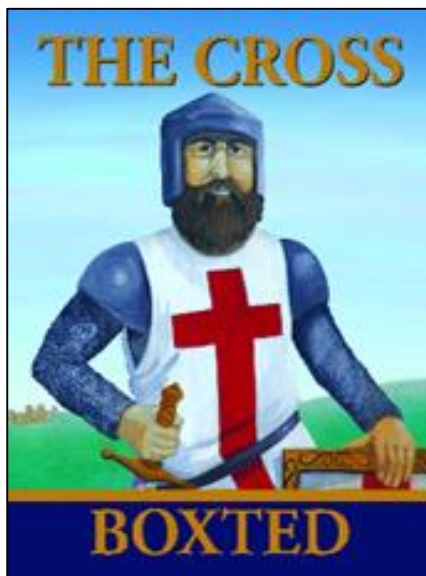


Boxted Neighbourhood Plan 2014-2029 Consultation Statement



January 2016

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1 CONSULTATION PROCESS

Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Boxted Neighbourhood Plan (BNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the BNP are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved community groups over approximately two years, as well as surveys, public meetings and events. This has been overseen and coordinated by the BNP Group which was formed to lead the BNP. Views and interactions from this process led to the Vision and Objectives in Section 3 of the BNP, and subsequently therefore form the basis for the key policies set out in Sections 4 to 11 of the BNP.

Organisational structure of the BNP

- 1.4 The BNP has been prepared after extensive community involvement and engagement. The BNP Group has reflected the views of the community of the need for well-designed development principally to address local needs, along with the provision of community infrastructure.
- 1.5 The structure put in place was a small Steering Group leading on work across the range of themes that formed the basis of the draft Neighbourhood Plan.
- 1.6 The Steering Group comprised 12 volunteers from the community. Of this number, six were Boxted parish councillors and one a Borough councillor. The Steering Group met regularly throughout the process. There is more detail about the Steering Group on the Boxted Neighbourhood Plan website (<http://www.essexinfo.net/boxted-parish-council/boxted-neighbourhood-developme/>). This includes all of the minutes of meetings held throughout the preparation of the Neighbourhood Plan.

Public events and consultation activities

- 1.7 The following surveys and consultation activities were undertaken:
 - A Neighbourhood Plan Open Day, July 2012
 - A Neighbourhood Plan Questionnaire, October-December 2012
 - A Neighbourhood Plan Open Day at the Village Fete, June 2014
- 1.8 The July 2012 Neighbourhood Plan Open Day was the first opportunity for the community to come and give its views about the future development of the parish. The event was advertised via the following methods:

- The Boxted Parish Council (BPC) website (<http://www.essexinfo.net/boxted-parish-council/>)
 - The village newsletter which is distributed to all households each month
 - Village e-newsletter
 - Emails from individual members of the BPC and the BNP Group to other members of the village
 - Posters in the village hall and on the village noticeboard
 - A flyer drop to all households in the parish (the flyer is shown in Appendix A).
- 1.9 At the Open Day, a series of exhibition boards were presented with various headings, e.g. housing/affordable housing, transport, green spaces and recreation, etc, along with a map of the parish showing the settlement boundaries. Parishioners were invited to write their ideas and comments on post-it notes to say what they felt was important in the parish. Four members of the BNP Group were present to talk people through the concept of the Neighbourhood Plan and to answer any questions. The text that was provided on the exhibition boards is shown in Appendix B.
- 1.10 The 2012 Questionnaire was distributed to every household in the parish. People had the option to complete it online or on a hard copy. A stamp-addressed envelope was provided for those wishing to complete a hard copy. Parishioners were given six weeks (24th October to 7th December 2012) to complete and return the questionnaire.
- 1.11 Following the preparation of the draft Neighbourhood Plan, an exhibition was held in June 2014 to get feedback from the community regarding the draft policies in the plan. The exhibition was held as part of the Boxted Parish Fete in order to maximise the number of people in the community attending an event where their views could be sought.
- 1.12 The event was advertised in the same way as the 2012 Open Day. In addition, the Parish Clerk attended the Coffee Café at the Village Hall and provided hard copies of the draft Neighbourhood Plan for people to read in advance of the event.
- 1.13 At the event, exhibition boards were used to provide a summary of each draft policy. People were then invited to provide their comments. Three members of the BNP Group manned the stand to encourage passers-by to stop and give us their views. A copy of the exhibition boards is shown in Appendix C.

