

# West Bergholt Neighbourhood Plan Introduction



## INTRODUCTION

This exhibition explains the progress being made with producing a Neighbourhood Plan for our area. We are seeking your views before finalising the plan.

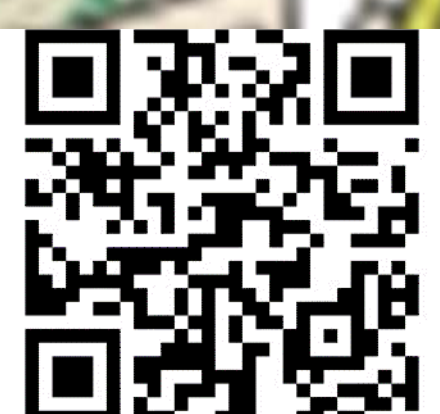
On the boards that follow you will find our draft policies for the Neighbourhood Plan area for West Bergholt. The more feedback we receive on these policies the better the plan will be.

## WHAT THIS MEANS FOR WHERE WE LIVE AND WORK

Our village and parish have changed greatly over the past 50 years and further changes can be expected. Changes will affect the countryside, housing requirements, where people can work locally, the shops and amenities available and the quality of the environment. We could leave all change to chance or to the local authority, or we could shape our destiny together as a community. Without a plan in place the shape and fabric of our built and natural environment is uncertain. What may be attractive today may be degraded in the future without a plan to help us.

## WHAT THIS MEANS FOR OUR COMMUNITY

Our community consists of a mix of people of all ages. How do we ensure that we all have the opportunity to enjoy our environment, have access to services and have a say in the future? How do we try to enable a balanced mix of younger and older age groups, and that the amenities we enjoy are relevant to future generations? Decisions we make now directly affect our lives and those of our children as well as those who may live in the parish in the future. **The Neighbourhood Plan, if approved, would need to be in conformity with Colchester Borough Council's Local Plan, and would run from late 2017 to 2033.**



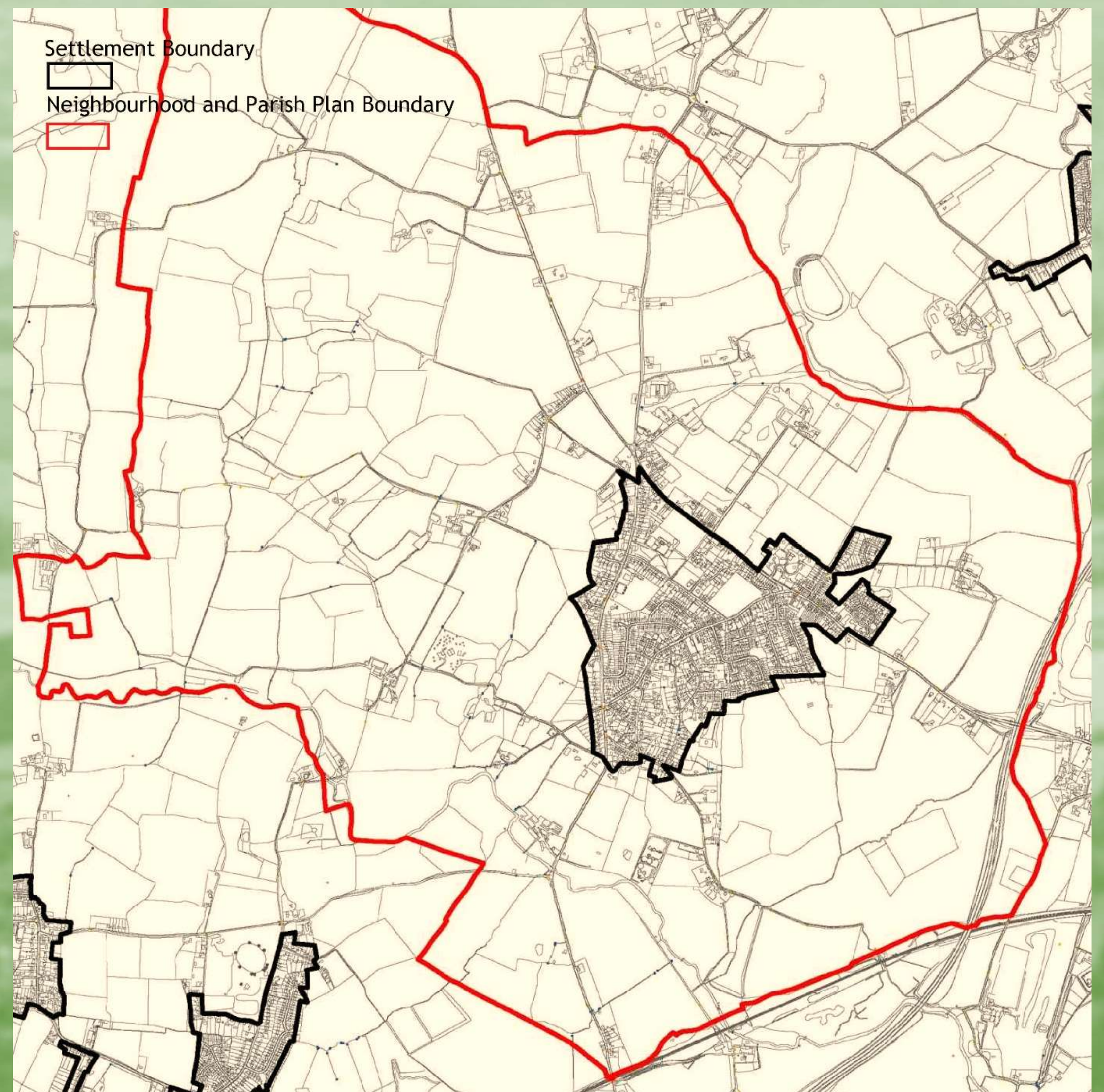


# West Bergholt Neighbourhood Plan Background



## WHAT IS A NEIGHBOURHOOD PLAN?

Neighbourhood Plans (NPs) were introduced by the government in the Localism Act 2011. They allow for communities to shape development in their area. Neighbourhood Plans will become part of the Borough, District or Unitary Local Development Plans and the policies contained within them will be used in the determination of planning applications and types of development. NPs can also be used to determine other priorities for the areas they cover. NPs are being produced all over the country with several elsewhere in Essex.



## WHO IS PRODUCING OUR PLAN?

The plan is community-led but affiliated to the Parish Council which acts as its sponsor. The NP area has been agreed by Colchester Borough Council following public consultation. Members of the community have joined forces with the Parish Council to form a Steering Group.

## THE STEERING GROUP HAS UNDERTAKEN THE FOLLOWING WORK IN RECENT YEARS:

- Applied to Colchester Borough Council to designate the parish as the NP area.
- Held surveys and workshops in 2013 and 2014 to determine the issues of interest.
- Held an “issues and options” consultation in 2015 to determine agreement on our vision, objectives and priorities.
- Produced a draft plan and liaised with Colchester Borough Council to make sure there is likely to be conformity with their Local Plan.

Further information is available on [www.westbergholt.net/neighbourhood-plan](http://www.westbergholt.net/neighbourhood-plan).





# West Bergholt Neighbourhood Plan Village & Community



## WHAT WE ARE SEEKING TO ACHIEVE

To improve and extend opportunities for all age groups and the wider community to take part in a wide range of activities both recreational and as volunteers. To identify vulnerable people in our society and ensure they get the support they need. To promote and raise awareness of opportunities to increase participation and to maintain a thriving community support network.



## ISSUES

- Meeting rooms are nearly always fully booked some time in advance.
- Poor or patchy broadband service.
- Public toilet facilities lacking in the village.
- No community centre, coffee shop or informal meeting area.
- Facilities for older children and young adults are lacking.
- St Mary's churchyard almost full.

## OPPORTUNITIES

- Further development of community facilities at the Orpen Hall complex.
- Provision of a centralised, coordinated booking system.
- Introduce enhanced and faster broadband service for the whole village.
- Provision of a community centre.
- Toilet facilities for users of recreational areas.
- A coffee shop.
- Enlarged children's play areas e.g. adventure playground.
- Allotment shop/stall.
- Further development of website and use of social media.
- Provision of a new cemetery or burial ground.





