

ELMSTEAD
NEIGHBOURHOOD
PLAN

MARCH 2023

CONSULTATION STATEMENT

Published by Elmstead Parish Council in accordance with the Neighbourhood Planning
(General) Regulations 2012 (as amended)

**ELMSTEAD
NEIGHBOURHOOD PLAN
CONSULTATION STATEMENT
MARCH 2023**

CONTENTS

1. Introduction	3
Neighbourhood Development Plan Area Designation	3
2. The Consultation Process	5
Timeline of events for Plan evolution	5
Public and Stakeholder Consultation	6
Pre-Submission Consultation Process	9
3. Pre-Submission Feedback Summary	10
4. Index to Appendices	14
5. Table A Regulation 14 Consultees	15

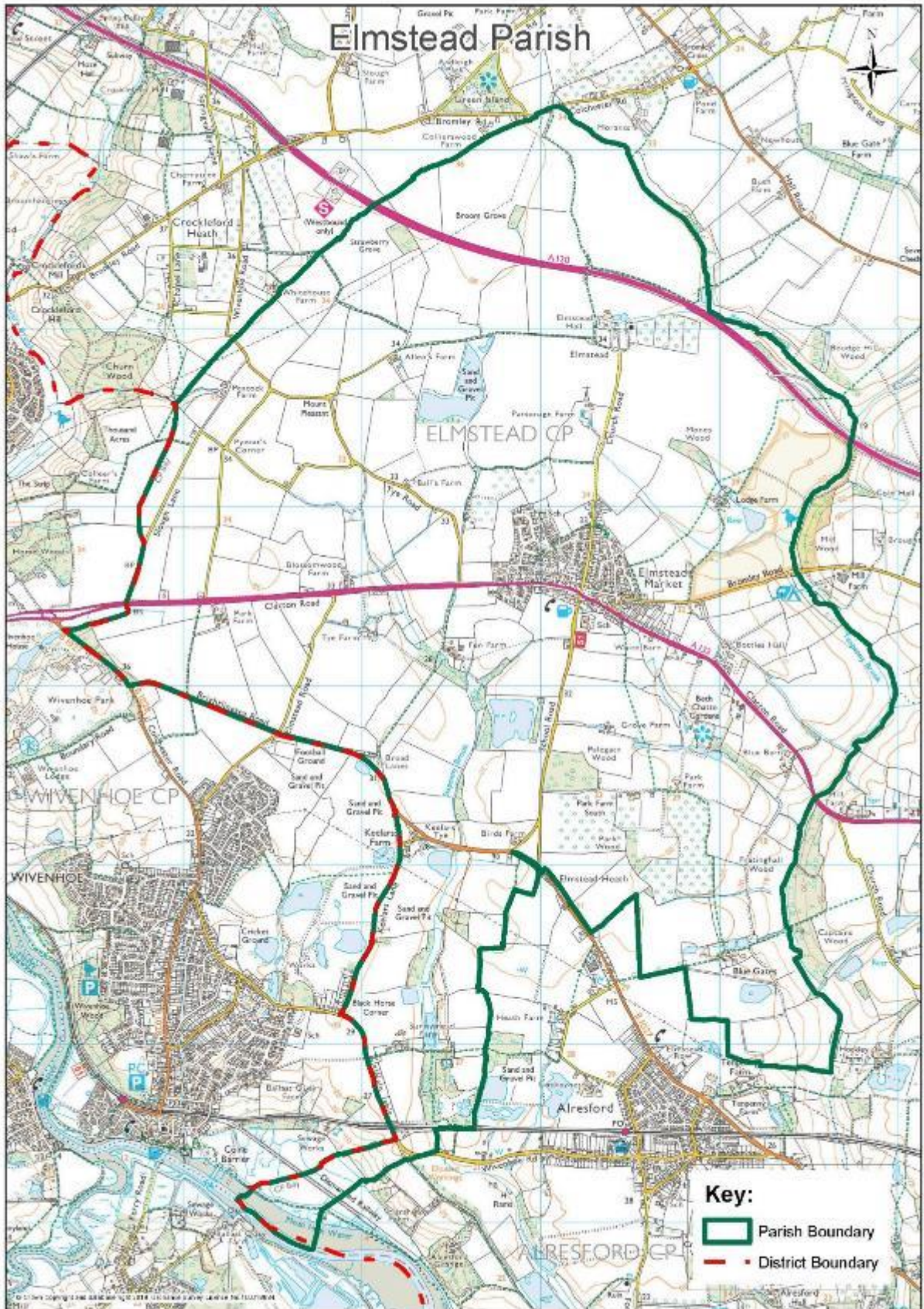
1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Elmstead Neighbourhood Plan 2013 – 2033. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood plan.

Neighbourhood Plan Area Designation

1.2 Elmstead Parish Council ('the Parish Council') has prepared a Neighbourhood Plan (ENP) for the area designated by the local planning authority, Tendring District Council (TDC), in November 2020 (see Plan A below).



Plan A: Designated Neighbourhood Area

2. THE CONSULTATION PROCESS

Timeline of events

2.1 The timeline of events below demonstrates the evolution of the ENP.

2.2 Ongoing communications and feedback have been undertaken through regular updates via face to face meetings, Facebook, and email and flyers distributed across the parish. The Parish Council has received and noted minutes and a monthly update from its Neighbourhood Plan Steering Group. Minutes of Steering Group meetings are published on the Parish Council website and can be found at <https://www.elmsteadparishcouncil.org.uk/NPSG-minutes>

2020

- The Parish Council decides to begin the process of developing a Neighbourhood Plan in July 2020 and resolves to set up a Neighbourhood Development Plan Steering Group.
- Council members of the Steering Group attend several meetings on Neighbourhood Planning.
- The Parish Council submits an application to designate a Neighbourhood Area to TDC and area designated November 2020.

2021

- At a Parish Council meeting on 21 January 2021 the Neighbourhood Plan Steering Group is formalised; NP Facebook Page approved <https://www.facebook.com/Elmstead-Parish-Neighbourhood-Plan-104225531705664/>; a flyer is approved to be distributed to every household and a virtual meeting for residents due to pandemic
- The Steering Group commission planning consultants, Oneill Homer, in January 2021 to assist with formulating neighbourhood plan policy and identify gaps in evidence base
- Initial scoping session took place with Oneill Homer on 25 January 2021 via Zoom
- Early February 2021 NHP Flyer posted on Facebook and delivered to all households to provide introduction to ENP, invitation to virtual presentation and request for help (see Appendix A)
- First public meeting held on Zoom on 24 February 2021 to introduce ENP attended by 20 members of the public
- Follow up email sent on 2 March 2021 to all present at 24 February Zoom and those who provided apologies
- March 2021 Initial Survey hand delivered to all households and businesses with a deadline of 22 March 2021 (see Appendix B)
- Second public meeting held on Zoom on 4 May 2021 to discuss tasks and volunteers, following which contact made with members of the public who volunteered through Initial Survey in March 2021
- The Steering Group continues to meet and prepare evidence to support policy ideas of the ENP throughout the year
- Steering Group attends Elmstead Cricket Club community event on 25 September 2021 with ENP information

- Focus group session held in the Community Centre on 26 October 2021 to discuss draft policy ideas
- 6 November 2021 public exhibition on proposed ENP policy ideas held in the Community Centre (see Appendix D)
- A Draft ENP is discussed with officers of TDC 22 November 2021 and informed an SEA/HRA screening opinion
- December 2021 Second Survey hand delivered to all households and businesses with a deadline of 22 March 2021 (see Appendix E)

2022

- A feasibility study carried out in January 2022 related to the Elmstead Neighbourhood Development Order
- Virtual meeting with TDC 11/1/2022
- The Steering Group continues to meet and prepare evidence to support policy ideas of the ENP throughout the year
- An eight-week Pre-Submission Plan consultation commences on 1 August 2022 until 25 September 2022
- Virtual meeting with TDC 29/11/2022 to clarify Reg 14 comments

Public and Stakeholder Consultation

2.3 The Neighbourhood Plan Steering Group has been keen to ensure that the plan provides local residents with a voice as to how their community should grow and be sustainable, whilst continuing to be the strong and vibrant community that exists today.

2.4 Engaging with the community included:

- Holding local events
- Inviting local groups and organisations to comment
- Paper and online surveys
- Focus Workshops
- Regular Steering Group Meetings
- Regular updates to the Parish Council
- Meetings with TDC

using the following communication channels:

- Social media – Facebook
- Neighbourhood Plan and Parish Council Website
- Flyers/Posters on noticeboards, in shops, community areas, and Churches
- Flyers/Posters posted through every door
- Email (Statutory Consultees in particular and an email distribution list of residents who signed up)
- Parish Council Meetings

2.5 In July 2020 the Parish Council agreed to develop a Neighbourhood Plan as the way of positively engaging with planning bodies and developers. The Parish Council set up a Steering Group made up of Parish Councillors and local residents. This group coordinated two initial public meetings via Zoom due to COVID restrictions. Both of these events were facilitated by the Steering Group who provided factual guidance to understand early concerns and issues in the community (see Appendix C).

2.6 These concerns and issues were tested with the community in the Initial Survey using the channels listed previously. Over 200 responses were received, an 11% return rate which is considered good compared to the usual rate of response for surveys of this type (5-10%). With regard to the priorities, the consultation established the community's order of priorities as follows:

1. Housing and Development
2. Traffic
3. Community Facilities
4. Green spaces

2.7 Additionally, the survey highlighted the main issues were:

Housing and development

- Need for 1,2 and 3-bedroom properties
- Lack of affordable housing
- No more 4 or 5 bedroom properties
- Concerns over infill and back garden development

Traffic

- Speeding traffic is a severe problem
- Lack of puffin/pelican crossing
- People don't feel safe walking or cycling in the Parish
- Dangerous junctions in the village centre

Community Facilities

- Larger GP surgery to facilitate the increased volume of new residents
- Village pub
- Post office
- Café
- Chemist
- Specialist shop

Green spaces

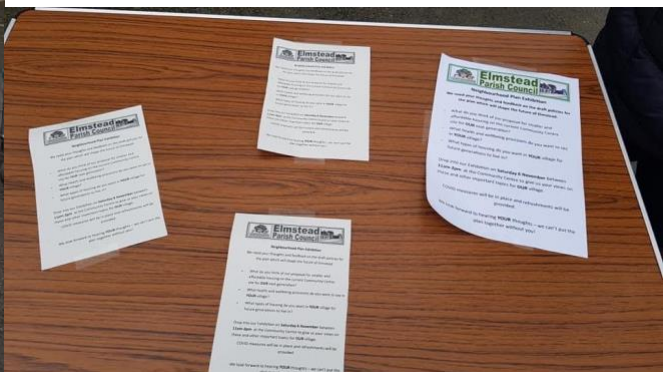
- Protecting green gaps
- Biodiversity
- Protecting Grade listed buildings

2.8 The Neighbourhood Plan Steering Group presented the findings to Elmstead Parish Council. A final draft version was presented to residents on an open day on the village green. Posters in Council noticeboards, and article in Upmarket Parish News and social media were also used to advertise where the survey results could be viewed.

2.9 The engagement process aimed to involve as many local people as possible throughout the various consultation stages so that the Plan was shaped and informed by the views and knowledge of local people and other stakeholders. The Steering Group sought to engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. The results of activities were fed back to local people and available to read (in both hard copy and via the website) as soon as possible after the consultation events.

2.10 Throughout the process the Steering Group has also engaged with TDC to seek advice and guidance through correspondence and face to face meetings.

2.11 The Initial Survey led to a set of draft policy ideas and an exhibition was held to explore these ideas with local people <https://www.elmsteadparishcouncil.org.uk/exhibition-draft-policy-consultation-boards>. The outcome of the event demonstrated overall support for the direction that the ENP was headed in (see Appendix D).



2.12 A Second Survey was distributed the week commencing 13 December with a completion deadline of the end of the year. The Steering Group did discuss whether the survey should wait until January due to Christmas, but it was felt that this would cause an unnecessary delay to the Neighbourhood Plan. Additional comments would continue to be welcomed.

2.13 There were 149 responses and the answers to the first 17 questions show that the vast majority of responders showed support for the draft policies. The second 2 questions confirmed the findings of the Housing Needs Assessment. There was some interesting feedback on Green Infrastructure. There were no contentious issues raised and nothing to revisit (see Appendix F).

Pre-Submission Consultation Process

2.14 The Pre-Submission Plan was published as per the Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (a) (as amended), through the channels outlined above, and to the list of organisations as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (b) – see Table A for the list of consultees. Copies of the Pre-Submission Plan were sent to TDC as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation (c) (as amended).

2.15 The consultation period lasted for 8 weeks
<https://www.elmsteadparishcouncil.org.uk/pre-submission-consultation.>

3. PRE-SUBMISSION FEEDBACK SUMMARY

3.1 The Pre-Submission Plan consultation generated comments from a number of organisations, including TDC, and the local community. The local community enthusiastically supported the main objectives of the plan although only 4 comments were formally submitted.

3.2 The Steering Group assessed each of the responses. Although the comments have not challenged the fundamental principles of the Plan, they have required time to consider how to accommodate requests and the final approach is set out below:

- Resident 1 – 1) *We are very much in favour of introducing Traffic Calming Measures to the village. Specifically, traffic entering the village from the east, the dual carriageway(A133) often travels at speeds up to 50/60 mph as they enter the 30 zone. With Hunters Chase traffic adding to the stream, the speed limit should be reduced to 40mph(from 60mph) several hundred yards to the west with the 30 mph starting before the Hunters Chase junction.*
2) We agree with a mini roundabout at the Alfells junction together with a pedestrian controlled crossing in this area.
3)At the Church Rd/Budgens junction we wish to make it clear that no part of Momples Hall garden will be ceded to the road network. Momples Hall is the second oldest property in Elmstead, dating back to the late 14th century, before that it was reputed to be King Johns Hunting Lodge. It is grade 2 listed, which includes its curtilage. The hedge adjoining Church Rd/A133 has origins in the 14th Century..
We would also object to traffic lights being installed at this junction.
A mini roundabout might be acceptable providing no part of the village green was lost.
We are prepared to take legal action to prevent any proposal that included any incursion to our property and the Green (owned I believe by Mr Gooch)
4) Speed limits to the east of the village need to be extended beyond Beth Chatto ,ideally to beyond the Chattowood development.
5) The Playing Field. We see that this Green Space appears not to be protected from further inroads from the School.. The owners, ie Elmstead residents , need legal assurances that what remains will be protected.
If, as mooted ,the existing Village Hall is replaced by up to 9 affordable units, there could be pressure to ingress into the Playing Field. In our opinion this is not acceptable.
Response: The Steering Group identified that the traffic calming measures will need to be agreed in detail at a later stage. The Playing Field is proposed to be designated as a Local Green Space.

- Resident 2 – *My representation for this Consultation:*

First I would like to congratulate the Parish Council for an impressive draft Local Plan. In particular, I fully support the Council's position, stated within this Local Plan, which strives to minimise the impact of the planned Garden Community on its residents' dwellings which are situated to the East of the proposed Link Road; by making specific proposals for the nature of the proposed separation buffer zone. This is clearly important for protecting a position close to the current "status quo" for the majority of Elmstead's residents.

However in addition, I believe the Council must similarly also strive to achieve some protection for the Elmstead Parish residents located to the West of the proposed Link Road. Clearly this is a tiny proportion of the total dwellings within the Parish, but it is also clear that the impact of the Garden Community and Link Road on them will be immeasurably greater. Therefore I suggest that it is the Council's duty to additionally include proposals to reduce the impact of the Garden Community/Link Road on this group of residents within its Local Plan.

Specifically I suggest the Elmstead Plan should reinforce and provide a little more detail on the relevant aspects stated within the TCBGC Draft Plan of March/April 2022, including:

- The TCBGC Plan states that the development approach around the existing scattered residencies will be sympathetic to their existing setting. In principle this is positive but perhaps the Elmstead Plan could add a more detailed expectation of the implementation of this sympathetic approach and perhaps this should include the consideration of the proximity and appropriateness of new development/housing type/density, the need for green buffers and perhaps the time zoning of any development around these properties.

- Emphasising the need to take special measures to preserve as far as possible the setting of the only Protected Lane within the Parish, ie Turnip Loge Lane

- Supporting within the Elmstead Local Plan (as shown in the illustrative interpretation in the TCBGC Plan, Appendix 3, Masterplan Spacial Option 3A):

- the East -West green corridor/buffer from Churn Wood to Turnip Lodge Lane

- the network of existing lanes identified to become green pedestrian and cycle links,

- the landscape (noise separation) buffers identified alongside the Western edge of the Link Road

Response: The Steering Group reviewed the ENP and considered that the ENP was seeking to achieve this aim as far as was possible in non-strategic policy.

- Resident 3 –

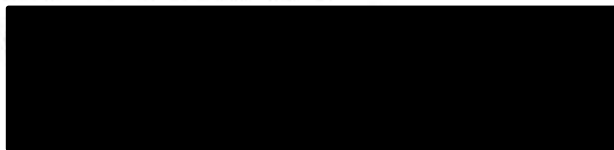
To/
 REF ELMSTEAD PARISH COUNCIL
 ELMSTEAD NEIGHBOURHOOD PLAN
 (PRE-SUBMISSION PLAN 2013-2033)

COMMENTS — :
 + OPINIONS

ITEM (2-6) COMMENTS CONCERNING (LACK OF PROPERTY
 BUILD FOR LOCAL 2ND GENERATION RESIDENTS)
 "NOT STRONG ENOUGH, REQUIRES FURTHER ^{DETAILS} ON HOW
 THIS SHOULD BE ACHIEVED.

ITEM (2-21) + (2-34) MORE DETAILS ON TRAFFIC
 CONTROL SPEED & SAFETY + VOLUME. MAJOR CONCERN
 ON "EXTRA TRAFFIC" THRO ELMSTEAD AS + WHEN THE ^{LINK} ROAD
 A133/A120 IS COMPLETED. THIS LINK ROAD WILL BE A
 MAJOR SOURCE OF ^{EXTRA} THROUGH TRAFFIC IN ELMSTEAD
 BOTH WAYS. IT WILL BE INTOLERABLE!, AND ALSO
 CREATE EXTRA POLLUTION.
 ANY NUMBER OF CROSSING ON THE MAIN ROAD WILL
 ONLY EXASPERATE THE FLOW OF QUEUING TRAFFIC
 + PEDESTRIANS. SURELY A BY-PASS SHOULD BE
 CONSIDERED!!.

FINALLY THE AMOUNT OF "NEW HOUSING ON THE
 ELMSTEAD SIDE" OF THE LINK ROAD IS FAR TO
 CLOSE! TO ELMSTEAD BORDERS. THE ELMSTEAD
 GAP HAS BEEN SWALLOWED UP + OUR OPEN
 LAND HAS BEEN ERASED, + ELMSTEAD IS LEFT
 BEING SUFFOCATED BY VAST AREAS OF HOUSING
 QUESTION? WILL ELMSTEAD BECOME A STANWAY!
 'DON'T HOLD YOUR BREATH'



Response: The Steering Group noted the comments provided.

- Resident 4 – *I attended the consultation event on Sunday on the village green and I noticed that St Anne and St Laurence Parish Church was not included on the Policies map or mentioned under Policy ELM18: Community Uses. I suspect this is an error as, despite being some distance from the village centre the parish church is a significant historic building for the community. It provides an important gathering hub for social and cultural events as well as contributing to the spiritual wellbeing of residents. Local groups such as the Brownies make regular use of the meeting room and the local schools hold festivals and concerts in the building. The church holds an annual art festival and other cultural events for the community. Regular Community Sunday lunches take place which are valuable for older folk and others on their own at the weekend. The spiritual significance of the building and the churchyard is also an important community resource. It is a place where local families come together at important times in their lives, to celebrate their marriage or the birth of a child and sadly when they lose a loved one. In addition, it provides a day-to-day space for quiet reflection and prayer which is important to the wellbeing of residents and visitors to the area in their busy lives. I do hope the document can be amended to include the church. If you need to discuss anything further, please contact myself or our Rector Rev Andrew Fordyce.*

Response: The Steering Group agreed to add the facility to Policy ELM18.

3.3 Oneill Homer reviewed the 10 comments from statutory consultees and landowners (see Appendix I) and made some recommendations (see Appendix J). The Steering Group reviewed the amendments and recommendations, met with TDC to clarify its response, and the following modifications were made and approved by the Parish Council which are reflected in the submission version of the ENP:

- Made changes throughout to show which policies apply to GC and which are not intended to apply to the GC as agreed with TDC, see specifically introduction to Section 5;
- Changes to Policy ELM1 to reflect amendments to Policy ELM3 on local gap;
- Minor wording changes to Policy ELM2 and its supporting text to explain how the western boundary of the buffer has been defined;
- Wording changes to Policy ELM3 to reflect amendments to Local Gap and Corridors of Significance following landscape appraisal recommendations;
- Minor changes to Policy ELM8 and supporting text to reflect changes made elsewhere where the policy has been examined;
- Minor changes to Policy ELM9 and supporting text to make it clear how the Code document interacts with the policy;
- Minor changes to Policy ELM12 – ELM13; ELM16 supporting text to clarify policy application and address community comments;
- Added Allen’s Reservoir to Policy ELM14;
- Included correct Church at Policy ELM18.

4. INDEX TO APPENDICES

Appendix A – NHP Flyer

Appendix B – Initial Survey

Appendix C – Initial Survey results

Appendix D – Exhibition Draft Policies

Appendix E – Second Survey

Appendix F – Second Survey Results

Appendix G – Reg 14/21 flyers

Appendix H – Reg 14/21 statutory consultee comments

Appendix I – Recommendations to respond to Regulation 14 representations

5. TABLE A REGULATION 14 CONSULTEES

	Statutory Consultation Bodies	Organisation
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Essex County Council Tendring District Council
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Colchester City Council Ardleigh Parish Council Beaumont Parish Council Bradfield Parish Council Brightlingsea Town Council Little Bromley Parish Council Alresford Parish Council Frating Parish Council Frinton and Walton Town Council Great Bentley Parish Council Harwich Town Council Lawford Parish Council Little Bentley Parish Council Little Clacton Parish Council Little Oakley Parish Council Mistley Parish Council Great Oakley Parish Council Ramsey and Parkeston Parish Council St Osyth Parish Council
(c)	the Coal Authority;	No details available
(d)	the Homes and Communities Agency;	Homes England
(e)	Natural England;	Natural England
(f)	the Environment Agency;	Environment Agency
(g)	the Historic Buildings and Monuments Commission for England	Historic England
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(h)	Network Rail Infrastructure Limited (company number 2904587);	Greater Anglia
(i)	a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England
(j)	the Marine Management Organisation(6);	Marine Management Organisation

(k)	any person -	
(i)	to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	Open Reach
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	
(l)	where it exercises functions in any part of the neighbourhood area —	
(i)	a clinical commissioning group established under section 14D of the National Health Service Act 2006;	North East Essex Clinical Commissioning Group
(ia)	the National Health Service Commissioning Board;	NHS England
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	UK Power Networks
(iii)	a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9)	Cadent Gas Limited
(iv)	a sewerage undertaker; and (v)a water undertaker;	Anglian Water
(m)	voluntary bodies some or all of whose activities benefit all	Various
(n)	or any part of the neighbourhood area;	
(o)	bodies which represent the interests of different racial,	
(p)	ethnic or national groups in the neighbourhood area;	
(q)	bodies which represent the interests of different religious	
	groups in the neighbourhood area;	
	bodies which represent the interests of persons carrying	
	on business in the neighbourhood area; and	
	bodies which represent the interests of disabled persons	
	in the neighbourhood area.	
	Businesses, landowners and their representatives	

APPENDIX A

NEIGHBOURHOOD PLAN FLYER



Elmstead Parish Council is going to embark on a Neighbourhood Plan which we will endeavour to complete if possible by March 2022.

We want to complete the Neighbourhood plan (NHP) so we can retain our village status, limit further housing (due to the fact that we have in the last 5 years seen planning approval of 389 new homes which represents a growth of 48%) and lastly because we will also have the 9,000 homes from the Garden Community as our nearest neighbour.

This will give every resident the unique opportunity to have a say and shape the future of Elmstead, but the Parish Council, which currently has only 8 councillors, will not be able to complete this task without help and support from the residents.

Completing the Neighbourhood Plan (NHP) in the very short time planned will be a mammoth task so we will need help from all generations of the village to be involved, so no one is forgotten and everyone is represented. There will be varied and interesting tasks that will need to be completed.

It's vital that we complete this as soon as possible so could you please offer a small amount of time over the next year to help complete the neighbourhood plan for the best interests of the village and all the residents of Elmstead?