Stakeholder consultations

- 1.14 Throughout the process, The BNP Group worked closely with Colchester Borough Council (CBC). Meetings were held at regular intervals with officers from CBC to address matters pertaining to, in particular housing, site allocations and local green spaces, as well as to discuss early drafts of the Neighbourhood Plan.
- 1.15 The BNP Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) of the draft BNP in July 2014. CBC provided its formal response later that month, stating that an SEA was not required.
- 1.16 Other consultees that the Steering Group engaged with included:
- Essex County Council Highways Department
 - Local landowners
 - Owners of retail stores serving the local area
 - British Legion (in respect of Sports and Social Club)

Engaging with hard-to-reach groups

- 1.17 Throughout the process, the BNP Group was aware that, particularly in a rural area such as Boxted, there was the potential for engagement to fail to reach certain groups. The Group reviewed not just the feedback from the three main sources of engagement (the two Open Days and the Questionnaire) to ascertain whether there were any particular sections of the community that were being under-represented. However, it was felt that this was not the case and that a reasonable cross-section of the community had given their views. A presence at the Boxted Village Fete in 2014 was a good way to engage with typically hard-to-reach groups such as young working families.

2 KEY RESPONSES FROM CONSULTATION

2012 Open Day

- 2.1 The Neighbourhood Plan Open Day in July 2012 produced a range of responses on various topics. In summary, the main points raised were:
- Preferred development site: Hill Farm
 - No development wanted: Along Straight Road
 - Sites to be protected: Orchard Farm/Walnut Orchard
 - Problem sites: Primary School – traffic and parking
 - Suggested allotment site: King George field where pre-school used to be
 - Type of housing development preferred: Affordable housing
 - More employment needed: Yes
 - Roads/traffic problems: Speeding along Straight Road
 - Village facilities required (top 3): Village Shop, Pub, better Broadband
 - Other priorities: Request for more footpaths, cycle paths and bridleways
 - Help for British Legion as building lease expires in 2013 and is unlikely to be renewed
 - Overall vision for Boxted: Need to keep green space between Colchester and Boxted, to maintain rural village and prevent Boxted becoming a suburb of Colchester
- 2.2 A detailed report considering the results of the Open Day is included within the evidence base for the Neighbourhood Plan.

Questionnaire

- 2.3 The Neighbourhood Plan questionnaire had 215 responses. The following key messages came out of that process:
- 41% of respondents said that additional housing was needed, with Hill Farm being the most popular location, particularly if a mixed use development including employment. Affordable housing was identified by many people as being required.
 - There was a split of opinion as to whether new employment was needed, but people overwhelmingly felt that, if there was, then this should be small start-up units.
 - 94% of respondents said that the countryside between Boxted and Colchester should be protected.
 - Speeding along Straight Road and around Boxted Cross were the main traffic issues. Most people felt that traffic calming measures were needed.
 - The character of Straight Road should be retained and, where possible, enhanced.
 - People overwhelmingly said that the Walnut Orchards should be protected from development.
 - There was very strong support for a village shop and enhanced sports and social facilities.
 - Over half of respondents were not happy with the quality of the broadband service.