# West Bergholt Neighbourhood Plan Village & Community



## VILLAGE SOCIETY & COMMUNITY POLICIES

**VSC1:** The loss of existing community buildings will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or suitable alternative provision is made elsewhere.

**VSC2:** The village hall complex consisting of the Orpen and John Lampon Halls will be further developed as a community resource unless a new more appropriate site can be found to better fulfil the needs of the village.

**VSC3:** Village societies, clubs and other community based organisations will be actively promoted through a variety of communication channels. New community members will be informed how to participate in village and parish life through the website and notice boards.

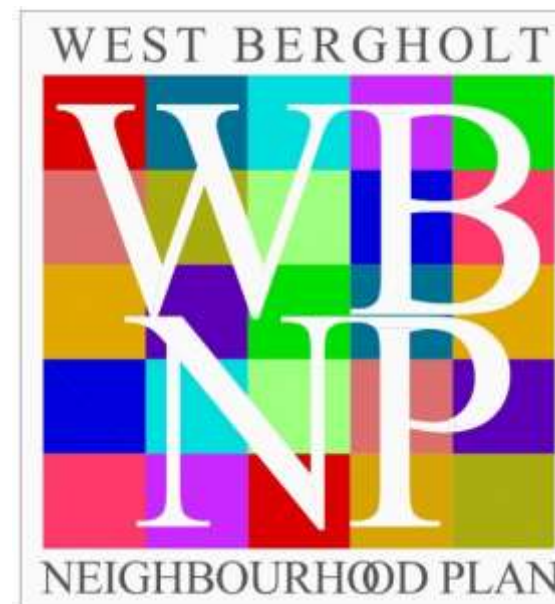
## DEVELOPMENT FOCUS

**VSCD1:** All development will be encouraged to enhance the quality of life and the wellbeing of the local community and promote diversity and enhance community cohesion.



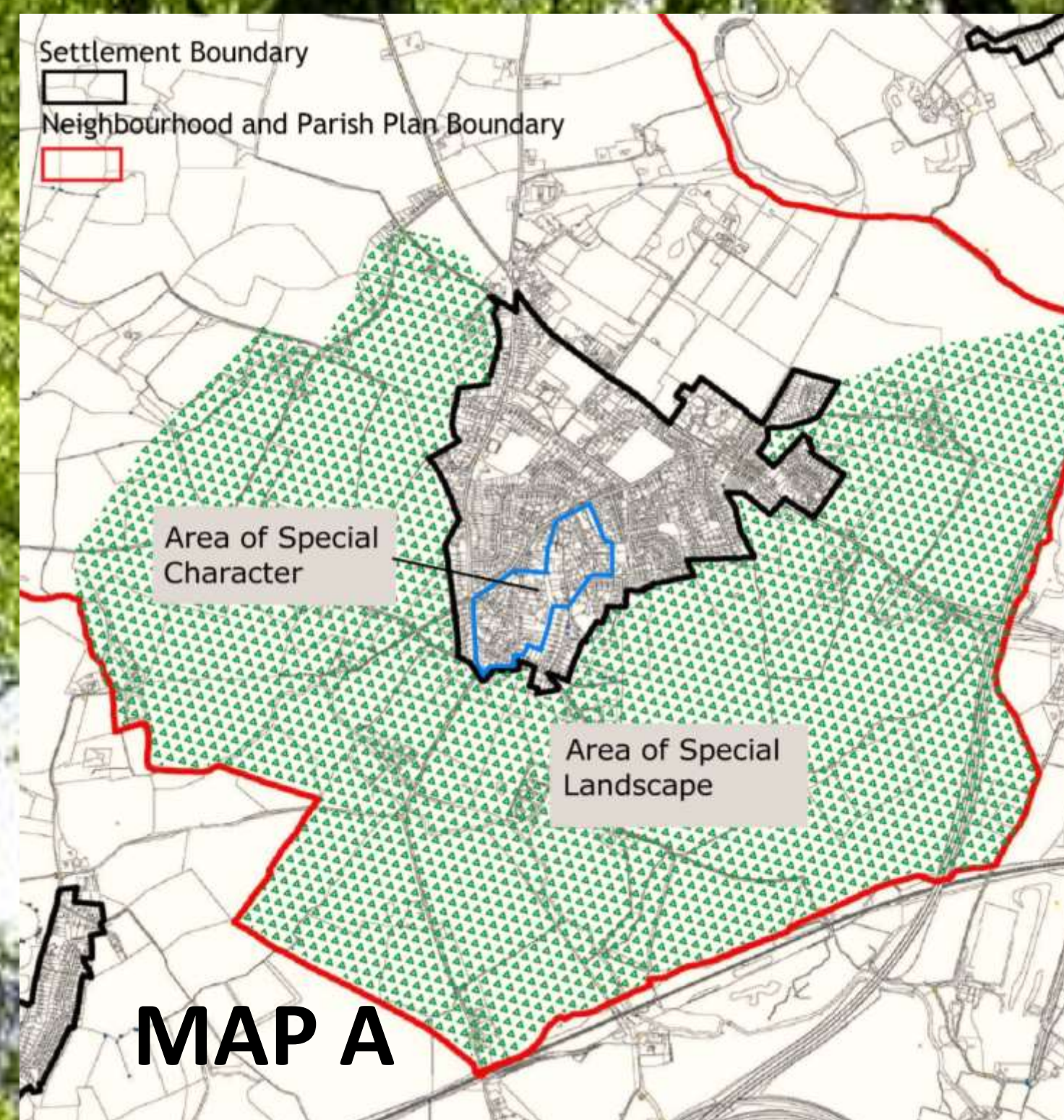


# West Bergholt Neighbourhood Plan Environment



## WHAT WE ARE SEEKING TO ACHIEVE

To maintain the distinctiveness of the parish and its identity by protecting the natural and built environment for the enjoyment of future generations and to explore opportunities to create new areas of open space. This area of our plan considers both the rural and urban environments throughout the parish that are so valued by our community.



## ISSUES

- Concern that future development proposals will adversely affect the urban and rural environments that we all enjoy.
- Litter and dog-fouling.
- The quality of the built, man-made and natural landscape cannot be taken for granted and may degrade over time.
- Lack of bridleways.
- Management of rural areas and open spaces required.

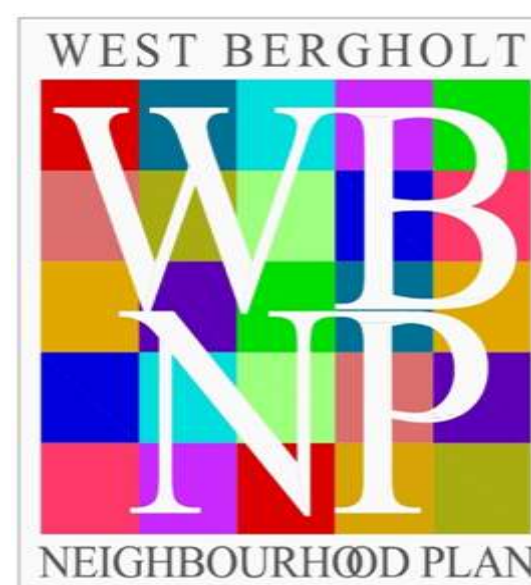
## OPPORTUNITIES

- Setting policies to protect sensitive areas.
- Protecting vulnerable environments through community action.
- Increasing the available amount of public open space especially where new development is proposed.
- Enhancing our environment through planting and urban realm improvements.
- Improved access to rural environments through enhanced public rights of way.
- Sympathetic management of open spaces to promote nature.





# West Bergholt Neighbourhood Plan Environment



## GENERAL ENVIRONMENT POLICIES

**ENV1:** Existing areas of public open space will be managed, maintained and improved to promote regular use and community enjoyment.

**ENV2:** “Area of Special Landscape” will be declared for the part of the parish to the south east and west of the village envelope, as shown centred on MAP A. Changes in land use will be resisted and access to countryside will be improved through use of the existing public rights of way network.

**ENV3:** There will be a general presumption against the removal of mature native trees within the village envelope.

**ENV4:** Streetscapes will be enhanced through planting and good verge and hedge management.

**ENV5:** A “Character Area” of the village will be declared which will be protected from degradation through separate policies in the Village Design Statement.

**ENV6:** New areas of open space will be incorporated within the village and all open spaces will be enhanced through a biodiversity plan which seeks to improve the conditions for wildlife.

