business and service uses within the village centre but also existing and new open space provisions. This approach is in line with the Grimsey Review 2 (July 2018) conclusions which highlight the need to reshape centres into community hubs which incorporate health, housing, arts, education, entertainment, business/office space, as well as some shops, while developing a unique selling proposition.

5.56 The Village Core functions encompasses residential, commercial, business and service, local community and leisure uses. The existing open spaces and other amenities and their connection and close proximity to the commercial, business and service uses serves a much wider purpose than simply providing retail services to meet day-to-day needs. The area functions as an important meeting place for local people to meet health, recreational and day-to-day business, commercial and service needs with new development anticipated to contribute to this wider purpose.

5.57 The policy therefore seeks to retain the Village Core functions and make provisions for redevelopments to enhance these functions through improving accessibility and the safety and enjoyment of the active travel environment, the public realm and the green environment through managing the design features for all new development proposals within the Village Core area and defining a new Village Centre Boundary ensuring any proposals promote the vitality of the Village Centre. The policy is intended to apply to that part of the parish which lies outside of the Tendring/Colchester Borders Garden Community.

5.58 It is recognised that some of the changes of use within the Village Centre Boundary do not now require planning permission and new permitted development rights enable future changes of use from what are now Class E (commercial, business and service) uses to residential uses. The Parish Council encourages TDC to make an Article 4 Direction covering properties within the Village Centre Boundary to remove those rights, enabling such changes to remain in planning control. The Parish Council will submit a formal request for this following the referendum of this Neighbourhood Plan.



**Plan J: Elmstead Neighbourhood Plan Village Core and Village Centre Boundaries**

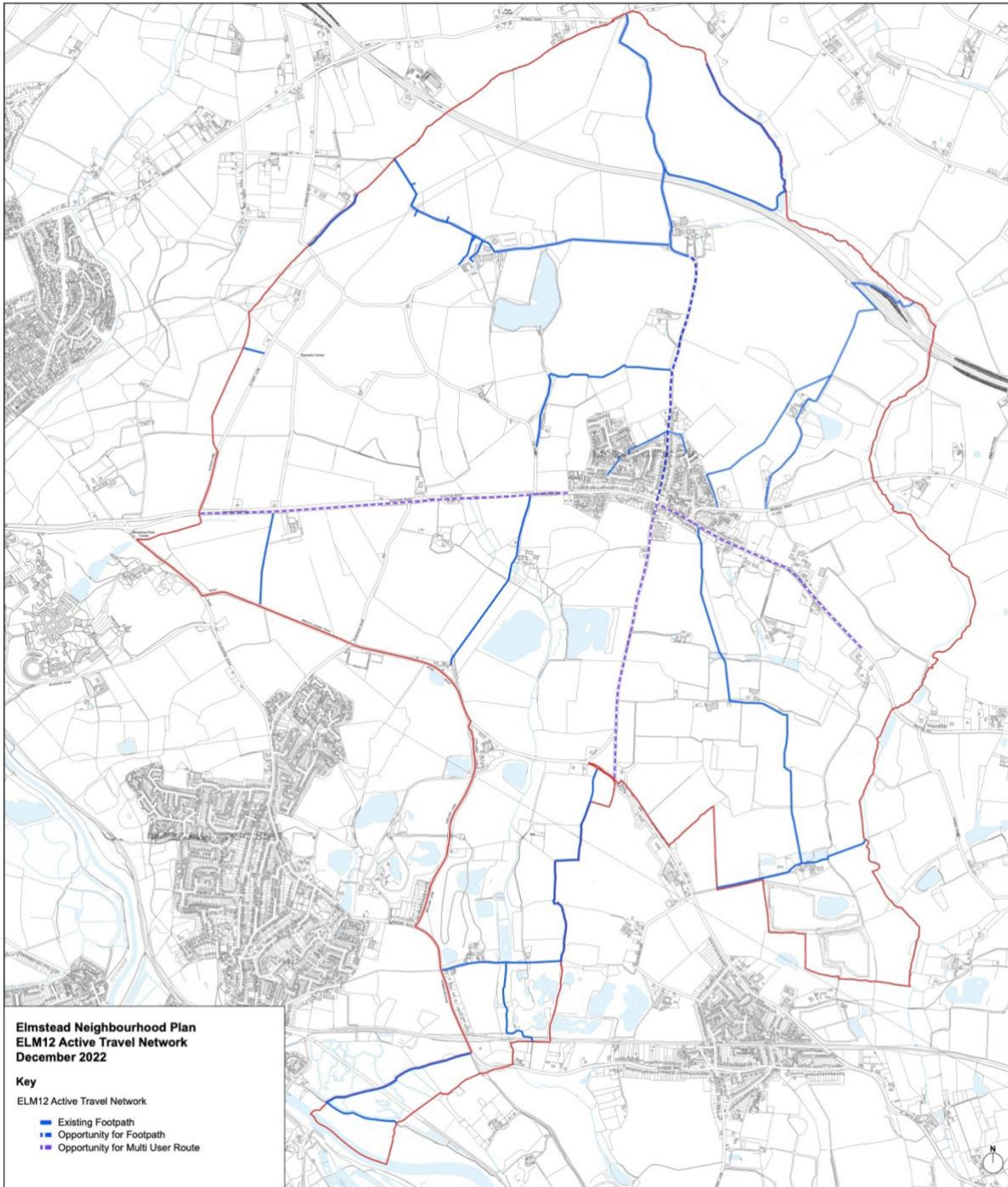


## POLICY ELM12: MOVEMENT AND CONNECTIVITY

- A. The Neighbourhood Plan identifies the existing Active Travel Network, as shown on the Policies Map, for the purposes of supporting active travel in the Parish.**
- B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable, enhance the functionality of the Network by virtue of their layout, means of access and landscape treatment.**
- C. Proposals that will harm the functioning or connectivity of the Network will not be supported.**

- 5.59 The policy seeks to encourage safe, accessible and convenient means of walking, cycling and horse riding through the Parish. It refines Tendring's Local Plan Part 2 Policy SP5 Infrastructure and Connectivity by providing a local element to its provisions in terms of seeking an attractive, safe, legible and prioritised walking/cycling environment.
- 5.60 The Policies Map shows the full extent of the existing Network which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.
- 5.61 Opportunities for an extended footpath between Elmstead Parish Church and the settlement of Elmstead Market; multi-user routes for pedestrians and cyclists from the settlement of Elmstead Market to its west, east and south has been identified through community engagement during the project and is shown on Plan K below.
- 5.62 It is recognised that the existing Active Travel Network falls within the area of search for the Tendring/Colchester Borders Garden Community. However, draft Policy 3: Nature Part A: Green Infrastructure of the draft Tendring/Colchester Borders Garden Community requires that '*Existing landscape features, PRow and the network of lanes within the site should be retained, enhanced and incorporated into the development*'. In that respect, the policy therefore takes the opportunity to identify PRow, which form part of the existing Active Travel Network, and which should be considered in proposals being brought forward to deliver the Tendring/Colchester

Borders Garden Community. The Parish Council also supports the objective of the network of existing lanes within the area of search for the Tendring/Colchester Borders Garden Community to become green pedestrian and cycle links.



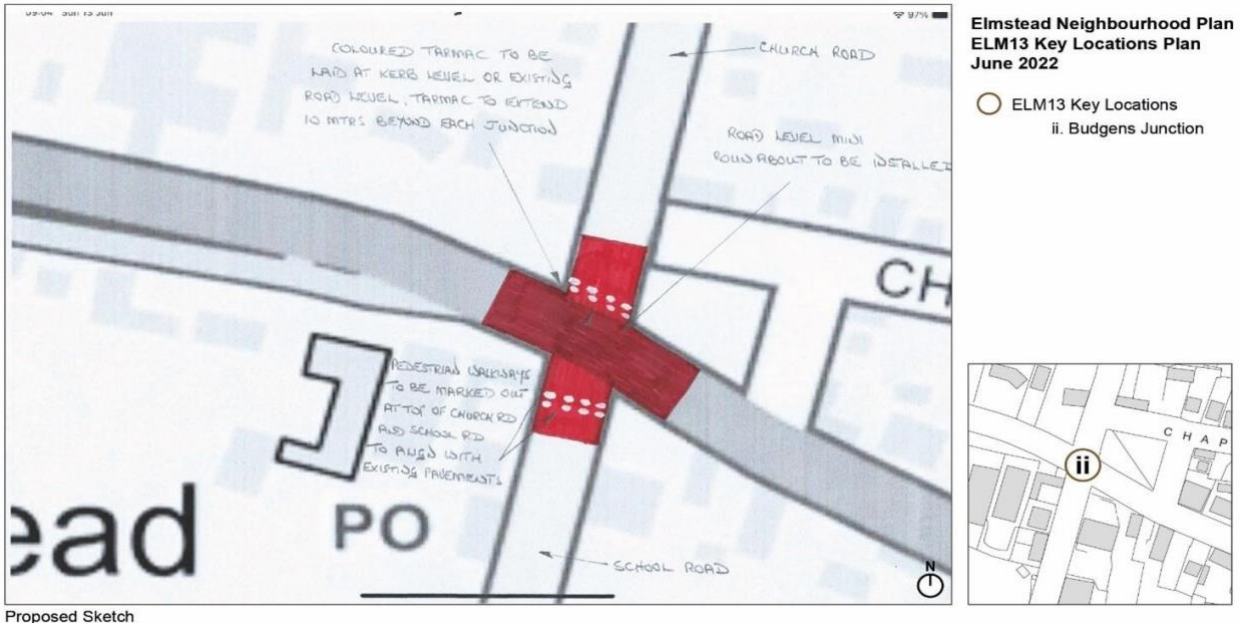
**Plan K: Elmstead Neighbourhood Plan Active Travel Network and opportunities for improvement**

## POLICY ELM13: MANAGING TRAFFIC

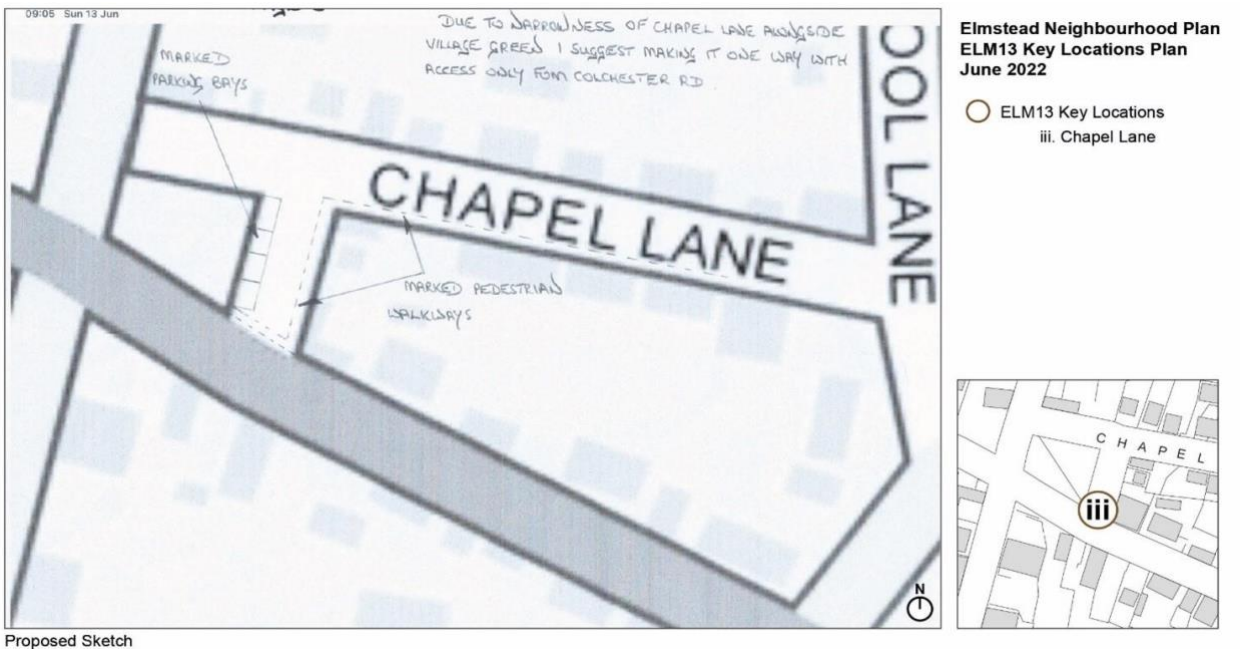
- A. Key Locations, as shown on the Policies Map, have been identified as areas where public realm improvements and traffic mitigation measures are required to enhance the active travel environment and improve residential amenity and highway safety. Proposals which deliver such public realm improvements and traffic mitigation measures at Key Locations will be supported.**
- B. Development proposals that will generate an increase in traffic on Clacton Road will be required to contribute to public realm improvements and traffic mitigation measures at Key Locations.**

- 5.63 The policy identifies Key Locations where there are opportunities for traffic mitigation measures and public realm improvements to make walking and cycling more pleasant as a means by which traffic management effects and measures are tackled and invested in by development proposals. It operates alongside Policy ELM12 in seeking to encourage walking and cycling and refines Tendring's Local Plan Part 2 Policy SP5 Infrastructure and Connectivity by providing a local element to its provisions.
- 5.64 The cumulative effects of recently approved planning applications in the Parish have been established as residential: peak am 184, peak pm 170 and business: peak am 170, pm 135. The Tendring/Colchester Garden Community, and recently approved planning applications in the Parish is expected to increase construction and operational traffic on Colchester/Clacton Road, the Budgens junction and School Road.
- 5.65 The proposed A120/A133 link road and A133 (east and west) is expected to accommodate the majority of this traffic. It should also be noted that two of the recently approved developments has direct access to School Road which already has issues during peak hours, particularly with the peak am impact of Market Field School. Whilst some improvements have been agreed to the Budgens Junction, the latest planning application for development on School Road recognises that the junction will reach its design capacity once the development traffic is included.
- 5.66 During the plan formulation process, a number of possible solutions to growing issues at Key Locations were proposed (see Plans L and M below), and the Parish Council aspires to explore such solutions alongside the Highways Authority and other relevant stakeholders for Key Locations, specifically to explore the feasibility of any potential solutions and improvements. The Policies Map therefore identifies these Key Locations.
- 5.67 It is recognised that the draft Tendring/Colchester Borders Garden Community DPD will establish transport infrastructure requirements for the Garden Community itself.

However, draft Policy 7: Movement and Connections criterion 8. of the draft Tendring/Colchester Borders Garden Community requires that the Garden Community 'provide and fund improvements in local transport infrastructure where it is necessary and appropriate to do so'. In that respect, the policy therefore takes the opportunity to identify Key Locations which should be considered in proposals being brought forward to deliver the Tendring/Colchester Garden Community.



**Plan L: Possible solutions at Key Location ii. Budgens Junction**



**Plan M: Possible solutions at Key Location iii. Chapel Lane**





**Elmstead Neighbourhood Plan  
ELM13 Key Locations Plan  
July 2022**

- ELM13 Key Locations
- i. Oatlands
- ii. Budgens Junction
- iii. Chapel Lane
- iv. Village Green
- v. Clacton Road/  
Bromley Road

**Plan N: Elmstead Neighbourhood Plan Key Locations**

## POLICY ELM14: LOCAL GREEN SPACES

**A. The Neighbourhood Plan designates the following Local Green Spaces, as shown on the Policies Map:**

- 1. The Playing Field**
- 2. Holly Way Green**
- 3. Lucerne Green**
- 4. Old School Playground**
- 5. Cricket Pitch**
- 6. Allen's Reservoir**

**B. Proposals for development in a Local Green Space will only be supported in very special circumstances.**

- 5.68 The policy designates a series of Local Green Spaces in accordance with § 100 - § 103 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of 'inappropriate development' consistent with paragraph 101 and 143 of the NPPF and of the 'very special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space.
- 5.69 A review of all open land within and adjoining each settlement has been completed, informed by the qualifying criteria in the NPPF. The land is considered to meet those criteria and is therefore worthy of designation as illustrated and justified in the Local Green Space report in the evidence base. In the Parish Council's judgement, each designation is capable of enduring beyond the end of the plan period. The owners of these sites were notified of the proposed Local Green Space designations during the preparation of the Plan.
- 5.70 The policy has been reviewed in relation to the consideration in the Court of Appeal (2020 EWCA Civ 1259) of an equivalent policy in a neighbourhood plan in Mendip District. Policy ELM14 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.



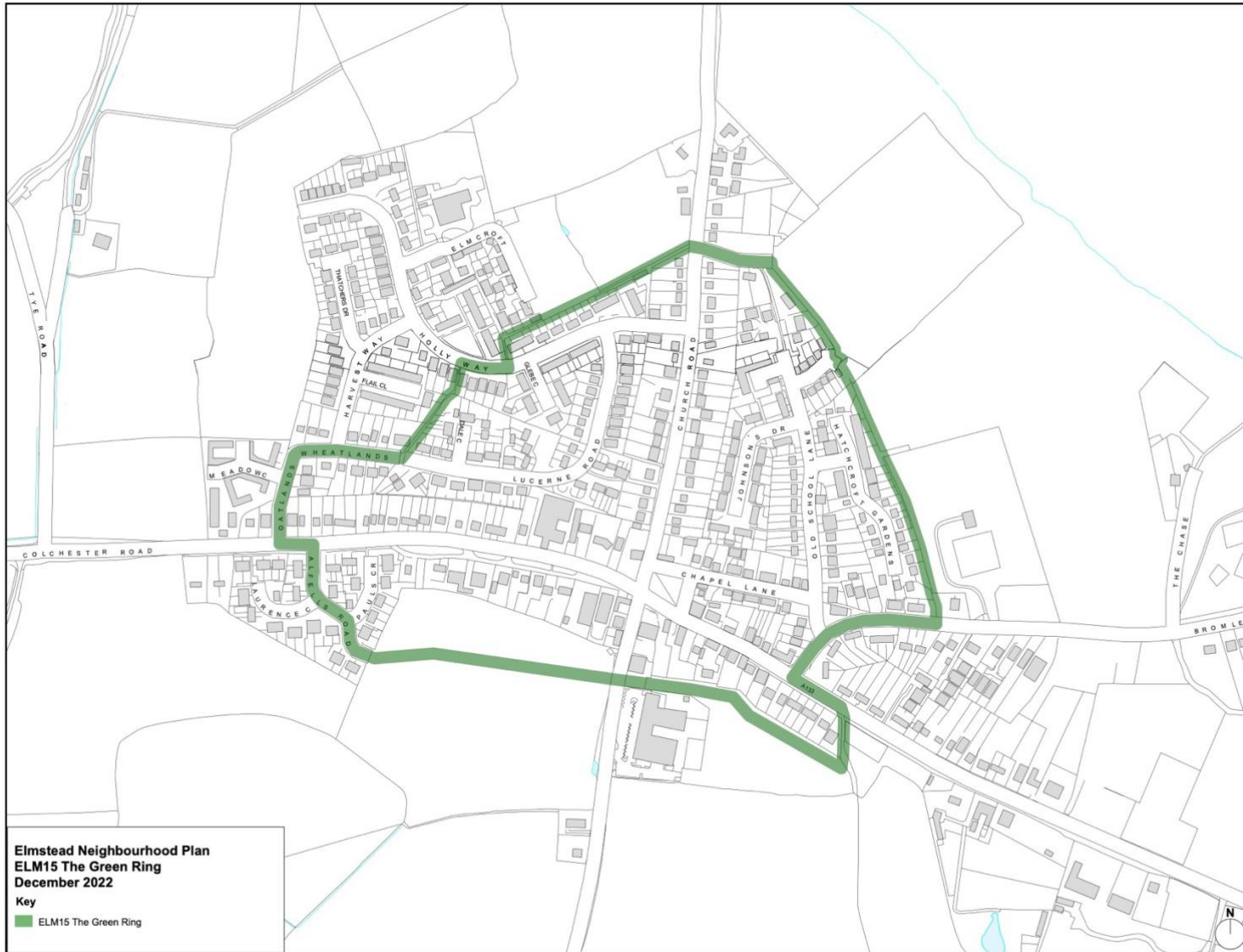
8 Allen's Reservoir (Sara White)

## POLICY ELM15: GREEN RING

- A. The Neighbourhood Plan proposes the establishment of a Green Ring around the village of Elmstead, as shown on the Policies Map, comprising a variety of green infrastructure assets, including formal open space, a footpath/cycle network, and land of biodiversity value.**
- B. Development proposals that lie within the broad location of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features that will prejudice the completion of the Green Ring will not be supported.**

- 5.71 The policy establishes the principle of the Green Ring at Elmstead as a green infrastructure project and identifies its broad location on the Policies Map. It requires all development proposals within its broad location to make provision for its delivery and management and it resists the loss of any Green Ring land or associated features that cannot be justified.
- 5.72 The planning of green infrastructure is an increasingly important element of national policy. The NPPF acknowledges this type of infrastructure can serve many simultaneous purposes, from providing a local recreational asset, to enhancing biodiversity, protecting visual amenity and adapting to climate change. Its two most important features, however, are in creating new, north-south' pedestrian routes on the western and eastern sides of the village (to overcome the dependence on the level crossing) and in providing a new amenity for existing residential areas.
- 5.73 The Green Ring will become a defining landscape feature of the settlement of Elmstead in years to come. It is accepted that its completion will take many years beyond the plan period and will rely upon future development proposals and the support of relevant landowners. However, significant segments at the heart of the village between the existing and proposed open space provisions will be delivered in the plan period through the completion of the new open space and redevelopment around the existing open space area.





**Plan O: Elmstead Neighbourhood Plan Green Ring**

- A. The Parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Network, as shown on the Policies Map, for the purpose of promoting nature recovery and for mitigating climate change. The Network comprises the establishment of the 'Green Ring' around and through the village of Elmstead, a variety of green spaces, ancient woodland, trees, hedgerows, water bodies, footpaths and other land of biodiversity value.**
  
- B. Development proposals that lie within or adjoining the Network are required to have full regard to maintaining and improving the functionality of the Network, including delivering a net gain to general biodiversity assets, in the design of their layouts, landscaping schemes and public open space provisions.**
  
- C. Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Development proposals that will lead to the extension of the Network to create additional recreational opportunities will be supported, provided they are consistent with all other relevant policies of the development plan.**

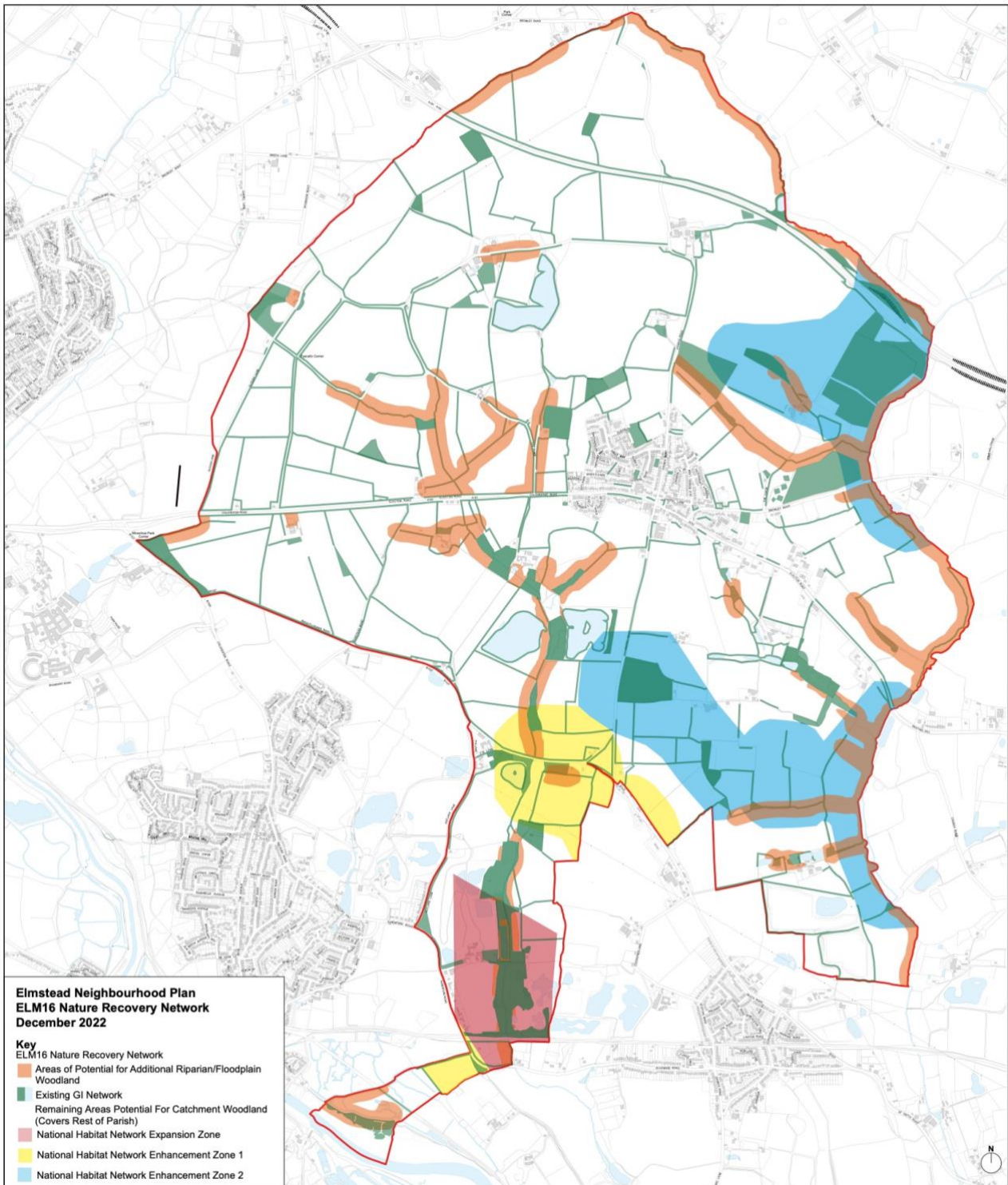
5.74 The policy defines the presence of green and blue infrastructure assets in the Parish. By doing so it supports the vision and Place and People objectives of the Essex Green Infrastructure Strategy 2020 and Tendring's Local Plan Part 2 Policy HP3 Green Infrastructure. Its purpose is linked with the vision and principles of green infrastructure in the district of defining a network of green infrastructure assets in the neighbourhood plan area as a means of providing environmental support for the community and wildlife. These assets will be maintained and added to throughout the Neighbourhood Plan area and will be the means of nature recovery through connecting and improving habitats and sequestering carbon through woodland planting.