If you can help us please contact any of the following councillors

Amanda Brennan 07938 994648

Gill Williams 07796 840373

Martine Ward 07724 715786

Sally Fairey 07903 804407

Nick Bell 01206 826145

or

Angela Baxter Parish Clerk 07907 610381 elmsteadparish@gmail.com

You are invited

We will be holding a virtual presentation on Wednesday 24th February at 7.30 pm to provide information about helping with the Neighbourhood Plan. Please contact the clerk if you would like to attend.

APPENDIX B

INITIAL SURVEY



NEIGHBOURHOOD PLAN

Community Questionnaire

Please complete and return this questionnaire by **Monday 22nd March** to one of the addresses listed at the end. Alternatively contact the Parish Clerk on elmsteadparish@gmail.com or 07907 610381 to arrange collection.

You can also complete the questionnaire on-line at <https://forms.gle/PmYYCd2cTMmPfNURA>

A Neighbourhood Plan gives the community direct power to develop a shared vision for their area and to shape its development and growth. The facilities it will provide for generations to come will be determined by it being correctly compiled and approved. It will become a legal document taking precedence over non-strategic Local Plan policies and give Elmstead the opportunity to influence its future and benefit the residents.

Community Priorities

After meeting with our consultants, ONeill Homer, and having a subsequent visit by them to Elmstead, several planning issues were identified which could be considered important to the community and therefore be taken into consideration in any future planning.

With the new Garden Community on our doorstep now approved in Tendring's Local Plan, and with lots of new houses already being built around the village, we may be tempted to think there's nothing we can do with our plan. But, we want to make sure our village benefits from the Garden Community as best it can, whilst keeping us very separate. And we don't think developers are suddenly going to leave us alone.

We have started to think about how these things are connected. There's no perfect world, and we'll probably have to compromise to secure our future. So, in the questions below, we need your initial feedback on these key issues. This will help us to work some ideas to test with you in the summer before we have to make final decisions on the plan.

Please indicate how important each of the following factors is for you by putting an “X” in the appropriate box.

I. Traffic, Walking & Cycling

IA We think traffic in the village is a problem. How important do you think it is?

Very Important	
Important	
Not Important	
Don't Know	

IB Please circle those traffic issues that most concern you.

Speed	Safety	Crossings
Footpaths	Junctions	Parking
Other:		

IC If we are to secure traffic management measures in the village, we may need to plan for some more housing to help pay for them (although not of the scale approved in recent years). Would this be acceptable?

Yes	
Yes, depending on how many and where	
Not sure yet	
No, find some other way of doing it	
No, such measures aren't necessary or desirable	

ID We already have some footpaths around the village. How important do you think it is that we plan to improve them, create new ones and encourage more cycling?

Very Important	
Important	
Not Important	
Don't Know	

2. Housing

2A If we decide to plan for more new homes in the village, what are the three most important factors we should take into account in terms of where they go?

1
2
3

2B Are there any potential development sites you'd suggest we look at?

--

2C What should our highest priority be for the types of homes we plan for? Against each of the following categories indicate importance for you, and say why (e.g. downsizing, accommodation for younger people)

	1/2 bed flats	1/2 bed houses	bungalows	2/3 bed houses	4+ bed houses	Specialist housing for elderly
Very Important						
Important						
Not important						
Don't know						

2D

Why?

2E Should we be considering alternative ways of providing homes in our community? Which of the following should be considered? Please rank in order of priority with 1 being the highest and 5 the lowest.

Open Market	
Shared Ownership	
Privately rented (at market rate)	
Housing Association Rented (at 80% of market rate)	
Community Owned and Rented (at less than 80% market rate)	
Self Build (at market land values)	

2F Should we ensure that the maximum number of new homes are built to zero carbon standards?

Very Important	
Important	
Not Important	
Don't Know	

3. Community facilities (including shops)

3A Which of the following community facilities would you like to see in Elmstead (please circle):

Chemist	Dentist	Café
Pub	Specialist Shops	Skate Park
Other:		

3B New housing developments may bring with them either the land and/or the financial contributions that can be used for the benefit of the community. What improvements to existing facilities would you like to see?

4. Environment

4A Please indicate how important each of the following environmental issues is for you by putting an 'X' in the appropriate box for each one.

	Protecting Local Gaps between the village and surrounding urban areas	Protecting the local landscape from harmful development	Raising the quality of local design standards	Improving the biodiversity of the Parish (trees, hedges etc.)	Protecting the older buildings in the Parish
Very Important					
Important					
Not important					
Don't know					

4B Are there any other issues that you think we should take into consideration when thinking about planning for the future in our community? Please specify:

4C Are there any landscape views in the Parish you particularly enjoy? Please tell us which.

4D Are there any parts of the local heritage (buildings, spaces, views) of the Parish you particularly enjoy? Please tell us which.

5. Anything Else?

5A Are there any other issues that you think the Neighbourhood Plan should tackle?

Some Basic Information

It will help us enormously to have a picture of what villagers have responded to the survey so we can make sure the plan represents all of us. This is for our use only, and no-one else's.

What is your postcode? We don't need your address, but it helps to know what part of the Parish you live in.

Which best describes your household (please circle as appropriate). For those families with more than one child, please answer based on the age of the youngest child.

Family with young children (0-3)	Family with primary school age children (4 -11)	Family with secondary school children (11-18)
Single of Working Age	Single and Retired	Couple of Working Age
Couple with the Oldest Person retired	Care Home	

We really appreciate you taking the time to share your views on the future of Elmstead Parish, thank you. Once we have received the completed questionnaires and analysed the comments, we will draft some initial policy ideas and then engage with villagers again.

Please return your completed questionnaire to one of the following drop off locations by Monday 22nd March:

- The Community Centre, School Road, Elmstead CO7 7ET (there's a letterbox)
- Arundle, Wheatlands, Elmstead, CO7 7EW
- Rose Croft, Chapel Lane, Elmstead CO7 7AG
- Uplands, Alresford Road, Wivenhoe, CO7 9JX
- The Warren, 2 Winterbourne Gardens, Elmstead CO7 7FG

Finally, a Villager Focus Group

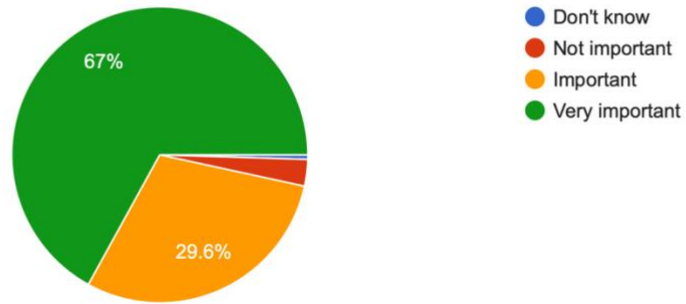
We are thinking about organising a focus group of a cross-section of villagers that don't have time to be fully involved in the project but with whom we could test our ideas as they emerge. It will only meet (online) a couple of times over the next few weeks for an hour or so.

Would you be willing to take part in the group? If so, please contact the Parish Clerk on elmsteadparish@gmail.com or include your e-mail address below.

APPENDIX C

INITIAL SURVEY RESULTS

1A We think traffic in the village is a problem. How important do you think it is?
206 responses



1B Please indicate those traffic issues that most concern you.

208 responses



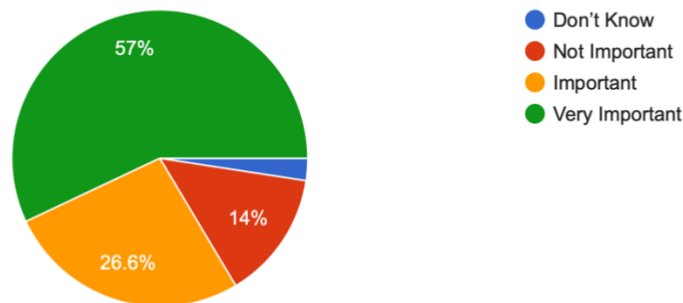
1C If we are to secure traffic management measures in the village, we may need to plan for some more housing to help pay for them (although not of...proved in recent years). Would this be acceptable?

205 responses



1D We already have some footpaths around the village. How important do you think it is that we plan to improve them, create new ones and encourage more cycling?

207 responses



2A If we decide to plan for more new homes in the village, what are the three most important factors we should take into account in terms of where they go?

175 responses

Outskirts of village

1. Access to main road is safe and practical (see Budgens crossroads for how not to do it) 2. Sufficient school places for all ages, not just early years - not all families only have toddlers 3. Safe, consistent pedestrian/bike access & crossings to schools and bus stops

No more houses

No preference on where they go as long as there is enough facilities and improvements to go with the amount of people

Not to build on existing farmland. To ensure that walking to local school is safe or cost effective transport provided. Green spaces and proper flood management, sewage removal plans

The most important factor is that any future development is small so that we don't lose the character of the village. The village should gain from any developments. Improvements to current village facilities should be made.

Not removing existing green spaces, well spaced out, not linked by already busy junctions maintaining greenery and the lovely views of the village. Also, not having them clustered like the overpopulated estates as this causes traffic and parking issues.

No more new homes we have enough being built as it is, if I wanted to live in a town I would have stayed in Colchester, keep our village small!

WE HAVE TOO MANY NEW HOUSES ITS CALLED A VILLAGE FOR A REASON!

Location, affordability, impact on services

- Road network (i.e. access to main roads, increased speeding traffic through village) -

Preservation of open spaces/areas so village is not hemmed in with houses on top of each other losing the county aspect - Enough surrounding space so that new home owners have areas to park, would not want further cars crowding existing estate roads

existing road infrastructure, environmental impact, flooding issues

Preservation of green and open spaces, traffic management for getting to and from new houses, avoidance of overcrowding.

Road traffic congestion, space, how many

Walking, cycling and crossing facilities should be in place or provided so that any proposed location for the new housing has easy access to schools, bus stops, doctors etc.

Use brown field sites first before Grade one arable land. Infrastructure, bus routes, schools primary and secondary plus Some sort of leisure facilities for young people

Disruption whilst building, Access to properties and mains services

1 Do not overload access roads. ie Church Rd, Oatlands Rd 2 Larger more accessible Primary school 3 To be designed as an entity, not just an add on. ie Its own access to main roads

Location - green areas are already becoming limited Transport - bus links and infrastructure to support more residents (quality of roads, etc.) Schools

No more in Church Road, as this is a popular & rare place walk for safe walking & cycling. No more in Tye Road to maintain separation from the garden community.

Within the current boundaries. No further extension North, South, East or West

Infill any existing gaps in residential areas, protect the village boundary, protect greenfield land

road infrastructure. traffic and noise pollution.

you have approved a HUGE number of new homes the last 3 years and yet there has been NO increase in green spaces and NO CONSIDERATION of childrens care - the footpaths are

appalling. Why has there been no requirement to build a safe modern playpark? 5 new developments with hundreds of children yet NO playpark? You do not need to approve more homes, this village is over developed and yet other villages have zero new developments

Use brown sites, small developments,

not extending village boundaries beyond current limits along Clacton Rd, Church Rd or School Lane, not abutting village landmarks (like the cricket club), not on brown field sites wherever possible. e.g. making maximum use of empty land that exists between existing buildings (if there is any).

Infrastructure, chemist and school places

I think there are more than enough houses in Elmstead, unfortunately more people means more noise, mess and parking issues

Access and roads to and from new housing. Schooling to support Doctors to support
They should be infill. They should not expand the village footprint. They should not be built on farms or green spaces.

Protect green space

Don't want new homes to crowd our existing properties

Keeping green spaces, houses too near each other

1. No spread towards Colchester or Wivenhoe 2. Increased traffic's effect on road safety and road suitability 3. Impact on leisure, walking facilities and green spaces

No

No destroying green zones, protecting wildlife & near good infrastructure.

anywhere so long as they have infrastructure to match. Another: school, shop, etc

Environment, Traffic additional services

Cause of traffic ie avoid near the schools where traffic is high, near the main road to lower traffic

Access & parking

Outside our boundaries

TRAFFIC, PARKING, ACCESS TO GP

Wait until all other developments are fully built and infrastructure is in place beforehand. Only then can a suitable review be carried out sufficiently to identify the impact of the village and surrounding areas.

* Not cause the village any further traffic problems * Blend in with the village surroundings *

Have good footpath access

Preserve green space and nature. Unsure as to where any more could be situated.

No further housing should be built with the amount already planned and approved.

Infrastructure, Traffic, Amenities.

Not to impact on green field sites. Continue to expand on sites already being built on. Do not destroy the lovely walks off Church Road.

The infrastructure - Dr's/ Schools

1. Access 2. Congestion on existing roads 3. Safety for pedestrians

We have enough already, no more.

1. Roundabout church/school road 2. Roundabout Tye Road 3. Pedestrian crossing Alfells/Main Road

We do not agree the further expansion of our village because this can only be achieved at the cost of our (vital cost) of agriculture land.

Do not add to parking issues

1. Local amenities nearby 2. Traffic impact 3. Disruption to life during construction

Road Access

Elmstead is a small village, where would you put new houses?

1. How it affects the landscape, 2. How it affects traffic

1. Not towards Colchester 2. Not towards Frating 3. Only option is towards Alresford

No comment

1. Access to main road 2. Signage 3. More crossings

1. Traffic 2. Do we really need them! 3. Space

Would prefer no more houses in the village.

Don't think more houses are needed.

1. Where there is sufficient access. 2. Where it won't spoil the look of Elmstead.

Amenities,school,doctors

Inside the existing boundaries.

1. Can roads support extra traffic 2. Not using farmland 3. Can utilities support extra housing

1. No more housing! 2. It's supposed to be a village!

1. Accessible bungalows

1. I don' know this village well enough although I have lived here for 21 years 2. I have to leave this problem to the council

1. Post Office 2. School places 3. Open spaces

1. Build where the houses have safe access to the main roads and safe parking 2. Build where there are enough public amenities like schools, doctors etc 3. Build where the environment is not impacted - wildlife etc.

1. Not to disturb nature 2. Facilities in the village 3. The traffic congestion it will cause Elmstead has had more than its fair share of new housing

Too many houses built in Elmstead

1. Open spaces 2. Not tightly packed together 3. Enough Parking for the household and visitors

1. Traffic 2. Schools 3. Doctors

1. Dont build any more 2. Suitable access

1. Small developments 2. Brownfield sites

1. Gas, electricity, water, sewage capacity? 2. Parking

1. I think we have enough new housing

1. Not encroach on green spaces

1. On an appropriate larger site 2. Not single sites dotted around

1. No more development required 2. Traffic, infrastructure services lacking

Private Land

1. Build on brown field sites 2. Back garden developments 3. Affordable homes for locals

1. Brown field sites 2. Aesthetics 3. Maintaining gap with Colchester

We do not want any more

1. Not on any fields 2. Transport links - if sites too far out of the village causes problems 3.

Any development should be the right kind of development

1. Infrastructure eg doctors 2. Vehicle and pedestrian access 3. Wildlife conservation and protection

1. Adjacent to existing residential housing 2. Dont allow unconnected developments

1. Long term viability of the village 2. Connections to main A roads 3. Congestion management investigated

1. Long term viability of the village 2. Connections to main A road Sustainability of the village - managing and finding true solutions to the congestion

Affordable houses

Enough housing been built

1. Keep in circumference of village 2. No spread into Colchester or other villages

This is a village

1. No more large developments 2. Infilling is more acceptable to retain our village persona 3. Suitable design to blend with chosen areas

[View 72 more responses in Sheets](#)

2B Are there any potential development sites you'd suggest we look at?

102 responses

No

N/A

NO

Off dual carriageway, out of village and nearer the new road developments

Bromley Road

No!!!

Nope

Any existing industrial sites such as Wildings

I don't have any ideas for this.

Not particularly, we moved into the village from the centre of Colchester Town to live and raise our young children in a village and give them the upbringing that we had, not to then become a town.

Not aware of any. Would prefer to avoid too many further developments being built.

N/A

On existing main roads (such as opposite Beth Chatto etc) as opposed to on farm land or green space (like Church Road).

Sorry dont know!

Nothing springs to mind, but brownfield must come first!

Behind water works access via Golden Dawn Way

Clacton Road up to Beth Chatto's

No. Pretty much every available site has already been snapped up.

Replace the very old house next to Budgens

I think the line must be drawn. With the amount of building going on around the village perimeter. I don't see where there are any potential development sites without causing more noise and further destruction of our village.

no more!

Opportunity for small scale development just past the village boundary on Bromley Rd opposite the cattery, before The Chase.

Brown field sites

No, I think too many houses have been squeezed in already. Too close together, no gardens or distance from main roads make housing in the village undesirable and will probably result in me leaving to seek the more country feel I once had in Elmstead.

There is so much development in the village, it's unbelievable.

Adjacent to Marketfields school or Lanswood park

Bromley Road/Clacton Road

Anywhere but inside the village boundary

No suggestion

Nothing immediately comes to mind!

Clacton road closer to Frating

not any room for more.

School Road

No comment

We think we have enough with 7,000 - 9,000 houses planned on our doorstep

None!

No as there shouldn't be any more housing to keep it a village

If you must build look at all of them

No really - once you have built on all the countryside we will never get it back and the infrastructure in the village ca not sustain more housing

Not in our village. There has been so much recent development.

Gt Bromley

Mr Pools

Dont know of any

British Legion

University grounds Greenstead Salary Brook

Old community centre British Legion hall

No. I fear that fields will be come vital to feed everyone. It would be pure madness to get rid of more fields to build more houses and therefore creating a shortage of prime necessity food (not to mention there will be a shortage of water and an overuse of sewers)

Too much housing now

Lansdown appears to be suitable for further development

Build on the land off Tye Road

In close proximity to existing property developments

Difficult to comment until impact of existing developments is clear

Road out towards Beth Chatto, or towards Bromley.

At the end of Holly Way (currently a field). Continuing Pauls Crescent (currently a field)

School Road - opposite present building site

There is nowhere in the village envelope except Mr Gooch's land and he won't sell.

Sky Hoors

Clacton end of the village

No Elmstead has supplied enough

Already sufficient development in the village

No moe agricultural land destroyed

Not in the village

no

Small

Isle of Skye!

British Legion Site

If any had to be built I would suggest looking at enlarging the development off School Road rather an destroying any other part of our lovely village

Church Road - narrow road, no footpath. Accessibility for walking?

No.

No - most have already been built on!

Budgens rear garden with the community centre developed for 2 storey social housing or flats.

Clacton Road and Bromley Road

Not in Elmstead please.

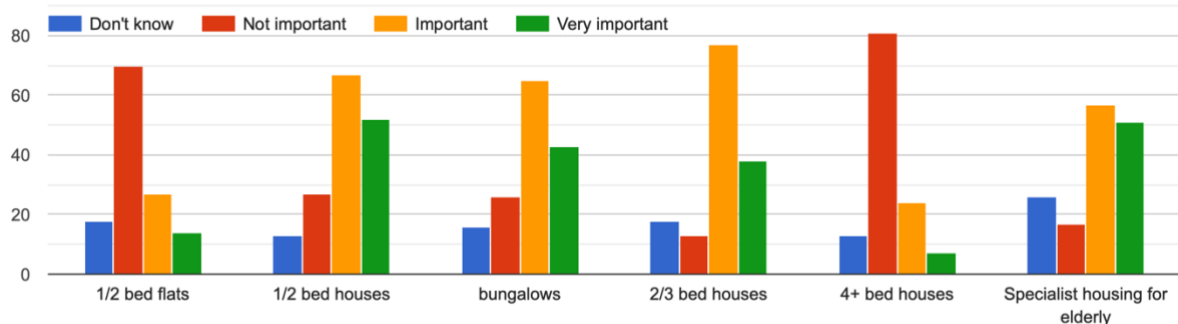
Nothing that connects us to Colchester. Church Road subject to improved access.

Not really as there are lots of open spaces already being built on. We need to keep open spaces to protect wildlife, air quality etc.

Opposite Tey Road

See attached answer and plan

2C What should our highest priority be for the types of homes we plan for? Against each of the following categories indicate importance for you.



2D Following on from 2C why have you chosen those categories as important (e.g. downsizing, accommodation for younger people)

162 responses

Mainly affordable housing for families

Suitable housing for elderly frees up family homes and also less practical smaller houses, flats and bungalows

Plenty of accommodation for elderly and bungalows here. Need to build houses to make use of the land better

Mainly for young home leavers and families starting out

Accommodation for people downsizing and also for people start out should be the focus rather than bigger more expensive properties.

A variety of housing is important, we should t discourage anyone from living in the village
Elderly people should feel safe where they live and having elderly relatives in the village, I know that this is a priority for them, who may not be able to vocalise that themselves. My partner was raised in the area, so were many of our friends and its wonderful to be able to see everyone returning to live in the village with young families and therefore affordable (but not cheap) homes are important. People should not be priced out of living in a village.

We don't need more houses stop allowing people to turn our village into a town!

I haven't chosen any because I don't want any more houses! We are losing to much countryside,wildlife and fields obviously not important to some!!

Affordable housing for children to ultimately stay in the village

Homes for young families. All the others have ample provision in Elmstead.

Important to provide affordable housing, new 4+ housing is in abundance in current new developments. Important to provide safe housing for elderly to retire comfortably.

Many bungalows already, more houses for couples/young families- bigger family groups.

Accommodation for older people

Needs to be available for mixture of households

It is difficult to answer 2C as all options except "housing for the elderly" puts a demand upon the local infrastructure, a demand that Elmstead Market is unable to support. EG , accommodation with 2 or more bedrooms implies that families would move in, the local primary school is at capacity!

Trying to get a good mix of households by age and abilities

Downsizing and affordable family accomadation

I suppose all are needed

Elmstead as a community prides itself with how quiet and safe the location is. The introduction of small accommodation will bring more residents in the village, which will increase noise levels, mess and traffic

In our view we have plenty of bungalows & sheltered bungalows suitable for the elderly but a lack of affordable homes for young families.

People (not just young people), need an opportunity to get on the housing ladder, so some focus needs to be in that area. Larger homes simply encourage people from cities to move out and get more property for their money.

Elmstead is a family village, so it would be nice to maintain that

Flats and two bedroomed properties are better suited to young professionals better suited to living nearer town and the rail station.

too many homes already. if housing is needed at least be fair and spread it in other villages too - elmstead is like a town now without any new facilities. the school has been reported by the education sector as having no additional capacity yet you keep allowing more homes?!

Older generation and young families

Covers a broad spectrum but with an emphasis on family dwellings.

There is a need for houses for a cross section of society

Starter homes for younger people and downsizing for the elderly, the last thing the village needs is another development of families and children.

Lack of services to support anything more.

Elderly downsizing. And new family housing.

Need affordable housing for first time buyers and elderly

to bring more money into the village for better shops, pubs etc

Because we feel there should be a mixed selection of houses for young and old

To accommodate people downsizing

For younger families

Housing should focus on helping the young and the elderly

In keeping with village life

Younger people

We want to expand our family in Elmstead Market.

affordabilty

1st homes for couples and young families eligible for help to buy and future schemes. Homes for aging demographic

Affordable family and retirement housing especially near two schools in a small village

To provide varied accomodation

Affordable housing

Accommodation for younger people

1/2 bedroom Bungalows needed for elderly as well as affordable houses for new younger families

Affordable, enable young people to purchase home, too many unaffordable executive type houses being built in the area.

Enough larger properties in the village already, need to provide quality housing for younger people.

Having recently moved to a bungalow in Elmstead its such a lovely village to retire to.

Many new builds are 4+ bedrooms, in order to encourage younger new starters we need smaller housing.

So people can downsize to free up larger properties for families.

For 1st time people in the village

Needed

Affordability and access for both young and elderly to live independently

Not Applicable

The cost of owning homes for newly weds follows an ascending scale which leads to a perpetual debt before ambition is satisfied.

Because specialist housing for people of the village would free up housing for others

Affordable houses for younger people

I would want the area to remain a family area

More affordable for young people

Elmstead needs more "young blood". Affordable houses to encourage young people into the village.

In keeping with recent development main road Alresford & not overpowering0

First time buyers & downsizing.

To enable our children to afford housing and elderly downsizing

for younger people/for new families/for young families/for families with grown up children/down sizing. We need affordable housing for growing families.

Giving younger people a chance to buy a property

Flats less appropriate in a village Already have large houses in the village

Downsizing and homes for young people

Bungalows for younger disabled adults to help them live in the community

Because 1 bedroom bungalows do not have enough room, nowhere to store anything

dWe need to keep our young people here so need low rent/or buy properties

Both young and old need to be considered

I do not think you should be building more properties as you have already increased the amount of new builds significantly anyway.

To provide a variety of houses

Give local young people a chance

Already a lot of housing added to the village

First time buyers Young families Downsizing

To encourage families to the village Provide a safe space for the elderly

More housing for younger people/families

Give the youngsters a chance to get on the property ladder

We have an ageing population We need affordable houses to encourage young families into the village

Affordable housing for younger families and younger generation to enable them to get on the property ladder. Also not forgetting our older generation.