2014 Open Day

- 2.4 The following issues were raised at the 2014 Open Day in respect of the draft Neighbourhood Plan policies:

Green gap between Boxted & Colchester

- Unanimous agreement on policy to maintain green gap

Hill Farm

- Broad support for residential scheme at Hill Farm and associated affordable housing for Boxted people, but some concern about density still being too high
- Some concern re. whether general infrastructure will be sufficient for no. of houses, include impact of extra traffic on the village's road

Smallholdings and other commercial activity

- Broad support for the policy

Multi-User Paths

- Strong support for policy

Community Shop

- Support for the general idea of a community shop but no volunteers were forthcoming and there was some scepticism regarding its feasibility

Transport & Movement

- Strong support for policy
- Requests for mini roundabouts to slow traffic down and improve visibility at junctions
- Concern regarding HGV use of local roads
- 40 mph limit isn't being enforced

Other matters

- Request for dog bins and/or signs saying 'please clean up after your dog'
- Barbed wire on fences round orchard
- Potholes continue to be an issue on local roads

3 REGULATION 14 PRE-SUBMISSION CONSULTATION

3.1 The Neighbourhood Plan Steering Group finalised the Draft BNP in July 2014. The Regulation 14 Pre-Submission Consultation ran for an eight-week period from 21st July 2014 to 15th September 2014. This was longer than the required six weeks to reflect the fact that the consultation was being held over the summer holiday period. A coordinated publicity campaign was undertaken which comprised:

- A notice and link to the plan was added to the Boxted Neighbourhood Plan website (<http://www.essexinfo.net/boxted-parish-council/boxted-neighbourhood-developme/boxted-neighbourhood-developme-2/>).
- Notifications were sent to statutory and non-statutory consultees via email (where possible) or hard copy letter if no email address was available (see below).
- Information was provided in the village newsletter which is distributed to all households each month, encouraging people to look at online version of document or request hard copies from the Parish Clerk.
- The same information was provided in the village e-newsletter.
- Letters were sent to individual landowners.
- Posters were put up in the village hall and on the village noticeboard.
- The Parish Clerk attended the monthly Coffee Café at the village hall with hard copies of the draft Neighbourhood Plan document and encouraged people to read it and circulate it.

Distribution to Statutory and Non-Statutory Consultees

3.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.

3.3 The full list of statutory consultees that were written to is as follows:

Statutory consultees	
Environment Agency	Highways Agency
English Heritage	Suffolk County Council
Natural England	Colchester Borough Council
Marine Management Organisation	Dedham Parish Council
UK Power Networks	Great Horkesley Parish Council
National Grid	Myland Community Council
Anglian Water	Langham Parish Council
Affinity Water	Stoke-by-Nayland Parish Council
Thames Water Utilities Ltd	Nayland with Wissington Parish Council
Essex & Suffolk Water	Fordham & Stour ward councillor
South East Water Plc	Dedham & Langham ward councillor
NHS Property Services	Mile End ward councillors (x3)
Network Rail	Highwoods ward councillors (x3)
Essex County Council (including local county councillor)	Nayland ward councillor
Homes and Communities Agency	Babergh District Council
Community organisations	
Boxted Evergreens	Boxted Lodgers Football Club

Boxted Airfield Historical Association	Boxted Ladies Football Club
Boxted Arts and Crafts	Boxted Carpet Bowls
Boxted History Group	St Peter's Church
Boxted Women's Institute	Boxted Methodist Church
Boxted Village Hall Committee	Little Owls Pre-School
Boxted Cricket Club	St Peters School
Landowners	
Mr J Minter	Mr Sexton
Mr Wormell	Mr M Bates
Businesses	
A1 Skips	Boxted Fencing Panels Ltd
Anglia Skip Hire	Essex Concrete and Fencing
C&M Skip hire	A Smithers Pest Control
Tin Bins	T R G Pest Control
Williams Plant	Clean Em
Dyers Transport Ltd	Cleanshine
J Maynard	AJK Decorating Limited
J A A Transport	C J Whiting
AA Landscapes	Heathcote Primary Tuition
KNF Landscapes	Colchester Construction
The Town and Country Landscape Co. Ltd	Strap and Pack Systems Ltd
Anglia Bulb Co.	Barry Took
De-Vries & Co.	Future Electrical
Filpots Nurseries and Garden Centre	Tevenan Limites
GO Tropical	Ashland Resources
D C Planning	Walker Bros. Engineering
Lucy Carpenter Planning Consultants Ltd	Boxted Gas

- 3.4 A copy of the email/letter sent to the statutory bodies and other interested parties is shown in Appendix D.