5.75 The policy therefore requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. The Policies Map makes a distinction between those parts of the Network that have, or are likely to have, existing biodiversity value, based on published mapped data and observation, and those that do not. Green infrastructure is multi-functional but some features – for example amenity and formal recreational land – are unlikely to have biodiversity value, or will be suited to improving that value by the nature of their use. Where proposals include provision for landscaping, new means of access or new

layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

- 5.76 The Network will become more valuable over time, and although the majority of these features are physically attached to enable habitat connectivity, some features of the Network are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity. The Neighbourhood Plan also signals to the Responsible Authority that it should consider the role of this Network in the future Local Nature Recovery Strategy for the area which is now a requirement of the Environment Act 2021.
- 5.77 It is recognised that the existing Green Infrastructure Network falls within the area of search for the Tendring/Colchester Borders Garden Community. However, draft Policy 3: Nature Part A: Green Infrastructure of the draft Tendring/Colchester Borders Garden Community requires that *'Existing landscape features, PRow and the network of lanes within the site should be retained, enhanced and incorporated into the development'*. In that respect, the policy therefore takes the opportunity to identify existing green infrastructure which form part of the existing Green Infrastructure Network, and which should be considered in proposals being brought forward to deliver the Tendring/Colchester Borders Garden Community. The Parish Council also supports the objective of the green corridor/buffer from Churn Wood to Turnip Lodge Lane and the landscape buffers alongside the A120/A133 link road within the area of search for the Tendring/Colchester Borders Garden Community.
- 5.78 Whilst there is land in the Parish which already have Countryside Stewardship Agreements, additional planting opportunities have been identified using the 'Working with natural processes to reduce flood risk' evidence base by the Flood and Coastal Erosion Risk Management Research and Development Programme and Environment Agency in February 2021. Specifically, opportunities for additional riparian woodland planting along water corridors. This type of planting can slow flood flows, help reduce sediment delivery to the watercourse, and provide shading. Much of the remainder of the open countryside in the Parish is suited to additional catchment woodland planting. This type of planting provides benefits across most ecosystem services, the greatest being habitat and climate regulation. There are also Enhancement and Expansion Zones identified by Natural England in December 2021 as part of its work on Habitat Network mapping to focus future action to enhance biodiversity. These opportunities are all shown on Plan P and the Parish Council will seek to work with landowners to realise such opportunities where possible avoiding the loss of the best and most versatile agricultural land.
- 5.79 It is acknowledged that draft Policy 3: Nature Part A: Green Infrastructure of the draft Tendring/Colchester Garden Community requires the strategy for selection of trees and other plants be selected to enhance both nature and beauty and for food. It will

be expected that the 'Working with natural processes to reduce flood risk' evidence base informs the Garden Community planting strategy in this respect.



**Plan P: Elmstead Neighbourhood Plan Green Infrastructure Network including specific planting and biodiversity enhancement opportunities**





9 Palegate Wood, School Road (Giles Ward)

- A. Proposals to meet increasing demand by way of the refurbishment, reconfiguration, extension, or potential relocation for the benefit of the patients of Elmstead Surgery will be supported.**
  
- B. All new residential development proposals, outside of the Tendring/Colchester Borders Garden Community, will only be permitted where they provide or improve the delivery of essential health and/or wellbeing facilities and services required to serve the scale of the development proposed.**
  
- C. Development proposals which would have a detrimental effect on, or result in the loss of essential GP facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:**
  - i. The service or facility is no longer needed; or**
  
  - ii. It is demonstrated that it is no longer practical, desirable or viable to retain them; or**
  
  - iii. The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service.**

5.80 Recent planning applications have demonstrated that any new development in Elmstead would give rise to a need for improvements to health and wellbeing provision capacity. Elmstead Surgery has indicated that the existing surgery is operating at capacity and there is a desire to provide more prevention-based services such as hearing, mental health, podiatry etc. through location to a larger premises in the village. The Neighbourhood Plan therefore investigated the possibility of sites to accommodate an improvement in primary care provision for the village given the limitations of the existing site to expand, however was unable to secure a suitable site.

5.81 TDC's correspondence with the North East Essex Clinical Commissioning Group and other relevant organisations reflects that "generally, the NHS policy locally is to attempt to accommodate growth wherever possible within current premises envelope, though this is likely to require capital works to adapt facilities over time". The longer-term vision, as set out in Tendring Infrastructure Delivery Plan, is "the creation of primary care hubs where GPs will share buildings with a wide range of

health providers, including dentists, pharmacies, optometrists, opticians, etc. and smaller 'spoke' facilities will provide particular specialisms not otherwise provided at the main hub." The need for smaller 'spoke' facilities is considered to "often be because of geography, e.g. an area of population is not large enough to merit its own hub but is physically separated from the main hub by a river, making journey times unacceptably long for patients". The 'hub' model includes "looking at more prevention-based and integrated service provision with social care. Ideally, they would like citizens advice, mental health, yoga, pilates, a cyber café, etc, as part of the hub provision".

- 5.82 The Tendring Colchester Borders Garden Community will include a new build Health Centre to absorb growth from the total development and relocation of existing practice/s in the area. Whilst it does not make it clear which existing practice/s are planned to relocate to this new Health Centre, it is unlikely to include Elmstead Surgery given the location of existing facilities in Colchester and with Elmstead Surgery operating at maximum capacity. In any case, Tendring's Infrastructure Delivery Plan notes that new development sites will be "reviewed individually or as part of the hub and spoke modelling exercise for enhanced primary care floor space provision in the form of reconfiguration and/or refurbishment of the existing Elmstead Surgery".
- 5.83 Given that no specific site proposals have come forward, and the existing site is unable to accommodate expansion, the policy seeks to refine Tendring's Local Plan Part 2 Policy SP5 Infrastructure & Connectivity and Policy HP1 Improving Health and Wellbeing by way of supporting the refurbishment, reconfiguration, extension, or potential relocation for the benefit of the patients of Elmstead Surgery or through other solutions that address capacity and increased demand via digital solutions or health and wellbeing initiatives, in line with the STP Estate Strategy.

## **POLICY ELM18: LOCAL COMMUNITY USES**

- A. The Neighbourhood Plan identifies the following community facilities outside the Tendring/Colchester Borders Garden Community, as shown on the Policies Map:**
- i. Elmstead Primary School;**
  - ii. Elmstead Grasshoppers Cricket Club;**
  - iii. The new Elmstead Village Hall;**
  - iv. Market Field School;**
  - v. Elmstead Parish Church, St Anne and St Laurence.**
- B. Development proposals which would affect the use of the identified community facilities will be determined against the provisions of Policy HP2 Community Facilities of Tendring's Local Plan Part 2.**
- C. Proposals to change the use of part of a community facility that is surplus to requirements will be supported where they will not undermine the overall viability and importance of the community facility concerned.**
- D. Proposals for new community facilities, particularly a public house or drinking establishment with expanded food provision, will be supported.**

5.84 The policy supplements and refines existing development plan policy on community facilities to which the policy should apply and by seeking to ensure that the long-term potential value of land in community use is not lost without good reason. The list of facilities includes all of those that are valued by the local community. On occasions, some facilities will struggle, but this will more often be related to the economic viability of the use, rather than the limitations of the premises, land or location. As finding new land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable.

5.85 The policy therefore allows for a partial change of use of a facility, if this is intended to help secure its longer-term viability. This may be an important way of putting to economic use floorspace that is no longer needed, but which can make a financial contribution to sustaining the community facility. However, such changes must be shown not to undermine the community functions of the use.



## 6. IMPLEMENTATION & MONITORING

- 6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by TDC.

### DEVELOPMENT MANAGEMENT

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- 6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by TDC. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.
- 6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

### LOCAL INFRASTRUCTURE IMPROVEMENTS

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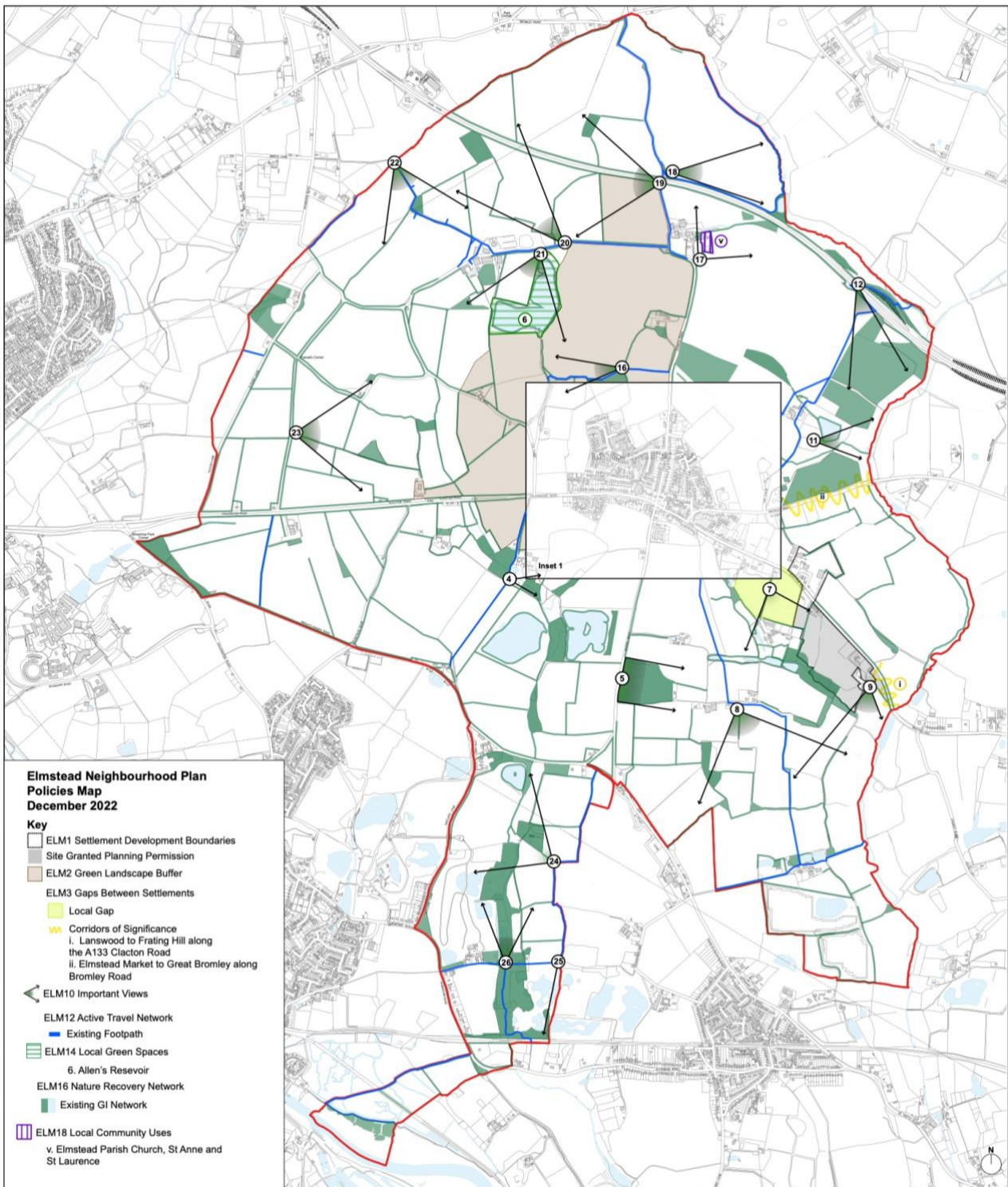
- 6.4 Where opportunities arise through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with TDC. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan.
- 6.5 It is recognised that with the increase in new housing developments within Elmstead and surrounding villages that this will generate an increase in traffic movements on the A133 and the Bromley / Harwich roads. To mitigate the effects of this increase it is felt that traffic calming measures will need to be introduced along the A133 through the village. The junction at the A133 Road and School Road has reached capacity in its present form, therefore a small roundabout be created to help slow traffic movement and allow traffic from Church Road and School Road to move onto or off the A133. Also, mini roundabouts could be created at the Alfells and Oatlands junctions helping to slow traffic entering the village from Colchester and allowing residents to join the A133 safely.
- 6.6 It is recognised that with the increase in traffic on the A133 a new pedestrian crossing will need to be installed on the western approach to the village. A puffin crossing is

considered ideal for a busy road as the pedestrian signals are on the same side as the pedestrian and the crossing uses sensors to determine when someone is on the road allowing more time for less mobile residents to cross rather than a pre-set interval.

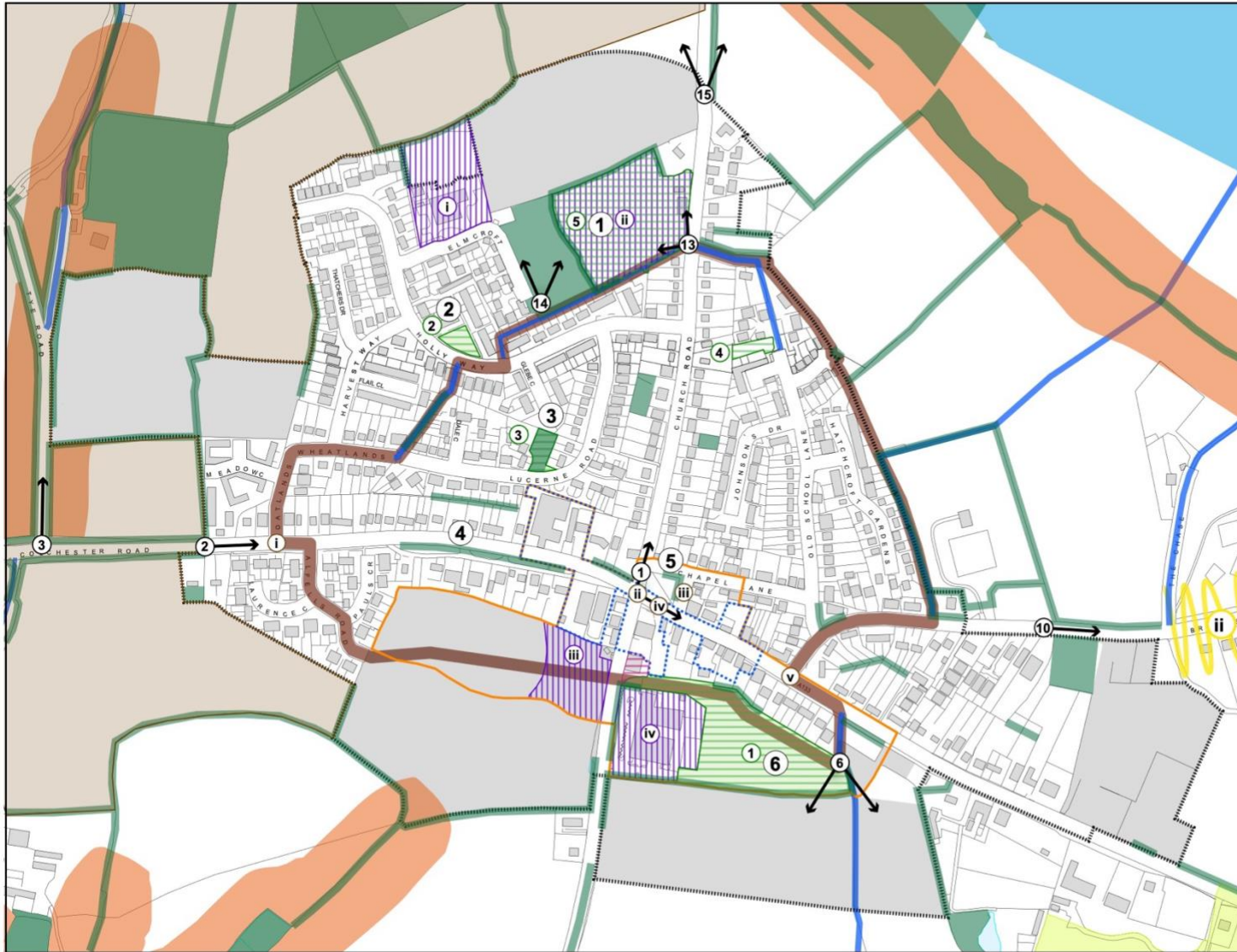
## OTHER NON-PLANNING MATTERS

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- 6.7 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:
- Concerns were raised over the distribution of postboxes within the Parish. While the eastern Village is well served, the more recent expansions towards the west of the Village are some distance away from the nearest postbox, requiring crossing multiple roads to use. Conversations with residents challenged by mobility impairments were of specific concern. A letter has been sent to Colchester's Delivery Manager for Royal Mail, conveying this problem and offering the Council's support in finding effective solutions.
  - Amongst the most common feedback from the community was a variety of concerns around access to and capacity of local GPs. Having been aware of this issue for some time, Councillors have talked to the General Manager responsible for the Parish's GP surgery, but unpredictable trends during the COVID 19 pandemic made long term planning impossible. A letter has been sent to the responsible manager, to in turn be forwarded to the relevant NHS strategic planning team, raising the specific concerns communicated during neighbourhood plan outreach, and offering the Parish Council's support in exploring solutions.
  - An incredible amount of support was voiced amongst the community for a pub or similar venue in the Parish. The Council has taken note of this sentiment and will consider any such proposals on their merit. For the time being the Council is working closely with Elmstead Cricket Club on a number of events, which provides a similar function as a social centre of the Village.







**Elmstead Neighbourhood Plan Policies Map Inset 1 December 2022**

**Key**

- ELM1 Settlement Development Boundaries
- Site Granted Planning Permission
- ELM2 Green Landscape Buffer
- ELM3 Gaps Between Settlements
  - Local Gaps
  - Corridors of Significance
    - ii. Elmstead Market to Great Bromley along Bromley Road
- ELM4 The Former Elmstead Community Centre
- ELM10 Important Views
- ELM11 Village Core
  - ELM11 Village Centre Boundary
- ELM12 Active Travel Network
  - Existing Footpath
- ELM13 Key Locations
  - i. Oatlands
  - ii. Budgens Junction
  - iii. Chapel Lane
  - iv. Village Green
  - v. Clacton Road/Bromley Road
- ELM14 Local Green Spaces
  - 1. The Playing Field
  - 2. Holly Way Green
  - 3. Lucerne Green
  - 4. Old School Lane Playground
  - 5. Cricket Pitch
- ELM15 The Green Ring
- ELM16 Nature Recovery Network
  - Areas of Potential for Additional Riparian/Floodplain Woodland
  - Existing GI Network
  - National Habitat Network Enhancement Zone 2
- ELM18 Local Community Uses
  - i. Elmstead Primary School
  - ii. Elmstead Grasshoppers Cricket Club
  - iii. The new Elmstead Village Hall
  - iv. Market Field School

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## APPENDIX A – ZERO CARBON BUILDINGS

1. The UK Parliament declared an environment and climate emergency<sup>1</sup> in May 2019, followed by TDC on 6 August 2019. The Climate Change Act 2008<sup>2</sup> is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.
2. In 2019, Tendring District Council declared a climate emergency acknowledging that urgent action is required to limit the environmental impacts produced by the climate crisis. The Council aims to achieve carbon neutrality by 2030. This is supported by ECC who established the Essex Climate Action Commission in 2019 to promote and guide climate action in the county and move Essex to net zero by 2050. It is an independent, voluntary, and cross-party body bringing together groups from the public and private sector, as well as individuals from other organisations. The Commission published its report, Net Zero: Making Essex Carbon Neutral, in July 2021 and its recommendations are relevant to all Essex local authorities, parish and town councils, as well as Essex businesses, residents, and community groups. The report sets out a comprehensive plan for Essex to: reduce its greenhouse gas emissions to net zero by 2050 in line with UK statutory commitments; and to make Essex more resilient to climate impacts such as flooding, water shortages and overheating. The report covers a wide range of topic areas including land use, energy, waste, transport, plus the built and natural environments. The report's recommendations are now incorporated into a Climate Action Plan and a focused work programme over the coming years to ensure the effects of climate change can be mitigated
3. Policy SPL3 of Tendring's Local Plan Part 2 however was prepared prior to Government committing the UK in law to 'net zero' by 2050 as per the Climate Change Act 2008 (as amended)<sup>34</sup> and emission cuts of 78% by 2035 to bring UK Law in line with the recommendations of the Committee on Climate Change (CCC) Sixth Carbon Budget Report, and the Paris Agreement commitments<sup>5</sup>.
4. The Energy White Paper published in December 2020 sets out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero'

<sup>1</sup> 'Emergency' – "a sudden serious and dangerous event or situation which needs immediate action to deal with it"

<sup>2</sup> Amended by Climate Change Act 2008 (2050 Target Amendment) Order – SI 2019/1056 - 26 June 2019

<sup>3</sup> [Insert reference to LP examination and basis on which energy policies examined]

<sup>4</sup> The Climate Change Act established a long-term legally binding framework to reduce emissions, initially committing the UK to reducing emissions by at least 80% below 1990/95 baselines by 2050. In June 2019, following the IPCC's Special Report on Global Warming of 1.5°C and advice from the independent Committee on Climate Change, the CCA was amended to commit the UK to achieving a 100% reduction in emissions (to net zero) by 2050. 2019 UK Greenhouse Gas Emissions: BEIS Feb 2021 ([Link](#))

<sup>5</sup> The Govt communicated to the UN the UK's contribution to the agreement on 12 Dec 2020

carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at 'net zero', the means by which this can be achieved is described in the diagram overleaf<sup>6</sup>.

5. Planning plays an important role in minimising our contribution to and increasing resilience to the effects of climate change. It can provide a positive and encouraging framework for change and can resist harmful development. The CCC highlights that we need to build new buildings with 'ultra-low' levels of energy use. The CCC also makes a specific reference to space heating demand and recommends a maximum of 15-20 kWh/m<sup>2</sup>/yr for new dwellings<sup>78</sup>.

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<sup>6</sup> LETI Climate Emergency Design Guide ([Link](#))

<sup>7</sup> The UK housing: Fit for the future? report published by the Committee on Climate Change in February 2019 recommends ultra-low levels of energy use and a space heating demand of less than 15-20 kWh/m<sup>2</sup>/yr. ([Link](#))

<sup>8</sup> The costs and benefits of tighter standards for new buildings report, produced by Currie & Brown and AECOM for the Committee on Climate Change's UK housing: Fit for the future? Report ([Link](#))

# Net Zero Operational Carbon

## Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GMA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

### Low energy use

- 1 Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
  - 35 kWh/m<sup>2</sup>/yr (GIA) for residential<sup>1</sup>

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

  - 65 kWh/m<sup>2</sup>/yr (GIA) for schools<sup>1</sup>
  - 70 kWh/m<sup>2</sup>/yr (NLA) or 55 kWh/m<sup>2</sup>/yr (GIA) for commercial offices<sup>1,2</sup>
- 2 Building fabric is very important therefore space heating demand should be less than 15 kWh/m<sup>2</sup>/yr for all building types.