**ENV7:** Important historic and character buildings will be protected from changes which reduce or compromise their amenity value.

**ENV8:** Built and natural environments will be of high quality by controlling nuisances such as litter and dog fouling.

## DEVELOPMENT FOCUS

**ENVD1:** New areas of development will incorporate areas of public open space within their curtilages and will allow and promote access to public rights of way.



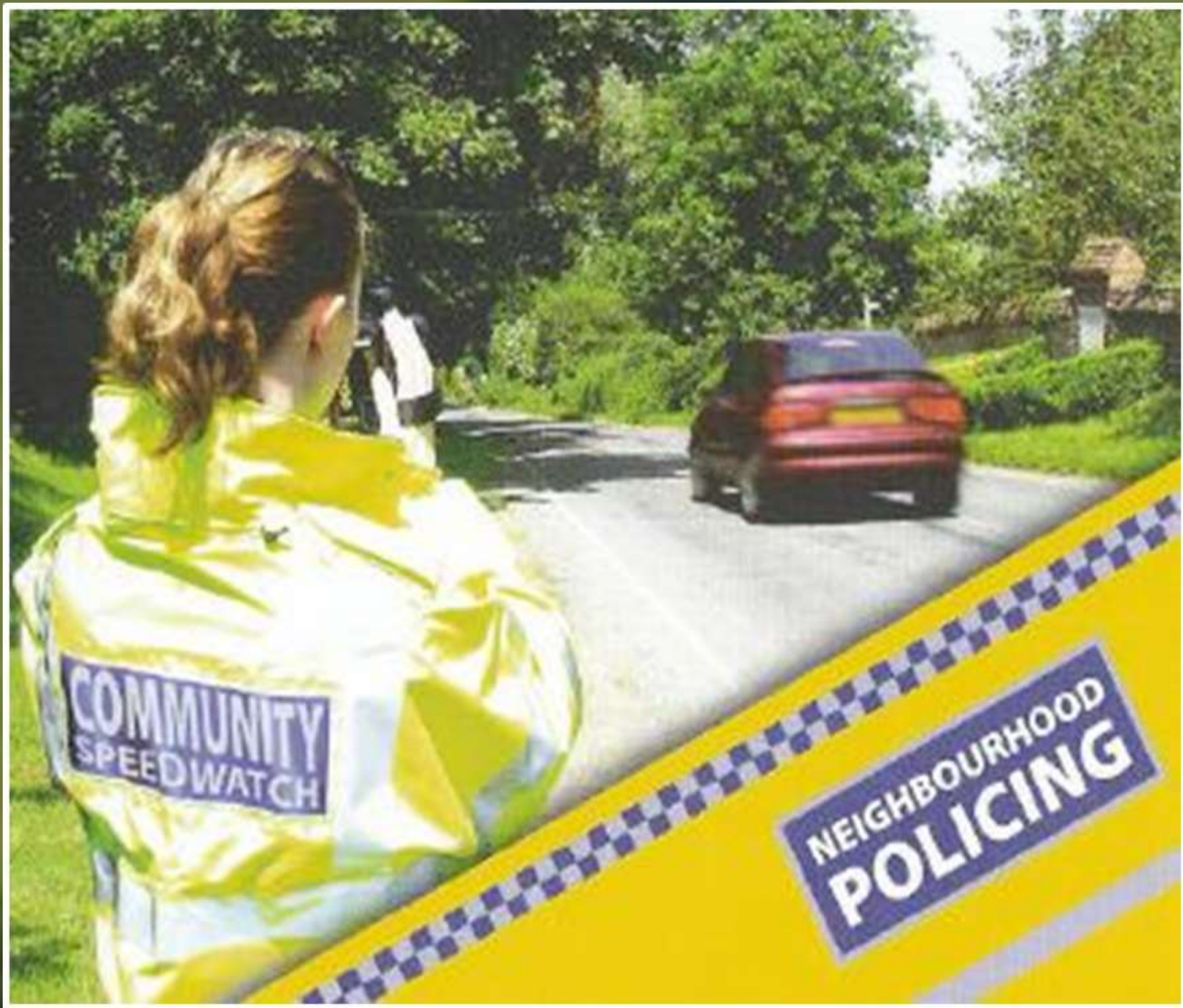


# West Bergholt Neighbourhood Plan Community Safety



## WHAT WE ARE SEEKING TO ACHIEVE

To create an environment which promotes a feeling of safety where the perception and incidence of crime is low, and where the chance of being the victim of a traffic-related accident is minimised.



## ISSUES

- Speeding vehicles on village roads.
- Risk of accident or injury crossing the road.
- Anti-social parking around school, shops and footpaths.
- There is a perceived lack of visible police presence in the village.
- Litter and fly tipping are a constant issue.
- Many footway surfaces are in need of repair and are trip hazards.
- Vulnerable people in the village may need assistance.
- Need to be aware of trends in crime and disorder.

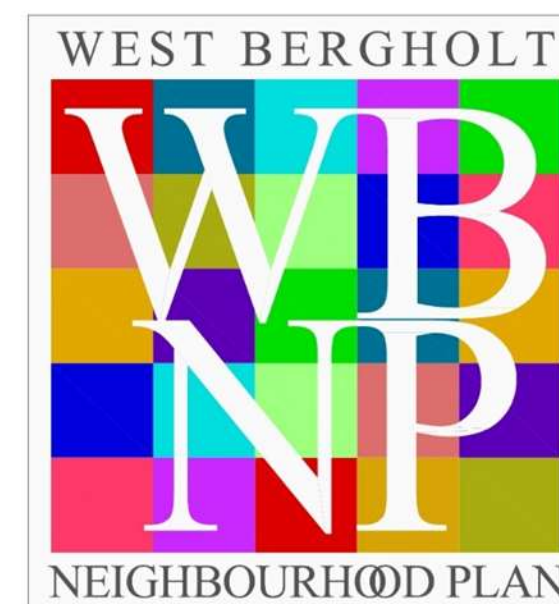
## OPPORTUNITIES

- 20mph maximum speed limit zones and streets.
- Elderly and vulnerable persons register.
- Neighbourhood policing or partnerships with police.
- Neighbourhood Watch schemes.
- Online reporting tool for nuisances.
- Link ups with community safety partnerships and the Local Community Action Panel.
- Regular discussions at parish level with police.
- Further uses of community speedwatch.





# West Bergholt Neighbourhood Plan Community Safety



## GENERAL COMMUNITY SAFETY POLICIES

**CS1:** Neighbourhood Watch schemes including Speedwatch and Farm Watch will be encouraged and supported.

**CS2:** Road safety issues will be highlighted through regular monitoring of issues and plans of action developed with the relevant agencies to rectify problem areas. Particular attention will be paid to areas around the school, the Co-op and other areas of high pedestrian footfall.

**CS3:** Anti-social and other behavioural issues will be monitored and reported to the authorities and measures developed with the Police and the Community Safety Partnership to reduce their incidence.

**CS4:** Crime and fear of crime will be monitored and remedial actions discussed and devised with the police and other community safety groups.

## DEVELOPMENT FOCUS

**CSD1:** All areas of new development will be designed so as to reduce the incidence of burglary and other crime.

**CSD2:** Where new streets are proposed these should be 20 mph speed limit zones.

**CSD3:** Compliance with Essex parking standards will be sought with all new or adapted dwellings.





# West Bergholt Neighbourhood Plan Transport and Infrastructure

## WHAT WE ARE SEEKING TO ACHIEVE

To make getting around the parish and elsewhere by foot, bicycle, car and bus simple, more convenient and safe.



## ISSUES

- Bus routes are reasonable but services are not frequent enough and do not serve the hospital.
- Bus routeing around the village could be improved to ensure greater convenience
- Information about arrivals and departures is limited.
- Cycling environments are often undefined and hostile.
- Pedestrian environments lack basic facilities such as crossings and footways.
- Traffic calming is required where there is conflict between pedestrians and cars.
- Parking is problematic around popular destinations.
- Road maintenance issues occur if networks do not receive regular surfacing regimes.
- The public footpath and rights of way network requires promotion to encourage its use.