Responses

- 3.5 In total there were 13 respondents to the Pre-Submission Consultation. This reflected a mixture of local residents, landowners and other stakeholders.
- 3.6 The schedule of comments and the respective responses made are shown in Appendix E. As a result, the Submission BNP has been appropriately amended.

4 AMENDMENTS FOLLOWING JANUARY 2015 SUBMISSION

- 4.1 Following submission of the BNP to CBC in January 2015, a significant piece of evidence came to light which caused the BNP Group to review the policy in respect of Hill Farm. Specifically, the refusal of a planning application for 43 dwellings on the Hill Farm site was taken to appeal¹, with a public inquiry taking place in November 2014. On 14th January 2015 the appeal inspector issued his decision letter. He dismissed the appeal but raised several issues which are of direct relevance to the Hill Farm policy.
- 4.2 In particular, the following issues were raised:
- The appeal site location would result in the need to travel, notably for day-to-day convenience retail, medical appointments, leisure (including eating and drinking) and employment.
 - The appeal proposal would not provide a community shop and there is insufficient evidence that the community shop project is close to fruition irrespective of the appeal proposal. As such, the lack of provision would mean that the need to travel to such a facility would not be reduced.
 - The proposed scale and density would be inappropriate for the site's rural context.
 - Local support for the allocation through the NP process was described as 'inconsistent'.
- 4.3 In respect of the first three points, changes have been proposed to the policy and supporting text to seek to alleviate these issues. This relates specifically to the removal of reference to 43 dwellings in the policy and reference to the opportunity to provide a community shop on site. An additional criterion relating to the provision of some units as live-work units has also been added to go some way towards alleviating the loss of employment land and to improve the sustainability of the development proposed at Hill Farm.
- 4.4 In respect of the final issue, a number of local residents attended and spoke at the public inquiry in objection to the proposals. One of the points made by these local residents was that they hadn't been aware of the BNP process. In light of this, the Parish Council held an open session as part of one of its Council meetings which was attended by a large number of local residents, including those that had attended the public inquiry. Following this, a short survey was sent to the community of Boxted asking their views on the merits of the allocation and the key issues. This is shown in Appendix F.
- 4.5 Due to an error by the mailing distribution company, this did not reach every household in the parish. Once the Parish Council had been made aware of this problem, it extended the timetable for responses and invited people to either request a hard copy or fill the survey in online. As a result, it is considered that the large majority of households had had the opportunity to respond.
- 4.6 Analysis of the survey demonstrated that there was majority support from those that had responded to the survey. There were 358 responses, with the key responses being as follows:
- 58% of respondents wished to see some form of housing on the site;
 - Only 10% wished for the site to remain as it is;
 - 62% wanted some form of affordable housing provided on the site;

¹ Appeal Ref: APP/A1530/A/14/2216873

- 57% considered that improvements to the Sports and Social Club represented a good facility to spend the contributions on;
- 14% considered that the contributions should be spent on other things, with the majority identifying a village shop;
- 26% considered that the policy should remain as “up to 43 dwellings”;
- 39% considered that the policy should be revised to require up to 35 dwellings.

4.7 Following further engagement with CBC and the landowner of Hill Farm, the proposed changes to the BNP were made.

Appendix A 2012 Open Day flyer

Have your say...

about how Boxted develops & evolves
over the next 10 years

Boxted is developing a Neighbourhood Plan which,
following consultation & approval, will become statutory.

The Parish Council is hosting an

Open Day on Saturday 14th July
from 10am – 4pm
at the Village Hall

which is your opportunity to tell us what you think is
important in the village, e.g. sites for new development,
traffic issues, village shop, provision of housing, protecting
green spaces etc.

So drop by,
or email your comments to the Parish Clerk by 22nd July
at boxtedndp@btconnect.com
or write to Boxted Parish Clerk,
58 Shaftesbury Avenue, Harwich CO12 4BT

For more information visit
www.planninghelp.org.uk and click on Neighbourhood Plans
or www.essexinfo.net/boxted-parish-council/

Appendix B Exhibition boards for 2012 Open Day

What is the Boxted Neighbourhood Plan?