### Measurement and verification

- 3 Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

### Reducing construction impacts

- 4 Embodied carbon should be assessed, reduced and verified post-construction.<sup>3</sup>



### Low carbon energy supply

- 5 Heating and hot water should not be generated using fossil fuels.
- 6 The average annual carbon content of the heat supplied (gCO<sub>2</sub>/kWh) should be reported.
- 7 On-site renewable electricity should be maximised.
- 8 Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

### Zero carbon balance

- 9 A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10 Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

#### Notes:

**Note 1 - Energy use intensity (EUI) target:**  
The above targets include energy use in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from predicted energy use modelling for best practice; a review of the best performing buildings in the UK; and a preliminary assessment of the renewable energy capacity for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, the sources of electricity (including other zero carbon fuels such as H<sub>2</sub>) target are the same as for electricity. Once other zero carbon heating fuel use becomes available the metrics will be updated.

**Note 2 - Commercial offices:**  
With a typical net zero gross rate, 10 kWh/m<sup>2</sup>/yr is equivalent to 55 kWh/m<sup>2</sup>/yr. Building owners and developers are recommended to target a base building rating of A stars using the BBP's Design for Performance process based on HABERS.

**Note 3 - Whole life carbon:**  
It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is critical and will be covered in separate guidance.

**Note 4 - Adaptation to climate change:**  
Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Supported by:



6. A 'net zero' carbon building is therefore first and foremost an energy efficient building in which the amount and cost of energy used for heating or cooling is minimised, as is the demand on the energy supply network.
7. This approach unequivocally focuses on the Energy Hierarchy – **BE LEAN, BE CLEAN, BE GREEN, BE SEEN** – the latter requiring comprehensive post occupancy monitoring, verification and rectification (if necessary) to ensure buildings perform in the way approved at design stage, ensure planning commitments are delivered and any 'performance gap' issues are resolved.
8. There is a significant weight of evidence that buildings rarely live up to their designers expectations when completed and occupied, and depart significantly from the standards against which they were certified at design stage. This is known as the 'performance gap' and is a widely acknowledged problem<sup>9</sup>. Research indicates this gap can be anything from 50% increase in energy use than designed for, to 500%.
9. The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards.
10. By 'Zero Carbon Ready' the Government has confirmed this means that no further retrofit work will be necessary to enable them to become zero carbon homes. To do otherwise, as the Consultation Impact Assessment (CIA)<sup>10</sup> confirms, would create homes which are not fit for purpose and would pass on a significant financial liability to future building occupiers or homeowners, many of whom may be struggling to meet the purchase price or rental costs of their new home in the first place. It could also unnecessarily push householders into fuel poverty. A Climate Change Committee Report in 2019<sup>11</sup> confirmed the costs of achieving higher energy performance standards via retrofit can be five times the cost (about £25000 per home) compared to designing these requirements into new buildings from the outset.
11. Tendring's current Policy SPL3 will require retrofit which will result in disturbance to future occupiers and may contribute to pushing householders into fuel poverty. A recent appeal decision<sup>12</sup> notes *"It seems to me folly to build new houses now that will commit owners to potentially expensive and disruptive alterations as the UK moves to decarbonise heating of its housing stock"*. East Hampshire District Council have also confirmed that it will demand zero-carbon homes in its new Local Plan with the Leader of the Council echoing the Planning Inspector's position: *"It is ridiculous that homes being built now will need to be retro-fitted with energy-saving measures in 10 or 15 years' time. Today's homes should be built to meet tomorrow's challenges"*<sup>13</sup>.

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<sup>9</sup> Section 3.3. The Future Buildings Standard consultation, Jan 2021 ([Link](#))

<sup>10</sup> Paragraph 1.7 The Future Buildings Standard consultation impact assessment, Jan 2021 ([Link](#))

<sup>11</sup> The Costs and Benefits of tighter standards for new buildings; Final Report for Climate Change Committee 2019 ([Link](#))

<sup>12</sup> APP/K1128/W/20/3252623 paragraphs 59 and 60: 15 November 2021 ([Link](#))

<sup>13</sup> Council calls for zero-carbon homes, November 2021 ([Link](#))



12. In January 2021, the Government in their response to the Future Homes Standard (FHS) consultation<sup>14</sup>, acknowledged the legislative framework had moved on since the publication of the Written Ministerial Statement (WMS) in March 2015 (HCWS488). The response confirmed that to provide certainty in the immediate term, the Government would allow local energy efficiency standards for new homes to be set locally. This is further supported by the legal opinion supplied by the Environmental Law Foundation in relation to the North Hinksey Neighbourhood Plan which confirms that the WMS from March 2015 appears to have been superseded by subsequent events and should not be read in isolation<sup>15</sup>. To all intents and purposes the WMS is no longer relevant to plan making.
13. The NPPF states at paragraph 148 that:  
*“The planning system should support the transition to a low carbon future in a changing climate...it should help to shape places in ways that contribute to **radical** reductions in greenhouse gas emissions...”* (Plan emphasis)
14. The NPPF also makes clear that ‘landform, layout, building orientation, massing and landscaping’ all contribute to well-designed places which are both efficient and resilient to climate change. The Government’s Net Zero Strategy: Build Back Greener - October 2021 confirms a commitment to review the NPPF to make sure it contributes to climate change mitigation and adaptation as fully as possible.
15. There are therefore a number of ways in which climate change may be mitigated in a local area using land use and development management policies. Neighbourhood plans are well suited to providing this policy framework in the interim, where there is an absence of up to date strategic policies at the Local Plan level. Aside from ensuring sustainable patterns of land uses in settlements, policies can be used to minimise the energy demand of buildings, to store carbon and to generate renewable energy. National planning policy encourages each of them but does not specify precisely how a local area should go about realising opportunities.
16. There are practical ways that each can be delivered in a local area. The Passivhaus standard has been shown to be an effective means of designing for significantly improved energy performance of new and existing buildings. The more buildings, of all uses, that meet this standard, the better. And storing emitted carbon in plant life can reduce atmospheric carbon dioxide that is increasing global temperatures. The more that storage capacity in the local area is increased, the greater the contribution to reducing the pace of temperature increases.
17. The Government’s Heat and Building’s Strategy highlights the need for a local, as well as national, response to achieve ‘Net Zero’ and refers specifically to the ‘Local Climate Action’ chapter in the Net Zero Strategy. A key commitment of that Strategy being to promote best practice...and share successful net zero system solutions. Policy ELM7 Zero Carbon Buildings is therefore intended as an interim measure until TDC review and update their current policy.

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<sup>14</sup> The Future Homes Standard : 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings. Summary of response received and Government response; MHCLG. Exec Summary Page 4. ([Link](#))

<sup>15</sup> Appendix 1 Evidence and arguments for binding Energy Efficiency policies in neighbourhood plans ([Link](#))

18. Policy ELM7 Zero Carbon Buildings will ensure the updated legal framework will apply in the Parish, whereas in the intervening period since its adoption, Policy SPL3 has become inconsistent with this framework and hence falls short of the Local Planning Authority's duty to act under Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and reflected in NPPF (2021) paragraphs 152 and 153 and footnote 53 ("Plans should take a proactive approach to mitigating and adapting to climate change", "in line with the objectives and provisions of the Climate Change Act 2008"). As such, the Parish Council will willingly offer this policy to TDC to help frame a District-wide policy in an update to the adopted Local Plan.
19. Furthermore, Policy ELM7 also applies the 'precautionary principle' which provides the basis to anticipate, avoid and mitigate threats to the environment. Hence, the policy acknowledges the CCC's Sixth Carbon Budget recommendation that delaying action or a failure to follow the critical dates in the 'balanced pathway'<sup>16</sup> will require costly corrective action in the future<sup>17</sup>.
20. The Government addressed the CCC's recommendation head on in their response to the Future Homes Standard consultation<sup>18</sup>. Confirming that 'it is significantly cheaper and easier to install energy efficiency and low carbon heating measures when homes are built, rather than retrofitting them afterwards'. Failure to implement Policy ELM7 on new development will add to the existing and costly retrofit burden that will be required of the existing housing stock in the Parish; only adding to the costs across the area as a whole.
21. In respect of the impact of Policy ELM7 on scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus or similar Standard is becoming marginal as skills and supply chains begin to mature. Recent viability evidence for residential development prepared for Cornwall Council by Three Dragons<sup>19</sup> concludes that the additional costs associated with building new dwellings to the standards required in their Sustainable Energy and Construction policy (SEC1) which sets stretching energy use targets similar to Policy ELM7 can be met without jeopardising viability in most cases. This compares favourably with earlier evidence which indicated that costs associated with building to Passivhaus levels are already less than 5% and will fall to zero well within the period of this Neighbourhood Plan, as per both the Government's and CCC's impact assessments and research by the Passivhaus Trust. The policy will ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal development costs to accommodate.
22. Policy ELM7 only applies to Elmstead and therefore, by definition, is non-strategic (NPPF §28) nor is it considered to undermine Policy SPL3 (NPPF §29). The NPPF confirms "all plans should" mitigate climate change (NPPF §11a). The policy has both 'regard

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<sup>16</sup> The Sixth Carbon Budget: The UK's Path to Net Zero; Committee on Climate Change, December 2020. Table 3.2a page 112. ([Link](#))

<sup>17</sup> *ibid* (vi); Paragraph 5.3 'Retrofit Costs'.

<sup>18</sup> *Ibid* (vii); Paragraph 1.4 'Net zero emissions and climate change'.

<sup>19</sup> Cornwall Council Climate Emergency Development Plan Viability Assessment Update: Three Dragons November 2021 ([Link](#))

to' the NPPF and advice issued by the Secretary of State, including the Government's response to the FHS consultation, while also supporting and upholding the general principle that Tendring's Policy Part 2 Policy SPL3 Sustainable Design in particular are concerned with, while providing "a distinct local approach" (PPG ID:41-074)<sup>20</sup>. It supports the Local Plan 'as a whole' including its vision and objectives which require the delivery of high environmental standards and mitigating climate change.

23. In the Parish Council's judgement, the approach taken in Policy ELM7 and the neighbourhood plan as a whole is consistent with the law as it currently stands and its interpretation of paragraphs 8(2)(a)&(e) of Schedule 4B of the TCPA 1990<sup>21</sup>.

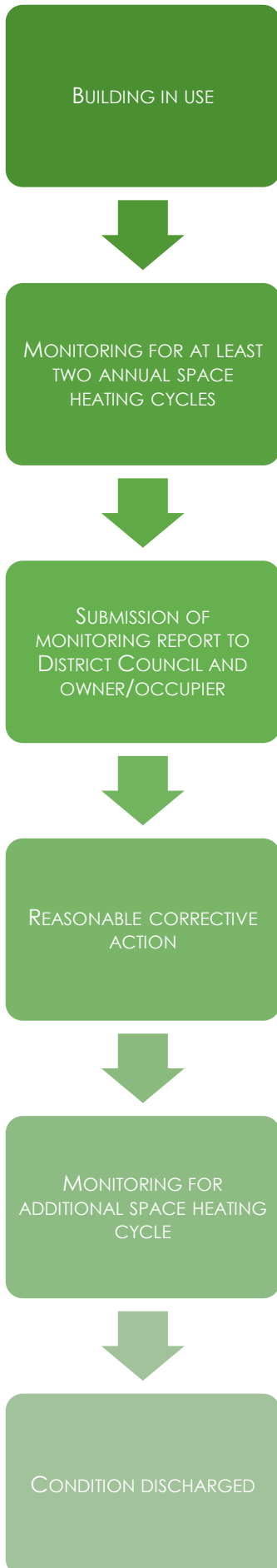
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<sup>20</sup> Ibid Footnote 17

<sup>21</sup> *BDW Trading Limited vs Cheshire West and Chester Borough Council and Tattenhall Neighbourhood Plan* (2014 - EWHC 1470 - Paragraph 82)  
*Crownhall Estates Ltd vs Chichester DC and Loxwood PC* (2016 EWHC 73 - Paragraph 29ii)

## APPENDIX B – POST OCCUPANCY EVALUATION GUIDANCE NOTE

Pulling on latest guidance and best practice, this guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken.



1. Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building's energy performance 'in use', to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the performance gap and occupant satisfaction.
2. Where a monitoring regime to ensure the 'as designed' building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland & Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.
3. Applicants are required to set out in their Energy Statement how their monitoring regime, based on the HQM, BISRIA or similar methodology, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.
4. As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the 'as designed' parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.





Carrowbreck Meadow,  
Norwich



Burnham Overy Staithe,  
Norfolk



Wereham Village Hall,  
Norfolk



The Barrel Store, Cirencester

5. In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year.
6. A 'performance gap metric', which will compare designed and actual performance (e.g. a percentage difference) for each of the 4 required parameters (energy, carbon, air quality and overheating risk) should be issued at POE stage. This needs to be issued for both the 'central' scenario and the 'lowest acceptable performance /reasonable worst-case scenario' as a minimum, with multiple scenarios considered if at all possible.
7. The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.
8. A report will then be required to be submitted to both building owners/occupiers and to Tendring District Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.
9. The submission of the monitoring report to owners/occupiers and the council must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the monitoring report, and subsequently agreed by Tendring District Council, have been implemented through another annual heat cycle before the condition will be discharged.





# Elmstead

Design Guidance and Codes

ELMSTEAD IN BLOOM

Final Report

June 2022



## Quality information

Prepared by	Check by	Approved by
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## Revision History

Issue no.	Issue date	Details	Issued by	Position
2	28.06.2022	Review	Annabel Osborne	Locality
1	16.06.2022	Review	Angela Baxter	Elmstead Parish Council
0	18.03.2022	Research, site visit, drawings	Holly Turner	Urban Designer

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Introduction

01



# 1. Introduction

**Through the department for Levelling up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Elmstead Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential development.**

## 1.1 Purpose of the report

The government is placing significant importance on the quality of design through the development of design codes which aim to set standards for design upfront and provide firm guidance on how sites should be developed. The role of design guidelines and codes in the development of a Neighbourhood Plan is expressed in the NPPF 2021, paragraph 128 which states that:

*'To provide maximum clarity about design expectations at an early stage, plans... should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.'*

The design guidelines and codes set out in this report will provide a detailed framework that should be followed by any future design proposals that come forward within the neighbourhood area to ensure it meets a consistent, high-quality standard of design and positively contributes to the unique character of Elmstead.

It is intended that this report becomes an integral part of the Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process.

## 1.2 Preparing the report

The following steps were agreed with the Neighbourhood Plan Steering Group to produce this report, which draws upon policy development and engagement work undertaken by the Group:





## 1.3 Area of study

Elmstead is a civil parish located in the Tendring district of Essex in the east of England. It lies 3km north east of Wivenhoe and 6km east of Colchester. The main built-up area within Elmstead is Elmstead Market a village which is located centrally within the parish.

The original name of the village was Almsteda and dates back to the time of the Saxon King Edward the confessor, however by the 13th Century it had become Elmstead. Historically, Elmstead was a farming community and still is to this day. Prior to the development of the railway to the south of Elmstead it was a wealthy area, however it was subsequently overtaken by Wivenhoe and Alresford due to their proximity to the railway line.

Elmstead could potentially see a lot of growth in the coming years due to the proposed garden village that lies to the west of the parish partially in Colchester and partly in the Tendring District. Although the garden village falls partly within the

neighbourhood area this document does not seek to influence the design of the garden village.

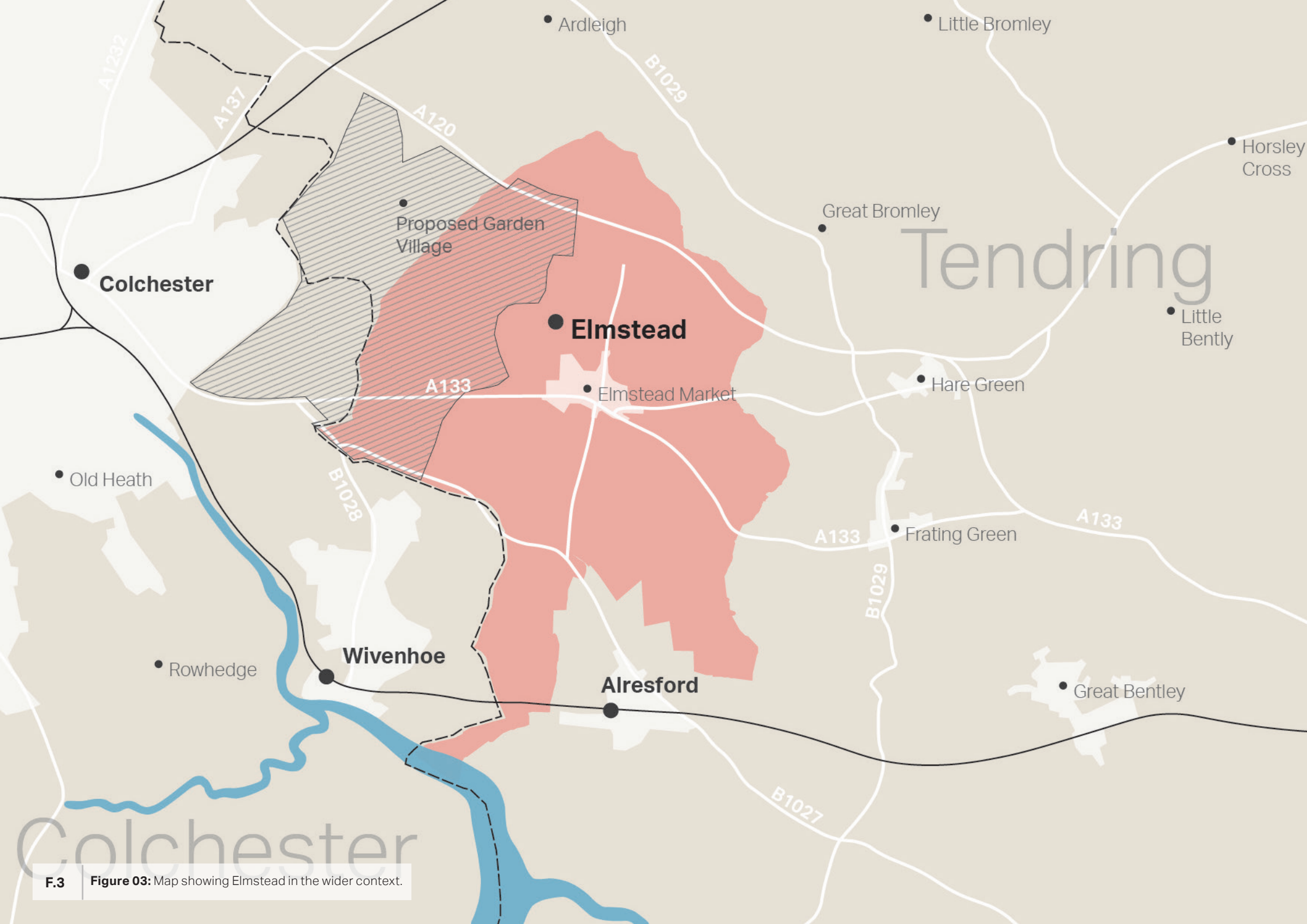
There are also a number of approved housing developments within the parish, mostly on the outskirts of the village and will form extensions to the village. The remainder of the neighbourhood area is made up of countryside with the occasional farmhouse or cluster of a few houses. Therefore, outside of the village there is a more rural feel to the area.



**Figure 01:** Existing village hall within Elmstead.



**Figure 02:** Traditional cottage within the centre of Elmstead.



**F.3** Figure 03: Map showing Elmstead in the wider context.



**Policy Review**

**02**



# 2. Policy Review

## 2.1 National planning policy and guidance

As the National Planning Policy Framework (paragraph 126) notes, “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

National and local policy documents can provide valuable guidance for bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place so that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

Developers should refer to these key documents when planning future development in Elmstead. The following documents at a national level have informed the design guidance within this report:

### 2021 National Model Design Code DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

### 2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess

the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

### 2019 - National Planning Policy Framework DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.



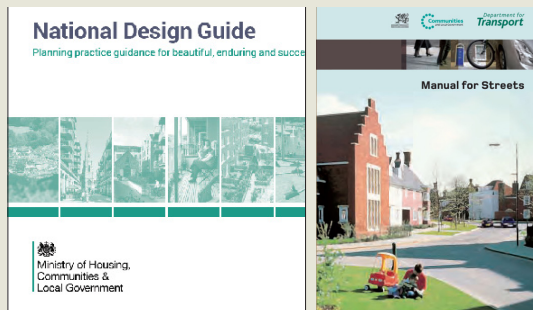


## 2019 - National Design Guide DLUHC

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

## 2007 - Manual for Streets Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.



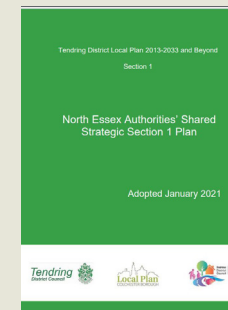
## 2.2 Local planning policy context

Local planning policy can provide guidance that is tailored to the local context where the development is located which is supported by analysis taken directly from the area. Therefore, it is vital that local policy is considered when proposing development within Elmstead.

Elmstead lies within the District of Tendring which has an adopted local plan from 2007. More recently Tendring is working with neighbouring districts Braintree and Colchester to address strategic planning matters. Collectively they are known as the North Essex Authorities and have produced the Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Plan. Section 1 of the plan was adopted in January 2021 and Section 2 was adopted in January 2022.

## 2021 - Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 North Essex Authorities

Section 1 of the local plan sets out the need for a strategic approach and covers cross border opportunities and challenges. In particular section 1 focuses on cross boundary garden communities such as the one boarding Colchester and Tendring that will have an impact on Elmstead as it falls within the parish boundary.

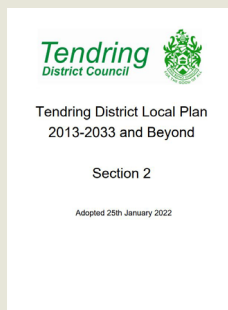


## **2021 - Tendring District Local Plan 2013-2033 and Beyond: Section 2**

### **Tendring District Council**

Section 2 covers local policies for the Tendring District, identifying the main characteristics of the district and its challenges. The plan sets out the vision with strategic priorities for achieving sustainable development and planning for economic growth.

The Local Plan also provides a broad framework of policies and proposals for individual communities to add further detail and local requirements through the preparation of a Neighbourhood Plan, which is currently being done in Elmstead.





A residential street scene with houses, a road, and a green circular graphic overlay. The scene includes a grassy area in the foreground with several raised garden beds containing colorful flowers. In the background, there are houses of various styles, a road with a white line, and a utility pole. The sky is blue with some clouds. A large green circle is overlaid on the center of the image, containing the text 'Neighbourhood Area Context Analysis' and the number '03'.

**Neighbourhood Area  
Context Analysis**

**03**



# 3. Neighbourhood Area Context Analysis

**This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area as well as focusing in on the main built up area, Elmstead Market.**

## 3.1 Access and movement

Elmstead is set in a fairly rural area, however it is located nearby to a number of towns including Colchester to the west. Due to its location the main routes in and out of the parish and the village Elmstead Market are via road.

The main road through the village is the A133/ Clacton Rd connecting Elmstead to Colchester to the west and Clacton-on-Sea to the east. This is a busy road through the centre of the village with fast moving traffic. The A120 runs east to west through the north of the neighbourhood area and prevents some through traffic running through the village. Due to these convenient connections many residents travel by car to nearby towns for work.

There is a road that runs north to south through the village centre, School Rd/ Church Rd. This connects to Alresford to the south and creates a crossroad in the centre of the village which acts as a focal point. Within the village there are also a

number of local roads that are used by the residents as most are not through routes but cul-de-sacs.

There are some Public Right of Ways connecting the village to the surrounding countryside mainly to the north and to the south.

