

West Bergholt Neighbourhood Plan Introduction

West Bergholt Neighbourhood Plan 2018-2033



Regulation 14 Consultation June 2018

What is a Neighbourhood Plan?

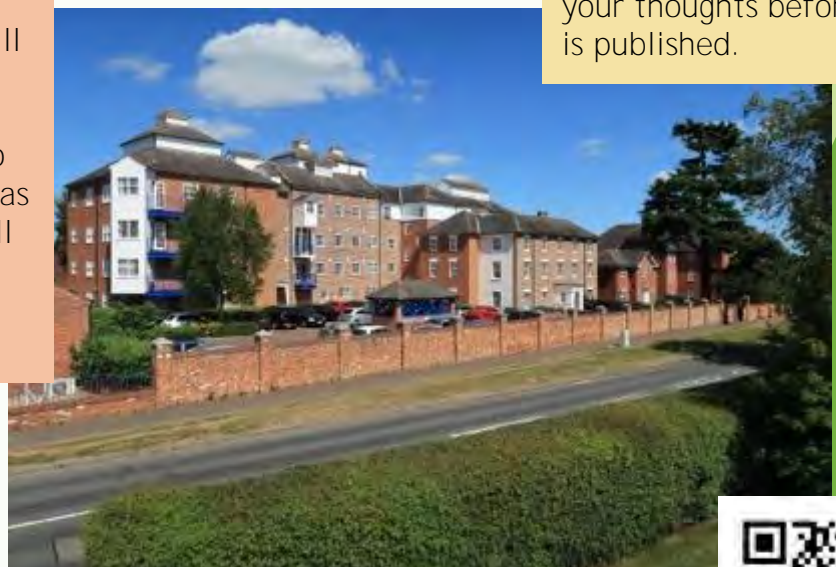
Neighbourhood Plans (NPs) were introduced by the government in the Localism Act 2011. They allow for communities to shape development in their area. Neighbourhood Plans will become part of the Borough, District or Unitary Local Development Plans and the policies contained within them will be used in 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.

Welcome to the Consultation on the Final Draft of the Plan

On the boards that follow is a summary of the Neighbourhood Plan, its policies and proposals. It is based on feedback obtained from the previous three consultations into:

- Present views of the community across a range of topics and its ideas and views (2013).
- Issues and opportunities for the future (2015).
- Policies and proposals to be included in the Neighbourhood Plan (2016).

The Plan is now in its final form and we need your thoughts before it is published.



West Bergholt Neighbourhood Plan Background



Who is producing OUR plan?

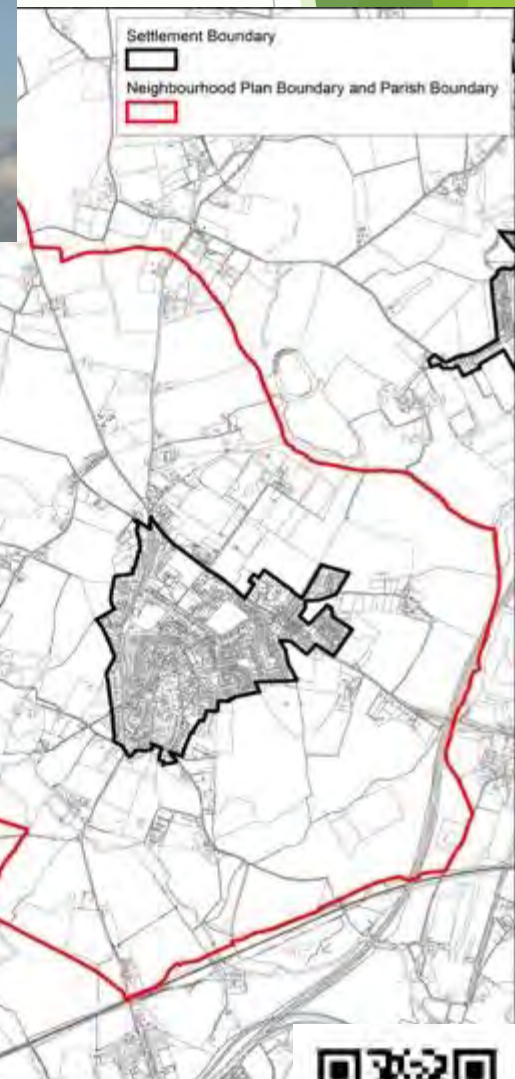
The plan is community-led but affiliated to the Parish Council which acts as its sponsor. Members of the community have joined forces with the Parish Council to form a Steering Group.