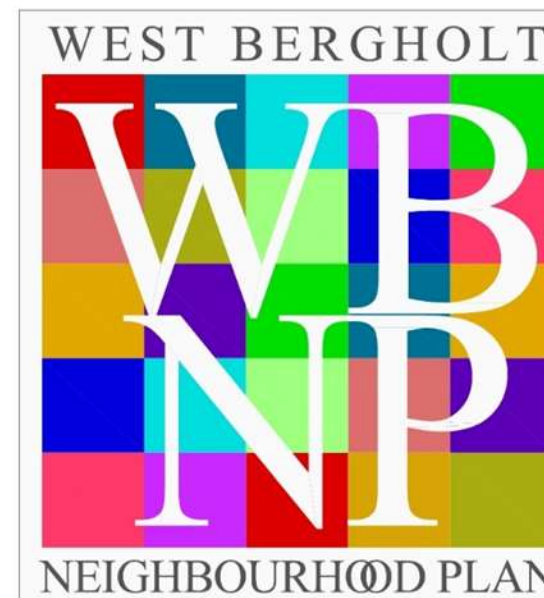
## OPPORTUNITIES

- Real time information on bus stops saying when the next bus will arrive.
- Some form of bus discount scheme linked to increased usage.
- Minibus scheme for trips to hospital, retail parks and rail station.
- Parking restrictions at key road junctions and possibly one way streets.
- Progressively introduce 20mph streets or better still 20mph zoning.
- A parish register of road defects to discuss with the highway authority.
- New footways along Chapel Lane, New Church Road and Nayland Road.
- New footway on Colchester Road adjacent to Poor's Land and School Lane.
- Promotional leaflet covering cycling and opportunities locally to cycle.
- Links to cycle routes in the area towards the station and Eight Ash Green.
- Circular cycle route for youngsters to learn cycle craft and cycle safely to school.
- Leaflets and guides of circular walks using public rights of way.





# West Bergholt Neighbourhood Plan Transport and Infrastructure



## GENERAL TRANSPORT POLICIES

In partnership with the highway authority and transport operators

- **T1:** Traffic management will be introduced to control parking and to improve the environment for cycling and walking in residential streets.
- **T2:** Traffic will be channelled towards main roads.
- **T3:** Cycling and walking will be promoted and will be considered as part of all infrastructure projects.
- **T4:** Parish bus services will be promoted and improvements sought. New minibus services will be introduced where appropriate.
- **T5:** Roads and pavements will be maintained to a high standard.

## DEVELOPMENT FOCUS

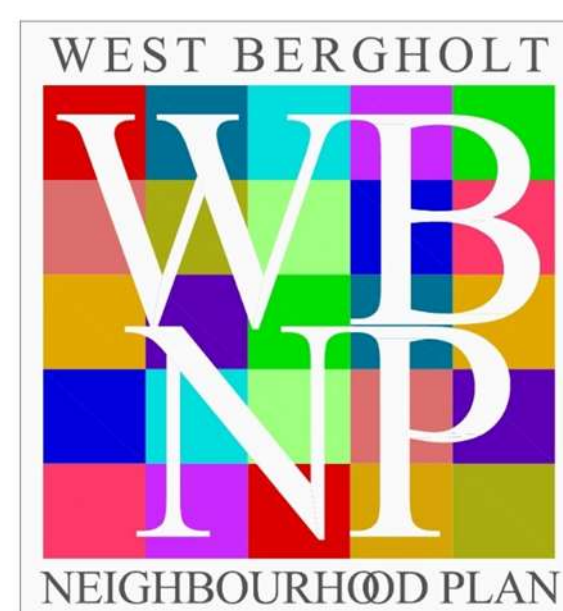
New development should comply with the following:

- **TD1:** Developments must be safely located with regard to vehicular and pedestrian access, ensuring adequate visibility.
- **TD2:** The developer should provide or contribute towards appropriate measures which will assist walking, cycling, public transport and other highway improvements to principal village facilities.
- **TD3:** Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards village transport safety schemes.
- **TD4:** Development proposals for new developments should include secure cycle storage and storage for children's buggies and mobility scooters where appropriate.
- **TD5:** Development proposals to maintain and enhance existing public rights of way.





# West Bergholt Neighbourhood Plan Communications



## WHAT WE ARE SEEKING TO ACHIEVE

To keep the community informed through a wide range of media, promoting two-way dialogue and creating the opportunity for participation in democratic processes and decision making.



## ISSUES

- Some residents may need support to access information, which is frequently on the web.
- Greater publicity is required for village and parish activities and how to participate.
- Less than half of the residents felt involved in decisions e.g. planning matters.
- Participation in village affairs via social media needs improvement.
- The Village Bulletin is published infrequently and is retrospective in nature.
- Lack of a welcome pack for new residents to the village.
- Unclear direction of provision of superfast broadband.

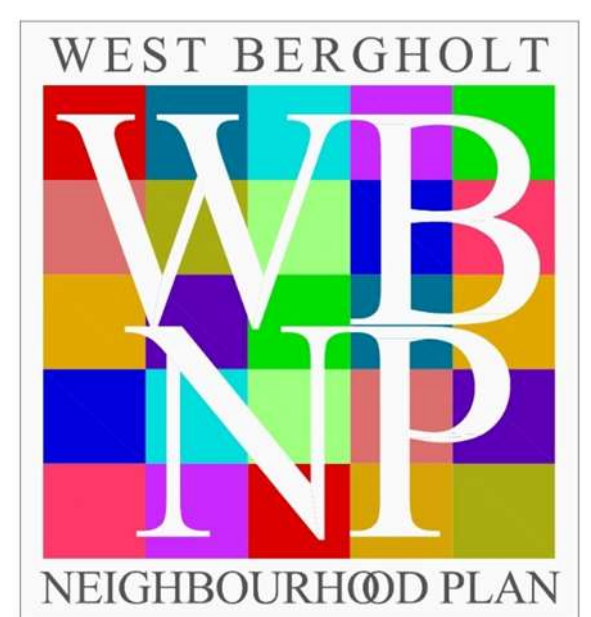
## OPPORTUNITIES

- Electronic notice boards could be used by the village and sited appropriately. Suggestions included the Co-op site and the Orpen Hall.
- More frequent Village Bulletin with revised layout and new content.
- Set up a village forum for clubs and societies to join and participate in.
- More “whole village” events such as fetes and celebrations.
- More non-parish councillors on working groups and sub-committees.





# West Bergholt Neighbourhood Plan Communications



## GENERAL COMMUNICATION POLICIES

**COM1:** A West Bergholt communications forum will be established consisting of a mixture of age groups and skills to help ensure all groups within the community are represented.

**COM2:** The Village Bulletin publication will be reviewed and improvements made.

**COM3:** Communications will be consistent and opportunities made available for residents to feed their thoughts back to other organisations.

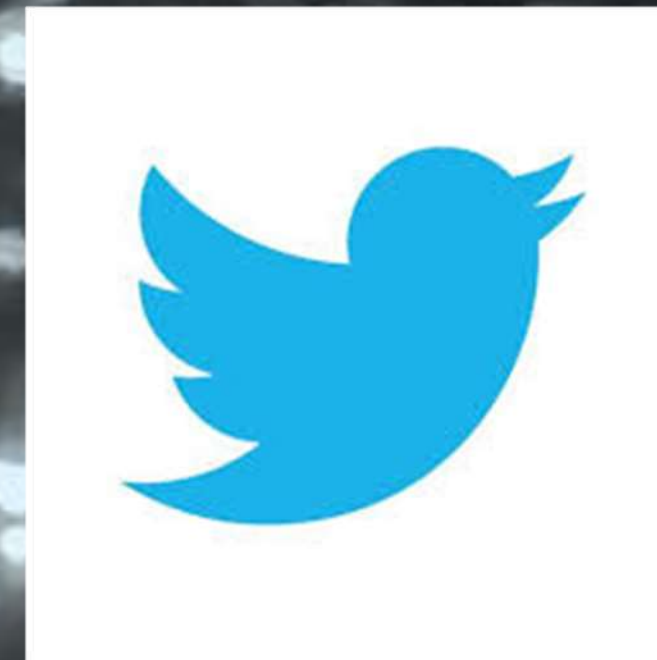
**COM4:** The website will be developed as the principal means of day to day communication and information although printed information will be maintained via the Village Bulletin, monthly newsletters and traditional noticeboards.