Accommodation for future younger villagers

Family housing

Lots of single people

Encourage young professionals and cater for elderly

We do not want any more

Providing housing for the elderly larger properties are freed up for families. Need affordable/rental housing for younger people Starter homes.

Aging population. If older people can downsize it will free up other housing for younger people/families

Bungalows/specialist housing for elderly to move into will free up 3-4 bedroom family homes.

1/2 bed homes for first time buyers who then move on to 3/4 bed homes

Bring some life into Elmstead and entice families

Everything is "important" but now urban people have realised that rural places are healthier, more attractive and far wiser choice. We cannot destroy our assets, compromise our health and lose everything that attracted the people to our lifestyle, only to destroy it to accommodate everyone else and turning our lives to become what they escaped from.

All I see lately are very large oversized houses

Want to keep Elmstead a village

Youngsters must be encouraged to stay in the village A third of the original village was over 65

2/3 bed houses suits wider range of people trying to get on the ladder Bungalows - older generation, freeing up more housing for above 4-bed houses - we seem to have several, already, not sure who is actually buying these, developers seem to think on any development they are priority as always at the front

We need more houses for the younger people to buy - now

Based on perceived needs

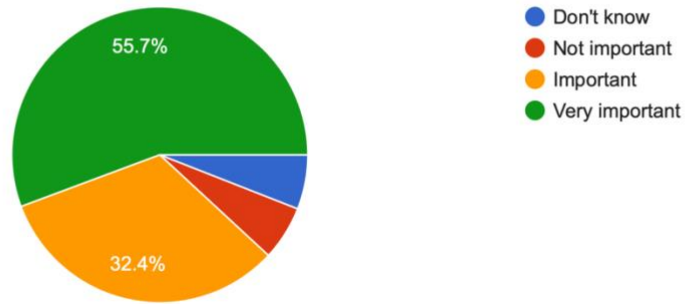
Affordable for young adults. Important to assist elderly in bungalows etc

[View 60 more responses in Sheets](#)

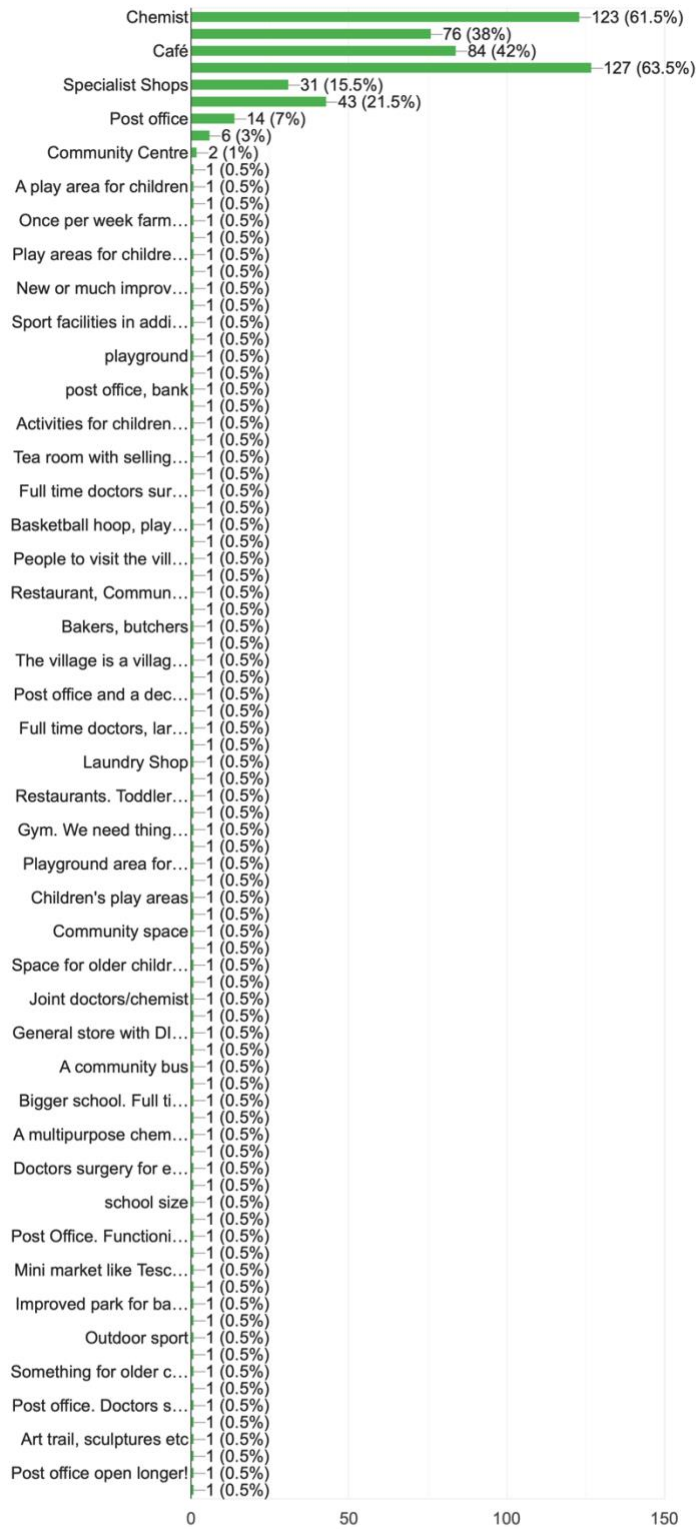
2E Should we be considering alternative ways of providing homes in our community? Which of the following should be considered? Please rank in order of priority with 1 being the highest and 6 the lowest.



2F Should we ensure that the maximum number of new homes are built to zero carbon standards?
185 responses



3A Please indicate which of the following community facilities would you like to see in Elmstead:
200 responses



3B New housing developments may bring with them either the land and/or the financial contributions that can be used for the benefit of the community. What improvements to existing facilities would you like to see?

148 responses

School, community centre and retaining/providing more open spaces

Community Centre

A permanent Scout Hut with sufficient land for the children to camp and do sports on site - this would increase attendance and enthusiasm. Rentable dog field for reactive dogs/private Field available for fitness - eg bootcamps - with free outdoor gym (see Brightlingsea). You can get these with electricity generation (see Stratford London park) for mobile devices = renewable energy.

Doctors surgery

Improvement for schools, more kids activities and a community centre modernised and fit for children to use for sports or parties. Improve the doctors and build an actual doctors rather than a converted chalet

Don't be fooled by generous offers from developers which then get dropped or changed

A better community centre. The current one is really in the wrong place with most of the village being on the other side of the main road.

More open spaces and seating

None

NO NEW HOUSING DEVELOPMENTS!

Managed green space, improvement in areas to walk

New facilities needed as above. Cannot think of existing facilities other than local shop which is very good.

Road improvements for pot-holes, more recycling facilities, better public transport links.

Crossing and speed control by A133 dual carriageway

Park for all to use, community centre and facilities for young people, pub

There are no cycling facilities that link Elmstead to anywhere else, we are completely cut off from everywhere with regard to safe cycling. There should be an "off road" (separate) cycle lane provided between Elmstead and the roundabout at Greenstead (by Tesco), linking up with existing Colchester town cycle facilities. This would enable safe cycling into Colchester town centre, it would go past Essex uni so could also be linked with the new cycle facilities recently provided between Wivenhoe and the Uni.

A village pub, expanded post office, leisure facilities

Playing field suitable for Football etc.

Foot paths along Bromley Rd, School Rd, Tye Rd

More money should be spent for the infrastructure of the village : quality of roads, lights and crossings, more money invested in recreational areas (SECURING OF GREEN PARKS)

An area of green space in each new development as there is in Elmscroft, planted with trees & with play facilities & seating.

Where is the evidence that this has ever happened??? When was the last time ANY development provided anything of benefit to the community?

A much improved play park or ideally a new one with the new community centre

Improving the parklands and play areas for families and their children

if this is the case then how come you have not improved the facilities of the village in any way shape or form following all the approvals of this monster developments the last 2/3 years?

The paths down to grange farm close is too narrow and dangerous - someone will be hurt soon and there is no playpark. also there is NO GREEN SPACE for the 74 new homes near lanswood - why not?

Community hall, Children's park

Sporting facilities, additional crossings over Clacton Rd, cycle routes, an improved children's play area.

I don't believe that this is ever the case with new developments, I don't think there is a single benefit that came from the building of Winterbourne Gardens for the community.

Improved parks for children, seats to rest on. Improve pot holes and more dog bins!

Pub. Park. Foot paths.

safe footpaths, enlarge existing community buildings to make multi-functional a good village pub and a playground

Chemist, dentist, cafe, skate park

Road improvements and new routes through the village, Community centre upgrades

Bigger school

We desperately need an improved/larger park!

Don't know

Secondary school, farmers market, garden, additional woodland

A better junction from school Road and church Road, maybe a roundabout to stop people under taking when cars are indicating to turn or going straight across the junction

There is very little in the way of social venues ie Pub.

Playing fields

facilities for under 10s

More activity & fitness facilities for the children, teenagers and young adults, our future

Post Office

Where is the crossing that was promised by previous developers?

Larger doctors surgery

Maybe something for teenage children

Better facilities for teenagers, improved play areas for younger children

More for younger people

Footpaths

The village is full as it is, we have not felt the benefit/impact from what has/is already being built

I doubt it is a consideration.

More clubs and projects for those living along, whatever age.

Community Centre; hold events and weddings

I can't think of an improvement to existing facilities for us as a family. We think there is a lack of community facilities.

Open spaces for people to use

We need a new community centre badly. Can't think of any other existing facilities in the village apart from Budgens and petrol garage.

EITHER A NEW LARGER CHILDRENS PLAY PARK OR UPDATE OF THE CURRENT ONE.

Traffic calming, Bypass of Elmstead, Tram track to colchester via Garden Development

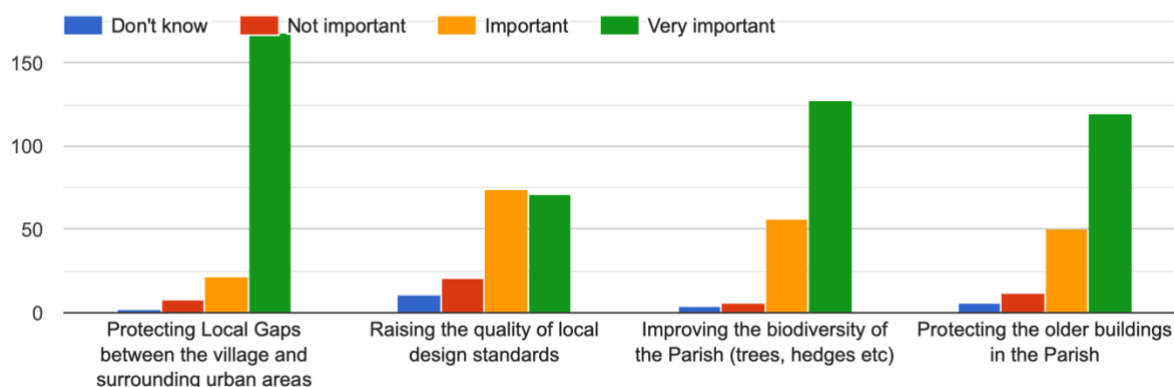
Safe play areas for small children. Sports area/building for children/teenagers. Cycle paths.

Better community centre Better play facilities Bigger school
A pub. Somewhere the community can meet.
Allotments
Budgen junction dangerous, needs to be improved.
Space for children and young people to have access to green spaces eg football field/tennis etc
A park for children
New housing also increases the problems in the community - so you would be robbing Peter to pay Paul
Community Centre Park for young children Skate park for all children/teens
No more houses
No facilities here
Benches on rural walking areas Condition of roads and paths
Play park upgraded
Play areas Sports facilities Gym
Bigger medical centre
A seat on The Green, Holly Way - this would be a target for vandalism
A new primary school to cope for children and families coming to the village
Purchase the ground west of Tye Road to plant trees, possibly provide a lake - our only chance to enhance the village
Toddler groups Pre-school groups Play parks Crossing Traffic calming Footpath improvements
Road junctions ie School Road/Church Road Crossing Leisure facilities Park
Better community 'hub' families eg sports hall Outside space for community events and meetings - fixed tables and chairs Outside gym
Decent play areas either side of the main road (north and south) Local units for start up businesses
There are not any left
We were a key rural village because we had a pub, a post office, a doctor surgery and schools. We have lost one by one what made us outstanding. Our doctor surgery is only part-time. We haven't got any facilities left I fear. School is oversubscribed. Make junction at Budgens safer
Return of Post Office Return of Pub Theatre/Cinema CCTV
More areas for the youth people of the village
Not at the cost of more housing
Pub is essential, great pity the Legion is going to developers and not kept as a place to meet. The over 10s need some place to meet - a skatepark or some such thing would avoid them roaming the streets
More facilities for over 10s as there is none
Better control of speeding traffic through village. A crossing most important at Colchester end of village - why so much delay as such a large number of older people are finding it difficult to cross there, more investment should be top priority for developers contributions
A new GP surgery
1. Traffic management/safety measures 2. Children's play areas
Revamp of community centre - currently looking old. Improve footpaths. Public benches/seating around village. More public bins for rubbish.
Additional properties to benefit community

Community Centre Funding for cricket club Youth club
 Improvements to community centre
 A community book share facility
 Sports facilities for women
 Traffic calming. Footpaths. Parking near Woodland Trust Wood.
 More community spaces. More green areas amongst new houses. More trees.
 Permanently employed rubbish collector and weed controller for all public areas
 Larger community hall. Sports areas.

[View 44 more responses in Sheets](#)

4A Please indicate how important each of the following environmental issues is for you.



4B Are there any other issues that you think we should take into consideration when thinking about planning for the future in our community? Please specify:

137 responses

Keeping Elmstead a small village

Personally I feel that every new build should pretty much be off-grid: heat exchange pump, solar power, community windmill and top notch insulation to make running costs as low as possible. Planning should include biodiversity planning, grass margins and should prioritise walking/buses over cars.

Building facilities for more people. And improving the schools enough to cater for the amount of kids attending.

People move here because it's a village in the countryside, not an extension of Colchester
 Delivery of previous promises regarding Community Centre which should have been build three times over and pedestrian crossing at Oatlands.

Making sure that Elmstead stays as a village.

Promote the village as an inclusive place to live. Resistance to change and snobbery makes some residents unapproachable and elitist. Population growth is inevitable, but increasing the size of the village doesn't mean we should resort to campaigns to stop people wanting to live here.

I understand that by selling land and having houses built on them brings in money which will improve the community, but for me and for those I know in the village, we love our small community. I love being able to take my dogs to walk over to the cricket club of a weekend and see the same faces and there be such a positive atmosphere and sense of community that I have seen lost in areas where the village is overrun with overpriced newbuilds (with no parking and no gardens). I would be very upset to see that happen to our lovely village we are lucky to call home.

Stop building houses, more houses means more cars, more traffic, more litter, more congestion it defeats the object of living in a village!

Yes it's not rocket science, stop building on fields etc. Money isn't everything you know shame on them

Can the school cope with such an influx of housing and how could it be expanded

Protecting the countryside status of the village.

dog fouling, lighting for public footpaths, cyclist safety for in the village and to Colchester.

Keeping Elmstead a village

Not sure

Cycling facilities

Infrastructure - transport links, expanded health facilities, schools, drainage especially on roadways.

Schooling and Medical services to cope with increased population.

Insufficient capacity at Primary school

n/a

The road infrastructure needs significant improvement but NEVER improves. The village is 50% bigger today than it was ten years ago, but there has not been ANY road infrastructure improvement at all and we have more people but less infrastructure to support that. We need more stores, doctor places, dentists, school places, places to eat/drink etc... The District and County are not interested in any of these things. Money for oversubscribed school places just enters the county coffers which they distribute as they see fit, often not in the parish that generated the funding. Speed humps through the village would slow the traffic. Equally, getting rid of the petrol station would generate less through traffic, which is a massive issue. Part of the transient traffic is generated by Market Field school, which is now at 4 x capacity it was 5 years ago. The junction adjacent to Budgens is simply not fit for purpose and needs radical improvement before a major incident occurs (it is a matter of time). It may be beneficial to get Charles Gooch to approve any parish plan because he owns most of the land and clearly has a personal and vested interest which he uses to his personal benefit on every development that crosses his path.

Poor footpaths from Frating end of village and danger of 60mph road. Limitations of primary school and GP places.

We have a finite level of services and facilities within the village. building more homes will no doubt inflict more pressure on our precious resources. Do we really need more homes?

yes - dont over develop further - the developers are reaping the rewards without giving anything back to the community - any new smaller developments will not pay to improve things if the vast developments did nothing

The impact that these new developments have on the existing residents. Since Winterbourne Gardens has been built we have had to suffer screaming children, loud parties that go on all night and really rude residents that back onto the lane & our garden. Since the building of

Casa Amor we have an overflowing skip in Finch Lane blowing rubbish into our garden, constant parking in front of our gates and in the lane and nothing is done about it so our quality of life is affected.

If infrastructure can cope.

Schools, parks, pub, traffic, footpaths

Traffic volume, school/doctor capacity

Don't let new houses come closer than a mile nearer to existing properties

Just to say "leave our village alone"

New crossing. More flowers entering and leaving the village

Youth development and facilities. The village is boring for children and young adults

Facilities for children; clubs, sports field

The extra traffic in the village.

Designated and protected environmental areas where residents and local schools can learn about nature

Whilst we don't use the village surgery, I feel the present arrangements need expanding

No more housing estates

local facilities

All age groups are important for the now and the future of our lovely village so must be equally considered.

Leave All fields, woodland and hedges alone.

Public Transport links to other villages do not exist between local villages. Elmstead is not directly linked to Wivenhoe, Arlesford so no access to local rail, dentist, chemists etc without going into Colchester.

Footpaths need to be improved for walkers.

More buses

Transport links between Elmstead and local villages. Arlesford, Wivenhoe, Great Bromley etc.

With the prospect of the 9000 "garden village" scheme the village, in spite of so-called "legal guarantees" we are certain to be swamped by other developments such as the Garden Community

Anything that supports people living alone or lonely, of any age. This would support those with mental health issues.

Consideration for impact of increased traffic on pollution in the area.

Bigger and better doctor's surgery to service the people of Elmstead. Better bus service eg route to Colchester station.

Traffic calming and more pedestrian crossings

Schools. Doctors. Traffic.

Litter in the village, Roundabout at the Budgens crossroad, traffic around the school, no more houses being built. Speed of traffic going through the village.

Forget building, develop community spirit.

A pub is needed.

The traffic impact of more housing.

More school places.

Need to think about the impact on our part time doctors and post office. Facilities are limited in the village. Roads are already busier than they should be.

Making affordable housing

Safety for cyclists More community facilities

Increased traffic - so then you need more traffic controlling
Increased population - so you will need to spend more money on schooling, doctors etc
Increased policing - there are not the facilities to keep young people occupied in the village therefore more money needs to be spent

Creating sports facilities for our future generation
Transport links - bus service - consider our elderly who dont drive

No more houses

May be a bigger car park for Elmstead School as the parents tend to park along Harvest Way and Flail Close which is mostly inconsiderate as many elderly people live there

Housing that fits in with surrounding area

Medical centre in village

Facilities for children/teenagers

Solar panels on new roofs

Better traffic management - speeding is a real issue

Remember wild life is being destroyed

A playing field for football like we used have then maybe we can have our own football teams again.

With 3 lots may be more developments already in motion what about schools, doctors surgery (larger), 9000 homes just down the dual carriageway?

Better transport links
Footpaths to train station - this will bring in London commuters

Facilities for families
Restaurants

Need to ensure infrastructure facilities in place ie doctors, schools, transport links etc

Safe pedestrian paths to get around the village
Better dedicated cycle routes

Affordable housing for young people born locally
Out of village developments will increase reliance on cars and disconnect new people from the village
Dont allow any disconnected developments

Responsible growth
Natural village growth goes hand in hand with population growth but retaining village status is why many residents (largely elderly) feel safe to reside here

No more "any place" developments that reinforce the perception that growth erodes rather than reinforces the specific character of our village
Proactively assessing which parts of the village and surroundings, if any, might be best suited to accommodate additional houses

Planners rely on design policies rather than site specific policies to control the quality of design. Take control and define what is expected from the village (high quality is general.

Make it more suited to the needs of the village)

Youth club
Sports training areas

New community centre (when/if we get it) should be for the village of Elmstead providing for the needs of all ages

Care of the elderly

Protect the gap between the garden village development and Elmstead, to ensure the urban sprawl does not eventually engulf the village

Is the school big enough and used only by local children?

Age groups and their needs.

The provision of a gated secure area that is built with necessary features

The infrastructure

Existing facilities and how they would cope eg doctors, primary school

Sorting out the very poor surface in front of house in Colchester Road which serves as an entrance road to several houses. This is bad for pedestrians and also a severe safety hazard for wheelchair users. (We are aware of the issues which have stopped it being addressed before now).

Foul water drainage. Power supply.

Water pressure/water supply Road safety Doctors/schools

Size of Primary School. Oversubscribed already.

Mini roundabouts to slow traffic. Put 30mph limit further out of village, especially from Colchester direction.

More open spaces, not many left in Elmstead

Schools, doctors, facilities for people, play areas for children

Better maintained roads and footpaths

This village is too small to cope with all the extra drain on our community.

Over congestion. The environment. Maintaining a village design.

Aim to keep new housing affordable to the local residents

No more houses near school - not good for children and not safe for them

Tending Planning Council do what they like! Mr Gooch and family do what they like by selling land

Only that it is high time Colchester sorted out its roads. Long overdue. Town area is a nightmare - the product of nil infrastructure to care for its various developments

Woefully inadequate state of road maintenance currently. Road condition infrastructure sees to be disregarded a) for the local population and b) factoring in the many new residents and their cars that there will soon be.

Stop expanding any further

[View 35 more responses in Sheets](#)

4C Are there any landscape views in the Parish you particularly enjoy? Please tell

us which. 138 responses

Church

The village green

Open fields and space particularly around Church and reservoir area.

Open fields

Chursh Road going down to the church, and then over the A120 bridge. Beautiful, it's been a blessing during lockdown.

From Church Rd towards Mill Wood or from footpath from Village to Blue Gates Farm

All the fields that surround the village, this should not be lost.

Pretty much every route around the area that we walk our dog! There is nothing nicer than a sunset evening view in summer that isn't marred by a ton of houses.

All of them

All of it

down Church Road across the fields and particularly the church

Walk down church road and views across fields. View walking across Bridge to Great Bromley across the fields.

the National Park area up Bromley Road with the Tenpenny brook.

Church Road, view from church to Bromley

View from window live in cul de sac next to fields, views on ealk up church road

Village green, church road views over field, Bromley Road
around reservoir and parish church.
walks along Church Rd / Tye Rd area
Cricket club field, Church road walk
The walk down Church Road and over to Ardleigh or to the lake/reservoir
The reservoir, the church, all the walks and footpaths that are gradually being impacted
Fields/rolling hills behind and opposite Grange Farm Close, the walk down to the church, Beth
Chatto Gardens
all of the greenery
There are several very nice walks through farmland all around the village so any development
on these routes would be to our detriment. e.g. Church lane through the farm on to the
footbridge over the A120. Around the reservoir, Frating woods, School lane etc
I love the view from my house across to the Woodland Trust land opposite, I love the view
across the fields along Church Road up to the Church.
The reservoir Elmcroft fields and trees Views toward the church Fields beyond market field
towards the farm shop, what's left of landscape leaving the village toward frating.
All of the views across the fields and green spaces that are fast disappearing.
Church road
village green and large open spaces
View along church road
View from cricket pitch towards the church (alas now being spoilt by housing development)
Particularly enjoy the walk up Church road and over the A120
The village had some but they are fast diminishing with the extra estates
Top of Church Rd (near the Church) looking across the fields.
I am fortunate enough to have access to views across fields towards Bromley!
Open countryside, soon to be lost.
All fields, woodland and hedges
Lovely walks off church lane
I like walking down Church road down to the church and seeing the open fields.
1. To the Church 2. Round Tye Road circular to Elmstead 3. Round fields to Blue Gates Farm
Field Landscapes
Village Green, the peace of walking up Church Road to the Church
Water reservoir/ Allens Farm
Much has been destroyed - every green field built upon is a detrimental loss
Walk up to the church. Walk around the lake.
Elmstead in Bloom, fields at the top of Church Road, farmland behind the car park.
Village Green, Church Road and footpaths around village.
Most landscape views are distorted now by building work.
Church Road. Tye Road.
There was but they are now having houses built on or in front of them!! I like the green and the
Cricket.
Natural undeveloped views of Essex countryside.
The privately owned reservoir.
The Church.
Lovely to walk the dog around the reservoir
Church Lane leading to the church and the reservoir All the public footpaths

Walking to the church and local walks

The land joining the cricket grounds - the trees are lovely

I enjoy the green fields around our village and the footpaths

The Green Mill Wood

Pelgate Wood

The walk to the church Woodland by Tye Road

Elmcroft Open space Trees

Although on private land I enjoy the reservoir

Across the fields and the reservoir areas

The lanes around Crockelford which are due to be destroyed. I feel that NE Essex is fast disappearing

Elmstead church Reservoir

All the fields are growing our food, we must not forget that, if it is built on it is too late for future generations.