What will be in our plan?

The Plan is built around the following eight areas:

- Village Society and Community Facilities;
- Environment;
- Housing and Planning;
- Business and Commerce;
- Sports and Recreation;
- Community Safety;
- Communications and
- Transport.

Each area of the plan is defined by planning policies and community parish policies or proposals. The Plan has to be endorsed through planning law and accepted by you in a referendum before it becomes finalised.



West Bergholt Neighbourhood Plan Village Society & Community Facilities



Summary of Key Policies

Planning Policies

- PP1 Development to prove it is enhancing the quality of life.
- PP2 Designation of green spaces.

Community Parish Policies

- CP1 Improving the Orpen Hall complex.
- CP2 Promotion of clubs and societies.
- CP3 Provision of a community hub.

Objectives

- To improve and extend opportunities for all age groups and the wider community to take part in a wide range of activities.
- To identify vulnerable people or groups 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.
- To improve facilities for the community.



West Bergholt Neighbourhood Plan Environment



Objectives

- To maintain the distinctiveness of the parish and its identity by protecting, conserving and enhancing the natural and built environment for the enjoyment of future generations.
- To explore opportunities to create new areas of open space.
- To integrate new areas of development into the environment in a way which complements the built and natural environment.

West Bergholt Neighbourhood Plan

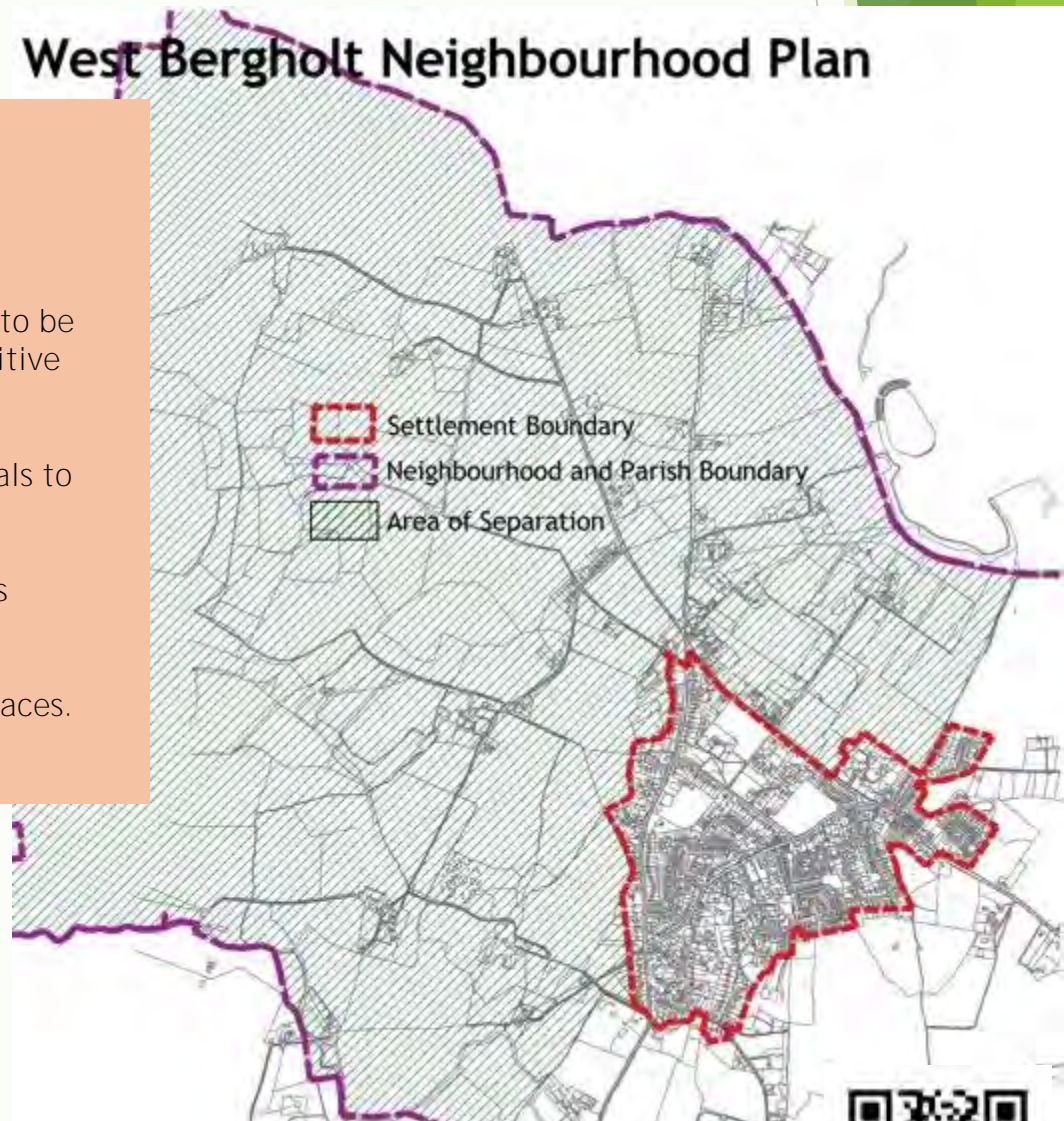
Summary of Key Policies

Planning Policies

PP5 An Area of Separation to be designated to protect sensitive parts of the landscape.
PP8 Protection for trees.
PP10 Development proposals to enhance biodiversity.

Community Parish Policies

CP8 Protection of views.
CP7 Protection of green spaces.



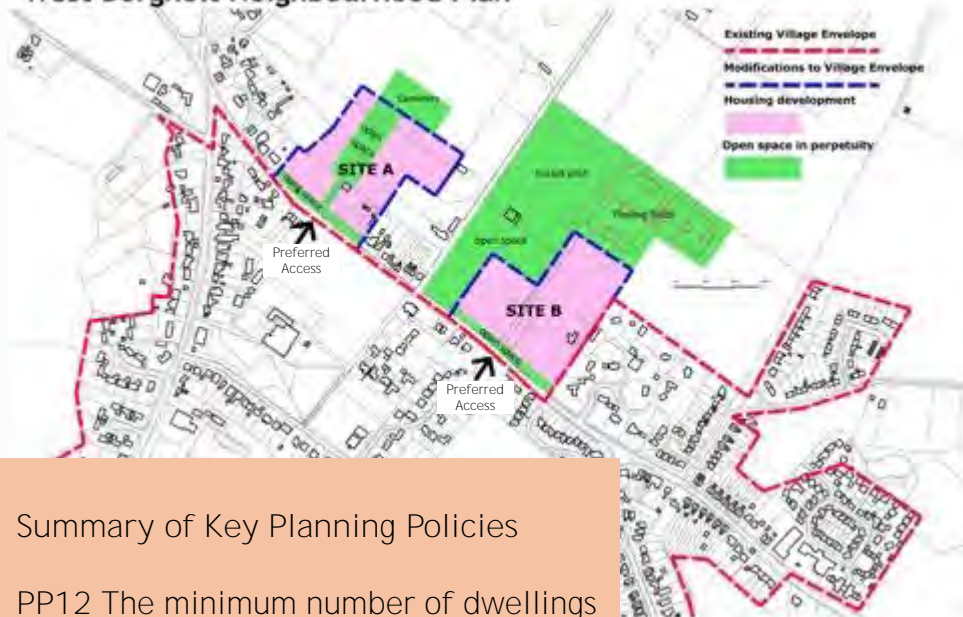
West Bergholt Neighbourhood Plan Housing & Planning



Objectives

- To support limited expansion to meet the identified needs of the parish.
- To involve the local community in all aspects of development planning through consultation and participation.
- To provide for a mixture of tenure type reflecting the housing needs of the community.
- To conserve and protect the existing character and environmental setting.