**COM5:** Broadband services will be encouraged to expand and be developed.

## DEVELOPMENT FOCUS

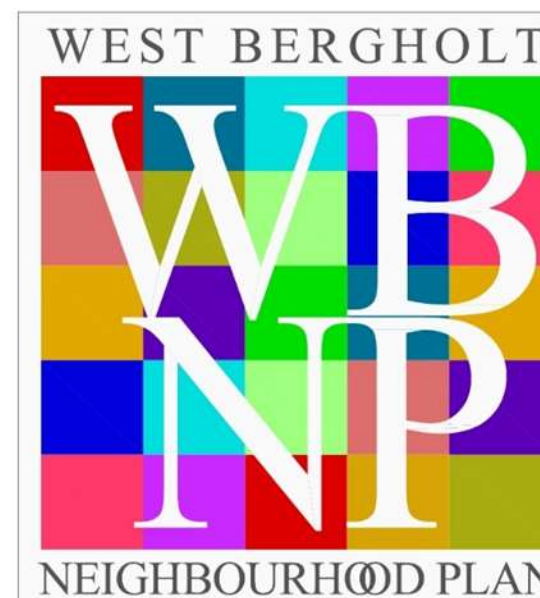
**CDS1:** All new residents will receive an information pack to introduce them to the activities and organisations available in the village.

**CDS2:** All new dwellings to have the ability to receive fibre communications should the opportunity to introduce broadband services of this nature present itself.





# West Bergholt Neighbourhood Plan Sports & Recreation



## WHAT WE ARE SEEKING TO ACHIEVE

Promote increased opportunities to get active and participate in sport and informal recreation

### ISSUES

- Lack of informal recreational areas for ad hoc non team-based sports use.
- Too much emphasis on open spaces being used for football.
- Lack of good “clubhouse” facilities e.g. Poor’s Field.
- Lack of a skate park or teenage outdoor play areas.
- Tennis courts too few in number to form a tennis club.
- No adventure playground.
- Over-intensive use of existing sports fields.

### OPPORTUNITIES

- New sports areas and purpose built facilities such as clubhouses and changing areas.
- Electronic booking systems for sports areas.
- More planting and seating in open space areas.
- Expanded provision of children’s play area equipment with zip-wires and similar provisions.
- Consolidation of sports and recreation areas to optimise usage.

## GENERAL SPORTS & RECREATION POLICIES

**SR1:** New sports activity areas will be developed as opportunities arise. Consolidation of sports activities may take place as a result. Favoured locations for new sports areas are shown on MAP D.

**SR2:** The Lorkin Daniell playing field will be increasingly managed so as to allow improved access to recreational activities.

**SR3:** The Poores Field will be increasingly managed so as to allow improved access to recreational activities.

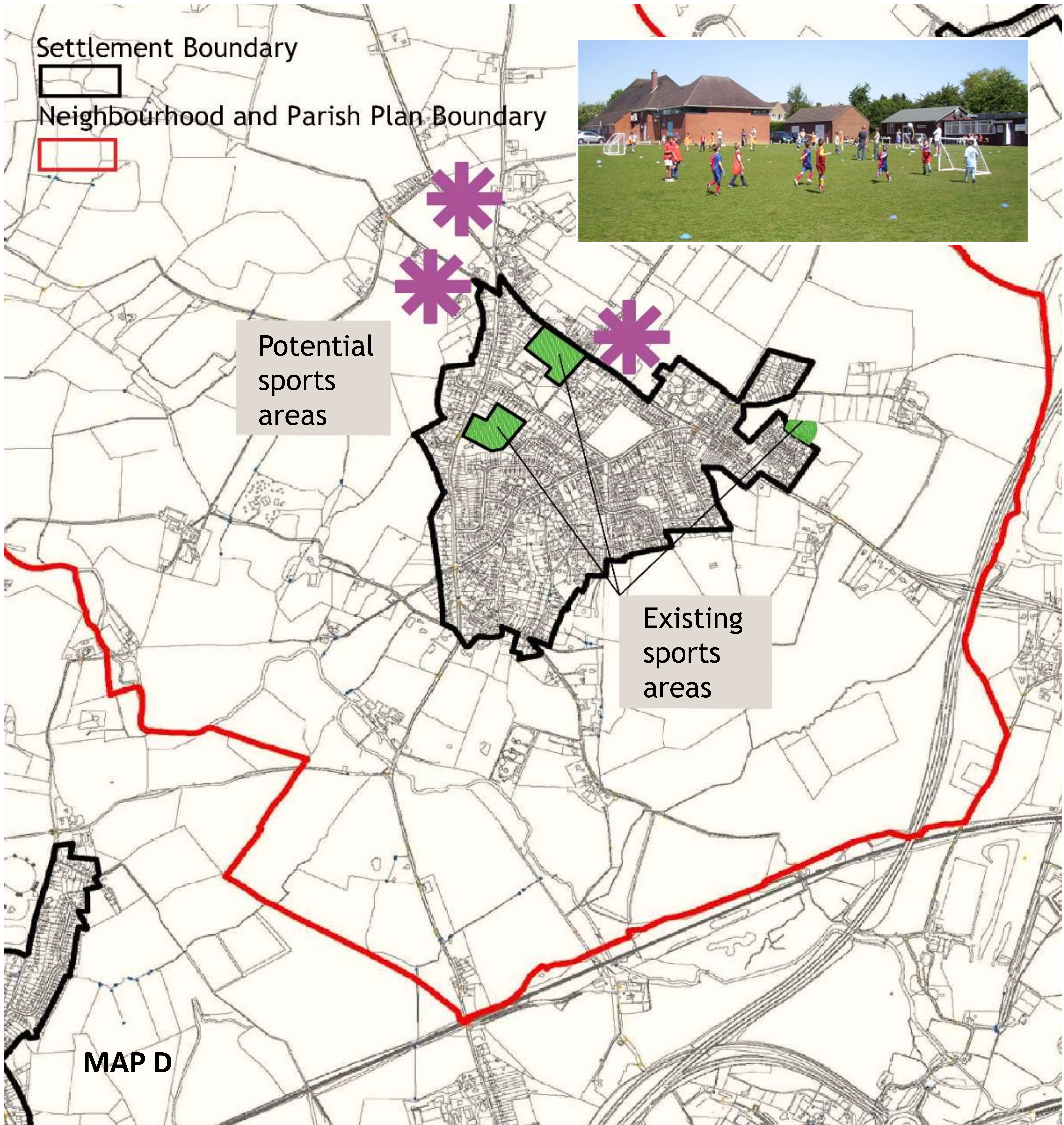
### DEVELOPMENT FOCUS

**SRD1:** New consolidated sports areas will be expected to provide for a wide variety of sports. Clubhouse facilities and parking must be provided, and the facility must have good accessibility to other parts of the village.