Near the church

Wont be anything left soon!

Open fields View down to the River Colne especially when the tide is in

Alresford Grange/Marsh Farm Overlooking the River Colne, lovely views

Open fields - dont develop beyond the village - expand from the village outwards Dont allow small developments that set a precedent to allow fill in Keep the village a village (just a larger village)

Reservoir Beth Chattos Church Lane green space

Woodlands, Beth Chatto's, reservoir, fields, green spaces along Church Lane. They allow my family and I to get rid of the stress and frustration of the day. It allows the children to enjoy natural balance, see and study animals in their environment and be the custodians of our planet.

The Greenery

Church Cricket field

Open countryside in Church Road and School Road All walks leading to open countryside which serve to remind us how beautiful open countryside is and should be protected

The open space walking up Church Road to the church. The green in the main high street and memorial.

The village church The reservoir

Reservoir is stunning! Seeing muntjac deer in the fields near us (land behind Thatchers Drive).

Many of the new walks we have found during lockdown eg Along the Chase towards the A120 and back along Church Road.

The road going up to the Parish Church is very peaceful and picturesque. The green area in front of the houses in Elmcroft and the cricket ground, a great asset.

View from our back garden

Farming fields. Country walks (i.e. to the church)

Walking to the church. Woodland Trust.

The village greens

Cricket field

Surrounding open farmland

The existing leisure areas. The church area.

The open, mainly farmed, areas around the church.

We enjoy all of Elmstead

Green areas

Outside my lounge window and down across the field. The village centre

Open field views Area around the Parish Church

North Green South Green View up carriageway - Bromley road/Church Road

Church Village green

1. View of Bromley Church from Church Road, Elmstead (the lower section) 2. The Reservoir Area (off Tye Road)

Village green Church

The lovely walk down Church Road towards the church and beyond to the lake

All the open fields for walks

Open spaces for recreation

[View 33 more responses in Sheets](#)

4D Are there any parts of the local heritage (buildings, spaces, views) of the Parish you particularly enjoy? Please tell us which.

110 responses

Church

The church

See above

Our church is wonderful. The cricket club is a wonderful community.

Village green.

Village Church, Cricket ground & pavilion, Beth Chatto's

I like the parish church and surrounding areas.

All of them

All of it

footpaths , down Church road, the cricket pitch

Church.

The Budgens, pretty building and very convenient shop, plus the space opposite. Beth Chatto Gardens.

Parish church end of Church road and adjacent fields and farns

The Church

The village greens, the open space at Elmcroft, the church & the cricket field.

All.

Beth Chatto Gardens, the rural countryside views

Walking up to that old church is one of the nicest walks i know. its quite relaxing and peaceful.

wildlife (which is being destroyed)

Public footpaths and bridleways and local greens

see above

The green and the war memorial & the Church.

The church, Elmcroft

The whole area is amazing, but is changing fast.

Village hall and old church
the war memorial, the church the cottages by the village green
The village centre
Elmcroft and cricket pitch. Dog walking areas
The Church, the listed properties along Colchester and Clacton road
The lake, church, older house on the left as you leave Elmstead to go to Colchester
The green in the centre
Elmstead Green and the War Memorial
Our village green and the greensward along the main road which are always maintained beautifully for us all and a wonderful advertisement to those people passing through!
All fields, woodland and hedges
St Ann & St Laurence Church, woodland path off Tye Road
The gardens as you walk through the village still be maintained as a small village
As in 4C
The once quiet lanes and farm land are the fresh air and peace we all need
Memorial Green, Flower beds in Colchester Road, Green Spaces around the village.
All the historic buildings, church, war memorial and surrounding area
Parish Church, although surrounding areas need a lot of TLC eg remembrance garden
As 4C
Cricket Club. Church.
The houses on the green, some of Church Road.
ELmstead Cricket Club. Elmstead Parish Church.
Reservoir.
Church and surrounding areas All the local countryside
Everything
The green areas around the footpaths The church at Elmstead The cricket ground
The Green - war memorial The church Historic building eg old bakery, Momples Hall)although would love something to be done about the hideous site of former post office)
Open spaces eg farmland not built on
The church The village green
The Church which is rather spoiled by the traffic noise from the A120
The green The old buildings on the main road through the village
Village green Village church
Rural aspects Church location Open spaces The south green where the houses are set back from the main road
The Priory
The road up to the church The Woodland Trust land - more awareness needed Polgate Wood - protect at all costs
As above
Beth Chatto's garden Woodland Trust Village Green with war memorial Local farmland Old Hall Fen Farm St Anne and St Laurence Church and cemetery Orchard by Mr Trowbridge should be a local heritage Any ancient/old buildings as there are not too many left
Church Present community was originally the school should it be preserved to say a library
The Church and its surroundings
The Local Church of England, very peaceful
St Anne and St Laurence Church

Many of the older houses along Clacton Road (such a shame the post office burned down)
The village green. The footpath from Tye Road to Church Road. The local Budgens is a good
conversion of the disused local pub. The plants on the main Colchester Road are attractive
and the village sign.

Beth Chatto

Cricket field

Public footpaths

The agricultural areas. The village greens.

We enjoy all of Elmstead

Village green - no views as they are building on them

Older houses and buildings to counterbalance modern dwellings Church

That cottages South Green North Green Church Road to Church

The Church The South Green viewed from the main road including the war memorial and the
houses behind

All around the church

Church and surrounding land

Church and views

The central reservation in the centre of the village/and the village green must be preserved
with new trees Parking posts to restrict vehicles

Farm reservoir

Church and churchyard

The Green, the church, the open area on clacton road on the right if approaching Elmstead
from Colchester - sorry don't know what this is called. Love the trees.

North and South Greens

Older buildings within the village

Church yard

The village green and the area and housing surrounding the church, including the church

Church. Cricket Ground. Reservoir

Church, square.

Countryside/working farmland in all directions!

The parish church.

Church, the Green, the Green opposite the petrol station and thatched cottages.

Church. Cricket Club.

The church.

The Church should not have housing too close spoiling the village atmosphere.

I love this village and would like to see it remain a village. I cannot pick any particular area.

Just love open spaces and the history of the village.

Blackberry picking down Church Road. The ditch! Inexplicably popular with children. Cricket
pitch.

**5A Are there any other issues that you think the Neighbourhood Plan should
tackle?** 113 responses

C07 7YH

During this lockdown year, what's become apparent is the strong community we have in Elmstead Market. We need to nurture this over the coming years through ensuring the village feel doesn't get swallowed up into Colchester. Improved facilities - for fitness and wellbeing, for children's socialising, for safe walking and cycling - will help with all of this.

Doctors need improving like the one at Abby fields. Community centre need modernising enabling it to attract events and classes such as baby gatherings. And parking if we want to build up the town we can't cram everyone in budgens carpark for long which is why people feel the need to block driveways and footpaths thinking it's acceptable

Public transport & if more houses unavoidable road junctions in centre of village are already a challenge. Create additional footpaths to improve access to countryside i.e Church Rd to Mill Wood & from village to farm shop to join to footpath to Cockaynes Wood.

Keep Elmstead as a village.

Potholes and pavement condition

No, as much as we battle the saturation of houses within our local area, I am old enough and wise enough now to know that if developers want to build houses, they find a way. I

appreciate the effort gone to in order to gain our views.

Stop building new houses

Yes don't plan anything else you are reunion the environment keep building houses and what for so you get more money!

lighting for safety of individuals, speed through the village, maintaining Elmstead as a village and not an adjunct to the Garden Village

I should clarify my answers at 1A and 1B. Traffic is not a particular issue in the village except in one respect; speed on entering the village from Colchester on the dual carriageway. There needs to be more robust 'encouragement' to respect the speed limit, along with a graded reduction (70-50-30?). Alternatively, introducing the much needed pedestrian crossing to access the bus stop opposite Oatlands (used, for instance, by residents of Meadow Close) may kill two birds with one stone!

No as above. Speeding through village and further housing development are our main concerns.

improve wording of surveys, they are not always clear and the answer options dont always match the question wording.

Creation of new areas of housing off main roads as opposed to adding on to existing settlements creating massive developments.

Enforcement of speed limit through village, road surfacing replacement policy vis-a-vis state of roads especially ever growing pietholes

Parking

A safe way to cross the road at the Bus stop at entrance to Elmstead on Tye Rd side

Internet speed

Double yellow lines on the Colchester Road/ Chapel Lane junction & clearer no parking restrictions at the bust in front of North Green

Maintaining a reasonable amount of open space. Developers hate it as it has no monetary benefit and inevitably do everything they can to ensure there is as little as possible.

I think improved footpaths from Elmstead to Frating are a must: it is unsafe for families from that end of the village to walk anywhere, meaning more cars driving through the village to the shop/school unnecessarily. Elmstead has been underfunded compared to Ardleigh or

Alresford eg look at the difference in play parks, community centres, etc... This must be addressed.

The amount of traffic congestion and inconsiderate parking we have to endure during school terms is very annoying. If all these people live within the village why do they feel they need to drive their children to the school. they should be encouraged to walk. restricting the parking near the school would help. and sign posting the parking area in Elmcroft for residents only would help. This parking area was only meant for the residents as an overflow for visitors according to the plans. Maybe a parking warden could be employed on a part time basis. look after our children. Why have the paths been left to deteriorate on routes that are centimetres from a 60mph road (which motorbikes speed along all day every day) and which are the ONLY way of children accessing the village or bus stops~? isnt that negligence especially as this has already been flagged? Why do es the village allow hundreds.thousands of new homes but not insist the developers include green spaces?

Repair the footpaths

speeding on School Road, motorbikes especially

Lorries going through the village laden with stones, cement, etc.

Facilitating traffic flow that avoids the main road

Better maintenance by TDC on walkways and road surfaces. Road sweeping and weed control. Drain clearance. Tree trimming. Generally tidying up of the village.

Traffic control (speed cameras etc), Emissions rules (open fires etc), Waste Disposal and local recycling schemes

Stop building anymore estates the village is being ruined

Maintaining the safety and cleanliness of our village & surroundings is difficult wherever you live nowadays, and we are quite fortunate in Elmstead Market, but that needs to continue as it does seem to be getting more difficult in today's world!

Excessive HGV's travelling at speed along Tye Road.

Speeding, particularly along school road, lorries using inadequate roads as shortcuts to avoid traffic lights at the top of Clingo Hill

Pot Holes!

Local employment opportunities & retaining the village environment.

The rubbish up the road to Colchester

Need to provide electric charging points for vehicles.

We need to stay a small, quiet village as we are at the moment.

The neighbourhood plan cannot succeed in spite of all our cooperation. Perhaps if parliament were to revise the green belt status and revise mass development such as are visualised, we may stand a chance to remain as a village.

Anything that supports the lonely, senior citizens and young people get onto the housing ladder. Low cost flats, Assisted living flats/appartments.

Whether the local schools will have enough capacity for new families, Improved transport links to Wivenhoe/Colchester for commuting and reduction in traffic, Traffic calming and speed reduction measures on Clacton/Colchester Road for safety, Crossing at Bromley Road, Clacton Road especially as there are more new builds.

More people employed to keep the village clean and tidy. The whole village needs a bit of TLC. eg broken street lighting, potholes. Main drag through the village looks very tired and unkempt. Village needs to look more inviting.

Just improving footpaths, the play area, a pub in the village would be nice. The doctors surgery - maybe it could open full time? Traffic through the village ie. speeding, junction off church road/school road/a133 can be difficult and dangerous.

Protect us as a village and not make is a suburb of Colchester

Roads - potholes. Slowing traffic down through village.

The litter and fly tipping around the village, and the dog poo problem, lack of play area for children and older children, the current playground is embarrassing.

The footpaths along the main road on Alfells Road side are an absolute disgrace. Several elderly live around Laurence Close, St Pauls, Alfells and it's a real hazard for them to walk around.

Traffic lights on Church Road. Junction is a hazard.

Noise at petrol garage late at night. Junction at Budgens is dangerous to cross, either as a motorist and pedestrian.

Post office, post office, post office Speed of traffic through village

Road surfaces Potholes

The vast amounts of litter in the hedges all around the village, nobody takes responsibility- even if you have volunteer that would help to pick it up - Parish Council blames local council etc so too much red tape and the litter gets worse. I have a concern about the road crossing between 'Stinky Lane' byway and the cricket field. When new houses are built on Church Road this is going to be a hazard.

Creating more outdoor activities to encourage families to have fun exercising.

More facilities for young people

Dog fouling

Traffic control at crossroads (Budgens etc)

When 'The Man from the Government' overrules local decisions, mainly on appeal

Keep our footpaths clear as some at the far end of the village eg from Landsdown, Clacton way are not really walkable

It is vital we remain a village - everything possible should be done to acquire the buffer zone to keep our village status. If tree planting started now west of Tye Road a country park would be our legacy.

Speed limits on rural roads ie from 60mph to 30mph eg Keelers Lane, Alresford Road

Footpaths on Alresford Road from Sunnymede Farm- Keelers Lane - even a grass verge would be sufficient Proper tree/hedge cutting

Footpaths along Alresford Road between Keelers Lane and Wivenhoe Road Reducing the speed limit and build a footpath as the route is very well used by walkers but very dangerous in places due to speeding cars and the quarry lorries. Bus route for 62 and 74 Railway bridge dangerously narrow for speeding cars

Try and link footpaths, maybe with the goodwill of local landowners Smaller community buses into Colchester Protect of the few existing apple orchards left. Ensure the village benefits from current and future developments eg poor elderly people in Meadow Close should be compensated for the disruption caused and they should be consulted about how

Long term viability of the village Protection of village status and protection of rural status

Prevention of becoming a suburb of existing neighbouring villages/towns as well as future developments Prevention of overdevelopment of the village Protection of land assets of the parish

CO7 7YD

Paths in the village should be kept up to standard as we are encouraged to walk for our health, but often find the state of the paths impossible to walk on - especially for the elderly
Parish Council should be more in touch with the people as we live in a village and the parish council should represent the village

Ensure the progress of the new village hall for our community and for all the benefits it will bring to the people who love it

The speed through the village is too fast and people parking on pavements, especially on the main road.

Noise from cricket club in the evenings when the bar is open late. Traffic/pedestrian crossings along main road - should be more at either end of high street.

Policing level Bus service Walking/cycle routes to the university

A cycle lane would be lovely

All new building should be zero emissions.

Quality of life in terms of traffic noise. Pollution. Keep as a village and not part of Colchester.

Potholes. Youth facilities - but not a skate park.

A new community centre

Traffic. Repair pot holes

Village tidiness

Traffic calming measures

Cut down on new houses

This will no longer be a village for the future, too much building. Surgery no big enough! No infrastructure for village users No new village hall

It would be good to ensure Elmstead retains its own identity. The Garden Community likes should have its own identity

Negligent speeding away from the village centre up Bromley Road towards A120. That, coupled with the appalling state of the road surface, is more than likely to lead to a pedestrian death at some point regrettably.

Over development that is occurring now

Elmstead has had a huge increase in houses over recent years and does not need anymore.

We will end up joining Greenstead Estate

Elmstead is a wonderful village with some lovely people, we want to keep it a village with a good community spirit The bulbs are still flashing as the enter the village from Colchester Road crossings Colchester Road Traffic in school road

Oppose developments

Kids club once a week at the community centre where kids of the village of all ages can go and play board games as well as get involved in village issues

CO7 7AT

The most upsetting thing is the quantity of rubbish at the sides of the road. Surely the council should address this especially on the A120?

care for the environment, rewilding, more trees, sustainable planting etc.. etc..

Preserving as much green belt land as possible.

All energy should go into fighting every proposed development

Despite the village's location on the main road and into Colchester we do not experience noise or other traffic problems. Long may this condition remain!

Basic white lines are mission on the dual carriage way especially when exiting to the lanes
Dual carriageway speed is too fast and not governed Drivers park in the surrounds to the lanes rather than the lay-by

Over building a problem, creates more traffic Not enough infrastructure to support increase in people and cars

Road works need to be completed as soon as possible to make travel into Colchester safer.

Rubbish especially along A120 and A12 is very bad (I know this is because people drop litter and should not but it is becoming unsightly at present)

Over development. Before long we will be joined to Longridge, Colchester

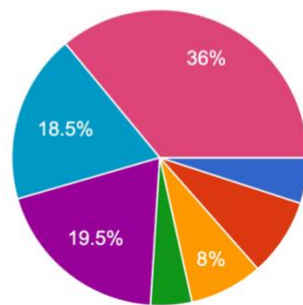
CO7 7AQ

No I think stopping all new developments should be a priority

[View 11 more responses in Sheets](#)

Which best describes your household? For those families with more than one child, please answer based on the age of the youngest child.

200 responses



- Family with young children (0-3)
- Family with primary school age children (4-11)
- Family with secondary school children (11-18)
- Single of Working Age
- Single and Retired
- Couple of Working Age
- Couple with one or both persons retired
- Care Home

APPENDIX D

EXHIBITION RESULTS

Public Feedback at Neighbourhood Plan draft policy exhibition on 6th November 2021

Policy	No. for	No. against	Comments	Notes
Introduction	2			
Neighbourhood Plan Themes	2			
Plan area and scope	4	1	Against any more development as the village will no longer be a village/rural. Very much against the Garden Development as it will ruin the area and we will become part of Colchester. Why is the proposed dual carriageway so close to the village, we will lose our village identity entirely?	I think the vote against was not against the plan area and scope, but as per the comments.
Policy 1 - Settlement Development Boundary	6			
Policy 2 - Former Elmstead Community Centre	7		Cornerhouse design?	
Policy 3 - Housing Mix	8		More council housing. More affordable housing for local people. Uncontrolled ? build big houses – we need more affordable houses to maintain community balance. More affordable homes needed for first time buyers. We have enough luxury developments.	
Policy 4 - Passivhaus	5		All new houses to have roofs aligned to maximise the benefit of solar panels. A block or two of supported living flats would be helpful for current village residents to stay near friends/neighbours as their needs increase. All new homes to have heat pumps and solar panels by default. They are much cheaper to design and fit when building than retro fitting afterwards.	

Public Feedback at Neighbourhood Plan draft policy exhibition on 6th November 2021

Policy 5 - Design Codes	6			
Policy 6 - Local Heritage Assets	5		Don't forget Elmstead Church – an important historic asset (Grade 1 Listed) and regular destination for walkers from the community as well as Parish Church function.	
Policy 7 - Important Views	6	1	Don't want the village built up too much.	
Policy 8 - The Village Centre	6			
Policy 9 - Movement, Connectivity and Traffic	9		<p>Southern walks are not easily accessible. Talk with owners of Allens Farm reservoir to open this up to more public access and create green areas around it. Open footpath track up along north side of village. This might help protect the area from “village” developments as it becomes a green space. If extra traffic will be likely to divert through the village from the new dual carriageway we will certainly need: crossing at Oatlands, speed bumps to restrict traffic flow, the roundabout proposed at Budgens does not look sufficient, it will not restrict traffic speeding through the village at certain times.</p> <p>Average speed cameras. Speed bumps where needed.</p> <p>All for improving access, only concern with path leading out of the village is the loss of the rural look and encouragement of future development of the surrounding area.</p> <p>“Rapid transport” should be future proofed and not diesel buses.</p> <p>Crossings along Colchester Road, at Oatlands. My daughter currently struggles to get across the road for the bus.</p> <p>Better bus service to encourage use.</p>	
Policy 10 - Local Green Spaces	9		<p>Acquire a field for recreation/sport on village edge and get ECC to buy in exchange for relinquishing the long lease on the Market Field playing field.</p> <p>Agree – there are no real facilities for young children to play, except the playground in Old School Road. A field for recreation/sport would be ideal; to compliment any sporting facilities proposed for the new hall.</p>	

Public Feedback at Neighbourhood Plan draft policy exhibition on 6th November 2021

Policy 11 - Green Ring	8		
Policy 12 - Nature Recovery	10		Maintain and enhance all existing hedgerows. Create as many wildlife corridors as possible. Plant more semi-mature trees. Get the Woodland Trust involved. Preserve as much greenland space around our village as humanly possible. Once lost, never regained.
Policy 13 - Health and Wellbeing Service Provision	7		New doctors' surgery very much needed. Drs. So much new housing planned, the existing surgery will not cope. How will the reductions in reg umber of doctors working in the NHS affect the surgery being able to cope with the sheer numbers of extra patients. Even if a new surgery becomes possible – planning is needed here. We need to keep the village surgery.
Policy 14 - Local Community Uses	7		We need a pub. Additional GP service to cover current increased population. Youth club facilities. Investment in groups for elderly.

APPENDIX E

SECOND SURVEY



Elmstead Parish Survey 2- Neighbourhood Plan, December 2021

Please complete and submit this survey by Monday 3rd January 2022. Paper surveys can be returned to Elmstead Community Centre, School Road. Alternatively contact the Parish Clerk on elmsteadparish@gmail.com or 07907 610381 to arrange collection.

Alternatively, the survey can be completed online at <https://forms.gle/FeLnXiiTL74kvDX89>

No personal data will be recorded, e-mail addresses will not be collected.

A Neighbourhood Plan gives the community direct power to develop a shared vision for their area and to shape its development and growth. The facilities it will provide for generations to come will be determined by it being correctly compiled and approved. It will become a legal document taking precedence over non-strategic Local Plan policies and give Elmstead the opportunity to influence its future and benefit the residents.

Elmstead's emerging neighbourhood plan is currently in a draft phase, with a number of proposed policies being established in the community's best interest, using information from the first survey in March 2021. These policies have since been refined by feedback from focus group and exhibition events - our thanks to those who attended.

The full draft policies can be viewed, alongside other elements that give context to the neighbourhood plan on the Parish Council's website.

<https://www.elmsteadparishcouncil.org.uk/exhibition-draft-policy-consultation-boards>

Please add any feedback on the draft policies to your answer for question 21.

Before finalising the wording of these policies, we feel it is important to clarify and record public sentiment to ensure the overall plan functions democratically for the community. Certain details need refining in line with public opinion, while it is also important to have a clear record of residents' views, so once the plan is enacted it can be best used to protect community interests - for example challenging excessive development.

The following statements were sourced from feedback received at the recent community exhibition. Do you agree or disagree with the statements? (Please tick one box only)

1. Elmstead's identity as a village is under threat from excessive development.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

2. Traffic conditions on the A133 regularly affect my travel.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

3. At times I feel unsafe crossing the A133 as a pedestrian.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

4. I would use a traffic light controlled pedestrian crossing across the A133 towards the western edge of the village.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

5. Recent (within the last 10 years) housing developments have had a poor selection of housing types for the village's needs.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

6. Recent (within the last 10 years) housing developments have had a lack of affordable housing.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

7. I am concerned about the new Tendring / Colchester border garden community's impact on Elmstead in the future.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

8. I believe a clear green landscape gap between Elmstead and the new Tendring / Colchester border garden community is important.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

9. I believe it is important to secure a green landscape gap between Elmstead and the Lanswood development area.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

10. I would support a scheme that prioritises local people for affordable housing as it becomes available.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

11. I would support the installation of traffic calming measures on the A133 through the village.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

12. I would support the installation of improved junctions onto the A133 through the village.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

13. I would support new houses built in the village having to conform to higher building standards than the national minimum standard.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

14. I believe additional supported living for the elderly facilities would benefit the village.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

15. I believe an improved doctors' surgery with increased capacity, and potential relocation to a larger site within the village would benefit Elmstead's community.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

16. I would use an expanded network of footpaths around the village.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

17. Once the new community centre is open, I would support the controlled small-scale development of affordable starter homes on the existing community centre site.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

18. Do you, or anyone you know, expect to need any of the following housing types within the village for an affordable rent in the next ten years? (Tick all that apply)

1 Bed / 2 Person Starter Property

2 Bed / 4 Person Starter Property

19. If national government requirements forced additional development within the parish in the later half of the neighbourhood plan period (2027-2031), in what order would you prioritise the following housing types. (Please number the boxes in order with 1 being the highest priority)

1-2 bedroom affordable starter properties

1-2 bedroom 'downsizing' retirement properties

1-2 bedroom supported living properties

2-3 bedroom family properties

4-5 bedroom family properties

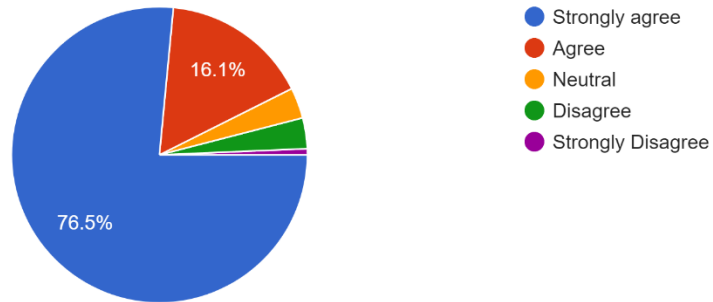
6+ bedroom properties

APPENDIX F

SECOND SURVEY RESULTS

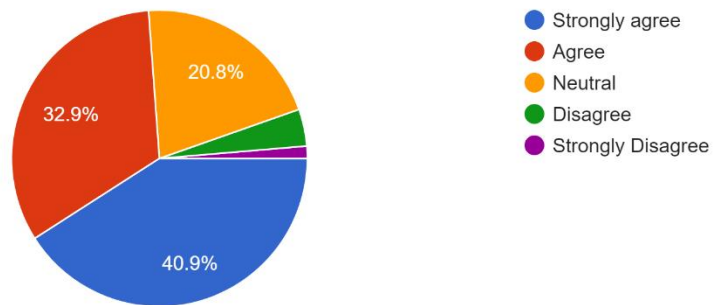
1. Elmstead's identity as a village is under threat from excessive development.