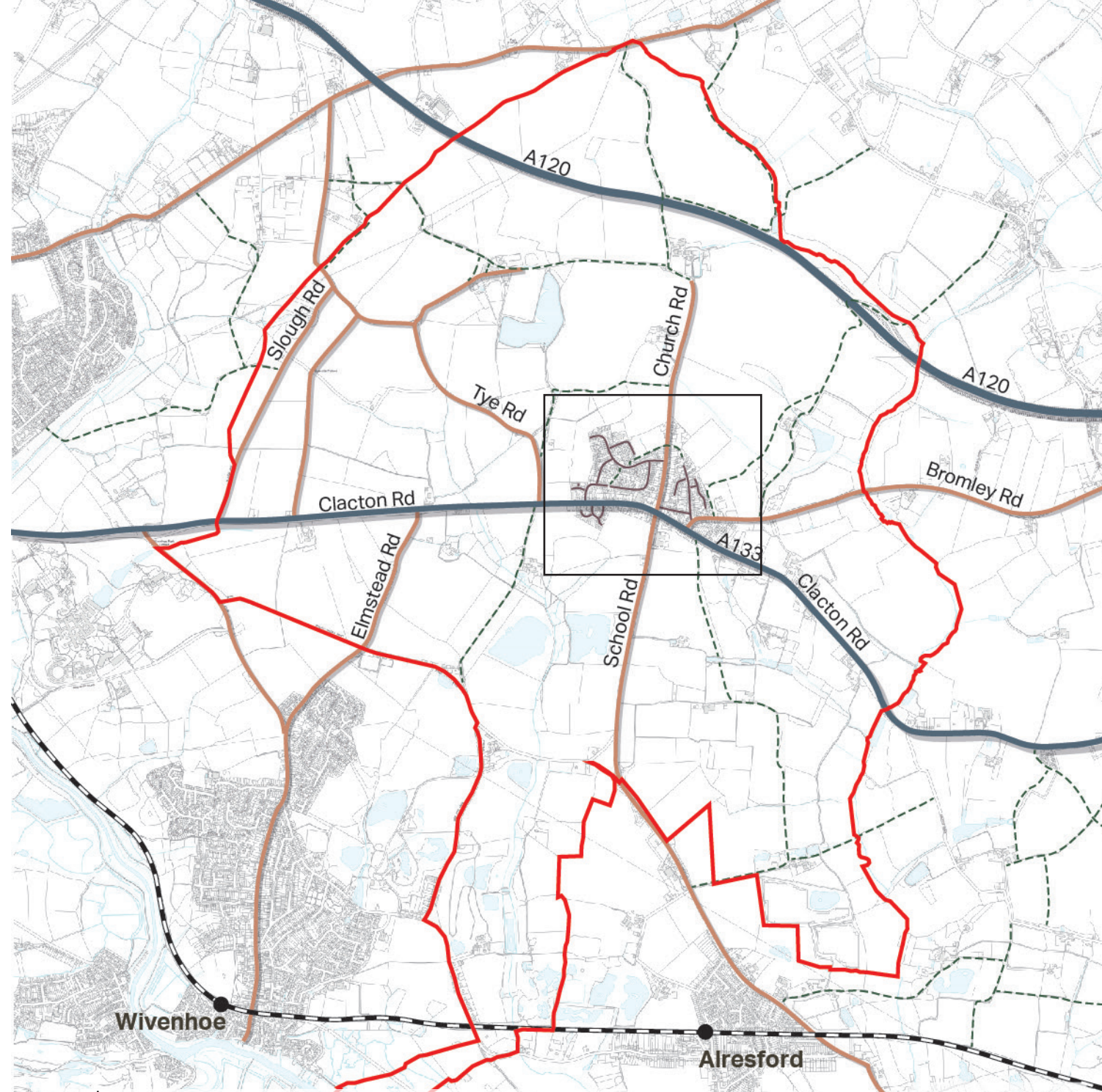
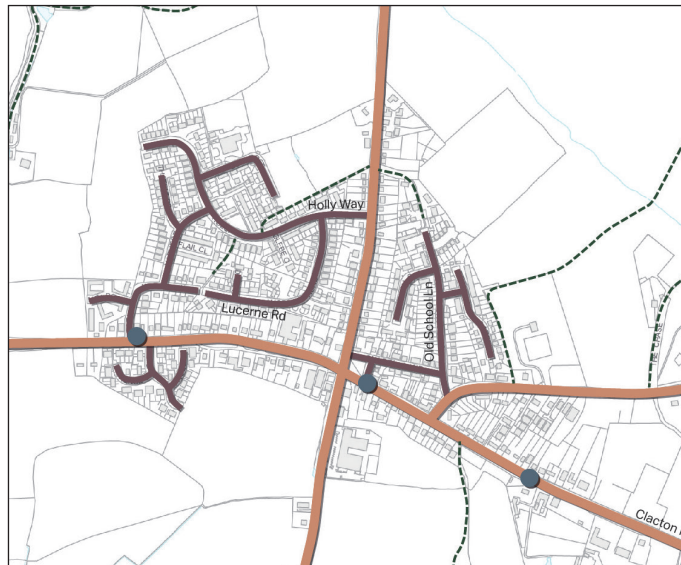
To the south of the neighbourhood area lies a railway line with frequent connections to Colchester and London to the west and Frinton-on-Sea and Walton-on-the-Naze to the east. The nearest train station is Alresford station to the south which is roughly 5.5km from the village.

There are several bus services that run through the village with three bus stops along the A133/ Clacton Rd. The bus routes go to Colchester to the west and Clacton-on-Sea or Jaywick to the south east.



**KEY**

-  Neighbourhood area boundary
-  Water body
-  Primary road
-  Secondary road
-  Local road
-  PRoW
-  Railway line
-  Railway station
-  Bus stop



**F.4**

**Figure 04:** Access and movement within Elmstead with inset of Elmstead Market.





## 3.2 History and heritage

There has been a settlement in the Elmstead area since the Saxon times and is mentioned in the Domesday Book of 1086. Traditionally, Elmstead was a farming community, which is still present today. Much of the landscape and housing derives from its agricultural roots.

Historically there were three distinct areas within Elmstead known as Elmstead, Elmstead Market and Elmstead Heath. The area known as Elmstead Heath at the southern end of School Road was given to Alresford in the 1940s, therefore is no longer part of Elmstead.

The area known as Elmstead was to the north of the parish surrounding the Grade II\* listed Elmstead Hall and the Grade I listed Church of St Anne and St Lawrence. Elmstead Market the third historical area, now considered the core of the village was developed around the crossroad which was the site of the original market. Subsequently, this encouraged houses and cottages to be built around the village green

near the crossroad. This area of housing depicts much of the village's traditional character.

In more recent years ribbon development has taken place along the A133 that runs east to west through the village, extending the village in both directions.

There are a number of listed buildings within the neighbourhood area. There is a cluster of Grade II listed buildings within the village as well as some scattered throughout the rest of the parish. To the south east of the village there is a registered park and garden, the Beth Chatto gardens named after Beth Chatto an award-winning garden designer who chose to live in the village after falling in love with the parish. Just outside of the parish boundary to the west there is also Wivenhoe Park which is also listed.

There are also some buildings within Elmstead that are not nationally recognised but have local significance to the community and local character.



F.5

**Figure 05:** The Church of St Anne and St Lawrence, Grade I Listed Building.




F.6

**Figure 06:** Glen Cottage, Grade II Listed Building.



**KEY**


 Neighbourhood area boundary

 Water body

 Roads


 Railway line

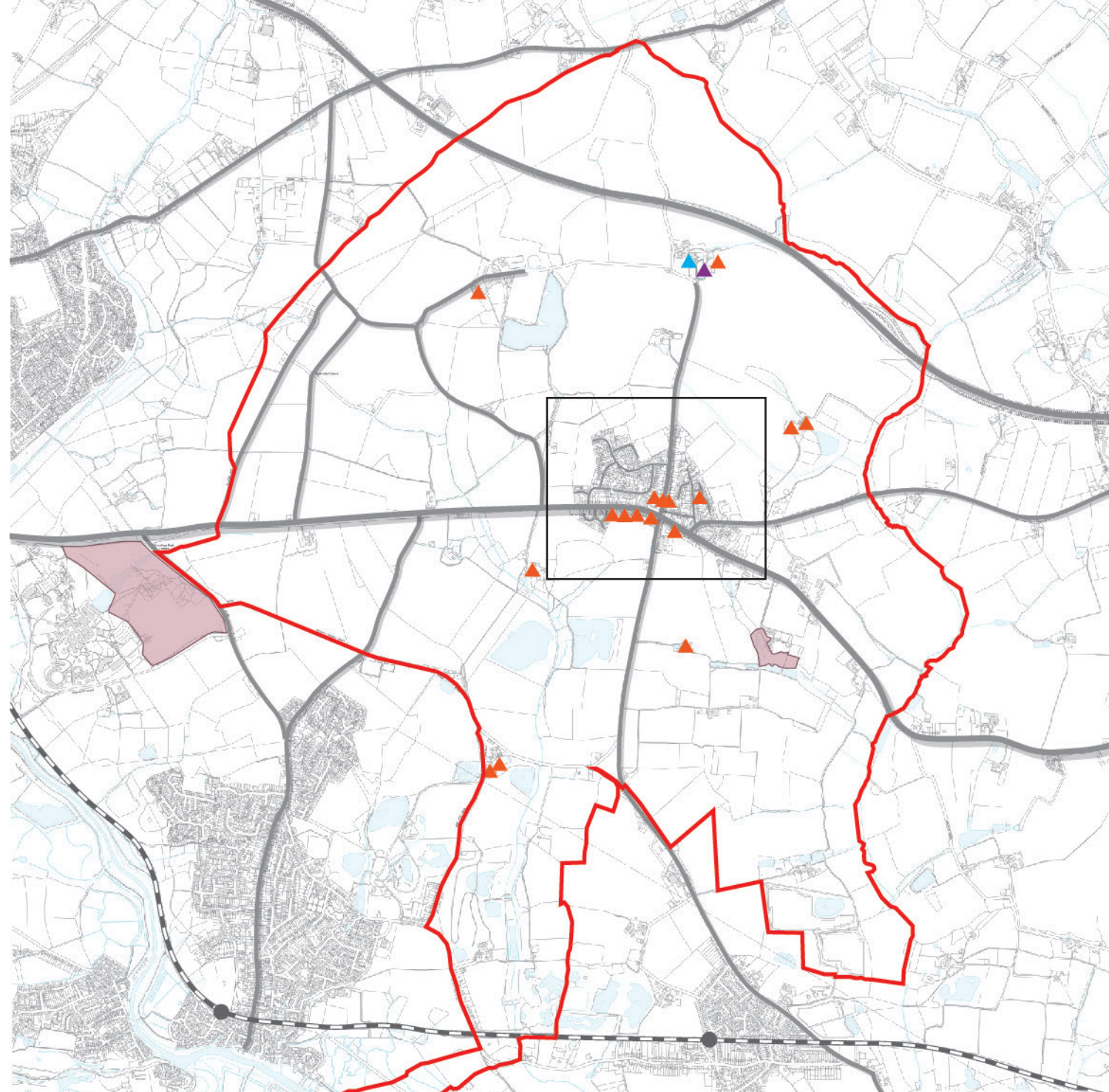
 Railway station

 Registered Parks and Gardens

 Grade I Listed Building

 Grade II Listed Building

 Grade II\* Listed Building



**F.7**

**Figure 07:** Heritage assets within Elmstead with inset of Elmstead Market.

N 0 500m



### 3.3 Landscape and green infrastructure

Elmstead has a countryside setting with various landscape and green infrastructure elements. There are scattered areas of woodland within the neighbourhood area, some of which contain ancient woodland which should be protected. Some of these wooded areas are also local wildlife sites.

The Woodland Trust have planted young trees to the west of the village to create a new woodland providing a valuable resource for local people and wildlife such as breeding barn owls and buzzards. There are a number of important views throughout the neighbourhood area, as identified by the Neighbourhood Planning Group, some of which look out to the open countryside, others to the woodland and some overlook the green spaces within the village.

Elmstead Market has some open green spaces within the village including a cricket ground to the north and school playing

fields to the south. In the centre of the village there is the village green to the north of the A133 as well as a strip of green space to the south of the A133.

The location of the green spaces within the village and the footpaths around the village could offer an opportunity to connect the green spaces in and around the village.



**Figure 08:** View across the cricket pitch.



**Figure 09:** Footpath along the village green.



**KEY**


 Neighbourhood area boundary


 Water body

 Roads


 Railway line

 Railway station


 Registered Parks and Gardens

 Primary woodland

 Ancient woodland

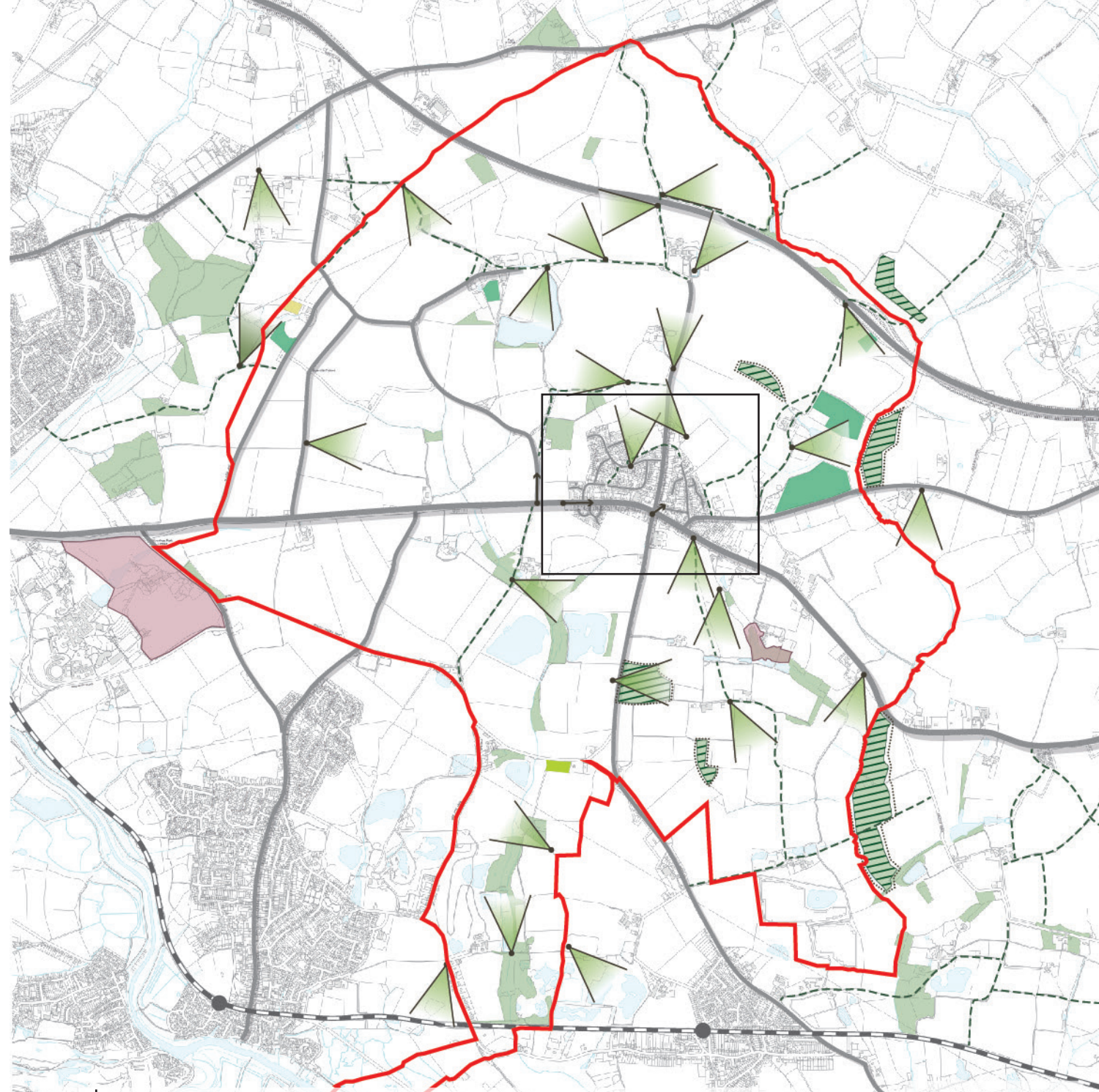
 Young trees

 Orchard

 Local wildlife site

 PRowS

 Important views



**F.10** | **Figure 10:** Landscape and green infrastructure within Elmstead with inset of Elmstead Market.

### 3.4 Character areas

The following pages provide a more detailed character analysis of the village and surrounding area. Elmstead has been split into six-character areas identified during the site visit. These character areas are distinguished by their general style and period of development, as well as details such as layout, street types and architectural features. This character study will help ensure that development within these areas conforms to the local character.

The village makes up five of the character areas: the village centre, village gateways, general neighbourhood, 20th Century estate and modern estates. The remaining character area, the countryside identifies any buildings outside of the development boundary of the village, as any development in this area will need to be sensitive to its landscape and countryside setting.

Character area	Area characteristics
<b>Village centre</b>	This area is centred around the historic crossroad and the two parts of the village green to the north and to the south of the road. Houses are arranged with their primary facades facing the green which is characteristic of this character area. The main amenities within the village are located along the main road including Budgens, the petrol station and the village hall. The houses are more traditional with some thatched cottages.
<b>Village gateway</b>	The entrances to the village from the east and the west have wide streets with fast moving traffic. The houses are generally two-storey with generous front gardens and large setbacks from the road. They are mostly detached houses with gaps in between creating a sense of openness.
<b>General neighbourhood</b>	This area has a green character with a mixture of two-storey houses and bungalows. The streets are generally quieter with a footpath on one or both sides of the road. There is often a large setback from the street with vegetated front gardens. Many of the boundary treatments use hedges which contributes to the green feel of the area.
<b>20th Century estate</b>	This area has mainly been built in the later half of the 20th Century with many of the buildings having a 70s style of light coloured brick and shallow pitched roofs making it highly distinctive from other parts of the village. The houses are fairly uniform with a strong building line and consistent setback from the road with a front garden.
<b>Modern estate</b>	This small area consists of a more modern development. The houses are situated close together with only a small setback from the street often with no front garden just a paved area for car parking. This area has a more suburban feel due to the higher level of enclosure along the street, which is not part of the character of Elmstead, however the orientation of the dwellings to face onto an open green space is characteristic of Elmstead.
<b>Countryside</b>	This area covers the parish area outside of the village, therefore it has a mostly open character with a green landscape. There are scattered farmhouses and the occasional dwelling or small cluster of housing. The houses in this area are generally setback from the road and do not negatively affect the surrounding landscape setting.



**KEY**

 Neighbourhood area boundary

 Water body

 Roads

 Railway line

 Railway station


 Approved housing development

 Village centre

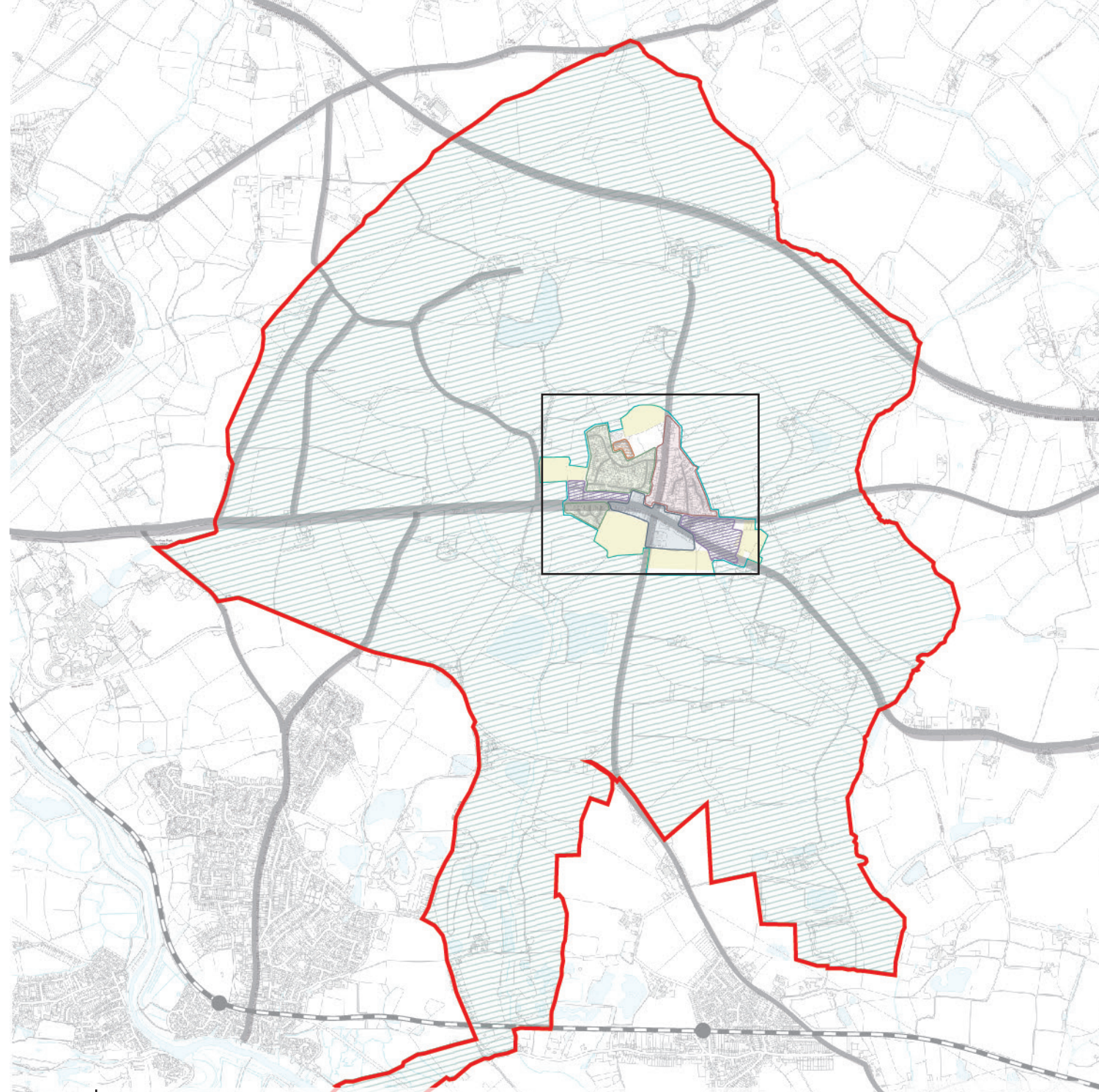
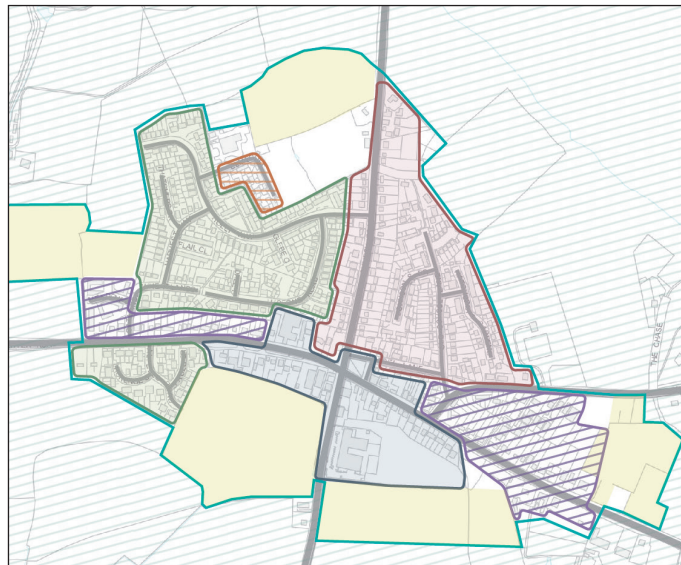
 Village gateway

 General neighbourhood

 20th Century estate

 Modern estate

 Countryside



**F.11** | **Figure 11:** Character areas within Elmstead with inset of Elmstead Market.

N 0 500m





**Figure 12:** Crossroad in the village centre.



**Figure 14:** Large setbacks and consistent boundary treatments in the general neighbourhood.



**Figure 16:** Modern estate housing overlooking green space.



**Figure 13:** Wide road and houses with gaps in between in the village gateway.



**Figure 15:** Uniform bungalows with front gardens in the 20th Century estates.



**Figure 17:** Individual house set within the countryside.



A photograph of a two-story stone house with a brown tiled roof and two chimneys. The house has several windows with white frames and a green door on the left. A large green circular overlay is centered over the house, containing the text 'Design guidance & codes' and the number '04'.

**Design guidance & codes**

**04**



# 4. Design guidance & codes

**This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties within the Neighbourhood Area. A combination of local images and best practice examples have been used to exemplify the design guidelines and codes.**

## 4.1 Introduction

The guidance and codes provided in this section outlines expectations that applicants for planning permission in the neighbourhood area will be expected to follow in relation to design.

This section sets out the guidelines and codes that can be applied to the whole neighbourhood area relating to the local pattern of streets and spaces, building traditions and materials as well as the natural environment, all of which help to determine the character and identity of the existing built environment and any new development.