West Bergholt Neighbourhood Plan



Summary of Key Planning Policies

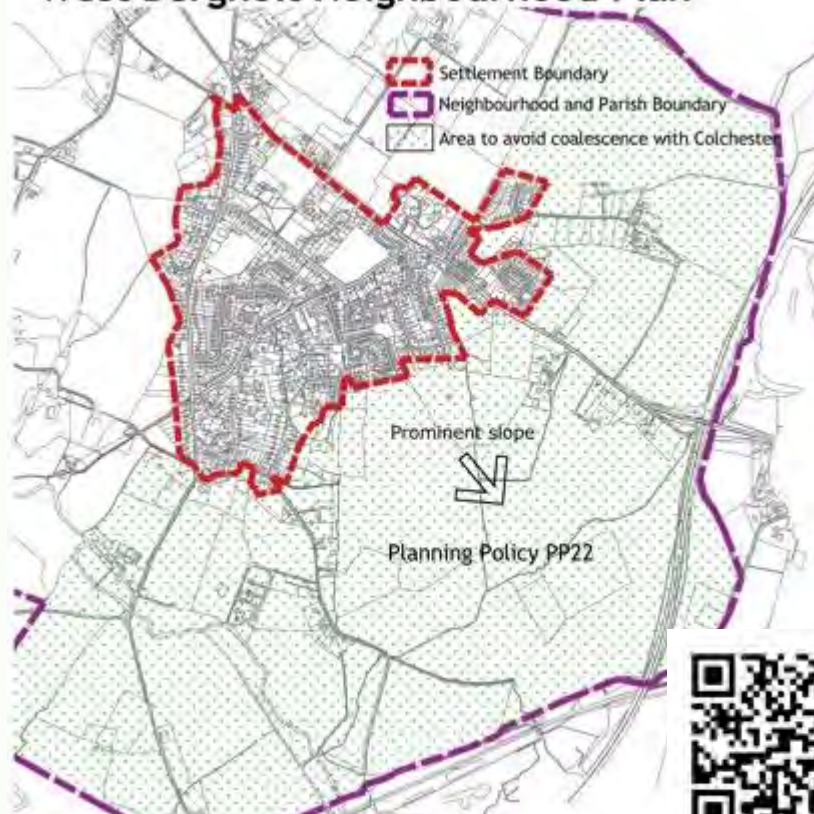
PP12 The minimum number of dwellings to be provided over the Neighbourhood Plan period will be 120. These dwellings will be provided on Site A and Site B as shown on MAP PP12.

PP14 Any infill development should reflect the character of the surrounding area and protect the amenity of neighbours.

PP18 Any new agricultural buildings should be designed and sited to minimise the effect on the landscape.

PP22 Development will not be permitted in the area shown on Map PP22 to avoid coalescence between West Bergholt village and Colchester area.

West Bergholt Neighbourhood Plan



West Bergholt Neighbourhood Plan Housing & Planning



Development Areas
 PP12 Sites A & B to provide at least 120 dwellings over 15 years. One, two and three bedroomed dwellings suitable for first time buyers and homes for older people or small families will be supported. A mix of housing tenure will be expected including affordable housing.
 PP25 The provision of a cemetery will also be supported adjacent to Site A.
 PP26 The provision of sports facilities (team ball sports) on land adjacent to the Cricket Club will be a requirement of the developer of this site (Site B).

Key Features of Development Areas

PP12 A 12-metre strip of land parallel to the Colchester Road will be retained and integrated into the design and layout of the scheme.

PP12 Conditions withdrawing permitted development rights will be sought on any grant of planning permission to maintain a stock of smaller dwellings to **meet the village's needs.**

PP23 & PP24 Developers will be expected to provide on-site, or contribute towards, appropriate measures to assist walking, cycling, public transport use as well as other highway improvements. Developers will specifically asked to fund the installation of new junctions with Colchester Road together with a new zebra crossing.



West Bergholt Neighbourhood Plan Business & Commerce



Objectives

- To support local business and retain local employment.
- To encourage local employment opportunities through controlled expansion of existing employment located on, or adjacent to, the existing business parks.



Summary of Key Policies

Planning Policies

PP27 Expansion of existing businesses supported so long as no negative impacts.

PP28 Presumption against loss of existing businesses.