149 responses



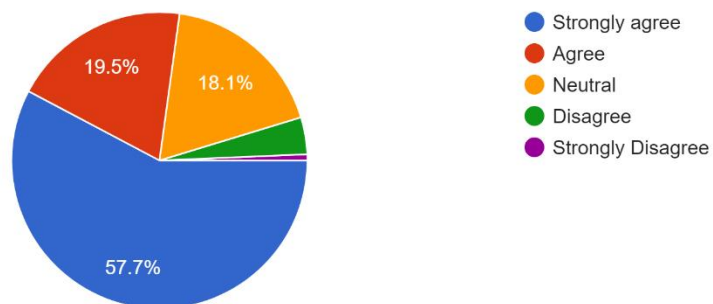
2. Traffic conditions on the A133 regularly affect my travel.

149 responses



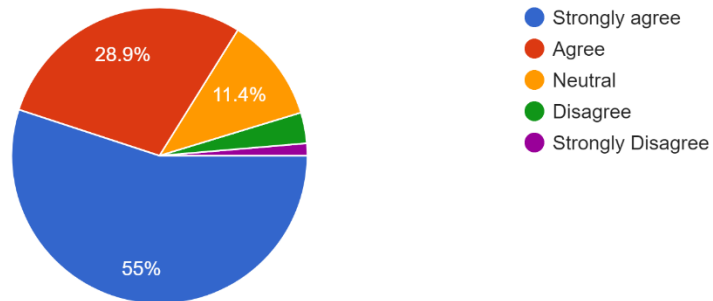
3. At times I feel unsafe crossing the A133 as a pedestrian.

149 responses



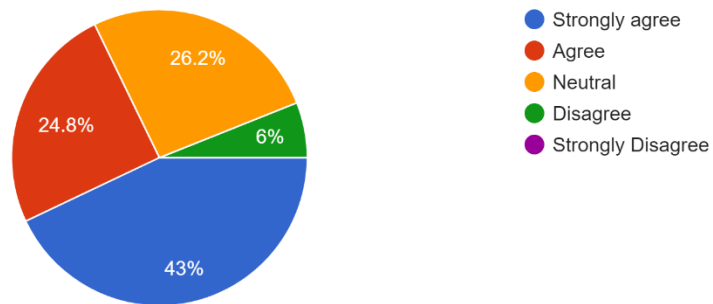
4. I would use a traffic light controlled pedestrian crossing across the A133 towards the western edge of the village.

149 responses



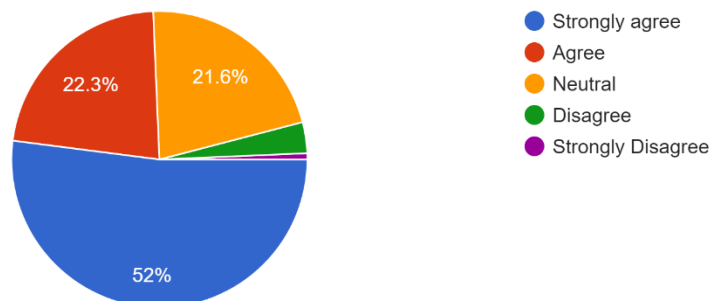
5. Recent (within the last 10 years) housing developments have had a poor selection of housing types for the village's needs.

149 responses



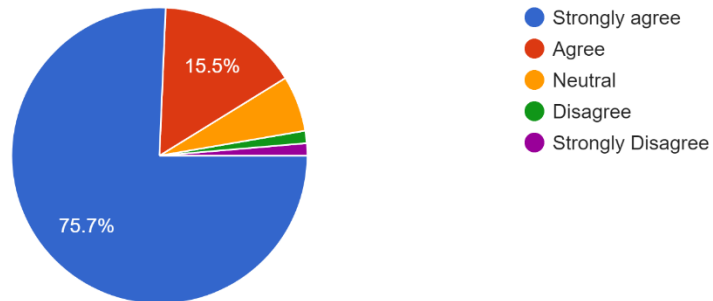
6. Recent (within the last 10 years) housing developments have had a lack of affordable housing.

148 responses



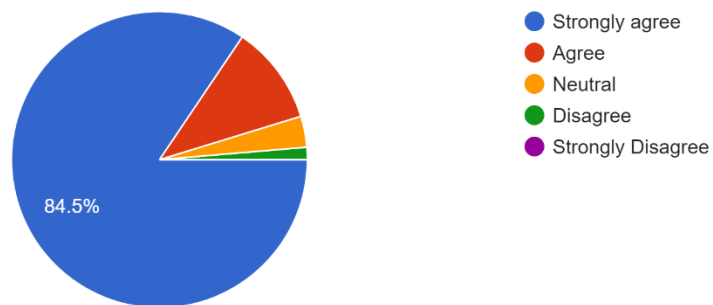
7. I am concerned about the new Tendring / Colchester border garden community's impact on Elmstead in the future.

148 responses



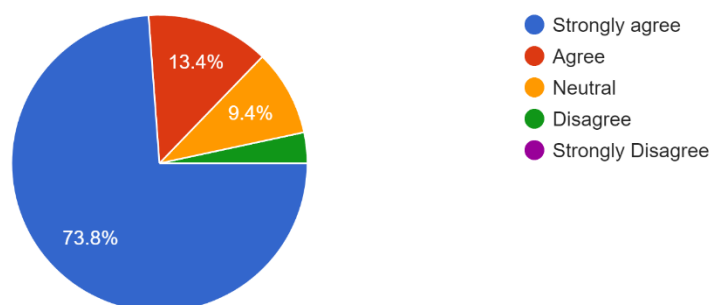
8. I believe a clear green landscape gap between Elmstead and the new Tendring / Colchester border garden community is important.

148 responses



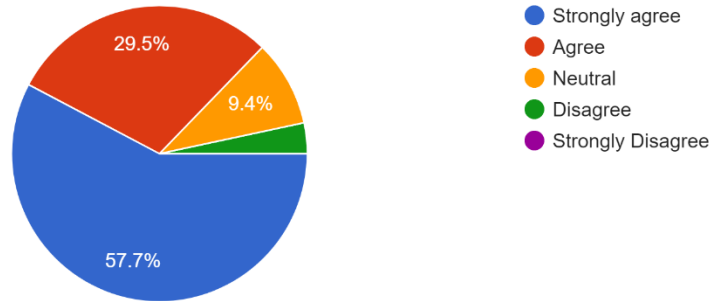
9. I believe it is important to secure a green landscape gap between Elmstead and the Lanswood development area.

149 responses



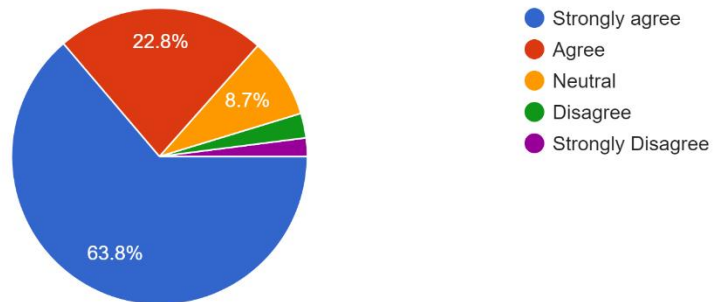
10. I would support a scheme that prioritises local people for affordable housing as it becomes available.

149 responses



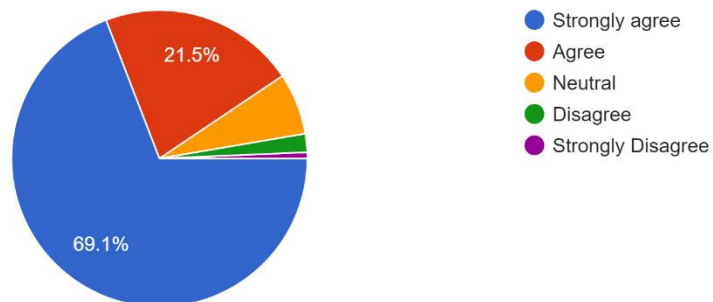
11. I would support the installation of traffic calming measures on the A133 through the village.

149 responses



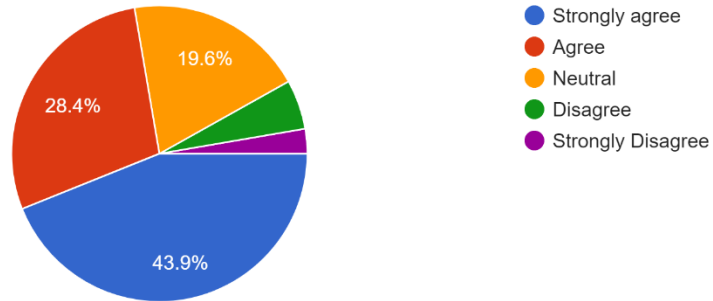
12. I would support the installation of improved junctions onto the A133 through the village.

149 responses



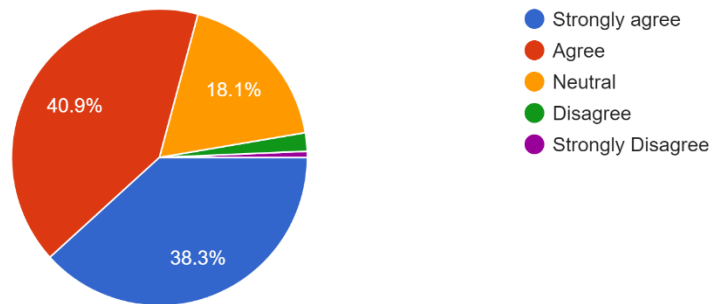
13. I would support new houses built in the village having to conform to higher building standards than the national minimum standard.

148 responses



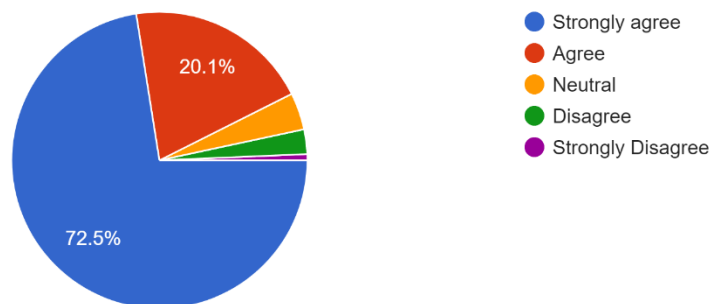
14. I believe additional supported living for the elderly facilities would benefit the village.

149 responses



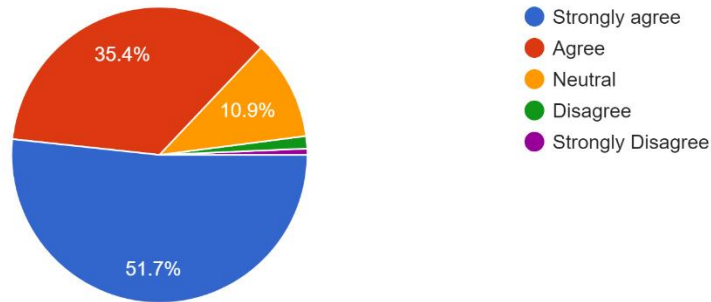
15. I believe an improved doctors' surgery with increased capacity, and potential relocation to a larger site within the village would benefit Elmstead's community.

149 responses



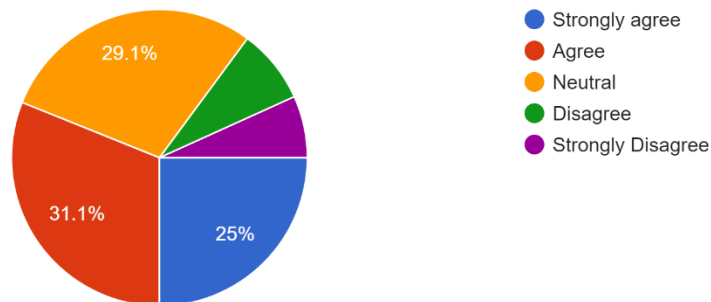
16. I would use an expanded network of footpaths around the village.

147 responses



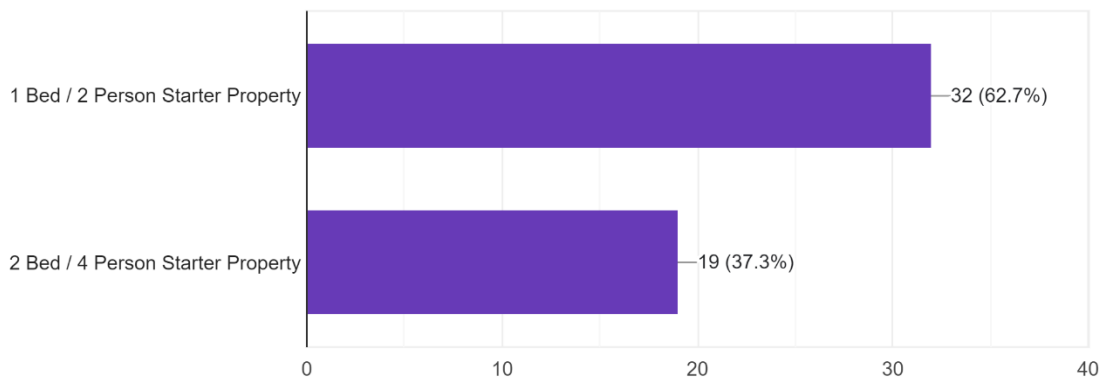
17. Once the new community centre is open, I would support the controlled small scale development of affordable starter homes on the existing community centre site.

148 responses



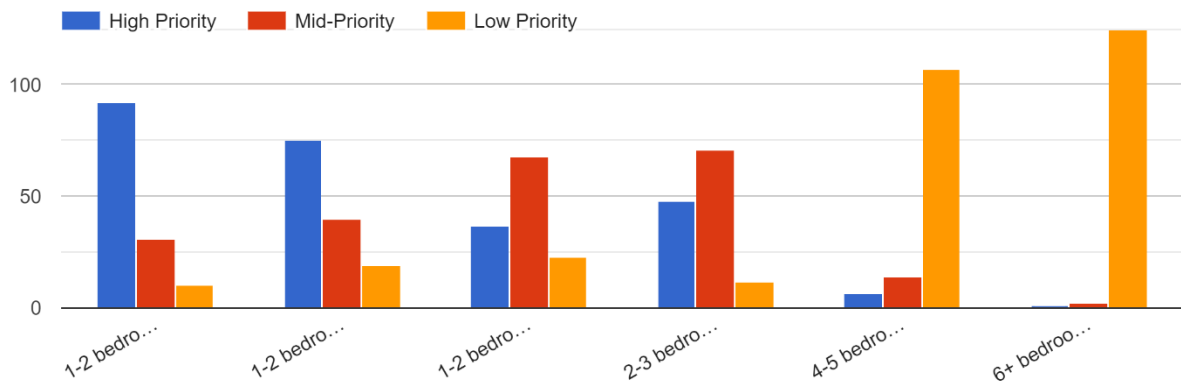
18. Do you, or anyone you know, expect to need any of the following housing types within the village for an affordable rent in the next ten years?

51 responses



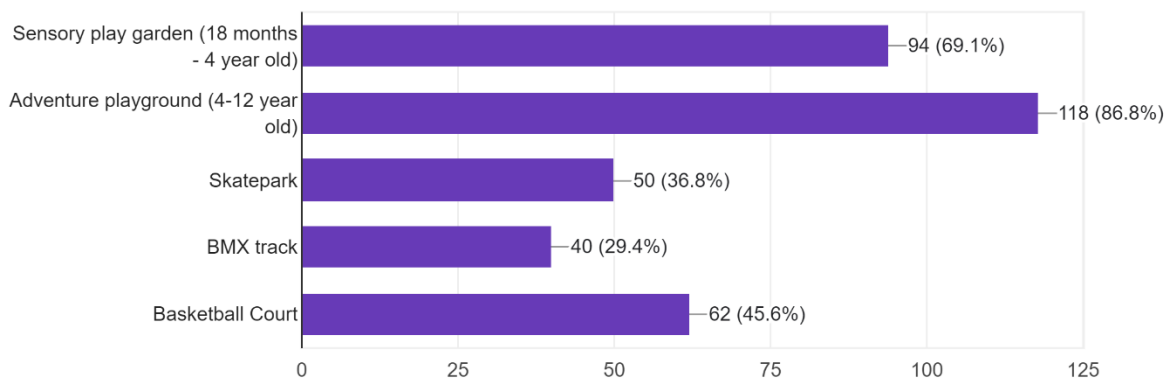
19. If national government requirements forced additional development within the parish in the later half of the neighbourhood plan period (2027-2031), in what order would you prioritise the following housing types.

19. If national government requirements forced additional development within the parish in the later half of the neighbourhood plan period (2027-2031), ...r would you prioritise the following housing types.



20. What new young people's recreations areas would you support being established in the village? (Select all that apply)

136 responses



21. Is there any other feedback regarding the neighbourhood plan you wish to add?^{68 responses}

A pub

No

Much clearer signage at the Western approach to the village, so that slowing down is a major consideration. The speed of many vehicles approaching the village is frightening. I regularly walk along to Tye Lane, so if a tyre blew out on an approaching vehicle it could kill a pedestrian if it left the road.

We were encouraged by the garden community development as it could improve the public transport options to get to town. The biggest issues for us are road safety for pedestrians and cyclists and the road quality.

A safe pathway to be developed from the Grange Farm development into the village.

We need a local pub in the village.

Faster broadband. Encourage development/availability of premises for commercial social facilities such as pubs, bars, cafe or restaurant.

A place to socialise such as a good cafe, bar or restaurant. A bespoke social space with more provision just for the over 60s.

In order to retain its village feel and status, and protect our wonderful natural surrounding environment we really must keep development to a minimum and prioritise the ever decreasing green spaces that we are lucky enough to still currently have.

Would support potential local pub/post office facilities being brought back into the village for the community.

It's a village keep it that way.

Re Heritage idea 6 : Local Heritage Assets. In line with National Planning Policy, idea 6 I suggest should include the preservation of not only the Local Heritage Assets themselves but also their setting.

Re Draft Policy 7 : Heritage and Design . I would recommend to expand this considerably in line with the Tendring Colchester Borders Garden Community Master Plan, Baseline Final Report, September 2021 which recommends: - the retention of all mature trees and hedgerows within the Garden Community designated area. - the retention of a network of lanes (shown on page 61 of their report) including all of Turnip Lodge Lane (Protected Lane), all the lanes feeding into Pyecats Corner, and the central section of Tye Road . Most of these lanes are already signed by Essex County Council as being managed for wildlife and are identified in this Garden Community report as Quiet Lanes that should be retained as part of the green wildlife corridor/recreational infrastructure within the Garden Community. If Elmstead Market Council would also include similar statements in their Neighbourhood Plan, this would help preserve these Lanes not only for the Elmstead residents that live within them but also for the wider Elmstead village community and beyond that enjoy walking and cycling along these quiet lanes.

If all the new housing brings with it an increase in the number of young children in the village, then a new school will be required.

Crossing at the Bromley Road junction needs a pelican crossing. Could do with a pharmacy in the village.

The litter situation on all roads leading into village has reached an unacceptable level. I regularly cycle along these roads, and it is disgusting the amount of litter lying by the side of

these roads. Can the council please provide an improved litter picking routine and enforcement policy?

The local primary and nursery are already at capacity - we need to consider either expansion of existing sites or building another school and nursery to support families joining the area. Could we also look at better bus routes to train services at peak travel times? If we are considering expanding the doctor's surgery could we also consider the addition of an NHS dentist? How is the sewage and water supply going to be affected by the increase in housing? Please do not build anymore houses around the village and please keep us a huge border between us and the horrid garden community #keepelmsteadavillage

We do not need any more House's in our village it's getting ridiculous now the government and local councils need to put a stop to it, it's ruining our village, the environment and wildlife! We need more facilities for teenagers.

Utilities supply - water mains and sewer upgrades. Every year letter about water supply saying water company can't clean and pump enough water. Electric supply - do we need upgrade to keep supply. Current water pressure just above legal requirement. Weight ban on vehicles using side roads.

Make the village a 20mph zone especially chapel lane. Speed bumps to slow traffic down. Ask people not to park on pavements.

Open spaces and footpaths to reach other villages by foot or bike.

RE. Q20 While all would be desirable, the location is key and must be done in such a way not to cause a risk of anti-social behaviour or disturb nearby residents.

Be great for village to have pub, preferably community based and within walking distance, focused on being the centre of village life. The village needs a proper fulltime post office, be it stand alone or incorporated into budgens etc. One day a week from 2-4pm is not sufficient. Speed calming measures are desperately needed on Bromley road.

Q20: Football Court! Footpaths of A133 need resurfacing More dog waste bins along A133 Keep Elmstead a Village!

The village needs more shops, pub, bigger DR's surgery and a safer crossing area near Oatlands.

With all the additional housing being built we believe extra capacity at the local primary school is essential. The old community centre site could be used for a new doctor's surgery/medical centre. We need a full time surgery with more services. The present doctors cannot cope and will only get worse as more families move in.

The doctor's surgery can't cope as it is how on Earth will it try and cope.

Re No.14. So important for the following reasons:- People can stay in the village as their needs change as they age. This may improve - their continuing personal relationships with neighbours - their continuing membership of clubs - their continuing with familiar doctors' surgery Older population is increasing. Safety, security and familiarity lend themselves to better mental health and happiness it would be an investment. Re No 16. Another investment. Walling benefits physical and mental health of all ages. Thank you for this opportunity and your work.

The village should maintain a good cross section of retail and commercial outlets.

There is no reference to employment needs on this form.

Need for much wider/better maintained/less busy footpath to the east to join the new houses at Lanswood/Grange Farm Close safely. Concerned about capacity of the primary school too - its already very busy and dangerous around the Holly Way area at drop off/pick up due to so

many cars. Elmstead is very poorly resorted in terms of facilities for children compared to Alresford or Ardleigh or Wivenhoe. I hope the Section 106 monies will be used to address this. The local neighbourhood plan should not be too big as Elmstead is becoming too large for a village and we have a lack of green spaces, and the roads are becoming more congested because of the amount of cars parked on the roads which park on the pavements which will get worse if too many houses are built without more off street parking.

What shops and village facilities are planned? We desperately need a pub We need to preserve our post office outpost on Mondays Preserve the bus routes to/from Clacton and Colchester

It seems that very little, if any, thoughts/consideration is considered when plans for large numbers of all types of housing are being made for Elmstead - Doctors surgery - inadequate for number of residents already School - present one not big enough Shops - basically non-existent - for food etc only Budgens otherwise Colchester is nearest - thus causing more transport/road problems. Those people who plan these new houses in Elmstead obviously do not live there because if they did so much clueless planning would not be so much in evidence.

Points 11 and 12 needs more information to what they entail Adventure playground needs to be made secure from vandalism With all these new houses being built in the village will we have the return of our post office and a pub?

Improved bus service to and from Colchester

Improved GP Services/premises on a full time basis to support the ever increasing population of the village.

The pavements on the Budgen's side of the road down to Oatlands are very bad and it is difficult to use on my mobility scooter and as I have already complained the curb onto the bus stop opposite Budgens is bad, and I am unable to get up onto the pavement when going to the doctors - I have to use the bus lane.

A speed limit of 30 from the entry of village e.g., dual carriage way to the end of village Lanswood end to slow the traffic the whole of the village, not like it is now starting just past Beth Chatto at 40 then a few yards down to 30 - should be 30 all the way. For all our safety We should avoid 1 bedroom properties as the market is limited making them difficult to sell Support traffic calming measures but not speed bumps as drivers tend to speed up and slow down increasing pollution. Additionally makes bus travel uncomfortable Would suggest outdoor gyms and skateboard parks, play areas etc are spread around the village to ensure accessible to all.