### 4.1.1 The Codes

This section introduces a set of design principles that are specific to Elmstead. These are based on:

- Baseline study of the parish and village in Chapter 3;
- Understanding national design documents such as the National Design Guide and National Model Design Code documents to inform the design guidance and codes;
- Discussion with members of the Neighbourhood Plan Steering Committee.

The codes are divided into five sections by theme, as shown on this page, each one with a different number of subsections. A short introductory text with more general design guidance is provided at the beginning of each section followed by a series of more prescriptive codes and parameters. At the end of this section there is a set of questions to consider when presented with a development proposal.

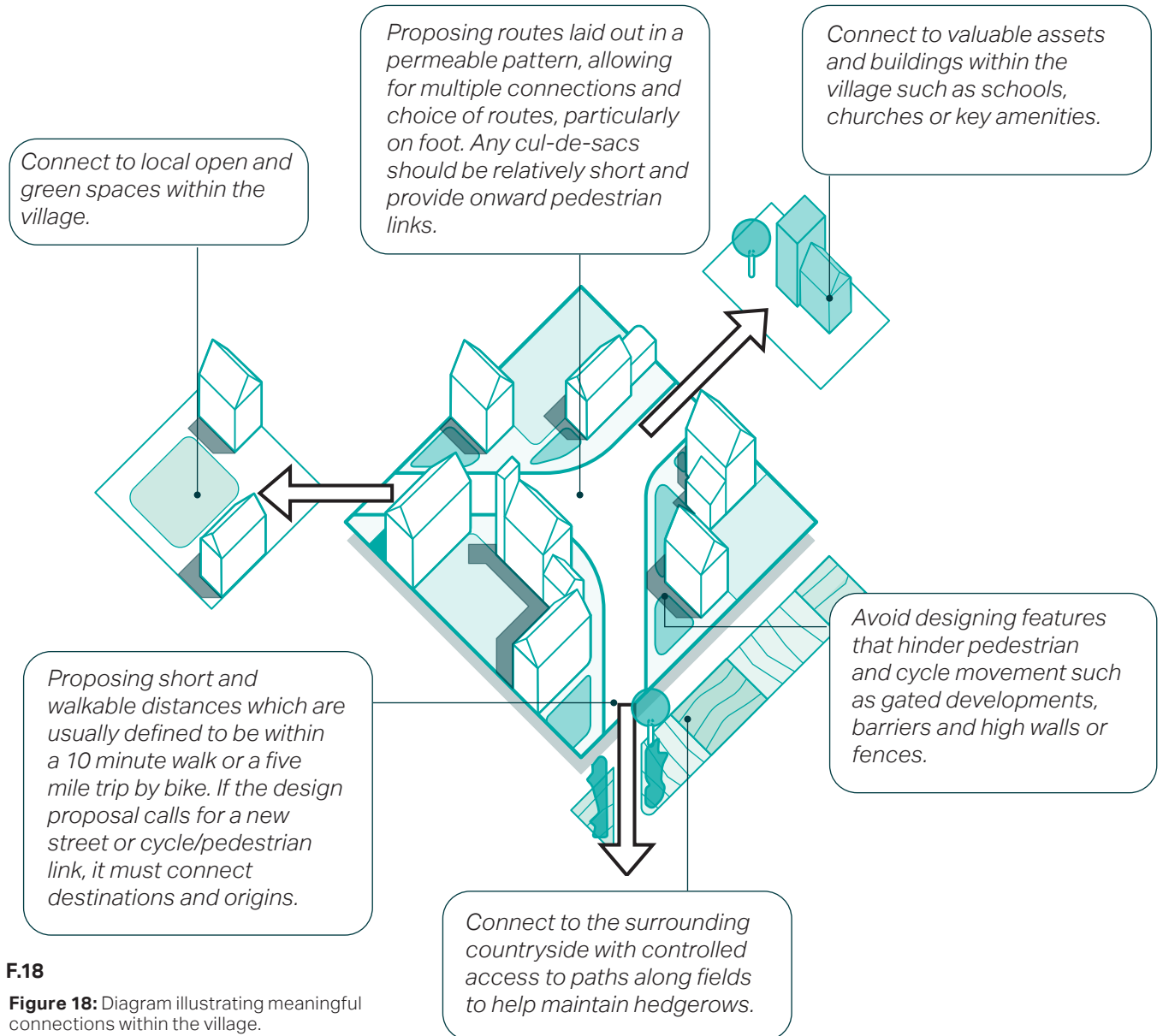
Theme	Code	Title
<b>Strategic design</b>	SD1	Provide meaningful connections
	SD2	Pattern of development
	SD3	Settlement edges
	SD4	Heritage assets
	SD5	Views and landmarks
<b>Built form</b>	BF1	Enclosure
	BF2	Building lines and boundary treatments
	BF3	Corner buildings
	BF4	Overlook public space
	BF5	Roofline and building heights
	BF6	Architectural details, materials, and colour palette
	BF7	Waste storage and servicing
	BF8	Infill development
	BF9	Extensions and alterations
	BF10	Housing mix
<b>Access and movement</b>	AM1	Prioritise walking and cycling
	AM2	People friendly streets
	AM3	Parking typologies
	AM4	Legibility and wayfinding
	AM5	Street lighting
<b>Landscape, nature, open space</b>	LO1	Create a green network
	LO2	Landscaping and trees
<b>Sustainability and climate change</b>	SC1	Sustainable buildings
	SC2	Water management

## 4.2 Strategic design

### SD1. Provide meaningful connections

Elmstead Market has a good network of footpaths connecting the village to the surrounding countryside. Within the village connections can be improved to provide various routes to encourage walking and cycling. Good practice favours a generally connected street layout that makes it easier to travel by foot, cycle, and public transport.

A more connected pattern creates a 'walkable neighbourhood' where routes link meaningful places together. New development in Elmstead should seek to connect to the existing village and create easy direct routes to existing services and amenities. New development should improve the existing street network by:



**F.18**

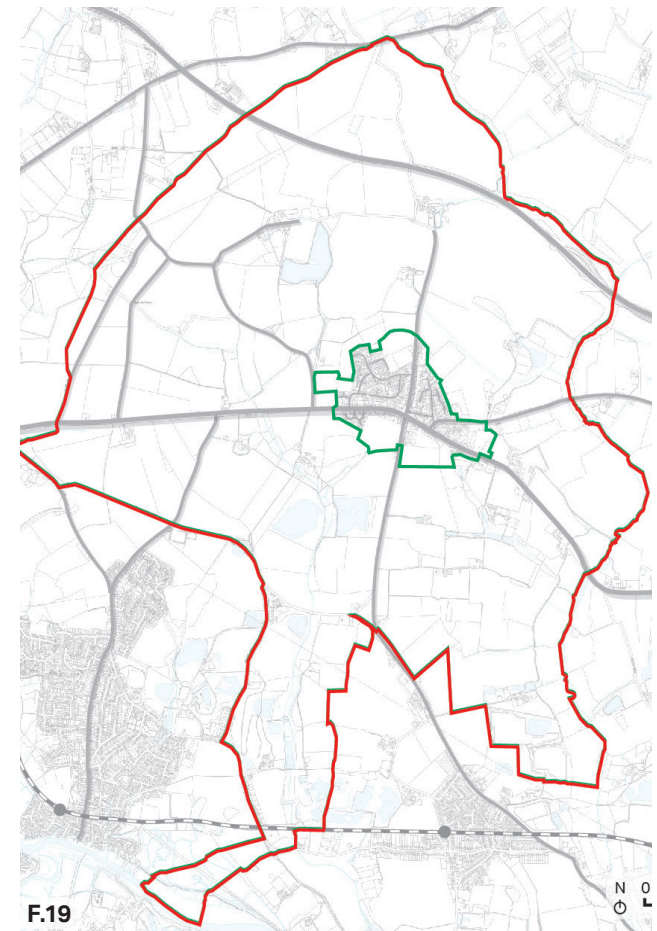
**Figure 18:** Diagram illustrating meaningful connections within the village.



## SD2. Pattern of development

There is a settlement boundary surrounding the main built-up area of the village, indicating that development should take place within this boundary in order to preserve the countryside and avoid coalescence with neighbouring villages and towns. Some guidance for the pattern of development with Elmstead includes:

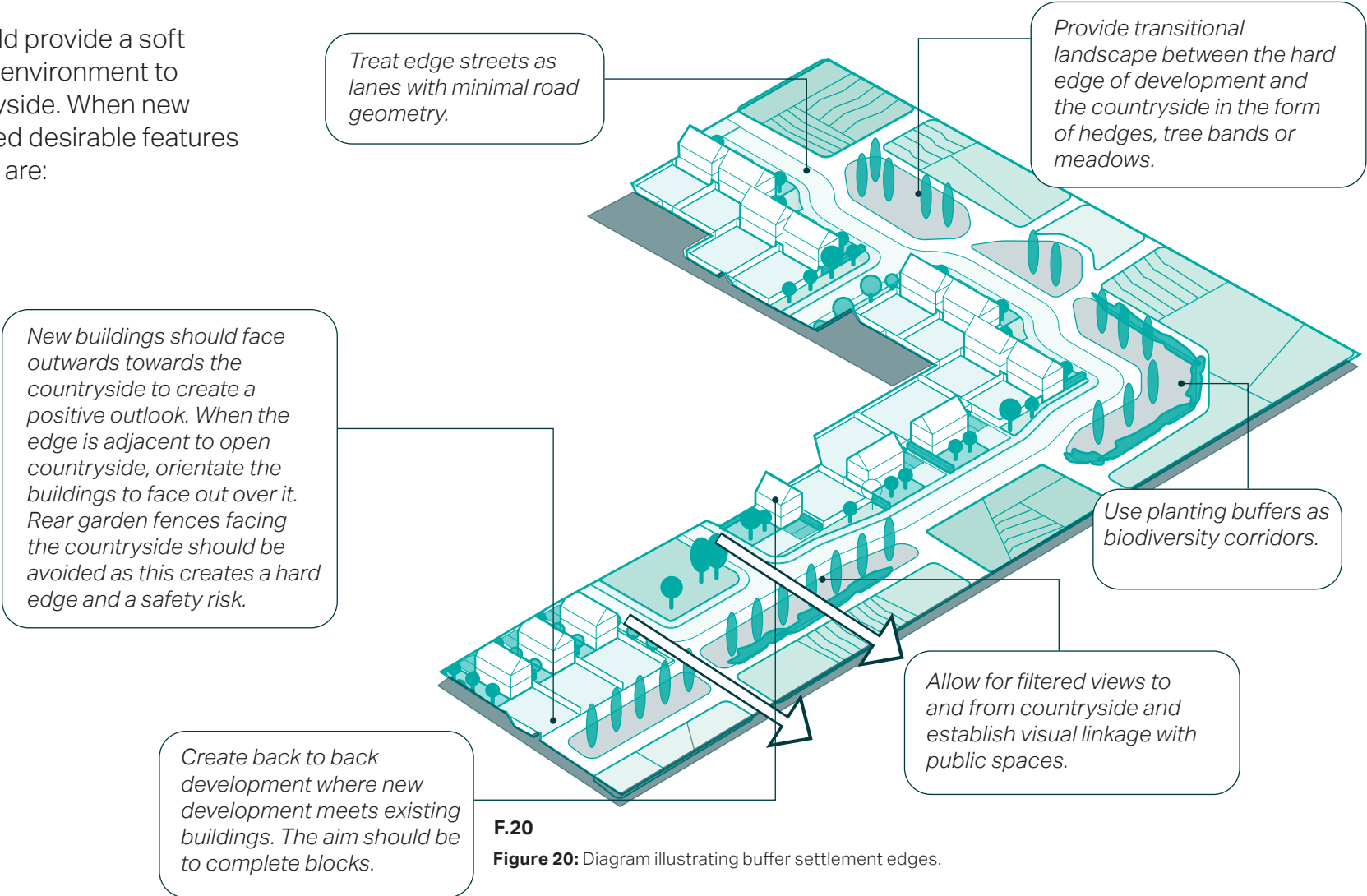
- Any future development should seek to conserve and enhance the character of the existing settlement in terms of form and character as well as reflecting the local context and making a positive contribution to the existing built form.
- Proposals for development outside of the settlement boundary will only be supported if they are appropriate to a countryside setting.



**Figure 19:** Settlement boundary shown in green surrounding the village.

### SD3. Settlement edges

Settlement edges should provide a soft transition from the built environment to the surrounding countryside. When new development is proposed desirable features for the settlement edge are:



**F.20**

**Figure 20:** Diagram illustrating buffer settlement edges.

## SD4. Heritage assets

Elmstead has a long history which has resulted in a number of heritage assets that are essential to its character. The numerous listed buildings and their settings as well as non-designated local heritage assets and their historic features must be respected. Any proposed development should be sympathetic to the design and historical significance of these assets.

- New development will need to respect and respond to the historical context of the immediate surroundings as well as the wider area.
- Development which affects any designated and non-designated heritage asset must demonstrate how local distinctiveness is reinforced.
- Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the village. As well as key views to the surrounding landscape.

- Consideration should also be given to the retention of open spaces and gaps between buildings to sustain the historic form and pattern of development as well as the setting of the heritage assets.



F.21

**Figure 21:** Church of St Anne and St Lawrence, Grade I listed building.



F.22

**Figure 22:** War memorial located on the village green.



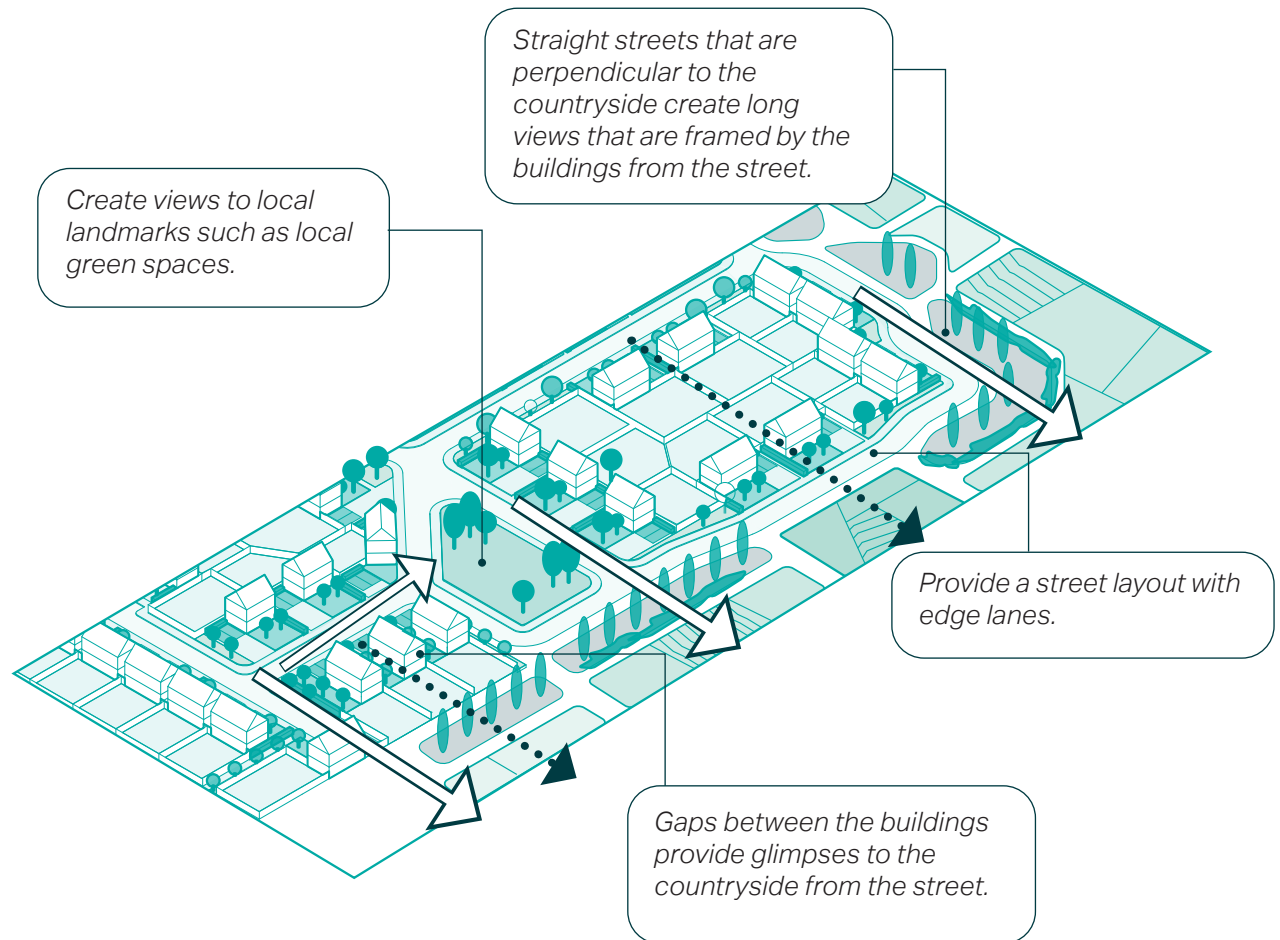
## SD5. Views and landmarks

Within Elmstead a number of important views have been identified that contribute to the character of the area. Therefore, new development should seek to minimise any negative impact on these views.

Furthermore, new development should aim to create views by providing framed moments within the built environment of landmarks, green space or the open countryside.

Generous gaps between buildings should be created to provide glimpses and filtered views to the countryside beyond. This will connect people with nature and contribute to the general feel of openness.

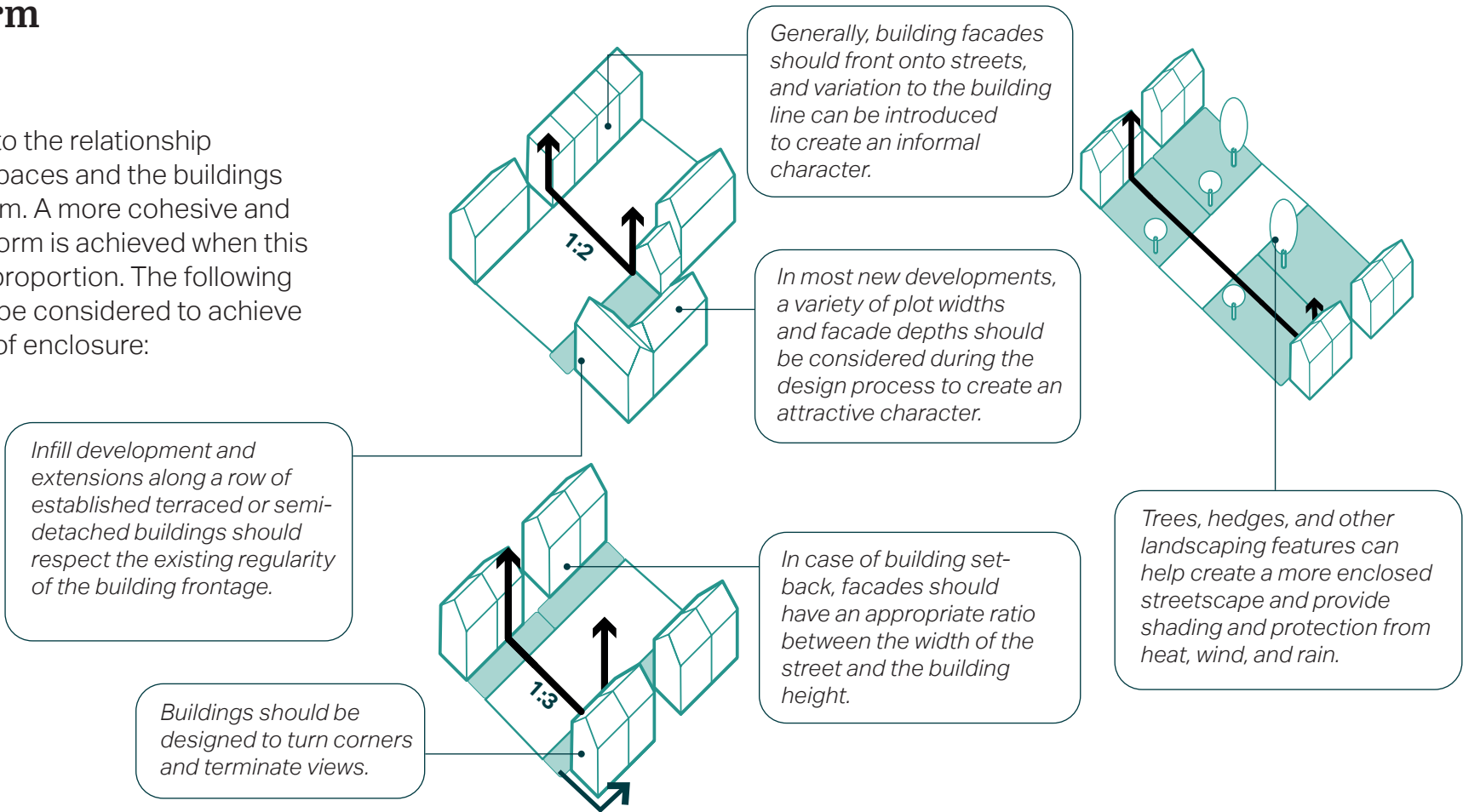
Streets should be perpendicular to the open countryside to create long views along the street. This allows everyone to enjoy the countryside views and enhances legibility through orientation in relation to the open space.



## 4.3 Built form

### BF1. Enclosure

Enclosure refers to the relationship between public spaces and the buildings that surround them. A more cohesive and attractive urban form is achieved when this relationship is in proportion. The following guidance should be considered to achieve the desired level of enclosure:



**F.23**

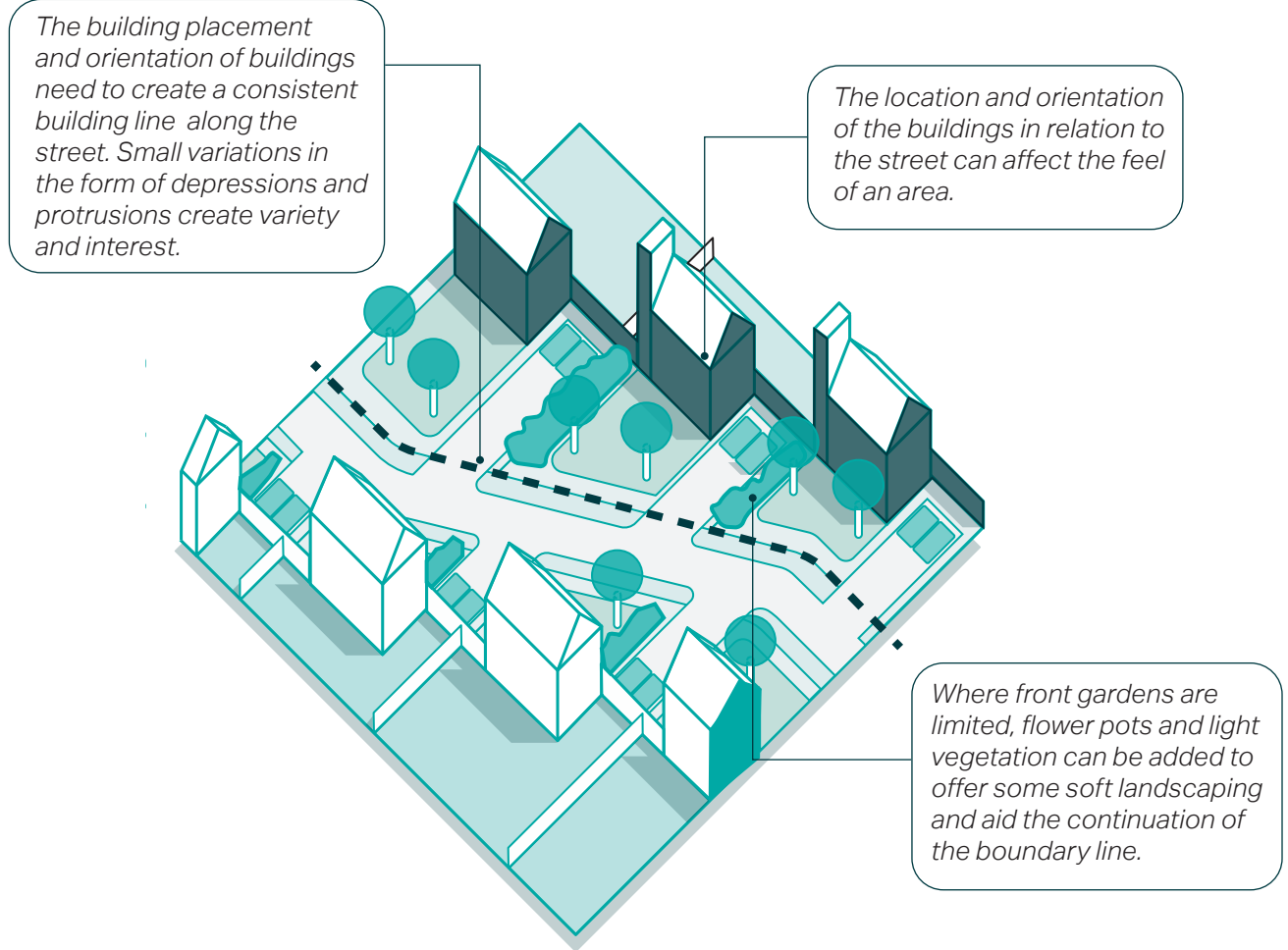
**Figure 23:** Diagrams showing different levels of enclosure created by building heights and street widths.