PP29 Farm diversification.

PP30 New rural businesses, rural tourism & homeworking encouraged provided no adverse effects.



West Bergholt Neighbourhood Plan

Sport & Recreation



Summary of Key Policies

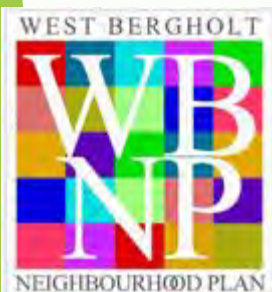
Community Parish Policies

CP9 & CP12 New consolidated sports area to be developed. Favoured site adjacent to housing Site B shown on Map PP12.

CP10 & CP11 Lorkin Daniell Playing Field & **Poor's Land** will be managed to allow improved access to recreational activities.

Objectives

- Promote increased opportunities to get active and participate in sport and informal recreation.
- To develop our recreational facilities to meet the needs of an expanding population.
- To tailor facilities to the needs of all ages.
- To make best use of our sports and recreational facilities.
- To consider the need for new areas of land for organised sports.



West Bergholt Neighbourhood Plan Community Safety



Objectives

- To create an environment which promotes a feeling of safety where the perception and incidence of crime is low.
- To see the traffic circulation and parking environment managed to minimise the chance of being the victim of a traffic-related accident.
- To help protect vulnerable members of the community from harm in and around the home and from inclement weather.

Summary of Key Policies

Planning Policies

PP31 New developments to be specifically designed to prevent crime.

PP32 New road layouts to promote safe parking, walking & cycling.

Community Parish Policies

CP13 Neighbourhood Watch.

CP14 Road safety.

CP15 & CP16 Anti-social behaviour & crime monitored and preventative actions taken.

CP17 New streets to be 20mph.



West Bergholt Neighbourhood Plan Communication



Objectives

- To keep the community informed through a wide range of media.
- To promote a two-way dialogue by creating the opportunity for participation in democratic processes and decision making.
- To enable the community to participate in forums and discussion groups about issues at large in the parish.

Summary of Key Policies

Planning Policies

PP33 Development of broadband infrastructure supported. New developments must have a “Connectivity Statement” to accompany planning application.

Community Parish Policies

CP18 West Bergholt Communications Forum to ensure all groups within the community are represented.

CP19 Village Bulletin to continue to evolve.

CP22 Information Pack available for all new residents.

In this issue:

- * West Bergholt Village Fete
- * Open Gardens
- * Time Out Poem

The Queen's Head
A village pub in the heart of West Bergholt
Stephen and Lisa took on The Queen's Head over two years ago and have slowly been renovating, with more changes happening daily! We are very much open and look forward to seeing you for a drink or a bite to eat.

10% DISCOUNT / Enjoy a 10% discount on food and drink with a table of four or more.

www.westbergholt.n



West Bergholt Neighbourhood Plan Transport



Objectives

- To make getting around the parish and elsewhere by foot, bicycle, car and bus simple, more convenient and safe.
- To ensure critical infrastructure is provided for new developments.
- To enable wider transport infrastructure to be improved upon, especially to calm traffic, control parking and improve walking and cycling.

Summary of Key Policies

Planning Policies

PP35 Development to contribute to minimizing congestion where proposals make traffic issues worse.

PP38 Developer contributions will be sought for infrastructure required in the Parish.

Community Parish Policies

CP23 Traffic management measures will be sought to control parking and improve environment for cycling and walking.

CP27 High standards of road maintenance will be sought.

CP28 Parish bus services will be promoted and improvements sought.



West Bergholt Neighbourhood Plan

What Happens Next?



Please give us feedback and bear in mind that these exhibition boards only give a flavour of the full NP document.

We would like your views tailored to the specific proposals and policies using the feedback form available.

After receiving your views we will amend the plan as necessary.

Once we have amended our plan we will:

- Submit our Neighbourhood Plan to Colchester Borough Council who will formally consult on it.
- Await statutory planning processes to receive a review of the plan by a Government Inspector including an examination in public, if required.
- Make final amendments.
- Hold a local referendum on the Neighbourhood Plan.

Eight steps to prepare a Neighbourhood Plan

Links with Sustainability Appraisal