# West Bergholt Neighbourhood Plan Sports & Recreation





# West Bergholt Neighbourhood Plan Business and Commerce

## WHAT WE ARE SEEKING TO ACHIEVE

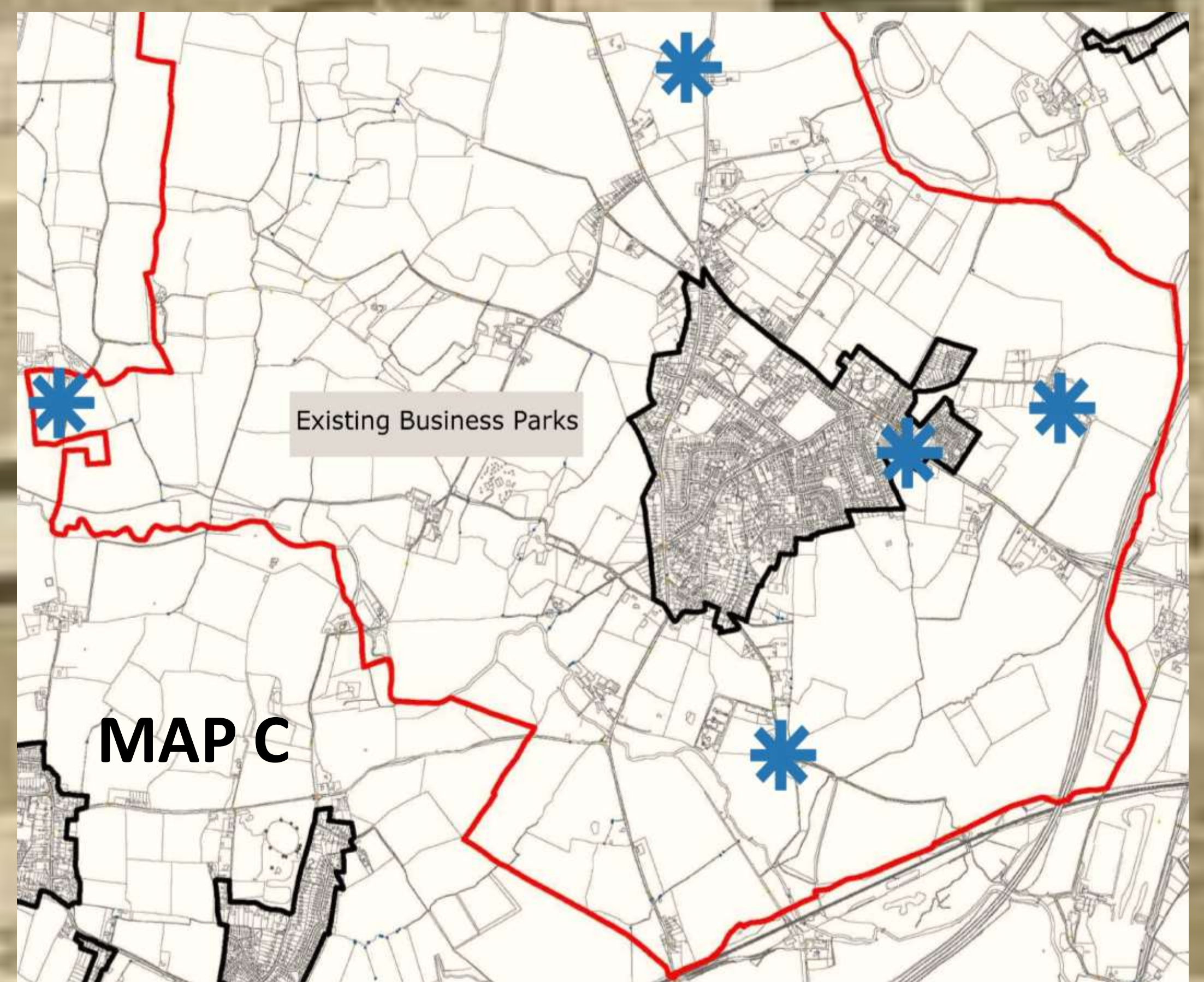
To encourage local employment opportunities through controlled expansion of existing employment located on, or adjacent to, the existing business parks in accordance with the general business and commerce policies.

## ISSUES

- Limited retail facilities.
- Business areas are fragmented and isolated and may lack space.
- Access to business areas for employees by bus is poor.
- Businesses not integrated sufficiently within the community.
- Lack of knowledge of businesses.

## OPPORTUNITIES

- Policies to encourage limited expansion of commercial areas.
- Promotion of existing businesses through better publicity.
- Farm diversification schemes.



## GENERAL BUSINESS & COMMERCE POLICIES

**BC1:** No new business parks to be formed within the parish.

**BC2:** Any expansion of the existing business parks (MAP C) is to be sustainable, limited and appropriate for the location and associated infrastructure.

**BC3:** The conversion of commercial premises into residential property or the use of associated land for such purposes will be resisted so as to preserve the employment opportunities which exist in the village and wider parish area.

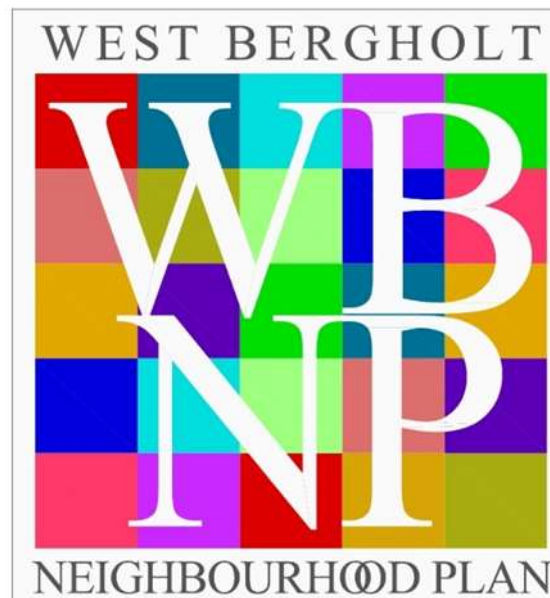
## DEVELOPMENT FOCUS

**BCD1:** Any expansion of current business parks will be expected to make a positive contribution to the appearance of the parks and improvements to parking and access arrangements.





# West Bergholt Neighbourhood Plan Planning & Housing



## WHAT WE ARE SEEKING TO ACHIEVE

To support limited expansion in the parish and involve the local community in all aspects of development through consultation and active involvement to determine new housing. In doing so the existing character and environmental setting needs to be respected and protected.

## THE CURRENT SITUATION

West Bergholt is a highly desirable village in which to live. West Bergholt has a population of c. 3,500 and approximately 1,400 households and its village amenities are some of the best in the area for a village of its size. The village is conveniently placed for those residents who work in Colchester, and its close proximity to the A12 means that it is well placed for people who work in Ipswich or Chelmsford. Being only 2.5 miles from the main railway line into London has meant that West Bergholt has become an extremely desirable commuter location.

## DEVELOPMENT FOCUS - Guiding principles to determine location of new development

To assist the focus of where new housing might be developed a number of principles have been devised in consultation with Colchester Borough Council, in that development:

- should only be considered if abutting the existing 'Village Envelope'.
- should not reduce the separation of the village from Colchester.
- should not encroach on (or visually affect) the 'area of the parish to the south east and west of the village envelope'.
- should be close to the main village amenities.
- should be able to contribute to improving highway issues.
- should be located such that any traffic impact can be mitigated.
- comprises an extension of the village envelope as long as it can contain a mix of housing and areas of open space.
- should consist of smaller housing units which respect the identified needs of the community including affordable housing, housing for downsizing and starter homes.

These principles have been applied to the areas of development put forward to date as part of Colchester's Local Plan preparation.