## BF2. Building lines and boundary treatments

### Building Lines

Within Elmstead there is often a strong building line along the street which reinforces the sense of continuity and helps to define the character of the street.

The building line along a street should generally be consistent and form a unified whole, allowing for subtle variations with recesses and protrusions. This provides variety and movement along the street. Some other guidelines for building lines are:



### F.24

**Figure 24:** Diagram showing a continuous building line.



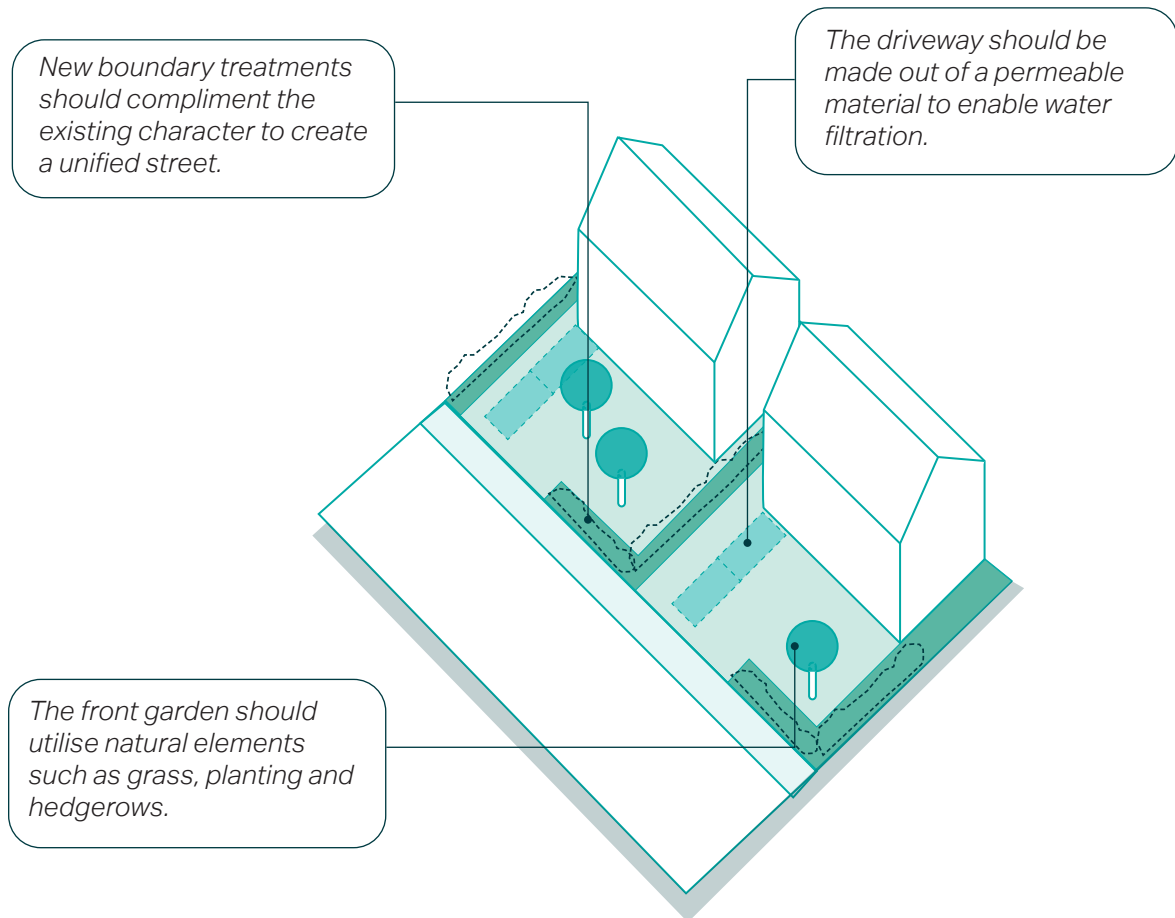
## Boundary Treatments

The use of boundary treatments throughout Elmstead varies between the different character areas, however the areas with the most cohesion within Elmstead generally make use of consistent boundary treatments. Therefore, boundary treatments should be used at the plot edge to bring a sense of continuity to the street.

Boundary treatments also provide good separation between the public and private domains. Therefore, having no form of boundary treatment should be avoided.

Properties should have a front garden or privacy strip ranging from 1 to 6m in depth to create the desired amount of enclosure along the street.

Using a range of high-quality materials such as brick, hedgerows, ironmongery, planting, or a combination of these along the property edge bringing cohesion and provided visual interest. In addition, the height of the boundary treatment should not intrude on neighbouring views and lighting.

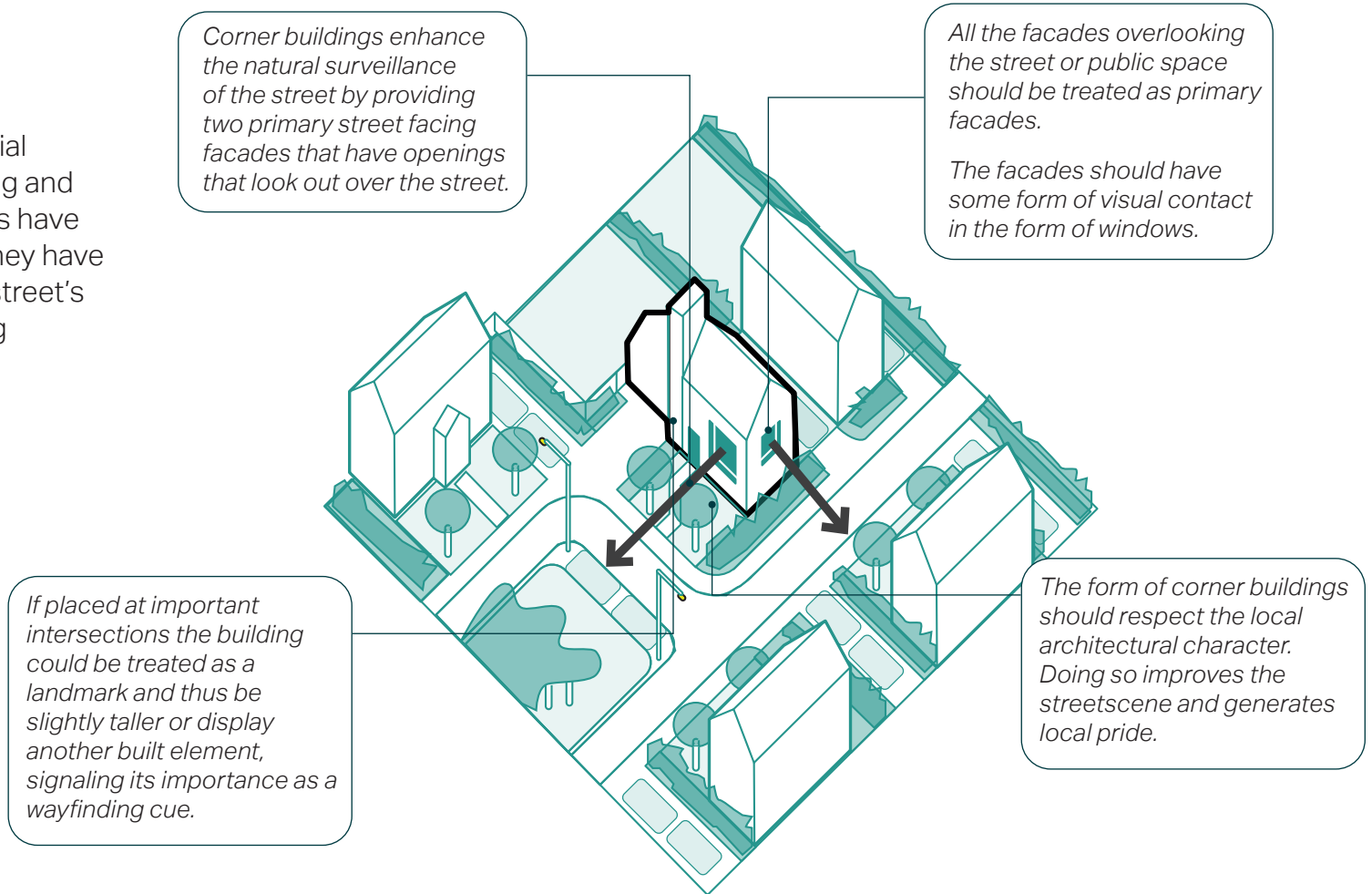


**F.25**

**Figure 25:** Diagram illustrating boundary treatments.

### BF3. Corner buildings

Corner buildings are one of the crucial aspects of a successful visual setting and built environment. As these buildings have at least two public facing façades, they have twice the potential to influence the street's appearance. Therefore, the following guidelines apply to corner buildings:

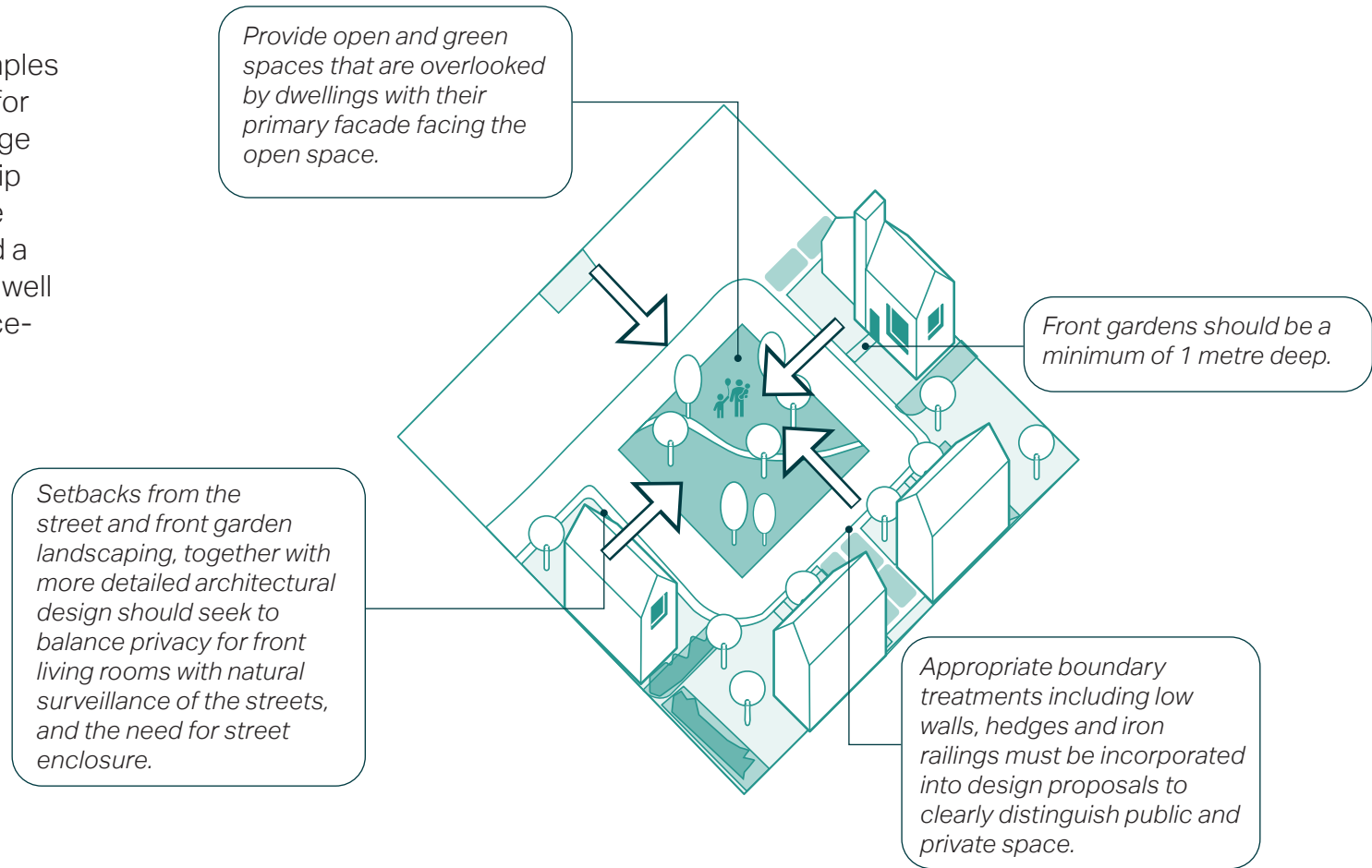


#### F.26

**Figure 26:** Diagram showing a corner building with windows on both street facing façades.

## BF4. Overlook public space

Within Elmstead there are multiple examples of buildings fronting onto public space, for example the dwellings that face the village green. This creates a positive relationship with the open space and gives life to the public realm and is therefore considered a key attribute of Elmstead's character as well as a fundamental principle for good place-making.



**F.27**

**Figure 27:** Diagram showing dwellings overlooking public space.



## BF5. Roofline and building heights

### Roofline

Creating a good variety in the roofline helps make a place attractive. Within Elmstead there are a number of different roof types but the most common are pitched and hipped roofs. The pitches and height of the roofs vary throughout the village with some areas such as the 20th Century estates character area having roofs with a shallow pitch compared to other areas of the village. This variation across the different areas of the village creates visual interest. Some considerations for rooflines are:

- Roofline should be well articulated and in proportion with the dimensions of the building with subtle changes to avoid monotonous elevations.
- Local traditional roof detailing elements should be considered throughout the design process.

### Building heights

Throughout the village there are a mixture of two storey and one storey dwellings with the occasional building up to 2.5 storeys in height. The building heights are vital to maintaining the village character of Elmstead as introducing taller buildings may create a more urban feel which would be out of character for Elmstead. Therefore, some design considerations for building heights are:

- New buildings should respect the existing character of the village by providing development at an appropriate scale with the right amount of enclosure along the street.
- The building heights of new development should respect the existing surrounding buildings and not dominate the streetscape.



F.28

Figure 28: One storey bungalow within Elmstead.



F.29

Figure 29: Dwellings with shallow gable ended pitched roofs.

## BF6. Architectural details, materials and colour palette

The combination of architectural features, materials and the colour palette found in Elmstead are unique to the place and create an important link between the built environment and the village's history. Therefore, development within the village should closely align with the materials and colour palette set out in the next few pages.

The architectural details have been split into four categories. They are roofs, facades, ground materials and property boundary.

### Roof materials and colour palette

The most common roof forms found in Elmstead are pitched and hipped roofs. Therefore, future development should replicate these styles using similar materials.

Roof materials seen throughout Elmstead include slate or concrete tiles, some clay pantiles as well as the occasional thatched roof although not many remain.

The colour palette is generally darker colours such as dark grey, brown or red.



*Slate tile*



*Concrete tile*



*Clay pantile*



*Thatch*

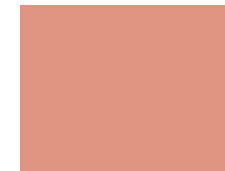
### Materials



*Brown*



*Dark grey*



*Red*

### Colour Palette

## Facade materials and colour palette

Facades contribute to Elmstead's character through their materials and colour palette. Brick is one of the most dominant materials used throughout the village. Different coloured bricks can be seen in different areas of the village. For example the modern estate generally use red brick where as the earlier 20th Century estates use lighter brown bricks. There are also instances of different coloured render and weatherboarding.

The colour palette is generally warm including facades with red, yellow and brown as well as white and cream rendering.



*Brown Brick*



*Red brick*



*Render*



*Weatherboarding*

### Materials



*Red*



*Brown*



*Yellow*



*White*



*Cream*

### Colour Palette



## Ground materials and colour palette

Ground materials include concrete, concrete pavers, permeable gravel, and some unpaved roads. The materials used depends on the street typology with concrete used for main streets and residential streets.

Quieter streets and edge lanes may use concrete pavers and permeable options depending on their context and requirements for the road.

Roads are generally a dark grey colour due to the concrete material used though concrete pavers and gravel roads can be lighter in colour, either honey or buff coloured.



*Concrete*



*Concrete pavers*



*Gravel road*

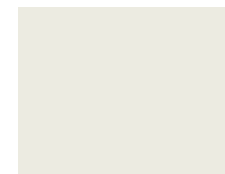
### Materials



*Dark grey*



*Honey*



*Buff*

### Colour Palette

## Property boundary materials and colour palette

Within Elmstead there are a mixture of boundary treatment materials. Some of the most common are brick walls and green hedges. There are some instances of wooden fences some of which are painted white.

Colours for boundary treatments are similar to those seen in the facades section and include red, brown and yellow as well as green for the natural elements.



*Brick wall*



*Green hedge*



*Timber fence*

### Materials



*Red*



*Brown*



*White*



*Green*

### Colour Palette

## BF7. Waste storage and servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased causing issues with the aesthetics of properties. Some guidelines for future development are:

- Bins should be located away from areas used as amenity spaces.
  - Create a specific enclosure of sufficient size for all the necessary bins. Cycle storage could also be integrated.
  - Bins should be placed within easy access from the street and, where possible, open on the pavement side to ease retrieval.
  - Bins should be placed as close to the dwelling's boundary to the public highway, such as against wall, fence, hedge but not in a way as to obstruct pedestrian and vehicle movements.
- The materials palette should be referred in order to select suitable materials for enclosures.



**Figure 30:** Waste storage along the boundary treatment.



**Figure 31:** Positive example on how to conceal the presence of bins in back gardens.



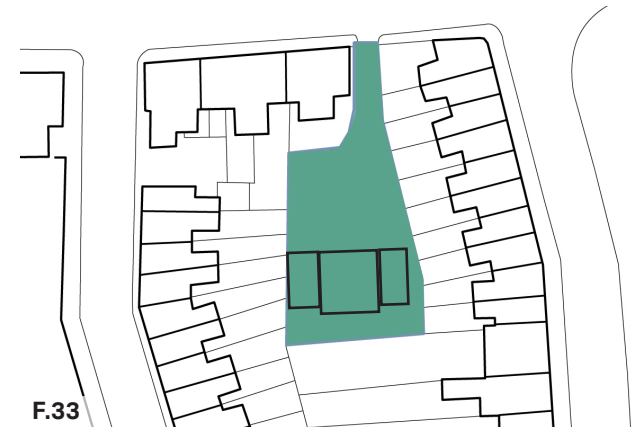
## BF8. Infill development

Infill development takes two main forms, the first is development that has a primary frontage to an existing street. The second is backland development which is located to the rear of existing properties. Some guidelines for both types of infill development are:

- Sufficient private amenity for residents of existing buildings should be retained.
  - The height of a proposal should take into consideration the surrounding context in terms of height and massing.
  - Development fronting onto an existing street should comply with the existing building line and should have its primary aspect and windows facing the street, particularly if aspect in all other directions is constrained due to overlooking of neighbouring properties.
  - The materials and detailing of the infill development should be in keeping with the existing buildings.
- Where appropriate, green roofs can be considered to ensure no net loss of green cover and to enhance biodiversity.



**Figure 32:** Plan showing infill development with a frontage to the existing street.



**Figure 33:** Plan showing backland infill development.

## BF9. Extensions and alterations

### Side Extensions

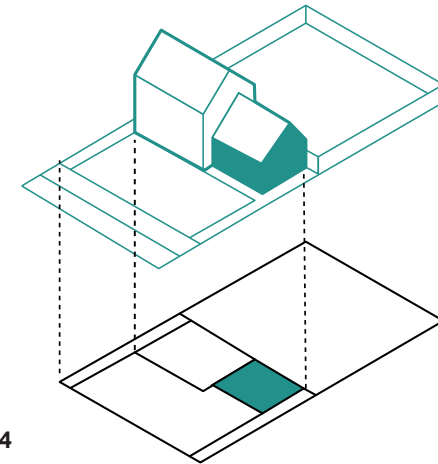
Side extensions are another popular way to extend a building to create extra living space. However, if they are badly designed, they will detract from the appearance of the building and the wider townscape. Single-storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

### Rear Extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows

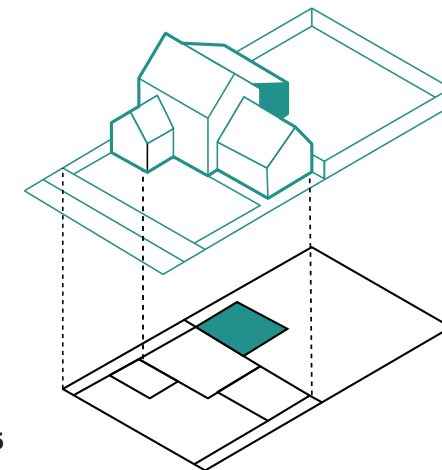
and designed to minimise any effects of neighbouring properties, such as blocking daylight. A flat roof is generally acceptable for a single storey rear extension.

Double storey rear extensions are not common as they usually effect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.



F.34

Figure 34: Diagram showing a side extension.



F.35

Figure 35: Diagram showing a rear extension.

## BF10. Housing mix

Providing a good housing mix within Elmstead is crucial for meeting the need of different groups within the community and ensuring there is a mixed and balanced community.

- Any new development should enrich the supply of housing by providing a variety of options in terms of size and height, whilst still respecting the existing surroundings.
- Additional consideration should be given to creating starter homes and smaller houses for downsizing as this is currently lacking in Elmstead.



F.36

**Figure 36:** Large house within Elmstead.



F.37

**Figure 37:** Bungalow within Elmstead.



## 4.4 Access and movement

### AM1. Prioritise walking and cycling

It is essential that the design of new development includes streets that incorporate the needs of pedestrians, cyclists, and, if applicable, public transport users. Some guidelines for future development are:

- Routes must be laid out in a connected pattern, whilst cul-de-sacs must be relatively short and provide onward pedestrian and cycle links;
- Streets must incorporate opportunities for street trees, green infrastructure, and sustainable drainage;
- Crossing points must be placed at frequent intervals on pedestrian desire lines and at key nodes;
- Junctions must enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting,

and parked cars must be kept away from visibility splays to avoid obstructing sight lines; and

- Sufficient width of footway should be provided to facilitate a variety of mobilities, such as young family with buggies, mobility scooter, wheelchairs, etc. The Department for Transport Manual for Streets (2007)<sup>1</sup> suggests that in lightly used streets, the minimum width for pedestrians should generally be 2m.

1. Manual for Streets (2007). Available at: <https://www.gov.uk/government/publications/manual-for-streets>



**Figure 38:** Footpath within a residential area that creates alternative routes for pedestrians and cyclists, Great Kneighton.



**Figure 39:** Alleyways with high fences on either side should be avoided.

## AM2. People friendly streets

The following pages introduce suggested guidelines and design features including a range of indicative dimensions for street types that may be found in smaller developments. Any adoptable roads should conform to the [Essex Design Guide](#) for residential streets and any layout should reflect the guidance set out in the [Street Type Table](#) contained within the guide.

### Residential street

Residential streets should provide access to homes from the surrounding primary roads.

- The carriageway should accommodate two-way traffic as well as cyclists and parking bays. Traffic calming should be achieved by design through traffic calming measures such as landscaping and building layout, avoiding the traditional forms of engineered traffic calming such as humps, cushions and chicanes.

- Residential streets should have a good level of enclosure, created by built form with consistent building lines and setbacks.
- Where possible, street trees and greenery should be provided along the street.



F.40

Figure 40: Example of a residential street in Elmstead.