The Neighbourhood Plan is a new way of enabling local communities to **influence the planning** of their village over the next 10 year period.

The Plan for Boxted will cover the entire Parish, & will take about 2 years to develop, culminating in a **local referendum**, which will require support of 50% of voters for it to be approved.

Assuming it is approved by the local community, it will become a **statutory planning document** in its own right, i.e. it will hugely influence future planning decisions in the village.

Boxted is fortunate enough to have secured **government funding** to fund the development of the plan. These funds, which will be supplemented by Parish reserves, will fund things such as the consultation process & referendum, & the various reports we will need to commission.

A **steering group** has been created that consists of several Parish Councillors, & volunteers from the village, who are all giving up their time voluntarily to work on the Plan.

It is crucial that you, along with your fellow villagers, **tell us what you think** is important in the village.

This is **your** plan, & **your** opportunity to shape the future of the village.

We welcome your thoughts & comments.

What To Do Next

**Please Write Your Comments
On The Post-It Notes Provided
& Stick Them
Under The Relevant Heading(s).**

**A few guidance questions have
been suggested to help you.**

HOUSING

- **Do you think the village needs additional housing or not?**
- **If so what size/type of housing do you think is needed?**
- **Where do you think any new housing should be sited?**

TRANSPORT

- **Are there any transport issues that are important to you in the village?**
- **Is there enough public transport in the village or is more needed?**
- **Are there any particular traffic issues that concern you?**

GREEN SPACES & RECREATION

- Does the village have enough publicly accessible open space?
- Do any specific green areas need protection, & if so, for what purpose?
e.g. to protect wildlife, to protect the green belt between Boxted & Colchester
- Are there enough footpaths, signage, bridleways, safe routes for bicycles, horses etc.?
- What could be done to improve facilities for horse-riders?
- Does the recreation ground provide sufficient facilities to meet the needs of villagers?
- Could any Parish facilities be improved, or their uses extended?

THE CHARACTER OF STRAIGHT ROAD

- What is your perception of the use of the land/smallholdings either side of Straight Road?
- Are there any ways of improving the look of Straight Road & the surrounding land?

PROBLEM SITES

- Are there particular sites in Boxted that you think are an issue for whatever reason?

VILLAGE FACILITIES

- Does the village have sufficient facilities to meet your needs?
- If not, why not?
- What facilities would you like to see provided over the next 10 years?
- Where would you think these facilities should be located?

ALLOTMENTS

- Would you be interested in having an allotment?
- Do you have any ideas about where an allotment might be situated in the village?

EMPLOYMENT

- Does the village have sufficient space for employment?
- If not, what type of space is needed & where?
- What benefits & pitfalls might increased employment provide to Boxted?

OTHER OPPORTUNITIES

- Do you have comments relating to any other issues that aren't covered in the headings provided on these boards?

WHAT IS YOUR VISION FOR BOXTED OVER THE NEXT 10 YEARS?

- A dormitory village?
- A village with greater employment opportunities?
- A village with improved open space for recreation?
- Additional housing to support local services?
- Improved local services?

Appendix C Day

Exhibition boards used at 2014 Open

BOXTED DRAFT NEIGHBOURHOOD PLAN

The Neighbourhood Plan is our opportunity to produce a plan for the parish over the next 15 years. It will directly help to determine whether planning applications should be approved. It will also help to ensure that new development provides the facilities and infrastructure that the community wants.