Whatever your plan states for new build in the village the Government can overturn at any time Again no definite plans for the over tens - too much accent on the young kids More thought for the actual village - paths are a major issue (just no point in contacting ECC district councillors or Tendring) Loneliness not one in the older residents but in young mums too The new community centre might help if it's for the villagers and not a commercial enterprise A pub would not go amiss.

Speed bumps/cameras could be used to slow traffic through the village. Parking should be banned outside budgens. The junction of A133, School Road and Church Lane should be controlled by traffic lights.

Making sure that Elmstead is not overdeveloped forgoing its village status. Present community site, if not for small scale housing, then developed into leisure park for sports etc.

Get rid of the garden city - or new town as we like to call it. Why did we all want to live in a village - to get away from the pollution of a town.

We must have a crossing at the end of Oatlands - you take your life in your hands Every time you cross to get a bus to town. Why is there no post box on the Oatland side of the road? Elmstead was a village with access to country walks, it is rapidly [turning] into a village losing our country surroundings. Traffic has increased four-fold with the A133 only to increase to be untenable. SAVE OUR VILLAGE.

Would like to add Netball and tennis facilities to question 20. On the new green open space can we have some trees, wildflower area? Encourage local landowners to create green corridors. Are we getting any allotments? It appears that Elmstead is in danger of having ribbon development, something that I thought had been confined to history (1930s).

With all the additional properties, a proper Post Office again, plus a post box along the eastern end of Church Road.

No more development - houses. All these family houses - where are the Schools places and Doctor's surgery places inside village? Should not have to travel outside the village for these essential services.

No more building written over questions 18 and 19. The Clacton end of Elmstead has no post box, lighting, bus shelter, seats and a speed control that does not work. The 30 mph should start at Lanswood beyond the three businesses that are very busy. Instead of wooden gates these would be more beneficial. There are more houses with more to come and no facilities. You have increased in size much more than any other village and lost valuable agricultural land that used to produce food for our growing population. Elmstead used to be lovely country village to live [in] but now with all the extra houses and increased traffic it is more like the outskirts of a town. Be wary of bribes by Lanswood to obtain more houses!

Ticked both selections on question 18. No more development in the village of housing - insufficient facilities available.

Resurfacing of Main Road from Bromley Road to Tye Lane. Post Office and Pub/Restaurant and Chemist.

No more development - written out 10 times!

A quiet road surface through the village.

Improved access to Post Office services - given the increased size of the village. The present provision is totally inadequate. Electric charging points for vehicles - we must be looking to the phasing out of petrol/diesel vehicles. A wide range of activities for [can't work out the word!] age groups in the village: not everyone wants only to be with people of the same age. Major improvements in Church Road!!! Including better maintenance.

More trees planted where possible in the village.

The most urgent priority is the installation of an improved junction at the crossroads, Church Road and School Road and the A133. This is already a very dangerous junction, complicated by cars entering and exiting from Budgens car park and loading bay. This junction will be even more heavily used when the current housing developments are all occupied.

20 mph through village and no HGV vehicle signs.

With all the extra building in the village: 1. A larger Doctors with more Doctors. 2. Improve School for the future. 3. A better bus service. 4. A restaurant doing lunches.

The continuous building of houses within the envelope of the existing village boundaries will inevitably outstrip the facilities of the village i.e., school, doctors' surgery, road network. The

powers that be don't listen to individuals and the large building companies have too much cash which enables them to ride roughshod over anybody or anything in their way. Elmstead is both RURAL and a VILLAGE and must stay so. Any development is harming our countryside. We need to be realistic and keep our fields to grow food for both people and animals. We need to end the mass destruction from huge developments. Our countryside, our green, our heritage, our values are vanishing as so many houses are erected in their place. It is seen everywhere in the UK as nowhere is, in reality, protected. No ancient woodlands, no fields, no protected lanes, no greenbelts, no ancient hedgerows, no verges that were of natural beauty and no area of outstanding beauty. By building on our carbon sinks, we are going against what we believe, and sadly encourage more weather floods, droughts and rising of sea level. Building more is just speeding up the climate crisis. Our green environment is suffocating. It is slaughtered to the detriment of health, both physical and mental. It is obvious that excessive building is profit driven. The wealth of the Parish lies in its countryside, therefore does not suit their purpose. By destroying our countryside they enslave us forcing us not to be independent any more. They are denying people the right to live in a RURAL surrounding!

Speeding and traffic on Colchester Road is a major issue. We need more traffic calming measures, more road signs and speed cameras. There are too many accidents and near misses on this road. It is meant to be a 30mph limit, most cars are easily 40/45mph and nothing seems to be done about this by the council.

There are virtually no legal footpaths suitable for dog walking and these are largely the only people in the village using footpaths. The only paths covering private farmland ban dogs off leads which totally undervalues dog walking. Whilst denying access to public on the school field is understandable, this is yet another serious loss for dog walkers and an alternative field should be purchased with footpath linkage is possible and dog poo bins provided.

We would like to see a pharmacy in the village.

I think with the number of new housing estates being built in Elmstead and the Tendring Hundred in general together with the planned new town (Garden Community) to join Greenstead up with Elmstead the only green space will be if they paint the concrete green. Dispensing pharmacy to support a bigger surgery - essential with older residents plus increased population as a result of development. Bigger surgery - if not possible within the village move the existing surgery into larger premises at the old community centre with its car parking facility. Would be available when the new community centre is completed and the old one could be renovated and made fit for purpose. its central location would be ideal, any plans for housing of the more affordable type could be moved to a different site with co-operation from builders/developers. Don't let the proposed dual carriage link road encroach so closely towards Elmstead, fight for distance between it and the new town which is forecast to be built. Speedbumps would be a deterrent to reduce the flow from the new link road through Elmstead, would certainly make a less attractive route to take. Pedestrian crossing with traffic lights and zebra crossing at western approach to Elmstead essential.

APPENDIX G

PRE-SUBMISSION FLYERS



Elmstead Neighbourhood Plan Pre-Submission Consultation (Regulation 14) and Neighbourhood Development Order (NDO) Pre-Submission Consultation (Regulation 21).

Elmstead Parish Council wishes to inform you of the above consultations. The details of how to make representations on the Pre-Submission Plan and NDO are given below:

- The plan and NDO can be viewed in the following ways:
 - By electronic download from <https://www.elmsteadparishcouncil.org.uk/pre-submission-consultation> and <https://www.elmsteadparishcouncil.org.uk/neighbourhood-development-order> where the wider evidence base supporting the plan can also be downloaded.
 - Alternatively visit the Elmstead Parish Council website (<https://www.elmsteadparishcouncil.org.uk>) and click on Neighbourhood Plan.
 - In hard copy at Elmstead Community Centre, School Road, Elmstead CO7 7ET (please call 07907 610381 to make an appointment to view).
 - Call 07907 610381 (Angela), 07544 311191(Holly) or 07938 994648 (Amanda) to arrange to view a hard copy.
- The consultation runs for 8 weeks from 1st August 2022 to midnight on 25th September 2022. No representation will be accepted after this closing date.
- Representations can be made in the following ways:
 - By e-mail to elmsteadparish@gmail.com
 - By post to Elmstead Parish Council, Elmstead Community Centre, School Road, Elmstead, CO7 7ET.
- All representations must be accompanied by a name, address and, if relevant, the organisation you are representing.

If you have any questions, please contact the Parish Clerk at 07907 610381, via e-mail at elmsteadparish@gmail.com or in writing to Elmstead Parish Council, The Community Centre, School Road, Elmstead CO7 7ET.



Elmstead Neighbourhood Plan Pre-Submission Consultation (Regulation 14).

Elmstead Parish Council wishes to inform you of the above consultation. The details of how to make representations on the Pre-Submission Plan are given below:

- The plan can be viewed in the following ways:
 - By electronic download from <https://www.elmsteadparishcouncil.org.uk/pre-submission-consultation> where the wider evidence base supporting the plan can also be downloaded.
 - Alternatively visit the Elmstead Parish Council website (<https://www.elmsteadparishcouncil.org.uk>) and click on Neighbourhood Plan.
 - In hard copy at Elmstead Community Centre, School Road, Elmstead CO7 7ET (please call 07907 610381 to make an appointment to view).
 - Call 07907 610381 (Angela), 07544 311191(Holly) or 07938 994648 (Amanda) to arrange to view a hard copy.
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- All representations must be accompanied by a name, address and, if relevant, the organisation you are representing.

If you have any questions, please contact the Parish Clerk at 07907 610381, via e-mail at elmsteadparish@gmail.com or in writing to Elmstead Parish Council, The Community Centre, School Road, Elmstead CO7 7ET.

APPENDIX H

STATUTORY CONSULTEE COMMENTS

- ANGLIAN WATER
- NATURAL ENGLAND
- NATIONAL GRID
- STRUTT & PARKER
- LICHFIELDS
- COLCHESTER BOROUGH COUNCIL
- ESSEX COUNTY COUNCIL
- NATIONAL HIGHWAYS
- HISTORIC ENGLAND



SENT BY EMAIL

Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Tel: (01255) 686177
Email: planning.policy@tendringdc.gov.uk
Please ask for :

17th October 2022

Our Ref : ELMNP/REG14

For the attention of Elmstead Market Parish Council,

Elmstead Market neighbourhood Development Plan (Regulation 14) and Elmstead Market Neighbourhood Development Order (Regulation 21)

Thank you for consulting Tendring District Council on the above mentioned Neighbourhood Development Plan (NDP) and accompanying Neighbourhood Development Order (NDO) for the village hall site.

Neighbourhood Development Plan - General Comments

The Neighbourhood Planning Regulations require that Neighbourhood Plans meet a number of 'Basic Conditions'. One of these is that the NDP is in general conformity with the strategic policies contained within the Adopted Development Plan. For Tendring the Development Plan includes the Tendring District Local Plan 2013 – 2033 and Beyond: Section 2 (adopted January 2022) as well as the Tendring District Local Plan 2013 – 2033 and beyond: North East Authorities' Shared Strategic Section 1 (adopted January 2021).

The District Council continues to raise concerns that the emerging NDP would not be in general conformity with Strategic Policies contained within the adopted Development Plan. In particular policies SP6 and SP9 of the Section 1 Local Plan in relation to the Tendring Colchester Borders Garden Community.

Prior to Regulation 16 stage, the District Council would need assurance that the emerging policies within the NDP would not conflict with the strategic Policies contained within the adopted Development Plan.

Other Comments

Policy ELM1 (Settlement Development Boundaries) could be interpreted as not allowing any development outside of defined settlement boundaries in the Neighbourhood Plan Area. The Garden Community will be developed in the Neighbourhood Plan Area, in accordance with parameters to be set by the Development Plan Document (DPD) being prepared by Tendring, Colchester and Essex Councils. The emerging Neighbourhood Plan should be in general conformity with the Development Plan. It needs to clearly and explicitly acknowledge the Garden Community, and explain that a separate policy document (i.e. the DPD) will apply to that development. The current wording of the emerging Policy is ambiguous at best and could be read as restrictive at worse; and therefore would not, on a strict reading, be in conformity with the adopted Development Plan. This emerging Policy should be amended to address the above concerns. We would recommend a statement along the following lines to be inserted into the early part of the emerging Neighbourhood Plan:

“This Neighbourhood Plan, once adopted will form part of the Development Plan for Tendring District. The Development Plan includes a strategic development of a Garden Community on the Tendring/Colchester border which will accommodate between 7000 and 9000 homes. Part of this Garden Community falls within the western part of the Parish of Elmstead. A Development Plan Document (DPD) is being prepared to guide the development within the Garden Community. Policies in this Neighbourhood Plan do not therefore relate to the development of the Garden Community unless specifically mentioned.”

Similarly with Policies ELM2 (Protecting the Setting of Elmstead Market) and ELM3 (Gaps Between Settlements), they should not prejudice or run counter to the adopted Development Plan and Emerging DPD. The preparation of the DPD is an evolving process working at some speed. We would recommend that the Parish Council fully engage with the joint Councils during this preparation process before the Neighbourhood Plan proceeds to the next stage. Also the map on page 35 may well not be shown correctly. Given its concerns about coalescence, did the Parish Council wish to consider designating a green gap to the west of Elmstead village extending to the edge of the broad location for the Garden Community with a policy similar to that for the Strategic Green Gap in the emerging DPD?

It is unclear if Policies ELM8 (Zero Carbon Buildings) and ELM9 (Design Codes) are intended to apply to development within the Garden Community. If this is the case, it is considered that element of these policies would not accord with the adopted Development Plan and will need clarification.

In line with other comments above, Policy ELM12 (Movement and Connectivity) and Policy ELM17 (Health and Wellbeing Service Provision) require further communication between the Parish Council and those Councils steering the Garden Community.

Maps

Some of the colours on the proposals maps are very similar and could use further thought.

Neighbourhood Development Order

As mentioned in our previous informal comments, a street scene drawing showing the new building alongside others in the street would help to assess its proposed mass and potential impact on nearby residents.

It could also be helpful to include a Heads of Terms detailing contributions towards Recreational Avoidance and Mitigation (RAMS) payments and public open space payments.

The Council's in-house Ecological and Heritage teams will be consulted at the next round of public consultations.

I trust that this helps in the progression of the emerging Neighbourhood Development Plan and Neighbourhood Development Order. If you require any clarification from us, please do not hesitate to contact me.

With kind regards,

William Fuller BA (Hons) MSc (He/Him)
Planning Officer

Dear Angela,

Thank you for contacting Anglian Water to invite a response on the Elmstead Neighbourhood Plan (pre-submission).

Anglian Water is the statutory sewerage undertaker and provides water recycling services to the parish of Elmstead. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop. We recognise the carbon impacts of managing customer's water recycling needs and so Anglian Water has made the commitment to be a net zero business by 2030.

It is noted that the draft Neighbourhood Plan does not allocate any sites for housing and the housing requirement has already been met for the plan period, given existing commitments for housing in the village and the proposed Tendring and Colchester Borders Garden Village area extends into the neighbourhood plan area. The Neighbourhood Development Order for the redevelopment of the community centre is up to 9 affordable dwellings and therefore does not have an appreciable cumulative impact given existing growth.

POLICY ELM8: ZERO CARBON BUILDINGS: Anglian Water supports the Neighbourhood Plan ambition for zero carbon buildings set out in Policy ELM8, which is consistent with aims of Anglian Water to become net zero carbon business by 2030.

POLICY ELM9: DESIGN CODES: The Elmstead Design Guidance and Codes is a useful resource to support and guide development proposals in the parish. Anglian Water welcomes the references for additional features for new build homes such as more ambitious water efficiency standards, green roofs, and rainwater harvesting. These measures all help towards our company vision for a fully integrated water and water recycling system which is resilient to growth, climate change and severe drought, while protecting the environment.

- Code SC2. Water Management – we strongly support the recommended use of SuDS/rainwater harvesting/greywater recycling/bioretention systems and links to the water cycle and water reuse, plus positive benefits for multifunctional green infrastructure.

Overall, we conclude that the draft Elmstead Neighbourhood Plan and supporting Design Guidance and Codes is consistent with the adopted Tendring Local Plan Section 2, specifically with regard to Policy PPL 5 Water Conservation, Drainage and Sewerage, which will apply to new development.

Should you have any queries in relation to the comments provided above, please do not hesitate to contact me.

Kind regards,



anglianwater Tess Saunders MRTPI

Spatial Planning Advisor

Mobile: 07816 202878

Web: www.anglianwater.co.uk

Anglian Water Services Limited

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

A yellow rectangular box with rounded corners. On the top-left and bottom-right corners, there are decorative elements consisting of a blue water droplet and two yellow curved lines. The text inside the box is as follows:

Our Purpose
To bring environmental and social prosperity to
the region we serve through our commitment to
love every drop.

Date: 11 August 2022
Our ref: 402720
Your ref: Regulation 14



Ms A Baxter
elmsteadparish@gmail.com

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Ms Baxter

Elmstead Neighbourhood Plan Pre-Submission Consultation (Regulation 14)

Thank you for your consultation on the above dated 01 August 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft Regulation 14 for the Elmstead Neighbourhood Plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully

Joanne Widgery
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Our Ref: MV/ 15B901605



21 September 2022

Elmstead Parish Council
elmsteadparish@gmail.com

Dear Sir / Madam

**Elmstead Neighbourhood Plan Regulation 14 Consultation
August-September 2022
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com



ELMSTEAD MARKET NEIGHBOURHOOD PLAN 2020-2033 REGULATION 14 CONSULTATION

**Prepared by Strutt & Parker on behalf of Welbeck Land
September 2022**

Site Name:	Land at Elmstead Market
Client Name:	Welbeck Land
Type of Report:	Regulation 14 Consultation representations, 1 st August to 25 th September 2022
Prepared by:	Simon Garesse BA (Hons) MSc Graduate Planner 
Checked by:	Richard Clews BA (Hons) Dip.TP MRTPI Senior Associate Director 
Date:	September 2022

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CONTENTS

1. INTRODUCTION.....	4
2. DRAFT SUBMISSION VERSION NEIGHBOURHOOD PLAN.....	5
3. CONCLUSION.....	14
Appendix 1 - Site Location Plan.....	15

1. INTRODUCTION

- 1.1 This representation has been prepared on behalf of our clients, Welbeck Land, in response to Regulation 14 Consultation of the Pre-submission of the Elmstead Market Neighbourhood Plan ('EMNP').
- 1.2 Our client's interest relates to the successful adoption of a Neighbourhood Plan for Elmstead Market that is robust against challenges. We are particularly concerned with the ability for Elmstead Market to grow in a planned way over the course of the Neighbourhood Plan and the Local Plan periods in relation to residential development that may come forward. Welbeck have control over land to the west of Elmstead Market which is separated into two parcels, both of which adjoin the existing village area and closely follow the proposed settlement boundaries (see Appendix A). The parcels are divided by areas of land that have been granted planning permission for residential development and are now completed or largely completed. These are also shown at appendix A.
- 1.3 The sites are greenfield and measure approximately 5.4ha in total, with the northern parcel (Site 1) measuring approximately 3.4ha and the southern parcel (Site 2) approximately 2ha.
- 1.4 The sites are agricultural with boundary trees / hedgerows but are otherwise featureless. In terms of topography the sites are generally flat.
- 1.5 Site 1 is to the west of existing residential dwellings on Harvest Way, Holly Way and Thatchers Drive. Site 2 is immediately north of Colchester Road, to the west and south of dwellings on Meadow Close and recent development to the north, which isolates the parcel from other farmland.
- 1.6 This representation provides our response in relation to Welbeck's concerns for the Neighbourhood Plan to be robustly prepared and the potential for these sites to meet local needs when they arise.
- 1.7 Welbeck Land welcomes the EMNP and would like to acknowledge all the hard work and effort that the Elmstead Parish Council and the local community have put into producing this Draft Submission Version Neighbourhood Plan and the accompanying supporting documents. We provide these comments in order to improve the Plan and ensure it remains a credible Plan in the determination of applications over its intended period.
- 1.8 These Representations focus on those policies for which we have concerns, under the relevant headings below.

2. DRAFT SUBMISSION VERSION NEIGHBOURHOOD PLAN

2.1 The EMNP is not considered to be in general conformity with 2 out of the 5 basic conditions consisting of the following:

b. the making of the neighbourhood plan contributes to the achievement of sustainable development;

c. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

2.2 The EMNP (paragraph 1.2) covers the period of 2022 to 2033. This aligns with the adopted Section 2 Tendring District Local Plan and is supported. However, we recommend that the Neighbourhood Plan should commit to a regular review to ensure the policies remain effective. We recommend a minimum of every 5 years although the Parish Council may wish to consider paragraph 14 of the NPPF where a plan adopted within two years of a decision carries more weight in specific circumstances.

Neighbourhood Plan Maps

2.3 We note that throughout the Neighbourhood Plan the mapping used is not up to date. The Settlement Boundary has been drawn around a number of development sites that have planning permission and most of which are complete or almost complete. We consider the mapping to be extremely misleading in relation to the current extent of the settlement and how tight the proposed settlement boundary has been drawn around consented sites, with no room to extend further.

2.4 There is no need for this inaccuracy as GIS Systems are available which have already mapped these developments, as shown with the location plan provided with this representation (appendix A). Accordingly we consider that the mapping must be updated in order to accurately reflect the layout of Elmstead Market at the time of adoption of the NP, with the inclusion of streets, homes, infrastructure and sites that have clearly been built or commenced but that have not yet mapped on the GIS system being used for the NP. This is essential in our view.

ELM1 – Settlement Boundaries

- 2.5 As noted above, the maps for Elmstead Market and especially in regard to the Settlement Boundaries, must be updated in our view as they currently provide a misleading impression of the village and suggest there is land available for development when these are all consented sites.
- 2.6 The Settlement Boundaries are drawn tightly around the village and provide no land for further growth over the EMNP period. Part C of ELM1 states that proposals outside of the Settlement Boundaries will be considered in accordance with the Development Plan policies for the countryside. While this is acceptable, we further note below that other policies proposed in the NP actually layer additional restrictions of proposals outside of the settlement boundary that go beyond those of the Local Plan. We therefore recommend that while we support ELM1 in principle, the additional policies regarding development outside of settlement boundaries need to be reconsidered, as set out below.
- 2.7 We would also highlight that in preparing a very strict boundary policy the Council may inadvertently support densification, which may be the only plan-compliant way to deliver additional homes in Elmstead Market. This may not be how residents wish the village to change over the plan period and we strongly recommend that the Parish consider the unintended consequences of a strict settlement boundary before the plan is submitted.
- 2.8 We consider that it would be sensible to allow modest development on sustainable sites within the village over the plan period, where these are clearly well related to the settlement pattern of the village. This could be achieved by drawing the settlement boundary to extend around sites that have not been the subject of earlier applications, which would then be considered within the policies of the district and neighbourhood plan at a later date. If the parish council do not seek to do this now, a policy that explicitly sets out the terms for a review of the plan, and the potential to redraw the settlement boundaries, would be appropriate in our view.
- 2.9 With regard to the evidence base on this matter, the AECOM report on housing need for Elmstead Market (December 2021) provides recommendations on the type of housing that should be sought from developments in the future. However, it is unclear that there will in fact be any meaningful future developments due to the settlement boundary being drawn tightly around the existing village area. The EMNP accurately states at para 5.6 that opportunities for development in the future are going to be very limited:

'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

2.10 The ability of this NP to meet the needs and demands identified in the AECOM report is of some concern to us and in our view conflicts with (b) and (c) of the Basic Tests.

Policy ELM2 – Protecting the Setting of Elmstead Market

2.11 Policy ELM2 defines a Green Landscape Buffer (GLB), which is identified on the proposals map. For the reasons set out below we consider the EMNP is seeking to apply an additional layer of planning constraint to land around the west of Elmstead Market which is not justified, necessary or reasonable. This combines with other policies, particularly ELM16 (set out below under separate heading), but is clearly evident in ELM2. Site 1 is within the GLB and is therefore of significant importance to these representations.

2.12 The Policy suggests a reasonable spatial purpose of protecting the village from coalescence with the Tendring / Colchester Garden Community; provide access to the countryside; and retain the separate identities of the Tendring / Colchester Garden Community and Elmstead Market.

2.13 However, the evidence for this policy stems from that used in the preparation of the Tendring Local Plan and was fully considered through that process. In full view of that evidence the TDC Section 2 Local Plan did not seek to protect the setting of Elmstead Market with additional protections such as those sought in the EMNP.

2.14 We strongly question the approach and motivation for these additional landscape protections. They are based on evidence prepared for the more rigorous Local Plan making process and did not, through that process, result in any policies similar to those now proposed being applied or considered necessary. For the Local Plan, the proposed policies within it (including the specific policies for the Tendring / Colchester Garden Community) and the normal planning process for determining applications must have been reasoned to be adequate to secure the individuality of Elmstead Market and to maintain a buffer between the settlements. The additional buffer sought in the EMNP is not necessary nor justified in our view.

2.15 We are also concerned that one of the purposes of the Green Landscape Buffer is to 'provide access to the Countryside'. However, we are not aware that any of the area indicated is currently accessible to the public. There would be little, if any, incentive to a

landowner to voluntarily make any of this area accessible to the public without other benefits being realised, particularly as much of it is in viable use. If access to the Countryside is genuinely one of the purposes of the policy, then the policy will need to provide some incentive to a willing landowner to make this realistic. At present we consider the policy to be ineffective in this regard and should not refer to providing access to the countryside unless (at the very least) there is a counter-policy to permit development where such access can be secured. We would welcome alternative wording that may incentivise making land available to the public.