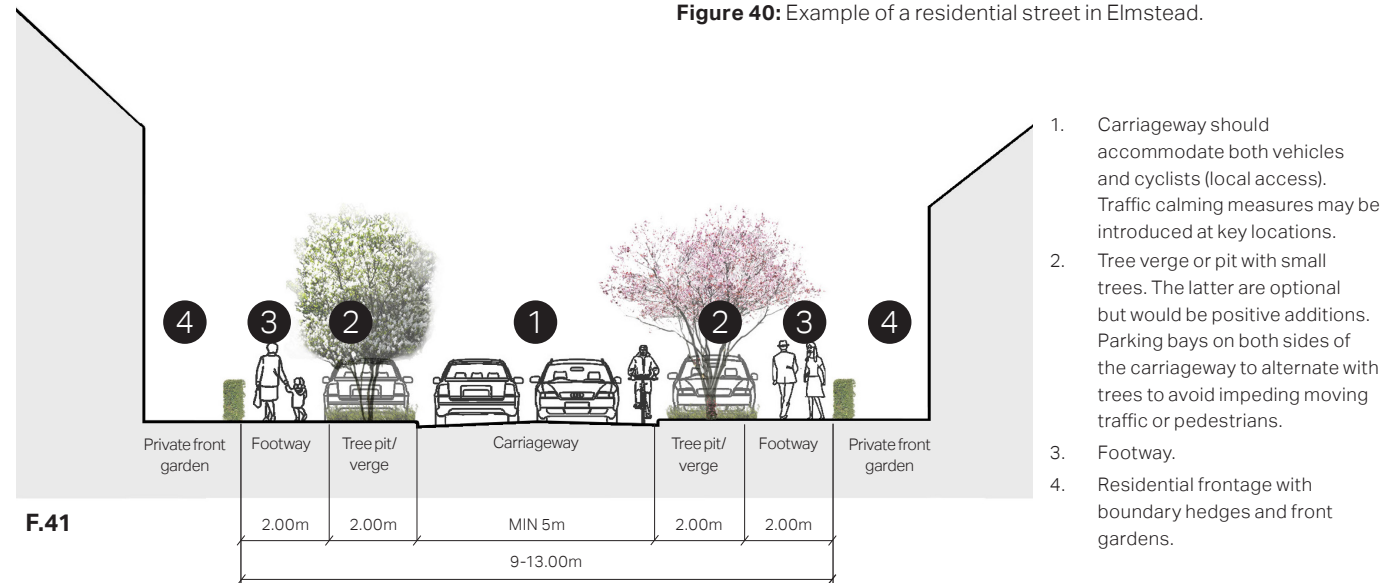
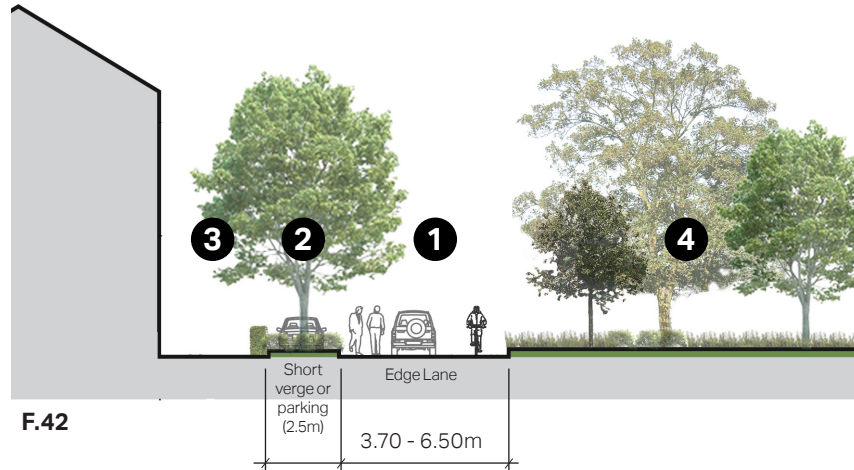


Figure 41: Cross-section to illustrate a residential street.

## Edge Lane

Any development opposite to a green edge should be treated as an edge lane where traffic volume is lower and there is an immediate connection with nature. Some guidelines for edge lanes are:

- Edge lanes are low-speed streets that front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in either direction, and are shared with cyclists;
- The lane width can vary to discourage speeding and introduce a more informal and intimate character. Variations in paving materials and textures can be used instead of kerbs or road markings; and
- Edge lanes should be continuous providing high level of connectivity and movement. Cul-de-sacs must be avoided.



**F.42**

1. Shared lane (local access) - width to vary.
2. Green verge with trees. It is optional but would be positive additions. Parking bays to be interspersed with trees to avoid impeding moving traffic or pedestrians.
3. Residential frontage with boundary hedges and front gardens.
4. Green space and potential for implementing swales into the landscaping.

Figure 42: Cross-section to illustrate some guidelines for edge lanes.



**F.43**



Figure 43: Examples of an edge lanes within Elmstead.

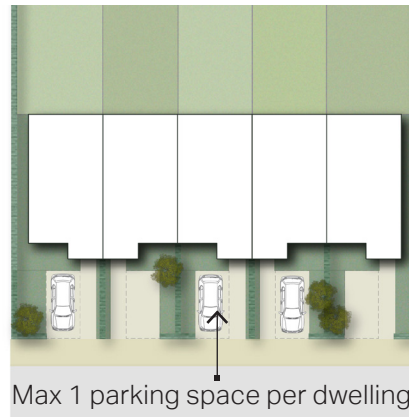


### AM3. Parking typologies

Parking for new developments should comply with the Essex Planning Officers' Association (EPOA) parking standards.

#### On-plot parking

- On-plot parking can be located to the front or the side of the main building and can be a covered or open car port.
- High-quality and well-designed soft landscaping should be used to increase the visual attractiveness of the parking.
- Boundary treatments such as hedges, trees, flowerbeds and low walls also increase attractiveness and provide a clear distinction between public and private space.
- Hard standing and driveways must be constructed from porous materials to minimise surface water run-off.



F.44

Figure 44: On-plot front parking.



F.46

Figure 46: On-plot side parking.



F.45

Figure 45: On-plot front parking, Elmstead.

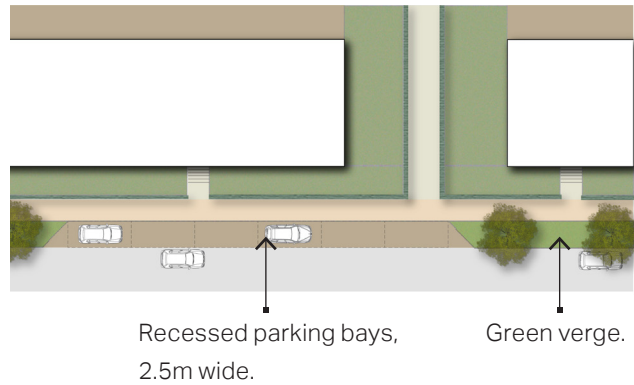


F.47

Figure 47: On-plot side parking, Elmstead.

## On-street parking

- A parallel car parking space should be 2.5m x 6m long. There must not be more than 6 spaces in a row without a break.
- Potential negative impacts on the streetscene can be mitigated by the use of recessed parking bays with planting in between.



**F.48**

**Figure 48:** Diagram showing on-street parking.



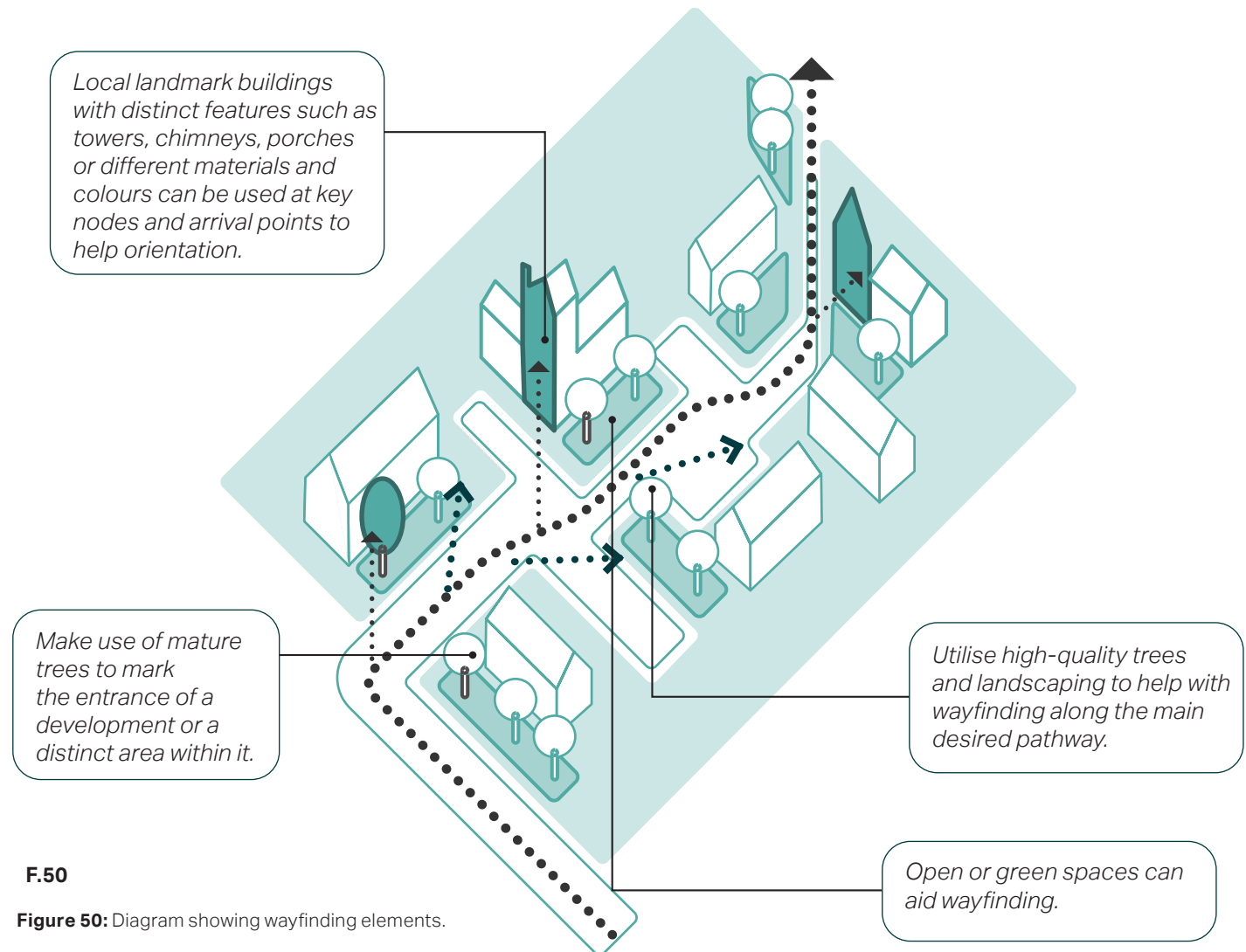
**F.49**

**Figure 49:** On-street parking, Elmstead.

## AM4. Legibility and wayfinding

Signage and wayfinding techniques are an integral part of encouraging sustainable modes of transport as they make walking and cycling easier by ensuring that routes are direct and memorable.

- Places should be created with a clear identity and be easy to navigate.
- Local landmark buildings or distinctive building features such as towers or chimneys can aid legibility.
- Landscape features, distinctive trees and open spaces can also be used as wayfinding aids as well as providing an attractive streetscape.

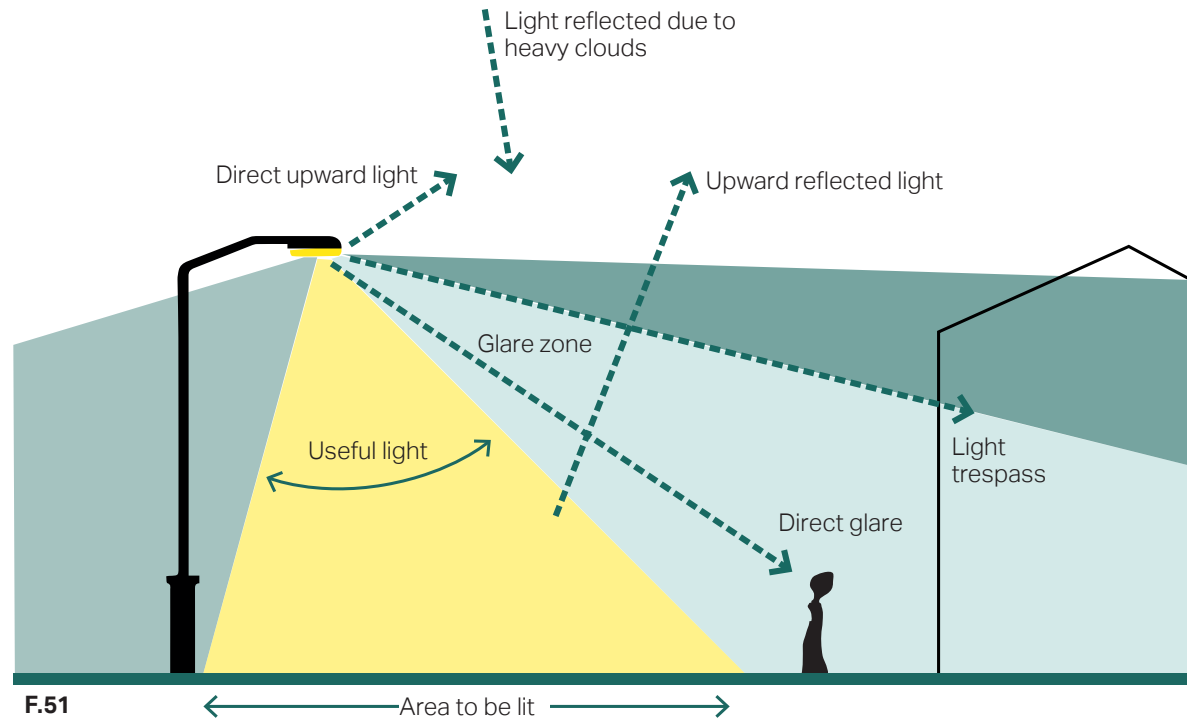




## AM5. Street lighting

Street lighting should be used appropriately throughout the village and the countryside to minimise the impact on existing dark skies, reducing light pollution that disrupts natural habitats. Some design considerations for street lighting includes:

- Ensure that lighting schemes will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.
- Consider lighting schemes that could be turned off when not needed (part night lighting) to reduce any potential adverse effects.
- Reduce the impact on sensitive wildlife receptors throughout the year, or at particular times by turning the lighting down or off.



**Figure 51:** Diagram showing the different elements of light pollution and 'good' lighting.

## 4.5 Landscape, nature and open space

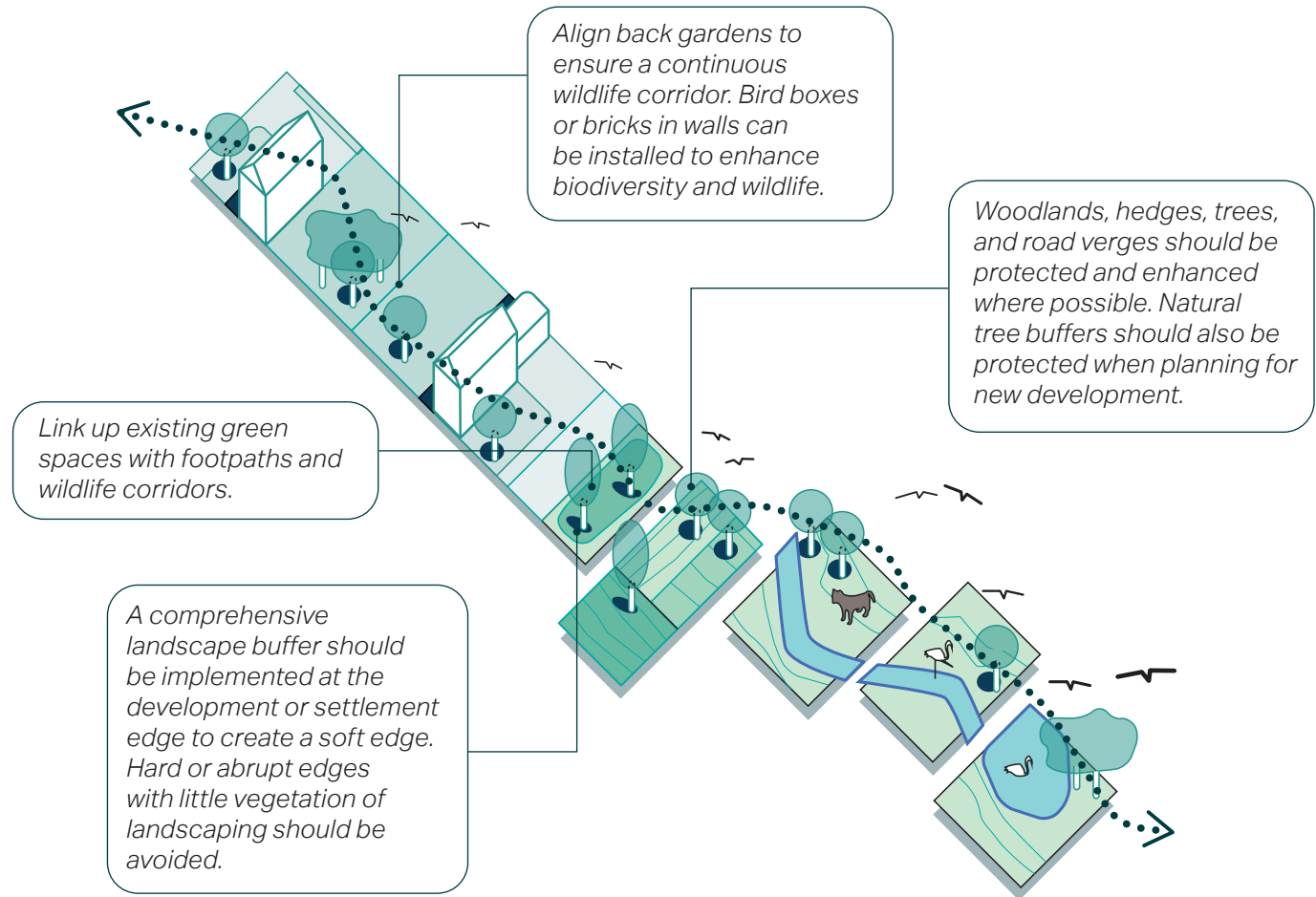
### LO1. Create a green network

Elmstead has rich green infrastructure with open countryside surrounding the village as well as green spaces, front and back gardens, landscaping and street trees which all contribute to the green network.

In order to create a comprehensive green network existing green spaces and footpaths should be identified and linked up for the benefit of people and wildlife.



**F.52** **Figure 52:** Diagram showing how a green network can be created in Elmstead by linking existing green spaces.



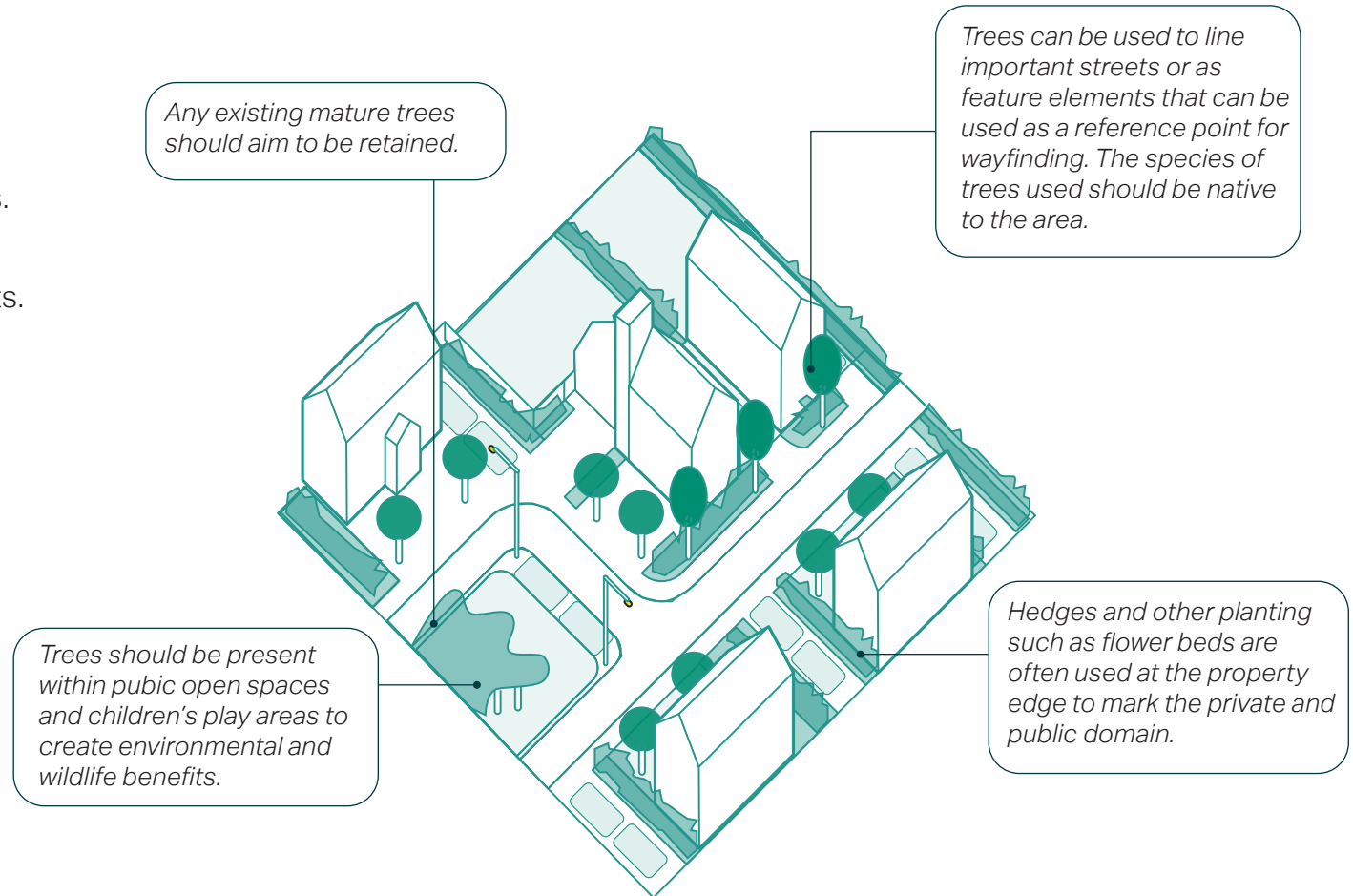
**F.53**

**Figure 53:** Diagram showing a green network.

## LO2. Landscape and trees

Providing street trees and landscaping within the built environment creates an interesting and varied streetscape and brings physical and mental health benefits.

Providing street trees within the built up areas of the village can bring many benefits. Firstly, they are aesthetically pleasing and create variation and interest along the street. Furthermore, they can add to the identity of a place and act as a traffic calming measure. They also can improve people's physical and mental health.



**F.54**

**Figure 54:** Illustrative diagram of landscaping and trees in a residential area.



## 4.6 Sustainability and climate change

### SC1. Sustainable buildings

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.

The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances permit. The final step towards a high-performance building would consist of other on site measures towards renewable energy systems.

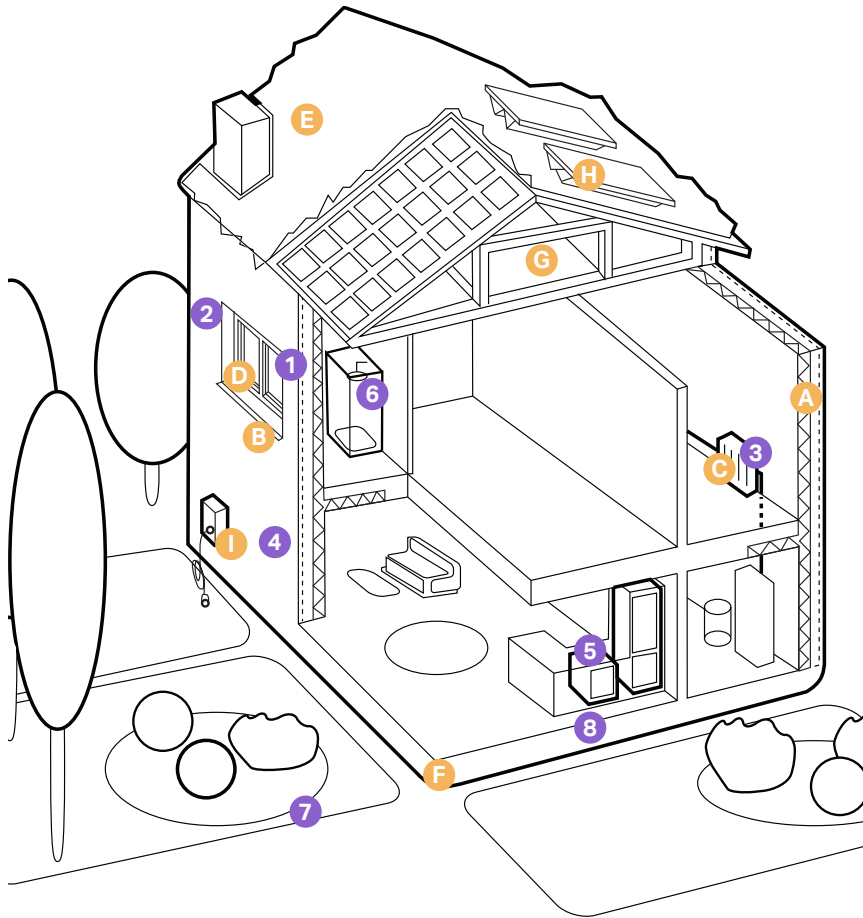
It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, including listed properties, to improve their energy efficiency<sup>1</sup> to the heritage significance.