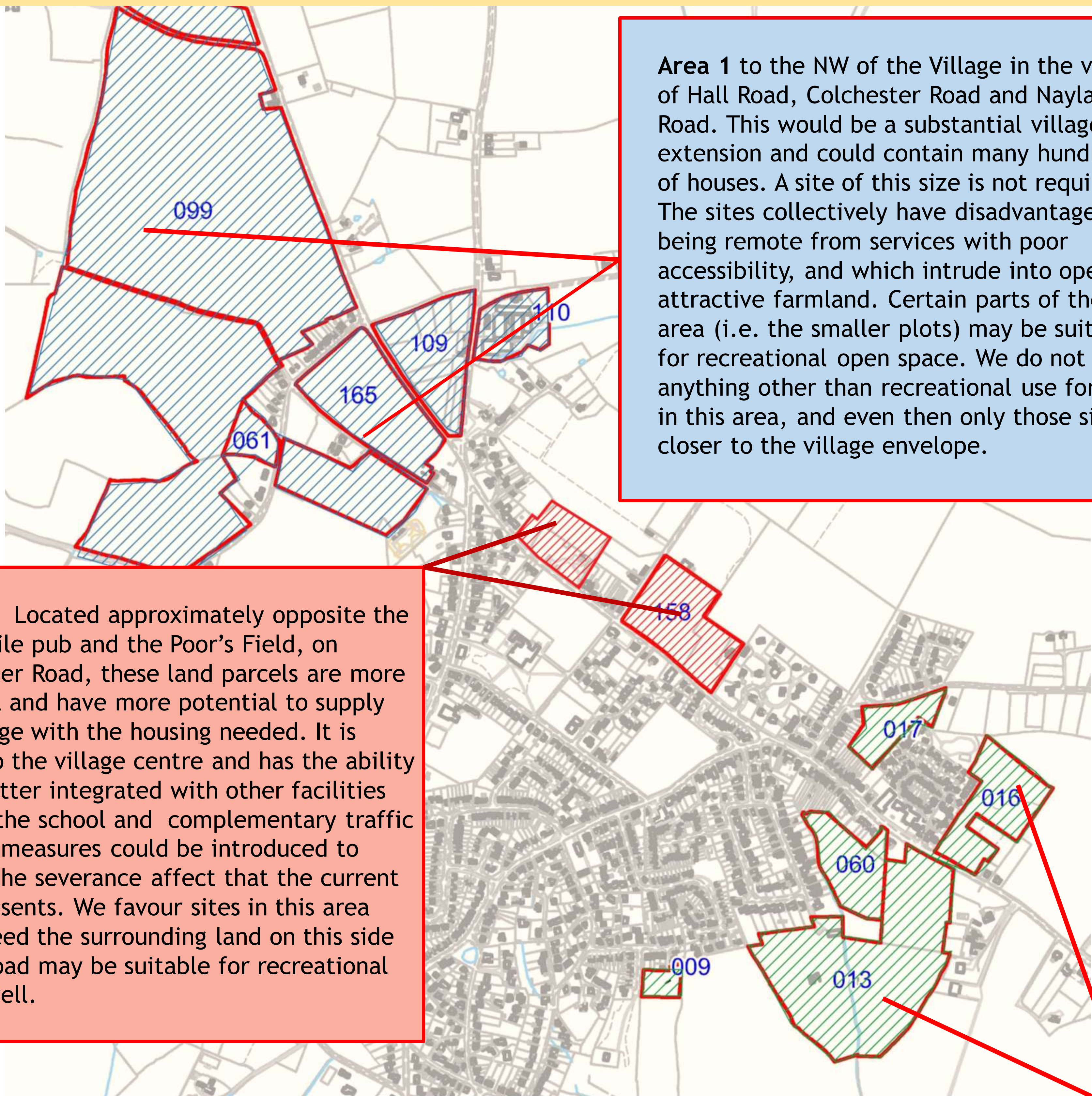




# West Bergholt Neighbourhood Plan Planning & Housing

## NEIGHBOURHOOD PLAN AND LOCAL PLAN CONSIDERATIONS

Our Neighbourhood Plan needs to fit in with Colchester's Local Plan. The plan below shows the parcels of land put forward to the Borough Council for possible inclusion for housing development in the draft Local Plan. Their impact is highlighted below. Only a small amount of land is required and a maximum of 120 dwellings has been suggested. Based on the principles set out on the previous board, the preferred location for development is area 2.



**Area 1** to the NW of the Village in the vicinity of Hall Road, Colchester Road and Nayland Road. This would be a substantial village extension and could contain many hundreds of houses. A site of this size is not required. The sites collectively have disadvantages of being remote from services with poor accessibility, and which intrude into open and attractive farmland. Certain parts of the site area (i.e. the smaller plots) may be suitable for recreational open space. We do not favour anything other than recreational use for sites in this area, and even then only those sites closer to the village envelope.

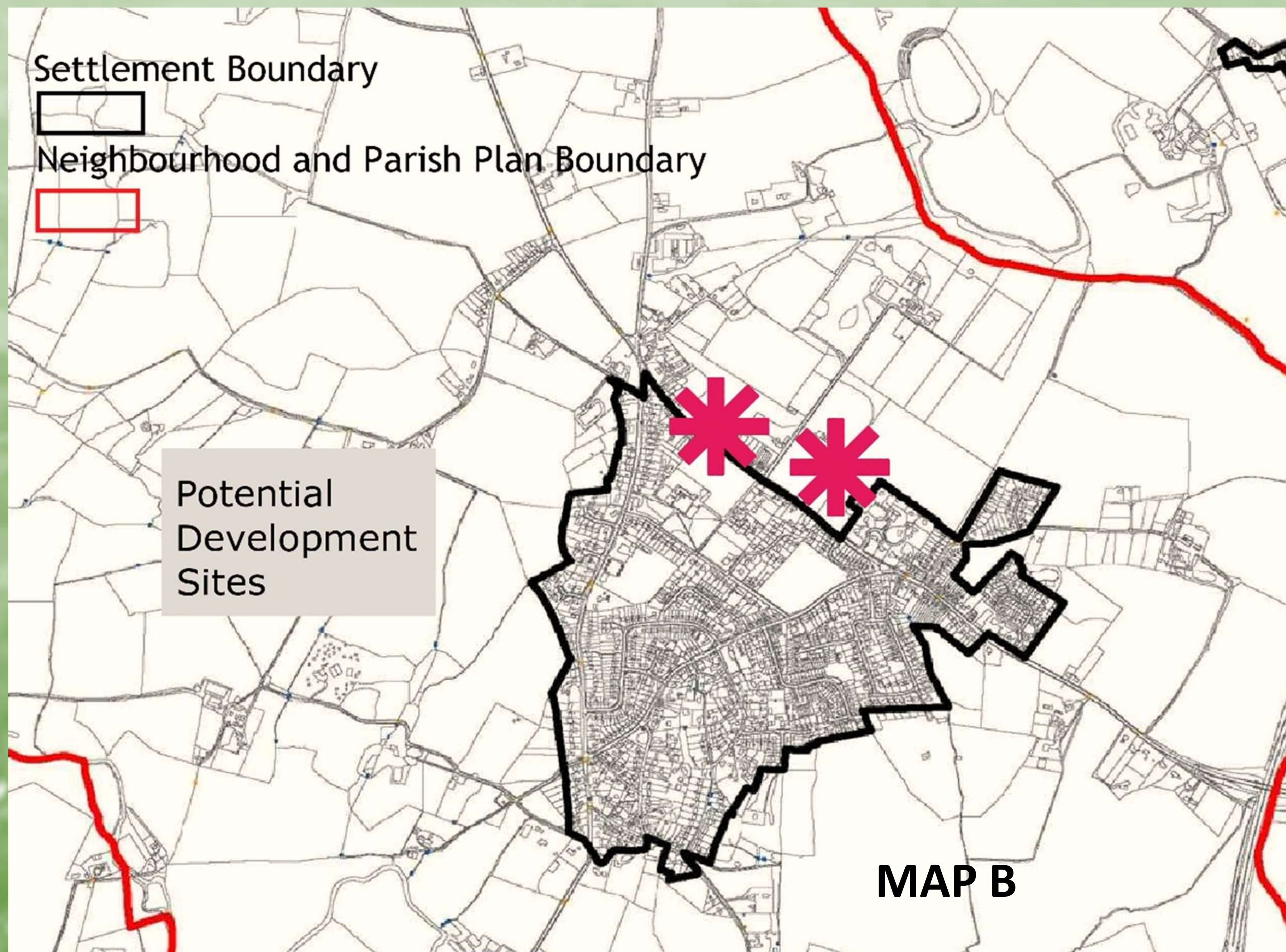
**Area 2** - Located approximately opposite the Treble Tile pub and the Poor's Field, on Colchester Road, these land parcels are more compact and have more potential to supply the village with the housing needed. It is closer to the village centre and has the ability to be better integrated with other facilities such as the school and complementary traffic calming measures could be introduced to reduce the severance affect that the current road presents. We favour sites in this area and indeed the surrounding land on this side of the road may be suitable for recreational use as well.

**Area 3** to the SE of the village, around the Brewery complex on both sides of the B1008. Again these areas around the former brewery and adjacent to the former Head Brewers house would provide for more housing than is needed. Moreover they start to encourage coalescence of development towards the A12 and Braiswick, intrude onto open farmland, and in the case of the former brewery complex, remove a valuable area of open space. We do not favour anything other than open space use for sites in this area, and even then only those sites on the same side of the road as the Brewery complex.





# West Bergholt Neighbourhood Plan Planning & Housing



## OUR PREFERENCE

Area 2 from Colchester's Draft Local Plan (shown on a previous exhibition board) is shown above as two red asterisks. Were these areas to be developed and approximately 100 dwellings created, there are a number of factors to consider:

- Number of dwellings per acre; housing tenure; affordable housing mix.
- Landscaping and open space; needs of neighbours.
- Transport access; road safety and severance aspects.

## RESULTS FROM SURVEYS

A housing needs survey commissioned from the Rural Community Council of Essex concluded that 50+ existing village households required different local accommodation in the next five years. It is reasonable to assume that a similar number would be needed every five years. The requirement was for a mixture of owner occupied, shared equity and rental properties

Previous NP surveys have concluded that there is support in the community for:

- Starter/low cost homes for first time occupiers/young families.
- Small mixed group developments.
- Warden assisted or sheltered accommodation.
- "Downsizing" housing.