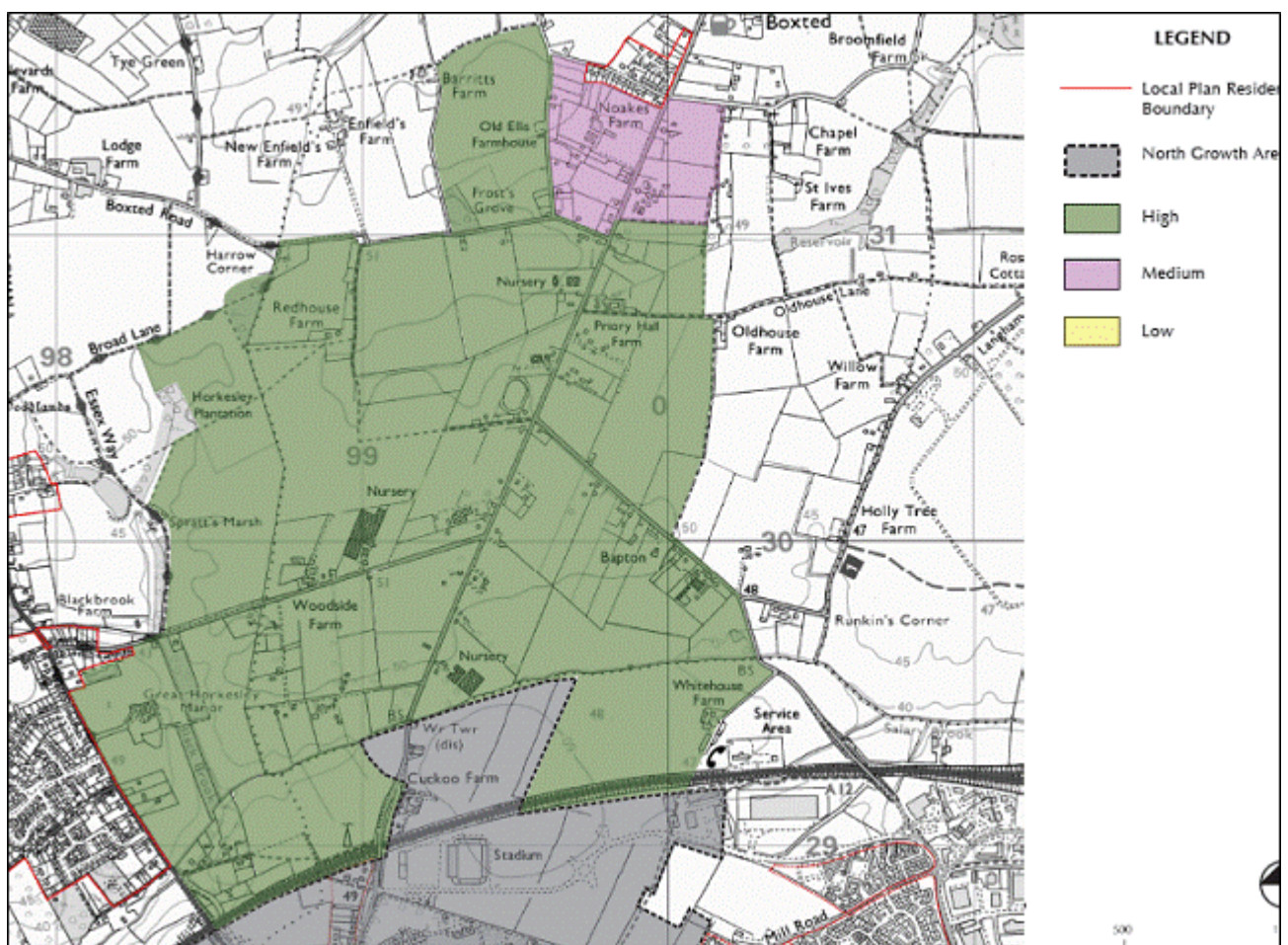
**But the plan must reflect
what you want it to**

Please give us your views

BOXTED'S GREEN GAP

You have told us that you are concerned about the built-up area of Colchester edging closer to Boxted

Separation of Boxted and Colchester



Source: Colchester Borough Council (2009) Assessment of open countryside between settlements in the Borough of Colchester, Final Report, Figure 9.3

Our proposed policy is:

Developments in Boxted Parish which can be demonstrated to be sustainable and which do not materially reduce the green gap between Boxted and urban Colchester will be supported.

The Neighbourhood Plan will make clear that residential development and large scale commercial or leisure development in the green gap is inappropriate

What do you think of this policy?