- Buildings must be built with high levels of energy efficiency. Construction materials should be effectively reused, recycled and locally sourced. Material should be transported on site in the most sustainable manner and have low embodied energy.
- Buildings must achieve at least a minimum level of carbon reductions through a combination of energy

efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat and choose from a range of (mainly off-site) solutions for tackling the remaining emissions.

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<sup>1</sup> Historic England. <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>












F.55

Figure 55: Diagram showing low-carbon homes in both existing homes and new builds.

### Existing homes

- 1  **Insulation**  
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading**  
(e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low-carbon heating**  
with heat pumps or connections to district heat network
- 4  **Draught proofing**  
of floors, windows and doors
- 5  **Highly energy-efficient appliances**  
(e.g. A++ and A+++ rating)
- 6  **Highly waste-efficient devices**  
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space (e.g. gardens and trees)**  
to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance**  
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

### Additional features for new build homes

- A  **High levels of airtightness**
- B  **Triple glazed windows and external shading**  
especially on south and west faces
- C  **Low-carbon heating**  
and no new homes on the gas grid by 2025 at the latest
- D  **More fresh air**  
with mechanical ventilation and heat recovery, and passive cooling
- E  **Water management and cooling**  
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F  **Flood resilience and resistance**  
e.g. raised electrical, concrete floors and greening your garden
- G  **Construction and site planning**  
timber frames, sustainable transport options (such as cycling)
- H  **Solar panel**
- I  **Electric car charging point**

## Electric vehicle charging points

New development should cater for electric vehicles on both on-street and off-street car parking spaces. Some guidelines for each typology are:

### On-street car parking

- Car charging points should be provided next to public open spaces;
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point, for a wheelchair user and a pedestrian to pass side-by-side; and
- Charging points should be located in a way that are not blocked by petrol or diesel vehicles.

### Off-street car parking

- Mounted charging points and associated services should be integrated into the design of new developments; and
- Cluttered elevations, especially main façades and front elevations, should be avoided.



Figure 56: Examples of on-street car charging points.

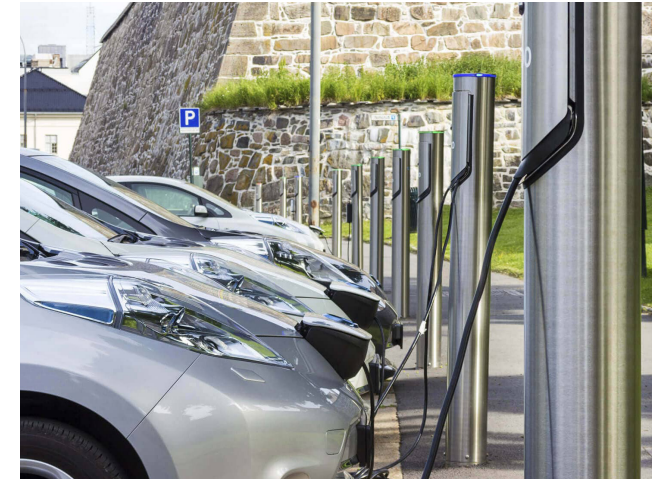


Figure 57: Examples of off-street mounted car charging points.



## SC2. Water management

The term sustainable drainage system (SuDS) covers a range of approaches to surface water management that reduce flood risk and improve water quality in a more sustainable way. Collecting water for reuse is the most sustainable option and has the added benefit of reducing pressure on important water sources. Where reuse is not possible the most effective type of SuDS depend on site-specific conditions such as the underlying ground conditions or topography. However, a number of overarching principles can be applied:

- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water so that it does not overwhelm water courses or the sewer network;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

## Sustainable Drainage Systems

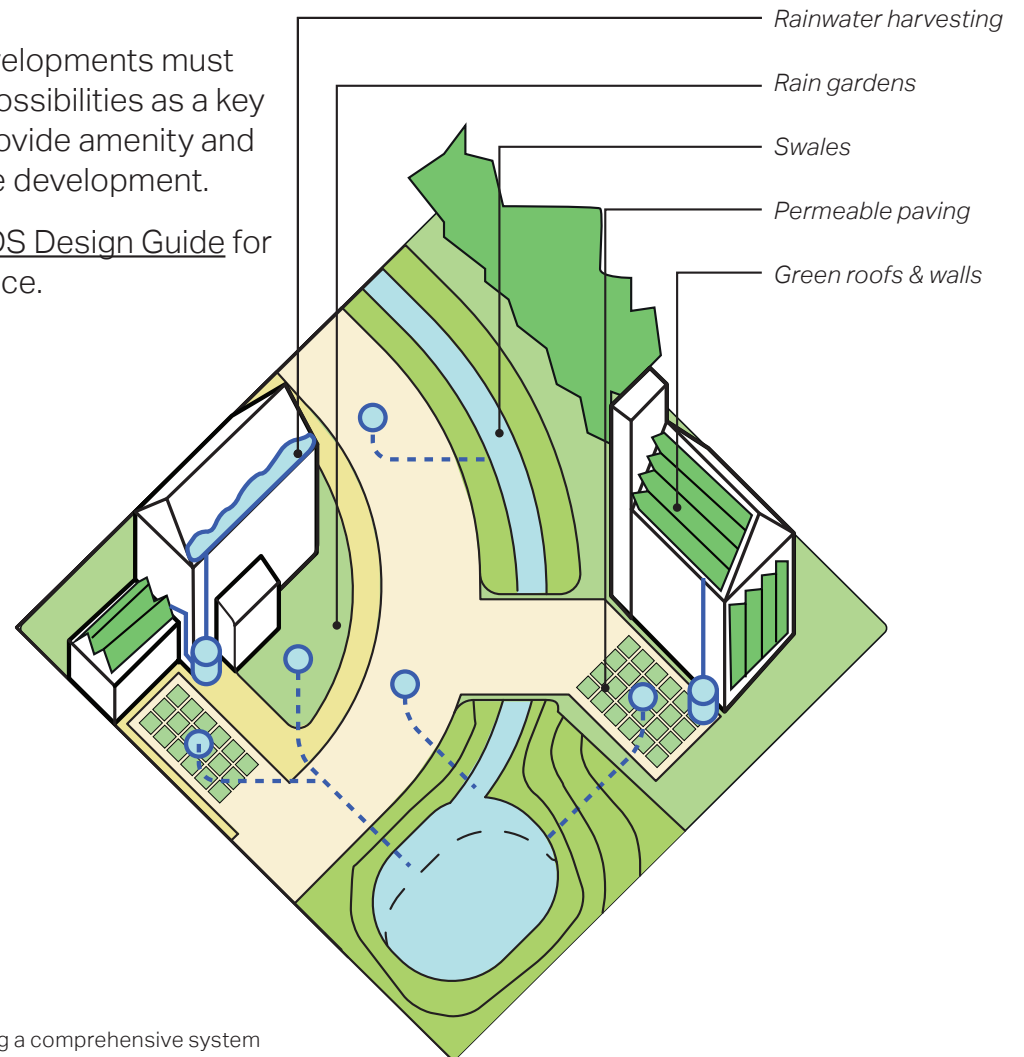
Any development should seek to reduce flood risk overall through the creation of multi-functional green infrastructure and sustainable drainage systems. It is essential to demonstrate that the development will be safe and it does not increase the flood risk elsewhere.

It is important to challenge the traditional approach to managing flood risk and change to one that recognises the value of water as a resource and maximises the benefits through the design process.

New developments should consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental, biological and social factors in the context of climate change and urbanisation.

SuDS should be considered as a key design tool to achieve those wider goals and not a mere functional requirement.

- New and existing developments must capitalise on SuDS possibilities as a key design element to provide amenity and aesthetic value to the development.
- See to the [Essex SuDS Design Guide](#) for more detailed guidance.



### F.58

**Figure 58:** Diagram showing a comprehensive system of green and blue infrastructure.

## Storage and slow release

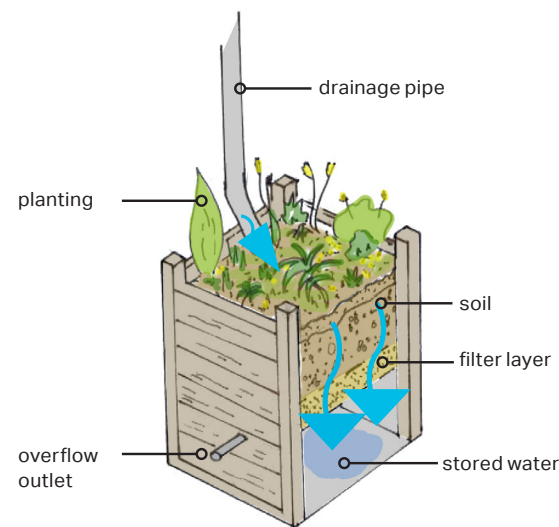
Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events.

New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendations would be to:

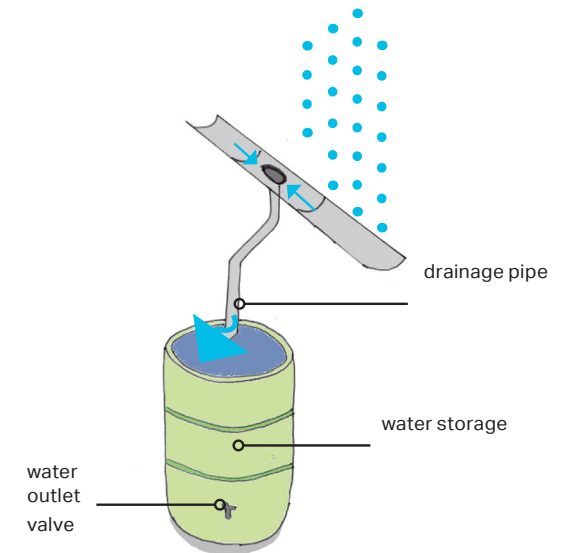
- Conceal tanks by cladding them in complementary materials.
- Use attractive materials or finishing for pipes.

- Combine landscape/planters with water capture systems.
- Underground tanks.
- Utilise water bodies for storage.



**F.59**

**Figure 59:** Diagram showing how a stormwater planter.



**F.60**

**Figure 60:** Diagram showing how a water butt works.



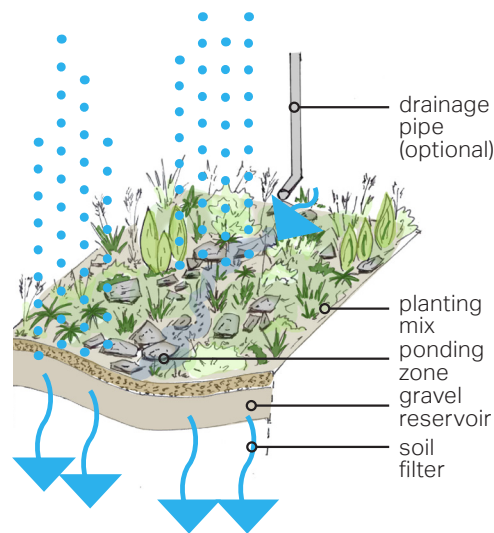
## Bioretention systems

Bioretention systems, including soak away and rain gardens, can be used within each development, along verges, and in semi-natural green spaces. They must be designed to sit cohesively with the surrounding landscape, reflecting the natural character of the town. Vegetation must reflect that of the surrounding environment.

They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

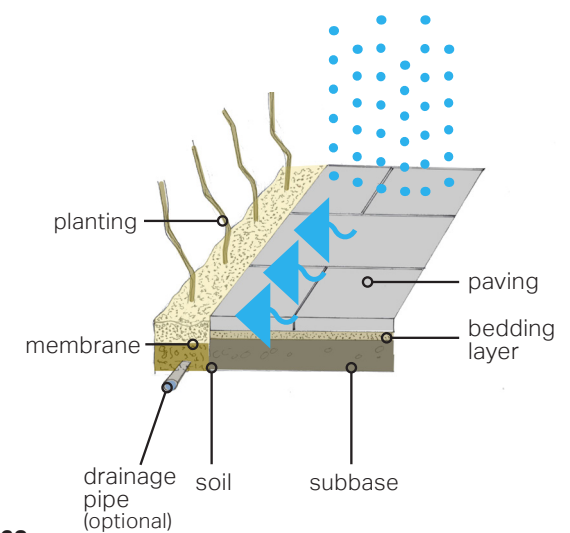
These planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system. The UK Rain Garden Design Guidelines provides more detailed guidance on their feasibility and suggests planting to help improve water quality as well as attract biodiversity.<sup>1</sup>

<sup>1</sup> UK Rain Gardens Guide. Available at: <https://raingardens.info/wp-content/uploads/2012/07/UKRainGarden-Guide.pdf>  
Elmstead Design Guidance and Codes



F.61

Figure 61: Diagram showing how a rain garden works.



F.62

Figure 62: Diagram showing how a soak away garden works.

## 4.7 Development proposal checklist

**As the design guidance and codes in this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposals should be evaluated.**

### **4.7.1 General questions to ask and issues to consider when presented with a development proposal**

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for development.' Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

# 1

## General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Reinforce or enhance the established settlement character of streets, greens, and other spaces.
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
- Reflect, respect, and reinforce local architecture and historic distinctiveness.
- Retain and incorporate important existing features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Provide adequate open space for the development in terms of both quantity and quality.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
- Positively integrate energy efficient technologies.
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind.
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.



# 2

## Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

# 3

## Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

# 4

## Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

# 5

## Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

# 6

## Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?



# 7

## Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

# 8

## Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

# 9

## Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

# 10

## Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?



Next steps

05





# 5. Next steps

## 5.1 Delivery

The design guidelines and codes will be a valuable tool in securing context-driven, high-quality development within Elmstead. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines and Codes as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines and Codes should be discussed with applicants during any pre-application discussions.
<b>Parish Council</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

## About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://twitter.com/AECOM).

## APPENDIX D – ELMSTEAD PARISH IMPORTANT VIEWS



# Elmstead Parish Important Views



*Neighbourhood Plan Evidence Report*

2022



*Elmstead Parish Council*

No. *Picture and view*

1 **North Green**

*Direction*  
North East

**Momples Hall, Village Green, War Memorial, flagpole and historic buildings which surround the Village Green (North).**



This is an important view and location in the village for all villagers, both to view and as a place to gather for important village occasions such as Remembrance Sunday.

The panorama is of Momples Hall (a Grade II listed house. C17/C18 of possibly earlier origin, with later alterations and additions. Timber framed and rough rendered with a red plain tiled roof) adjacent to the large, grassed village green, planted with mature trees and with a paved path inset diagonally across it, which is regularly used by villagers to access other areas of the village. The Village Green is the site of the Elmstead Parish War Memorial.

Surrounding the village green are a number of historic buildings which include Spring Cottage (Grade II listed Cottage. C15/C16. Timber framed and plastered with a thatched roof and Tudor House (Grade II listed, C17 or earlier and timber framed).





South Green is a long stretch of grassed village green with herbaceous borders, cherry trees and planters. South Green is home to the Elmstead village sign and has a number of seats that are regularly used by villagers. The cherry blossom along South Green in the Spring is a sight enjoyed by all who pass through the village.

**Along the South Green, you will find the following buildings of interest:**

**Glen Cottage.** Grade II listed, probably C18. Timber framed and plastered. Thatched roof.

**Lime Cottages** Pair of cottages. C18. Timber framed and weatherboarded. Thatched roof.

**The Thatch Cottage.** Early C17 with later additions and alterations. Timber framed, C19 red brick faced. Thatched roof.

**The Limes** House. C17 with C18 facade, C19 right wing and other alterations and additions. Timber framed, painted brick facade, plastered right range.

**3 The lanes to Crockleford Heath**

North



An important view in the village, much enjoyed by walkers of the lanes that lead to the hamlet of Crockleford Heath.

**4 Stream and water meadows, south of Fen Farm**

South-East



A south-east facing view of arable land with a line of trees and hedging and track, just off the public foot path at Fen Farm.



5 **Palegate Wood, aka Bluebell Wood**

East



An ancient, lowland mixed deciduous Woodland which is well-known in the local area for the stunning carpet of Bluebells in the Spring.

6 **Landscape views behind Market Field School**

South



Looking towards Grove Farm, this view is of farmland, with a public footpath diagonally across the field. To the left will be the new 63 home development, Asterwood.



A world-known garden made up of five different types of gardens, which all deal with challenging soils and aspects and give different views across the site:

#### GRAVEL

This flat garden is situated in one of the driest parts of the country, not irrigated, and having poor, free-draining soil, it has become renowned for its spectacular display of drought-tolerant plants.

#### SCREE

The Scree Garden features a large collection of easy alpines.

#### WATER

The site slopes down towards the Water Garden which includes a series of ponds and moisture loving plants.

#### WOODLAND

The undulating Woodland Garden on the edge of the gardens is full of shade-loving bulbs, perennials and shrubs planted underneath a dense canopy of tall oaks.

#### RESERVOIR

An open area, recently re-designed and predominantly planted with low maintenance trees and shrubs, interspersed with a few herbaceous perennials and grasses.



8 **View from Park Farm towards blue-gates farm**

South-East



A south-east facing view from Park Farm of arable fields, tree line and hedging.

9 **Fields and hills behind Grange Farm**

South-West



A south-west facing view, next to the Grange Farm housing development, looking across the valley to the Frating hall Wood.





A view looking east, down Bromley Road. On the left is the Wood Trust site of scrubland, high hedging and looking towards Mill Wood and on the right-hand side of the road, past the high hedging is turfed field, looking in the distance to trees.

11 **Woodland Trust Nature Reserve**

East



Looking east over the grassland and field with horses towards Mill Wood.

12 **Near the Bridge overlooking Lodge Farm, Cold Hall and woodland**

South-East



A south-east view looking across the grass and scrub land.









A view looking north/north-west of the Elmstead Cricket Club building and grounds with the Vicarage (hidden behind the trees). The view across the pitch of open farmland has now disappeared and is now of the Pavilion View development.



14 **Elmcroft**

North



Situated next to the Cricket Pitch, Elmcroft is a grassed area with a mix of mature and younger trees, popular for local children to play in and for dog walkers to walk on. Looking north, there is a large ditch next to the Cricket pitch that separates both areas and to the left of Elmcroft, is the Elmcroft residential area and access road – a mix of houses and bungalows.





A popular view with walkers in the village as they walk down to the Church. On the left is open farmland which has been planted with sweetcorn in previous years and on the right, mature hedging and trees which neighbours open farmland.





A view, looking west of public footpath with mature trees that form a 'green tunnel' and mature hedging.



A view looking north-east, of Elmstead Church, which is hidden behind the mature trees and looking over towards Bromley across the arable fields.





Looking east from the approach to the bridge and the bridge over the A120 which looks towards Bromley Brook and Boudge Hill Wood. Arable farmland neighbours the A120 together with a line of mature trees and hedging.



19 Bridge looking towards Crockleford and Ardleigh

West



Looking west, up the A120, this view is from the approach to the bridge and from the bridge of the open farmland next to the A120 and the mature trees and hedging which edge the A120.



Looking north-west across to Ardleigh, this view is of arable farmland with lines of mature trees and hedging along the path.





A south-west view of Allen's Reservoir and the grassed area that surrounds the reservoir with some mature trees.



22 **Farmland seen from 'the bombsite'**

South-East



A south-east facing view of grassland with mature trees that frame the view.

23 **'The mossy oak' and surrounding farmland**

East



An easterly view, looking towards Blossom Wood Farm of open farmland.



Views of the Sand and Gravel pit. Open farm-land with dense hedging with mature trees.



25 **Sand and Gravel Pit ponds**

South-East



View bordering both Cockaynes wood and Villa woods. This is a disused sand and gravel pit. This is now a very large pond, teeming with wildlife with shrubs bordered by mature trees and shrubs.

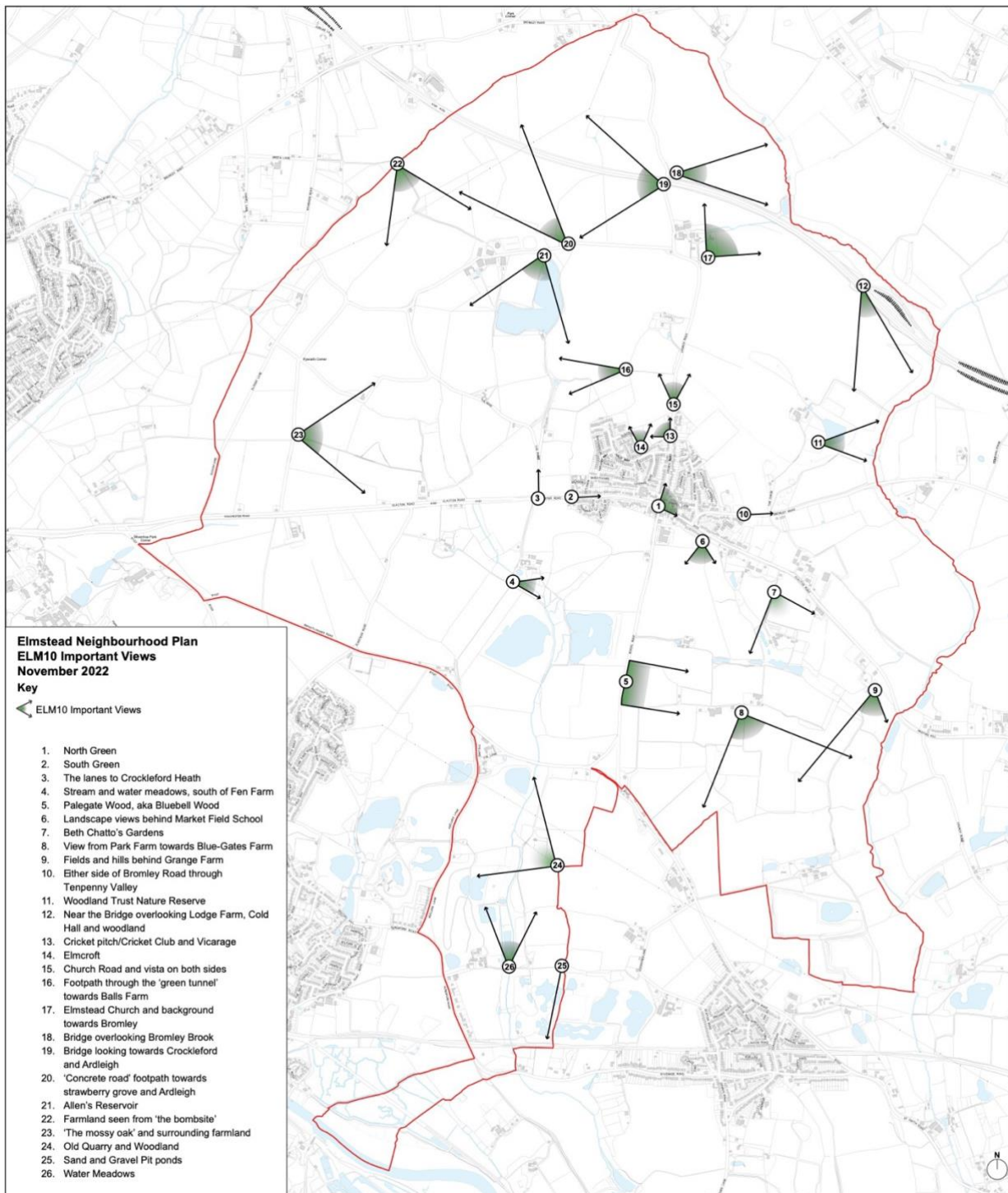
26 **Water meadows**

North



A view from Sunnymead Farm which is a working farm breeding rare breed pigs, water buffalo, lambs. View showing lake bordered with established trees and hedging.









# Elmstead Parish Council



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ELMSTEAD  
PARISH  
MEMORIAL  
IN  
GRATEFUL MEMORY  
OF THOSE PEOPLE  
WHO LOST THEIR LIVES  
IN ALL CONFLICTS  
FOR THE CAUSE OF FREEDOM  
WE WILL REMEMBER THEM