- 2.16 Finally, in mapping the extent of the GLB the EMNP seeks to impose a new, unnecessary protection across a large swath of land that extends directly from the settlement boundary. While the policy purports to seek to maintain a separation between Elmstead Market and the Tendring / Colchester Garden Community, such an aim would not require an effective embargo on development on all land west of Elmstead Market in order to achieve this aim. It is therefore excessive.
- 2.17 For the above reasons we consider Policy ELM2 and the accompanying protective designations to not be based on a reasonable analysis of the evidence prepared and not to pass tests (b) and (c) of the basic conditions.

Policy ELM3 – Gaps between Settlements

- 2.18 Policy ELM3 has four parts, A to D. We have concerns with Parts C and D in relation to the Corridor of Significance between Elmstead Market and the Tendring / Colchester Garden Community along the A133 Clacton Road. The policy states that: *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.*
- 2.19 In relation to Site 2, which would be affected by the designation, it is difficult to understand how this corridor has been determined and why it is highlighted as an important factor in the future development of Elmstead Market. It appears, in fact, to be an invented constraint to development on the west side of Elmstead Market to restrict opportunities on otherwise sustainable sites.
- 2.20 In reviewing the evidence for the policy it is not clear that The Local Gap and Corridors of Significance Report has been prepared by a Landscape expert. As all plan making should be evidenced based, this is a striking concern.

2.21 Putting the authorship of the Report to one side, the main concern of the report in relation to Site 2 is the risk of coalescence between Elmstead Market and the proposed Garden Village. We would question this conclusion in relation to Site 2 and therefore why the corridor is drawn up to the settlement boundary along the A133. Site 2 is seen with development to the south, north and east and does not have any significance in our view. . We consider that the Corridor of Significance in this instance should start further west, which would still avoid ribbon development but would not undermine the Policy by applying to site frontages that would not meet the aims of the policy. We therefore consider policy ELM3 and the evidence supporting it to be open to challenge if it remained in the NP as shown on the proposals map.

Policy ELM8 – Zero Carbon Buildings

2.22 The policy seeks to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. In relation to Site 1 and 2 whilst we agree with the need to encouraging higher energy efficiency standards requiring all developments to be ‘zero carbon ready’, this policy may reduce the feasibility of development in the area and pose an unjustified burden on new development. Ultimately this may prove to be a constraint on development in the Elmstead Neighbourhood Plan area that would not apply elsewhere in Tendring, constraining development in this location. While we support the aims of the Policy, it must be subject to viability testing to ensure it will not be an unreasonable requirement on new homes, leading to unviable schemes in order to meet the basic conditions. . We therefore consider the policy to be open to challenge if it remains in the NP.

Policy ELM10 – Important Views

2.23 This policy identifies a series of views from public vantage points that are considered in the Important View Report. Development proposals which would have a significant adverse impact on an identified important view will not be supported. The 3rd important view listed is Crockleford Lanes, also known as Tye Road which runs to the west of Site 2. Images of Tye Road and Crockleford Lane are shown in Figure 1.

2.24 The designation of Crockleford Lanes as a protected view is inaccurate and is strongly disputed, as it is not supported by any professional or technical advice that we can locate. The Important Views Report appears to have been produced by Elmstead Parish Council itself and states the following justification for the classification of this designation:

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

2.25 There is no credible justification, methodology or support from professional input on this matter. This somewhat reduces the credibility of the policy proposed, and the objective importance of the views identified must therefore be questioned. We consider this policy to require additional evidence to meet the basic tests and that it would be open to challenge if applied to any development proposals.

Policy ELM16 – Nature Recovery

2.26 This policy 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.

2.27 With regard to Site 2, we strongly disagree with the Elmstead Neighbourhood Plan Nature Recovery Network, as an area to the western half of Site 2 has been designated as Primary Woodland. The policy specifically states the following:

opportunities identified by the Neighbourhood Plan include additional catchment woodland and riparian woodland planting opportunities using the 'Working with natural processes to reduce flood risk' evidence base by the Flood and Coastal Risk Management Research and Development Programme and Environment Agency in February 2021.

2.28 The evidence for this policy stems from the Local Plan, therefore again this is a matter that the Local Plan preparation and examination considered, but in full view of that evidence the Section 2 Local Plan did not seek to protect the Nature Recovery of Elmstead Market with additional protections such as those sought in the Neighbourhood Plan. We therefore question the approach being taken to add additional landscape protections to this part of the village based on evidence that was produced for a more rigorous plan making process but which did not result in such protection being considered to be necessary or appropriate.

2.29 As evidenced in Figure 1, 2 and 3 below (taken on-site 14th September 2022), the area does not contain a woodland and there is no rationale for designating this as a Primary Woodland in the proposal map. Rather, there is an ordinary field boundary of trees and hedges along the west of Site 2, screening the Site from Tye Road, and there is a low, maintained hedge along the east side of Tye Road. We must therefore request that this

designation is removed from the area along Site 2 unless it can be justified with professional evidence. To do otherwise would undermine the credibility of this policy within the Neighbourhood Plan.

2.30 With regards to the extent of the 'Woodland' and other designations, we are also concerned that the Primary Woodland and Riparian Woodland designations cover large tracts of land to the south and west of Elmstead Market, which we are aware also do not contain such woodlands. These are arable fields with some parcels of scrubland and trees. The identification of a wide belt of 'woodland' running though the landscape in this area is simply wrong and an inaccurate reflection of the conditions on the ground.

2.31 The consequential restrictions on development that would result from this policy mean that it must be accurately evidenced. Accordingly, while the Policy may have some value elsewhere around the EMNP area, for land at Site 2 and land to the south and west of Elmstead Market, we consider the Policy to be poorly evidenced at present and without credibility. The mapping of these policy designations must, in our view, be corrected in order for the EMNP to pass the basic conditions.



Figure 1 – Site Photograph along Tye Road towards Colchester Road, the field boundary of Site 2 on left of image



Figure 2 – Site Photograph showing boundary between Site 2 and Tye Road from within the Site



Figure 3 – Site photograph for Site 2 from within the site showing narrow, typical field boundary, not a woodland.

2.32 Our concern with ELM16 is there is unmistakably no professional or technical evidence from an arboricultural advisor or landscape expert to support the designations and a visual inspection of the area along Site 2 would suggest this has been grossly overstated and misapplied. This will of course bring into question the entire judgement on the mapping of this Policy. The trees along Site 2 are clearly a standard field boundary and not a Primary Woodland, although we would be pleased to review the Parish Council's evidence to the contrary if there is any.

2.33 At present we consider the policy and the evidence supporting it to be open to challenge if it remained in the NP and we would strongly recommend the Council amend the EMNP and the mapping accordingly.

Policy ELM17 – Health and Wellbeing Service Provision

2.34 This policy emphasises that recent planning applications have demonstrated that any new developments in Elmstead Parish would give rise to a need for improvements to health and wellbeing provision capacity. Part B of the policy specifically states that *all new residential development proposals 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.*

2.35 Part B of Policy ELM17 is not necessary as Policy DI1 - Infrastructure Delivery and Impact Mitigation of the Tendring Local Plan (Section 2) addressed this in Part A of that policy where it covers *financial contributions towards new or expanded facilities and the maintenance thereof.* Policy ELM17 therefore is not in general conformity with the Strategic Policy DI1 as it is seeking to refine the Policy contained in the Tendring District Development Plan in a manner which could be seen to contradict the financial contributions required for Infrastructure in the Tendring District Development Plan and may be further contradicted when the Local Plan is reviewed at a later date. We therefore consider the policy and the evidence supporting it would be open to challenge if it remained in the NP.

3. CONCLUSION

- 3.1 Welbeck Land would like to acknowledge the hard work and effort that the Steering Group and the local community have put into producing the Pre-Submission Draft Neighbourhood Plan and the accompanying supporting documents. Overall, unfortunately Welbeck Land are not able to support the EMNP due to it not meeting the basic conditions tests, the lack of a Plan Review, the risk of not being able to accommodate future growth, and a significant issue over the aims, wording, mapping, and content of some of the Neighbourhood Plan Policies.
- 3.2 Amendments have been suggested to Policies ELM2, ELM3, ELM8, ELM10, ELM16 and ELM17 which it is hoped add clarity to the Plan and will help to satisfy the basic conditions tests.
- 3.3 We look forward to engaging on the next stage of the Neighbourhood Plan and would be pleased to discuss these matters directly with the Parish Council and the Steering Group should this be desired.

Appendix 1 - Site Location Plan



Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:3500. Paper Size – A4

Elmstead Parish Council
Community Centre
School Road
Colchester
CO7 7ET

FAO: Angela Baxter, Parish Clerk

Sent via email: elmsteadparish@gmail.com

Date: 23 September 2022

Our ref: 62189/01/PR/CW/25801392v5

Your ref:

Dear Sir/Madam,

Elmstead Neighbourhood Plan Regulation 14 Consultation, September 2022

We write on behalf of our client, Latimer (Tendring Colchester Borders Garden Community "TCBGC") Developments Limited, hereon in referred to as 'Latimer', in response to the above consultation. Latimer and its team welcome the opportunity to engage with Elmstead Parish Council on its emerging Neighbourhood Plan (NP) and would be pleased to meet over the coming weeks to introduce ourselves and discuss how we can best work together to create a 21st-century garden community.

This letter provides Latimer's response to the Regulation 14 version of the Elmstead NP dated August 2022, organised under relevant headings.

Introduction and context

Latimer, partnering with Mersea Homes, is the master developer bringing forward the TCBGC and controls most of the land allocated for the new garden community. This is the largest strategic allocation in the North Essex Authorities' Shared Strategic Section 1 Plan (hereon in referred to as the Section 1 Plan) (Policy SP 8 and SP 9) for between 7,000 and 9,000 new homes, 25 ha of employment land, university land, community, leisure, retail and other uses. The Plan sets the Broad Location for the garden community and requires a Development Plan Document (DPD) to be prepared, including policies setting out how the new community will be designed, developed, and delivered. It is an important, strategic allocation for both Tendring and Colchester Councils to enable them to accommodate their required and planned growth. Failure to do so will result in unplanned, speculative developments which is not in the interests of either local planning authority or the Parish Councils.

We note that the Elmsted NP Area approximately overlaps the eastern half of the garden community.

The Councils are currently preparing their DPD, with its Regulation 19 consultation scheduled for the end of 2022/early 2023. To inform the DPD, the Councils are preparing a strategic masterplan for the garden community, which will be consulted upon alongside the DPD.

The Neighbourhood Plan Regulations (2012) require that NPs meet a number of basic conditions, which importantly includes a requirement to be in general conformity with strategic policies. Latimer is keen to emphasise to the Parish Council that the emerging draft Elmstead NP must conform with the adopted and examined Section 1 Plan, including Policy SP 8 and SP 9 and must not (and cannot) prejudice the delivery of this important strategic allocation and the ability of this garden community to deliver between 7,000 and 9,000 homes.

We fully appreciate and understand that a new garden community of 7,500+ homes and all associated infrastructure and supporting uses will represent a significant change to the area. However, the area has been allocated in the Section 1 Plan and the Councils consider this is best way to accommodate growth and the increasing demand for new homes.

Latimer, in partnership with Mersea Homes, are wholly dedicated to delivering an exemplary new garden community over the coming decades. This change can therefore be seen as a positive and planned, and over the next 18+ months we look forward to positive engagement on shaping the detail of these proposals.


Response to emerging policies

Within this section we provide our response to specific policies under relevant headings.

Paragraph 3.6 of the draft NP explains that it is the intention of the NP *"to put markers down for how the DPD should accommodate the village interests"* in the context of the TCBGC. We understand that the Parish Council is keen to influence the garden community, approximately half of which falls within the NP Area, but we would strongly encourage the Parish Council to progress its draft NP alongside the Councils emerging DPD, with a view to creating a complementary plan, rather than advancing it prior to adoption of the DPD.

We note that the draft NP includes on page 20 the Approach A and B Key diagrams from the Regulation DPD, which is inappropriate given the early stage of the DPD and recognising that it has not yet been through examination and should be removed.

Policy ELM1: Settlement Development Boundaries

Latimer objects to criterion C, which directly conflicts with Section 1 Plan, Policy SP 8 and SP 9. To remedy this, this aspect of the policy should only relate to land both outside of the settlement boundary and outside of the Broad Location for the TCBGC. 

Policy ELM 2: Protecting the Setting of Elmstead Market

Consistent with Latimer's representations to the Councils Regulation 18 DPD, Latimer supports the principle of landscape buffers but is of the view that countryside protection in the National Planning Policy Framework (para. 80) is sufficient. Notwithstanding, if Green Landscape Buffers are to be set by the NP, it must relate to land outside of the Broad Location in Section 1 Plan Policy SP 8 and SP 9 or await the outcome of the DPD to define those areas as not to prejudice delivery of the strategic allocation and homes within it.

For the avoidance of doubt, Latimer does not object to the principle of there being a green buffer if deemed necessary to prevent coalescence with Elmstead Market but to ensure conformity with Policy SP 8 and SP 9, the location and extent of it must be defined through the DPD process.

NP paragraphs 5.8 and 5.9 cite tensions with the emerging DPD in terms of appropriate uses within green buffers, which will require resolution as part of the DPD process.

Paragraphs 5.12 states that *“it is acknowledged that draft Policy 2: Requirements for all new development Part A 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”*. Latimer objects to this and draws the Parish Council to the requirement of the DPD to set the TCBGC boundary as required by the Section 1 Plan.

Latimer’s intention is to protect and incorporate Public Rights of Ways, hedgerows and mature trees and ancient woodland where practical and appropriate to help integrate the new garden community with the existing area. We look forward to discussing this and other aspects of our proposals in due course.

Policy ELM3: Gaps between Settlements

In a similar way to Policy ELM2, Policy ELM3 defines ‘corridors of significance’ on the policies maps for the purpose of ‘preventing harmful ribbon development boundaries to create a definitive settlement edge’, this includes ‘Elmstead Market to the Tendring/Colchester Garden Community along the A133 Clacton Road’. Latimer objects to this proposed designation which could undermine the DPD and the associated strategic masterplan process.

Policy ELM5: Affordable Housing, Policy ELM6: First Homes and Policy ELM7: Housing Mix

We support TCBGC’s exemption from Policies ELM5 and ELM6. The same approach should be taken in relation to Policy ELM7 to allow the housing mix for the garden community to be informed by the DPD and subsequent planning applications.

Policy ELM8: Zero Carbon Buildings

Whilst we support the objectives of this policy, the TCBGC should be exempt as this will be covered by the DPD.

Policy ELM9: Design Codes

Whilst we support the use of design codes, strategic design codes will be established by the DPD process and detailed design codes will be developed in consultation with the Councils, community and other stakeholders to inform subsequent planning applications. Notwithstanding, having reviewed the design codes, there are many which may not be appropriate for the TCBGC and we request that the TCBGC is omitted for the NP design guidance and codes.

Policy ELM10: Important Views

Policy ELM10 includes several important views within the TCBGC allocation. Whilst there will be important views throughout the garden community and from within the adjacent landscape and settlements that will need to inform the masterplan, these should be identified as part of the DPD process. Furthermore, there is no methodology or transparent reasoning provided to explain to the reader why the important views are identified as being important. Identification of whether the views are important for cultural heritage, landscape setting, local landscape character, visual setting or other relevant reasons, and specifically how the views define the relationship between the two settlements of the Parish and its rural hinterland, should be provided. We would expect the important views methodology to be guided by the principles set out in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013. The important views policy states it, “*does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design*”. However, without transparent reasoning why a view is important, it would not be possible for a suitable design response to be provided.

Latimer objects to the proposed policy requirement B to “*preserve or enhance the local character of the landscape...*”, which fails to recognise that the landscape character within the garden community is likely to change and that preservation and indeed enhancement may not be possible. We would expect local landscape character to be referenced within the landscape setting and landscape gaps sections of the NP, instead of the Important Views section, because, although landscape character partly contributes to people’s views, landscape character is treated as a separate consideration to that of people’s views and visual amenity, as set out in guidance by the Landscape Institute. (Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013).

Policy ELM14: Local Green Spaces

Whilst not mentioned within the policy itself, it appears from the Proposals Map that Allen’s Reservoir, within the TCBGC, is proposed to be allocated as ‘Local Green Space’, which we object to. There will be significant new areas of open space within the garden community, the location and extent of which should be masterplan led and informed by the DPD.

Policy ELM17: Health and Wellbeing Service Provision

Latimer supports the approach of development proposals meeting their needs in this regard. However, in relation to the TCBGC, these needs will be discussed with the Integrated Care Board and other related stakeholders and the requirements reflected within the DPD. As such, the TCBGC should be omitted from this policy.

Conclusion

Latimer welcomes the opportunity to engage with Elmstead Parish Council on its emerging Neighbourhood Plan (NP).

Whilst we support some aspects of the emerging NP, we are concerned that other aspects are not in conformity with the Section 1 Plan, namely Policy SP 8 and SP 9 and could prejudice the delivery of this

important TCBGC allocation. We would therefore encourage the Parish Council to advance its NP in parallel with the DPD, with a view to creating a complementary plan.

We would very much welcome a meeting to introduce ourselves, outline our aspirations, discuss our representations with you and explore how we can best work together to ensure appropriate foundations are laid to allow the creation of a successful, thriving exemplary 21st century garden community that we can all be proud. We will be in touch shortly to arrange this.

Yours sincerely



Pauline Roberts
Senior Director

Copy Russ Edwards and Luke Cadman – Latimer
 Gary Guiver and William Fuller – Tendring District Council

Elmstead Neighbourhood Plan Regulation 14 Consultation Response – September 2022

General Comments

The Quality of the maps taken from the Tendring Local Plan are not readable.

Colchester Borough Council works with many partners on the management of the river Colne, and the adjoining land to the river. The Council acknowledges the ancient access rights and will be happy to work with Elmstead Parish Council on the management of the creek for the local community and visitors.

Policy ELM2: Protecting the setting of Elmstead

The Draft Plan for the Tendring Colchester Borders Garden Community allocates land as 'Strategic Green Gaps' to give extra protection to the open countryside in key locations around the Garden Community, to maintain long-term physical and visual separation to the nearby settlement of Elmstead Market (and others). This will ensure their individual settlement character is maintained and not threatened by coalescence (merging). Land within the Strategic Green Gaps will be protected from most forms of built development to ensure the Garden Community does not extend or sprawl into locations where it could eventually merge or coalesce with neighbouring villages.

ELM10 – Important views

Some of these specified 'important views' are within the Garden Community and these will be recognised, protected and enhanced. We highlight that is important to cross reference and acknowledge the future plans for the Garden Community to ensure a consistent approach is taken.

ELM12 – Movement and Connectivity

The Garden Community will include a network of footpaths, cycleways and bridleways to enhance accessibility within the site and to the adjoining areas including Elmstead Market. It is important that the Elmstead Neighbourhood plan group and the Councils working on the plan for the Garden Community work together to ensure a coherent plan is made.

ELM13 – Managing Traffic

The key objectives and principles for the Garden Community are to ensure neighbourhoods are walkable, low traffic and liveable, where residents can access most of their daily needs within a 15-20 minute walk or bike ride from their home. The Garden Community will be designed and built in a way that reduces the need to travel, especially by car. With this in mind the Garden Community should not result in increased traffic congestion on existing roads into Elmstead Market.

23 September 2022

Spatial Planning
Essex County Council
County Hall
Market Road
CM1 1QH

Elmstead Parish Council
Community Centre
School Road
CO7 7ET

By email: elmsteadparish@gmail.com

Dear Sir / Madam,

**RE: ELMSTEAD MARKET NEIGHBOURHOOD PLAN PRE-SUBMISSION
CONSULTATION (REGULATON 14)**

Thank you for consulting Essex County Council (ECC) on the abovementioned Elmstead Market Neighbourhood Plan (NP). The ECC response reflects the council's role as the Minerals and Waste Planning Authority (MWPA), the Highway Authority, the Transportation Authority, the lead authority for education (including early years and childcare), the Lead Local Flood Authority and our responsibility for providing and delivering adult social care (ASC) and public health services.

The ECC response provides information to assist the Parish Council in reviewing the NP ahead of the Regulation 16 consultation, outlines where changes need to be made to ensure ECC can deliver its statutory responsibilities and recommends other changes for your consideration. Although the NP does not make any site allocations, any growth through windfall development will need to be assessed, including infrastructure requirements, any mitigation, and how they will be funded and delivered.

The response reflects the order of the NP.

Essex County Council's Neighbourhood Planning Guide (2019)

This document provides information on the ECC services that may need to be considered when preparing a NP and provides relevant weblinks to policy and guidance. The document can be found [here](#).

1. Introduction and Background

Paragraph 1.2 refers to the “emerging Tendring District Local Plan 2013-2033 and Beyond Section 2”. The Section 2 Local Plan was adopted by Tendring District Council (TDC) on 25 January 2022. This section of the NP will need to be updated. It is correctly referenced in paragraphs 3.4 and 3.9.

2. The Neighbourhood Area

Paragraph 2.21 states that the National Planning Policy Framework (NPPF) contains “housing delivery and housing supply tests for Local Planning Authorities”. The NPPF refers but does not “contain” these “tests”. This should be corrected.

Paragraph 2.23 states that the A120/A133 Link Road is due for completion in 2023. The Link Road is now due for completion in 2025. The wording should be amended.

3. Planning Policy Context

The NP does not accurately reflect the Development Plan within the Elmstead Market NP area. Paragraph 3.11 states that the [Essex Minerals Local Plan 2014 \(MLP\)](#) and [the Essex and Southend-on-Sea Waste Local Plan 2017 \(WLP\)](#) are not considered relevant in the preparation of this plan. Almost all of the NP area is covered by a Minerals Safeguarding Area (MSA) designation and there are also Mineral Consultation Areas (MCA) and Waste Consultation Areas (WCAs) within the NP area. Therefore, when determining a planning application, decision makers must also consider the policies within these two plans, as relevant. The emerging NP must also demonstrate conformity with these two documents.

ECC as the MWPA requests that appropriate reference is made to the MLP and WLP as part of the description of the Development Plan in the Neighbourhood Plan's introduction. The suggested wording is as follows:

“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 Development Plan in Elmstead therefore also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). 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.”

Map 1 to this response shows that almost all of the NP area is covered by a MSA designation. Proposals for non-mineral development coming forward in land designated as a MSA must demonstrate compliance with Policy S8 of the MLP. Accordingly, the following wording should be an addition to the planning context section.

“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.”

There are currently minerals and waste infrastructure existing, allocated or permitted in the NP area. Detailed information around these sites can be found in Appendix 1 of this response.

Policy S8 of the MLP establishes MCAs at a distance of 250m around permitted, allocated and existing mineral infrastructure, including extraction sites. ECC as the MWPA must be consulted on all applications for non-mineral development proposed within these areas. Accordingly, the following wording should be an addition to the planning context section.

“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.”

Paragraph 3.5 refers to the Tendring Colchester Borders Garden Community (TCBGC). This section will need to be updated to reflect the final proposals contained in the emerging Development Plan Document (DPD) for the garden community. Reference to Approach A and B as stated in paragraph 3.7 will need to be removed and reflect the approach to be contained in the final DPD. A ‘Regulation 19’ DPD (the Pre-Submission Plan) is currently being prepared by Colchester Borough Council (CBC) and Tendring TDC, in partnership with ECC, and will be reported to the TCBGC Joint Planning Committee and then CBC and TDC early in 2023, with a recommendation for public consultation.

It is recommended that the Parish Council work closely with TDC as preparation of the NP continues, to ensure proposals in the NP align and do not conflict with those contained in the DPD, as the NP will need to be in general conformity with the DPD.

4. Regulating New Homes

Policy ELM2: Protecting the Setting of Elmstead Market

It is noted that the NP defines a Green Landscape Buffer, as shown on the Policies Map, for the spatial purpose of protecting a high quality landscape on the urban fringe of the TCBGC providing access to the countryside; avoiding coalescence; and retaining the separate identities of the garden community and Elmstead Market. As noted above, ECC recommends that the Parish Council work closely with TDC as preparation of the NP continues, to ensure proposals in the NP align and do not conflict with those contained in the DPD, as the NP will need to be in general conformity with the DPD.

5. Land Use

Although the NP does not make any housing allocations, ECC recommends that the NP refers to the [Essex Developers' Guide to Infrastructure Contributions](#) should development place pressure on local infrastructure. The guide provides details on the range of infrastructure contributions ECC may seek from developers and landowners in order to mitigate the impact of development. These contributions include:

- Education - Early Years and Childcare; Schools (primary, secondary, post 16, Special Education Needs); school transport and sustainable travel
- Transport - Highways and Transportation; Sustainable Travel Planning; Passenger Transport; Public Rights of Way
- Employment and Skills Plans
- Waste Management
- Libraries
- Flood and Water Management and Sustainable Drainage Systems (SuDS)

Policy ELM7: Housing Mix

ECC are the Adult Social Care (ASC) authority and must ensure that the needs of older adults and adults with a disability are reflected in line with our duty under the [Care Act 2014](#) and the wider prevention and maximising independence agendas. This includes reviewing both general needs housing, and any specialist housing provision.