# West Bergholt Neighbourhood Plan Planning & Housing



## PLANNING AND HOUSING POLICIES

**HP1:** New development in the parish will be sited within the additional area formed by expanding the village envelope.

The number of dwellings will be no more than 120, of which 20 will be sited within the current village envelope.

**HP2:** Development sites within the expanded village area are to be centred on the areas marked by \* on MAP B.

**HP3:** Only a mix of 1,2 and 3 bedroom dwellings of varying tenure, including at least 12 dwellings for affordable rent and/or shared ownership, will be within the additional area formed by expanding the village envelope.

**HP4:** No changes to the external envelope of any of the dwellings built within the additional area formed by expanding the village envelope so as to maintain the availability and supply of the required mix.

**HP5:** A common landscaped area of at least 10m wide along the Colchester Road will be maintained to retain the existing semi rural nature of the village.

**HP6:** All new properties should be contemporary in design and built to high insulation standards.

**HP7:** Exception sites will be supported by the PC provided all relevant NP policies are met and such sites are outside the Special Landscape Area.

## DEVELOPMENT FOCUS

**HPD1:** All new development including extensions to existing dwellings will be carried out in accordance with the Village Design Statement.

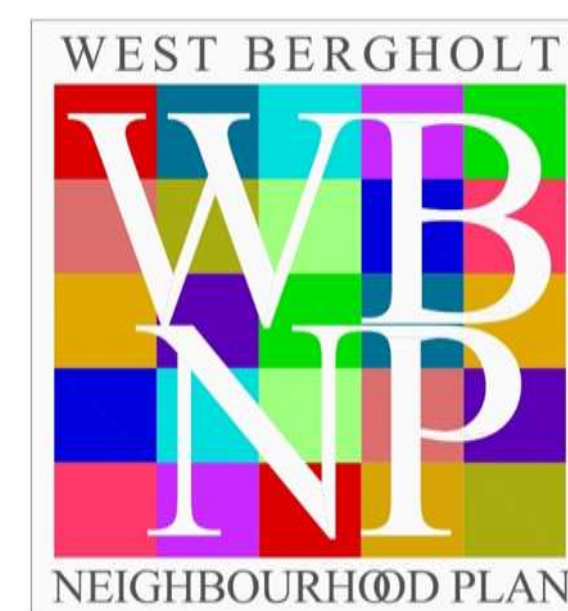
**HPD2:** Any development within the additional area formed by expanding the village envelope will be required to ensure provision of all the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan should be provided through developer contributions.





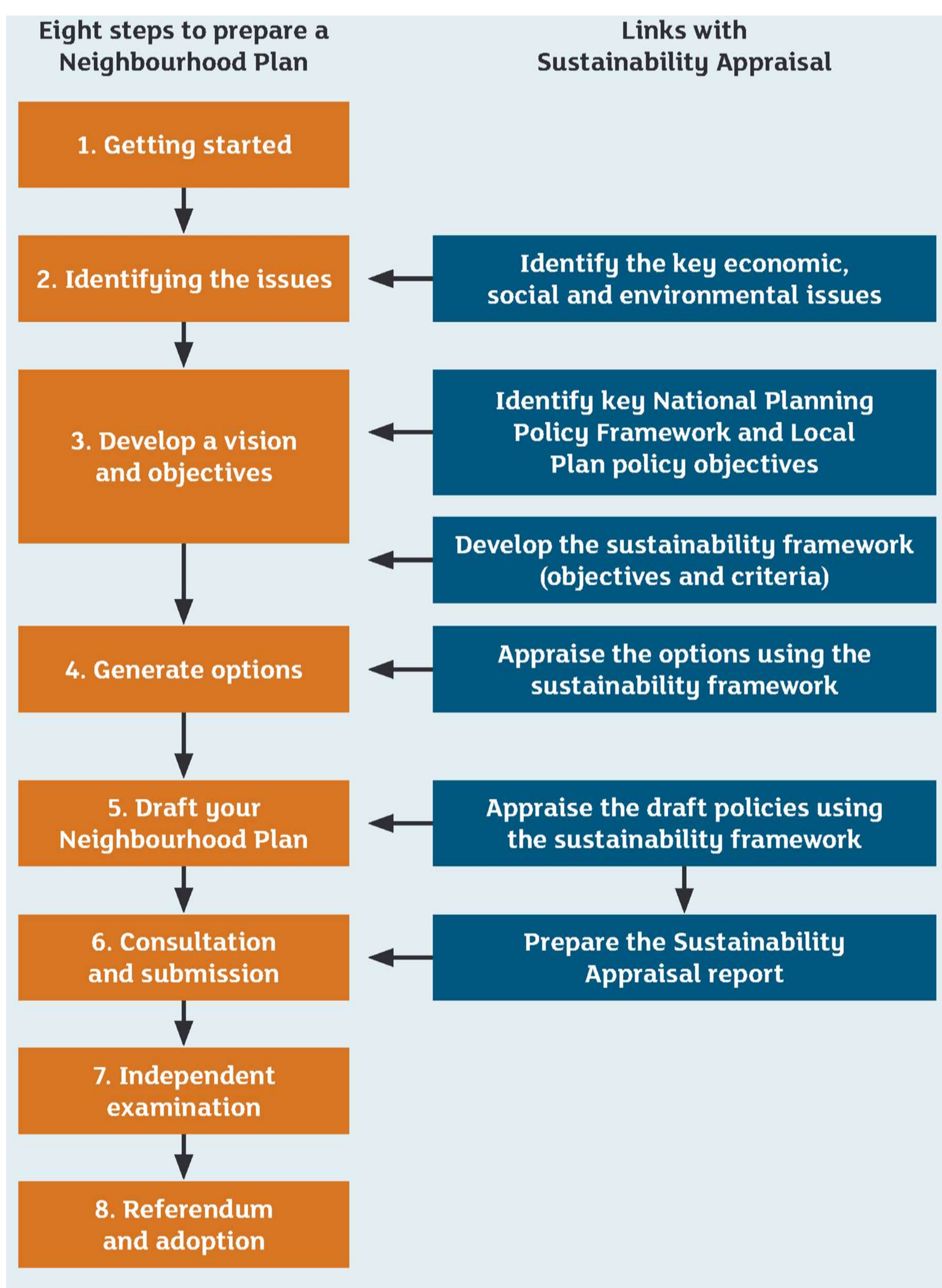
# West Bergholt Neighbourhood Plan

## The journey ahead



### NEARLY THERE!

This board explains the various stages involved in producing the Neighbourhood Plan. Although the content is a matter for us, those who will evaluate our plan do so within the framework of planning legislation and our ideas must pass muster at various formal stages before certain aspects of the plan can be agreed.



**WHERE WE ARE CURRENTLY**

Although not everything is a sequential process, we are effectively at stage 5 having already undertaken stages 1-4.

**NEXT STEPS**

Autumn 2016: consultation on a draft plan (stages 5 and 6).

2017: Formal submission and examination (stages 6, 7 and 8).





# West Bergholt Neighbourhood Plan

## How you can help



### GETTING INVOLVED

Our plan needs many supporters if it is to become a reality. Here are some of the ways in which you can become involved:

Join the main Steering Group; join the wider group commenting on the plan as it evolves; express an interest in a particular part of the plan, perhaps where you have a skill, some knowledge or an interest.

### HOW ARE WE ORGANISED?

The Steering Group meets monthly in the John Lampon Hall.  
Sub groups meet as required on specific topics such as:  
Evidence gathering.  
Communications.  
Project planning.  
Drafting material for inclusion in the plan.

### STEERING GROUP

**Chairman:** Chris Stevenson

**Vice Chairman:** Brian Butcher

**Secretary:** Laura Walkingshaw

**Communication Officer:** Murray Harlow

**Steering Group Members:** Rowly Castiglione, Jenny Church, Terry Claydon, Phil Cook, John Gili-Ross, Jo King, Gunter Klaphake, Andrew Savage, Phil Spencer, Harry Stone, Bob Tyrrell

### CONTACT US

See [www.westbergholt.net/neighbourhood-plan](http://www.westbergholt.net/neighbourhood-plan) for current contact information or email Chris Stevenson at [cdstevenson@gmail.com](mailto:cdstevenson@gmail.com).