Policy ELM7 identifies a wish to ensure new development includes a housing mix majority of 1 to 2-bedroom dwellings. ECC note that the policy requires this weighting towards smaller bedroom homes, whilst acknowledging that it is important not to exclude certain dwelling types and that smaller homes will facilitate 'downsizing' and continue a supply of larger homes to accommodate growing families. The majority of 'downsizers' are older people, with national research indicating that people consider downsizing their homes around the age of 64 years. In order to support "aging in place"; the needs of adults and children with disabilities and the protection and maximisation of independence ambitions, ECC recommend that the NP strengthens its position in Policy ELM7 by making specific reference to both the Building Regulations Part M4 (2) and M4 (3) and the Tendring Local Plan Housing Standards Policy:

“On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M4(2) ‘adaptable and accessible’ standard. For affordable homes, 10% should be to Building Regulations Part M4(2) and 5% should be to Part M4(3) ‘wheelchair-user’ standards (Ref. Tendring District Housing Viability Assessment 12 May 2017).”

This need is integrated into the [Essex Design Guide](#) for older people, and the principles explored are transferable to all types of care accommodation, including dementia care.

ECC note that paragraph 4.3 states that consultation has indicated that all new build properties have sufficient parking. Nonetheless, ECC would recommend the NP sets out a requirement that parking for any M4(3) homes also needs to be Part M compliant, i.e., 3.3m or capable of being widened. As a minimum, the number of spaces provided to this standard should reflect the number of Part M4(3) dwellings provided at any development.

Policy ELM8: Zero Carbon Homes

ECC supports the ambition for all developments to be ‘zero carbon ready’ by design and, where feasible, for buildings to be certified to a Passivhaus. ECC recommends reference is made to the [Essex Design Guide](#) (2018) ‘Climate Change’ section. This provides guidance on several topics, including Layout Principles and Densities for Sustainable Development. Further guidance on solar orientation and climate change and the historic environment is to be published imminently.

ECC would welcome the inclusion of reference to the [Essex Climate Action Commission](#) (ECAC), which is a [formal independent cross-party commission](#) established in October 2019. The ECAC’s formal role is to:

- identify ways where we can mitigate the effects of climate change, improve air quality, reduce waste across Essex and increase the amount of green infrastructure and biodiversity in the county; and
- explore how we attract investment in natural capital and low carbon growth.

ECAC published its recommendations in a report titled [Net Zero: Making Essex Carbon Neutral](#) in July 2021. The recommended text for inclusion in the NP is provided below.

“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."

[The Centre for Sustainable Energy](#) (CSE) have produced guidance for to support neighbourhood planning groups in implementing climate change policies with their Neighbourhood Plans. It includes guidance on a range of climate change topics, including renewable energy and sustainable buildings. The guidance may provide further information for the Parish Council when reviewing the NP following this round of consultation.

6. Heritage and Design

ECC recommend reference is made to the [Essex Historic Environment Record](#), which provides a list of all heritage assets in the area. Designated and non-designated heritage assets also include all archaeological sites and deposits. It is recommended that this is included with the definition of heritage assets. It is considered that the presence of any archaeological assets should also be assessed and the findings incorporated into this section.

Policy ELM9: Design Codes

ECC recommend reference to the [Essex Design Guide](#) in Policy ELM9. The guide provides best practice design standards and guidance on a range of design themes, including Active Design Principles, Health and Wellbeing and Digital and Smart Technology. The following amendment to Policy ELM9 is recommended:

"Development proposals 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 shown on the Policies Maps, and set out in the Elmstead Design Guidance and Codes Report at Appendix C and [the Essex Design Guide](#)".

ECC recommend that the Policy ELM9 includes reference to promoting waste reduction, re-use and recycling, sustainable building design and the use of sustainable materials, including in relation to their procurement, in the construction of new development or redevelopment, in line with Policy S4 of the MLP.

It is recommended that under 4.4 Access and Movement (AM2) of the Design Code and Guidance for Elmstead Market, 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. Parking for new developments should comply with the Essex Planning Officers' Association (EPOA) [parking standards](#), which

ECC as the Highway Authority applies to development proposals. These matters should also be considered for reference in the NP itself.

ECC as the Lead Local Flood Authority welcomes Policy ELM9. The related Design Code (SC2) for Elmstead Market outlines the expectations to deliver SuDS and surface water risk mitigation actions through the use of multifunctional space and provision of a range of SuDS features for new developments. However, the Design Code should reference the [Essex SuDS Design Guide](#), which provides detailed guidance on this matter.

7. Environmental Sustainability

Policy ELM12: Movement and Connectivity

ECC as the Highway Authority and Transportation Authority welcomes and supports the ambition of the NP to reduce the reliance on the public car, to encourage and provide for more active travel to provide measures to mitigate and adapt to climate change with an emphasis on walking and cycling.

The NP could include reference to electric charging points and requirements for new homes. ECC is preparing an Electric Vehicle Strategy to help with the roll-out of charging infrastructure and publication is expected in 2023.

It is recommended that greater reference is made to how the NP will support, improve and enhance the infrastructure and services for public transport to help create a high-quality environment by encouraging people to use public transport to support health, wellbeing, net-zero resilience and independence for all by improving connectivity.

Although NP makes limited promotion of public transport and local bus services, a number of committed developments have secured improvements to local bus stop infrastructure, particularly in the vicinity of the village centre, this should continue with any new developments. The A133 through the village has good bus service links running between Colchester and Clacton and these should be promoted.

It is recommended that the NP supports and encourages opportunities to enhance and establish GI along sustainable transport and Public Rights of Way networks to both encourage active travel and create a green corridor for wildlife. This could include, but not be limited to, the integration of nature focused SuDS; native hedgerows, tree and shrub planting; incidental 'play on the way' features / trails; informal sport (outdoor gym/fitness trails); and areas for seating to stop and rest.

Policy ELM15: Green Ring

ECC promotes the delivery GI though the 'Lawton Principle' which advocates for a landscape-scale approach to conservation and the enhancement of connection between green sites, either through physical corridors or through 'stepping-stones'. A bigger, better, and connected approach to GI delivery ensures that green space is accessible to

all, enhances biodiversity (both through the delivery of new habitats and wildlife corridors) and improves the character and sense of place.

In addition to the provision of new GI and open spaces, GI can be integrated into urban environments for the benefit of people and nature through sustainable design. It is recommended that the NP supports the delivery of sustainable design elements, such as:

- *Green Roofs/Walls*: The provision of these features allow ecosystems to function and deliver their services by connecting urban, peri-urban and rural areas. Alongside biodiversity habitat creation, green roofs and walls can provide water storage capacity, flood alleviation and energy saving potential. In addition to buildings, these features can be provided on sustainable transport infrastructure (such as on bus stop/ cycle storage facilities).
- *Wildlife Bricks*: The provision of wildlife bricks creates habitats for invertebrates.
- *Dual street furniture/seating (i.e., a bench including a planter)*: The design of the street furniture and bin stores can contribute to the landscape character, reduce clutter of an area or street and act as a green corridor/link to the wider landscape scale GI network.

Policy ELM16: Nature Recovery

ECC supports the delivery of ‘a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife’.

It is recommended that the NP include reference to the Environment Act (2021) and the requirements for “applicable development” to deliver a biodiversity net gain (BNG). The delivery of BNG is expected to take place on-site where possible, via the protection and retention of existing GI and provision of new features. However, it is recognised that this might not always be conceivable, and that off-site delivery could provide additional benefits and be used to protect areas of land that are of local natural and wildlife value.

Policies Map

The Policies Map appears to make designations for land within the TCBGC allocation as outlined in the Section 1 Local Plan for TDC and the emerging garden community DPD. As noted above, ECC recommends that the Parish Council work closely with TDC as preparation of the NP continues, to ensure proposals in the NP align and do not conflict with those contained in the DPD, as the NP will need to be in general conformity with the DPD.

Glossary

ECC recommends including a definition of 'all development' within the glossary. This definition should make clear that 'all development' includes the county matters of mineral and waste development.

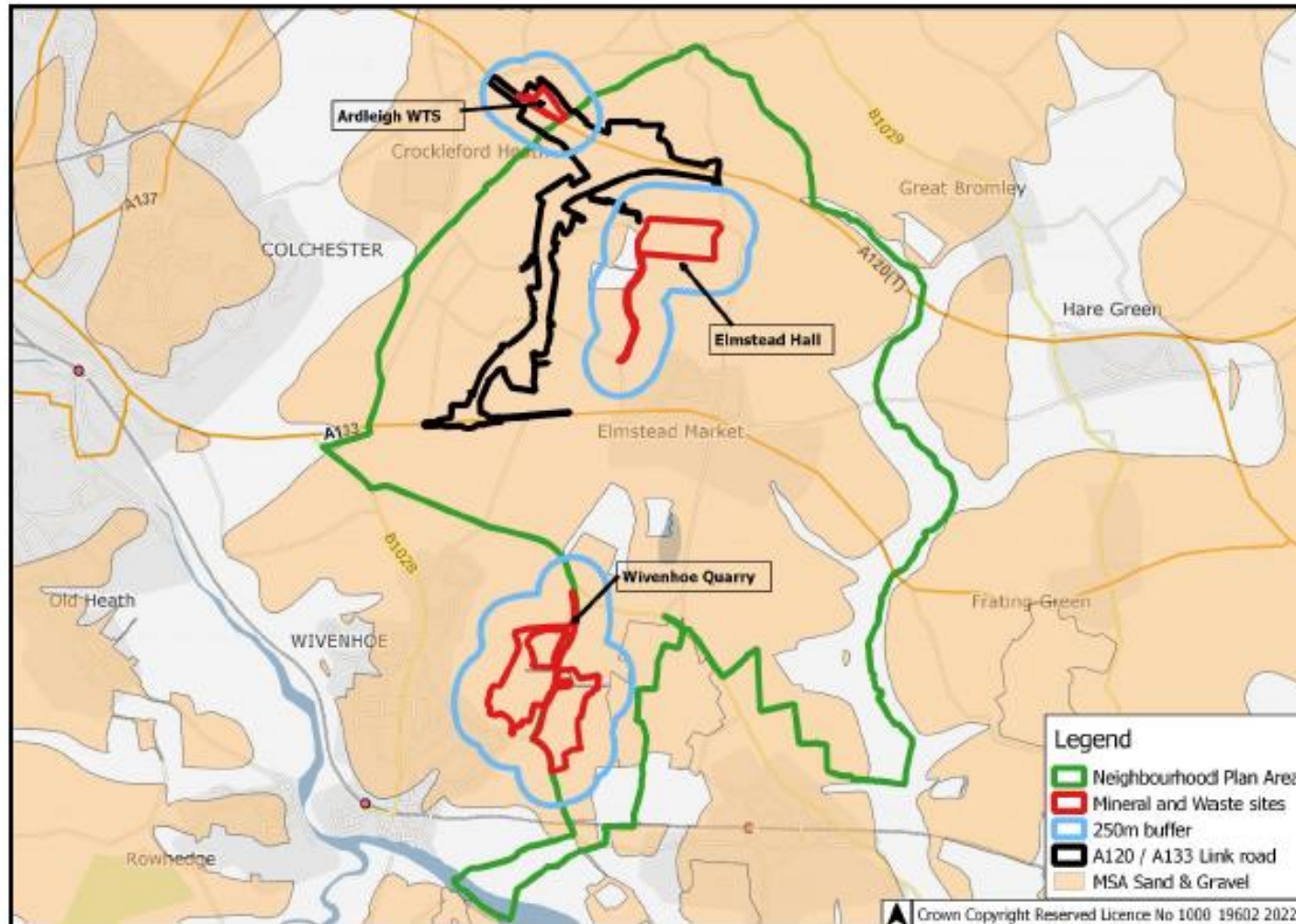
Conclusion

Please contact me if you require further information or would like to discuss this response in more detail.

Yours sincerely,

Matthew Jericho
Spatial Planning and Local Plans Manager
Email: matthew.jericho@essex.gov.uk
Ph: 0333 01 30557

Map 1: MSAs, MCAs and WCAs in Relation to Elmstead Neighbourhood Plan Area



Appendix 1 – Schedule of Safeguarding Designations and Safeguarded Minerals and Waste Infrastructure Relevant to the NP

Schedule of Mineral Infrastructure and Designations Within the NP area

Details of planning applications can be viewed on the ECC website, by accepting the disclaimer and then searching on the planning reference

Site Type	Site Name	Planning Application Number	Further Details
Mineral Safeguarding Area	Sand and Gravel	N/A	Subject to MSA designation – Policy 8 of the Essex Minerals Local Plan 2014. Spatial extent shown in Map 1.
Mineral Consultation Area Subject to MCA designation – Policy 8 of the Essex Minerals Local Plan 2014 Spatial extent shown in Map 1	Elmstead Hall	ESS/24/15/TEN	Construction of an irrigation reservoir involving the excavation, processing and removal of sand, gravel and soils, engineering works and ancillary buildings
	Wiverhoe Quarry	ESS/80/20/TEN	Mineral extraction at Wiverhoe Quarry has ceased, and final restoration of the site is still ongoing under planning permission ref ESS/80/20/TEN. This permission had required restoration to be completed by 30 th June 2021 but there are outstanding issues currently being addressed by the Environment Agency. These are not considered to have any consequence to the proposed development subject to this consultation

Schedule of waste infrastructure and designations within the NP area

Site Type	Site Name	Planning Application Number	Further Details
Waste management infrastructure. Subject to WCA designations – Policy 2 of Essex and Southend-on-Sea Waste Local Plan)	Ardleigh Waste Transfer Station	ESS/16/13/TEN	Proposed development of a new waste management facility, with associated change of use of land



Your Ref: Elmstead Neighbourhood Plan
Our Ref: Elmstead NPlan Reg 14 - NDO Reg 21

National Highways
Operations - East
Woodlands
Manton Lane
Bedford MK41 7LW

Elmstead Parish Council
The Community Centre
School Road
Elmstead
CO7 7ET

Date: 16 September 2022

Sent via email: elmsteadparish@gmail.com

Dear Sir/Madam,

**Elmstead Neighbourhood Plan Pre-Submission Consultation (Regulation 14)
and
Neighbourhood Development Order (NDO) Pre-Submission Consultation
(Regulation 21)**

Thank you for your correspondence, dated 01 August 2022, for inviting National Highways comments on the above-mentioned neighbourhood plan. After completion of our review on the supporting documents, my are comments below:

National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. The proposed Elmstead Neighbourhood Plan for the period between 2013 and 2033, the land is located within the Tendring District.

Highways England is a key delivery partner for sustainable development promoted through the plan-led system, and as a statutory consultee we have a duty to cooperate with local authorities to support the preparation and implementation of development plan documents.

There are two points where driving routes, to and from the Elmstead Neighbourhood, are connected with the Strategic Road Network (SRN). One is on the north-western direction, the junction between A120 and Ipswich Road, which leads to A12 Junction 29. Other location is in the eastern direction, the junction between A120 and Harwich Road.

Elmstead Neighbourhood Plan Transport Network

The Policy ELM12 (Active Travel Network) suggests that there is an active travel route which crosses the A120 between Elmstead and Ardleigh in a northerly direction, this active travel route utilises the local road network passing by Elmstead, St Anne and St Laurence Parish Church,

Tendring District Council Policy CP2 Transport Network stated that to serve the Tendring/Colchester Borders Garden Community a new strategic link road between the A120 and A133 and a Rapid Transit System will be required. An application has been submitted by Essex CC and includes a new junction on to the A120. This is part of a packaged bid including funding towards the provision of a bus rapid transit scheme which will be essential if a severe impact from the development is to be avoided on the highway network.

In addition, it has been already noted that the Tendring/Colchester Borders Garden Community, modelling work indicates a severe impact on A12 J29 may result from this development, even with the proposed rapid bus transport. This will need to be appropriately addressed if National Highways are not to object. Therefore, policies which identify opportunities for significant sustainable transport measures and traffic mitigation will be required.

We welcome any initiative which leads to promotion of walking, cycling and any other sustainable mode of travel, following the Policy ELM12 (Movement and Connectivity) and traffic mitigation in line with the Policy ELM13 (Managing Traffic). As these are intended to enhance active travel environment as appropriate. Novel solutions such as remote robot shopping delivery will also need to be promoted.

With respect to the Neighbourhood Development Order (NDO) pre-submission consultation (Regulation 21), if those proposed location are in close proximity to the A120, part of the SRN; then while preparing any transport assessment it should be undertaken in accordance with DfT Circular 02/2013 document – “The Strategic Road Network and the Delivery of Sustainable Development” and ‘The strategic road network: Planning for the future (A guide to working with Highways England on planning matters)’. We welcome early engagement with the preparation of the Transport Assessment

If you require any clarification on the points raised, please let me know at PlanningEE@nationalhighways.co.uk

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Norman', with a long horizontal flourish extending to the right.

Mark Norman

PlanningEE@nationalhighways.co.uk



Historic England

Ms Angela Baxter
Elmstead Parish Council
Elmstead Community Centre
School Road
Elmstead
Essex
CO7 7ET

Direct Dial: 01223 582746

Our ref: PL00785525

23 September 2022

Dear Ms Baxter

Ref: Elmstead Neighbourhood Plan Consultation

Thank you for inviting Historic England to comment on the above consultation.

We welcome the production of this neighbourhood plan in principle, but do not currently have capacity to provide detailed comments. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your plan, alongside advice on planning policy writing and some useful case studies, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate [your local Historic Environment Record](#).

There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: <https://neighbourhoodplanning.org/>, which you may find useful.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James

Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



APPENDIX I

NP & NDO REG 14 SUMMARY REPORTS

ELMSTEAD NEIGHBOURHOOD PLAN AND ELMSTEAD NEIGHBOURHOOD DEVELOPMENT ORDER

REGULATION 14 ANALYSIS: STATUTORY BODIES

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Elmstead Neighbourhood Plan (ENP) and the Elmstead Neighbourhood Development Order (NDO) during its recent 'Regulation 14' and 'Regulation 21' consultation periods respectively. It concludes by recommending amendments to the ENP and the NDO so that it may be submitted to the local planning authority, Tendring District Council (TDC), to arrange for its examination and referendum. A similar exercise has been undertaken in relation to representations from the local community.

2. Representations

2.1 Representations have been received from:

- a. Tendring District Council (TDC)
- b. Anglian Water
- c. Natural England
- d. National Grid
- e. Strutt & Parker on behalf of Wellbeck Land
- f. Litchfields on behalf of Latimer (Tendring Colchester Borders Garden Community) Development Ltd
- g. Colchester Borough Council (CBC)
- h. Essex County Council (ECC)
- i. National Highways
- j. Historic England

2.2 Other statutory bodies were consulted but none have made representations. The representations from Natural England (c.), Historic England (j.) and National Grid (d.) raised no specific issues and Anglian Water (b.) and National Highways (i.) were generally supportive of the ENP. National Highways (i.) recommended the preparation of a Transport Assessment to accompany the NDO. This has been completed and will form part of the submission version of the NDO.

2.3 Few representations included any comments relating to the NDO consultation. The Parish Council therefore invited statutory bodies to make any further comments on the NDO. Colchester Borough Council raised no specific concerns supporting the provisions of the NDO. No further representations have been made.

3. Analysis

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3.1 The representations, notably those of TDC and ECC include suggested minor modifications to the content of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence can be addressed in finalising the document.

3.2 The representations by TDC, ECC, CBC, and Lichfields expressed concerns related to the operation of the ENP policies and the emerging Tendering Colchester Borders Garden Community (TCBGC). The representations indicate that the way in which the ENP policies operate, particularly in relation to Policies ELM1- ELM3, ELM7 - ELM9, ELM10, ELM12, ELM13 and ELM17 with the TCBGC will need to be made clearer. ECC makes specific comments on the contents of the Elmstead Design Code and the provisions of the Essex Design Guide.

3.3 TDC also provide comments in relation to the NDO on providing additional information to support its content, in the form of street scene drawings and Heads of Terms on contributions. These comments will be accommodated in the submission version of the NDO. It is also noted that TDC's in-house Ecological and Heritage teams will be consulted at the next round of public consultations.

3.4 The representation by Strutt & Parker object to the position adopted by the ENP at Policies ELM1 – ELM3, ELM10, and ELM17 as landowners promoting land adjacent to the settlement and challenges the validity of the evidence reports supporting Policies ELM2, ELM3 and ELM10 in particular. The representation also raises viability concerns on the provisions of Policy ELM8 and highlights mapping errors in relation to Policy ELM16.

Policy ELM1 Settlement Development Boundaries

Policy ELM7 Housing Mix

Policy ELM9 Design Codes

3.5 The policies listed above were not intended to apply to the TCBGC, and **it is therefore recommended that this is made clearer in the policies themselves as well as the supporting text. It is also recommended that the Steering Group send AECOM a copy of ECC's response to respond to in preparing a final version of the Design Code.**

Policy ELM2 Protecting the setting of Elmstead Market

Policy ELM3 Gaps between settlements

3.6 It is clear that the principle of preventing coalescence between the TCBGC and Elmstead Market is supported by TDC. The Parish Council has already taken steps to validate the landscape evidence supporting these policies. The responses wrongly asserts that the ENP cannot be brought forward ahead of the emerging TCBGC Development Plan Document (DPD). Planning Practice Guidance makes provision for this in its Paragraph: 009 Reference ID: 41-009-20190509 ([link](#)). **It is therefore recommended that the approach of these policies is discussed with relevant officers at TDC.**

Policy ELM8 Zero Carbon Buildings

3.7 The emerging TCBGC DPD requires all new residential development to meet the Future Homes Standard and non-residential development the Future Buildings

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Standard as a minimum and encourages these standards to be exceeded. The Future Homes and Buildings Standard will have 75-80% less carbon emissions than those built now. This is likely to be achieved through very high fabric standards and low carbon heating systems. This assumes increased grid capacity, increased energy storage capacity, that there is the space to install low carbon heating systems, that the cost of running low carbon heating systems can be met by the occupier, and that there is no performance gap between predicted heating energy demand and actual energy use when it is now widely accepted that there is a performance gap. Policy ELM8 goes one step further to incentivise the higher standard, or equivalent, of Passivhaus which has very little space heating demand meaning less demand on the grid, consideration of fuel poverty and performs as predicted. Where Passivhaus, or an equivalent route, is not chosen, then, at the very least, the performance gap between predicted hearing energy demand and actual energy use should be dealt with through post-occupancy evaluation. **It is therefore recommended that the Parish Council considers pursuing this as a parish-wide requirement, and in its representations to the local planning authority as a district-wide requirement in due course.**

3.8 Policy ELM8 uses evidence produced by Cornwall Council and compares it 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 the ENP, as per both the Government's and CCC's impact assessments and research by the Passivhaus Trust. The Parish Council also considers that the evidence drawn upon is '*proportionate, robust evidence*' required of neighbourhood plans to support their policy choices as per Planning Practice Guidance Paragraph 040 Reference ID: 41-040-20160211 ([link](#)).

Policy ELM10 Important Views

3.9 The existing evidence report requires an introduction and methodology to confirm how each view has been identified and its key characteristics so that development proposals know how to respond. It should also be acknowledged that the landscape within the broad location of the TCBGC will change. **It is therefore recommended that the evidence base is updated to respond to the concerns raised and any changes identified is incorporated in the final version of the ENP.**

Policies ELM12 Movement and Connectivity

Policy ELM13 Managing Traffic

Policy ELM16 Nature Recovery

3.10 There are some discrepancies on the way in which the Policies Map have portrayed the policy intention which will need to be rectified. These policies provide an opportunity to establish how the TCBGC can meet some of its anticipated obligations such as '*demonstrating green links within and beyond the site*' and '*retaining existing landscape features, PRoW and network of lane within the site*' and '*Providing and funding improvements in local transport infrastructure*' identified in the emerging TCBGC DPD. **It is therefore recommended that the approach of these policies is discussed with relevant officers at TDC.**

Policy ELM14 Local Green Spaces

3.11 Lichfields highlighted a disparity between the mapping and the policy provisions. **It is therefore recommended that the Policies Map is amended to reflect the policy provisions.**

Policy ELM17 Health and Wellbeing Service Provision

3.12 The TCBGC will include a new 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. 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*". **It is therefore recommended that the approach of this policy is discussed with relevant officers at TDC.**

4. Conclusions & Recommendations

4.1 The majority of developer/statutory consultee representations suggest that further clarification and detail is required for policies proposed in the ENP. Generally, the representations made have supported the intention of the ENP and it is considered that only minor modifications will be necessary to improve the clarity and application of policy wording of Policies ELM1- ELM3, ELM7 - ELM9, ELM10, ELM12, ELM13, ELM14, ELM16 and ELM17.

4.2. Once further clarification has been sought from TDC and the proposed modifications from this report are made, it is recommended that the Neighbourhood Plan can proceed to submission without further consultations.