SMALLHOLDINGS AND OTHER COMMERCIAL ACTIVITY

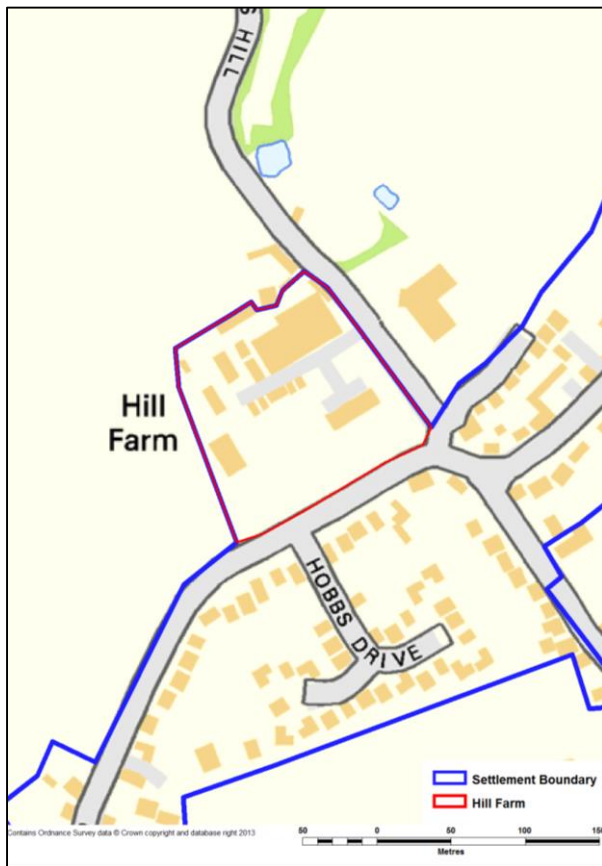
You have told us that there is increasing activity on smallholdings and other commercial premises that spoils Boxted's rural nature and creates unacceptable levels of noise

Our proposed policy is:

Any unacceptable loss of visual amenity and unacceptable levels of noise impact on the surrounding area and the parish in general as a result of commercial development will not be permitted. Proposals for such commercial activity must demonstrate that any impacts can be properly mitigated through actions such as appropriate visual and noise screening.

What do you think of this policy?

HILL FARM SITE



The site provides an opportunity to provide for the affordable housing needs of the parish, as well as provide contributions towards improving local community facilities

Our proposed policy is:

The Hill Farm site shall:

- (i) deliver a maximum of 43 dwellings;*
- (ii) ensure that at least 25% of the market dwellings are 1-2 bed and 25% are 3-bed;*
- (iii) deliver at least three 1-bed and two 2-bed affordable properties in line with the Boxted Affordable Housing Needs Survey;*
- (iv) ensure that affordable housing units built to address local needs shall be held in perpetuity for local people;*
- (v) provide appropriately located public open space in the form of a village green;*
- (vi) contribute towards improvements to, and expansion of, open space, sports and recreation facilities at King George Playing Fields in Boxted, with a specific need for improvement of the Sports and Social Club;*
- (vii) be accompanied by a travel plan, prepared in conjunction with Boxted Primary School, which specifically seeks to address drop-off and pick-up issues at the school.*

What do you think of this policy?

RETAIL

You told us that you wanted a local shop in Boxted, ideally selling day-to-day convenience items.

This is most likely to be a community-run shop. The Neighbourhood Plan seeks to provide the opportunity for such a shop to find appropriate premises, assuming enough volunteers come forward to run the shop.



Source: The Plunkett Foundation

Our proposed policy is:

The provision of a community shop will be supported. Any planning application to change the use of an existing building to a retail facility that is capable of serving the local community will be strongly supported.

This support will be subject to any application ensuring that sufficient parking and safe access can be provided at the site.

What do you think of this policy?

TRANSPORT AND MOVEMENT

You told us that you have concerns over the safety of the roads around Boxted, particularly due to traffic speeds and visibility.

It is difficult for the Neighbourhood Plan to directly address these matters as they aren't planning related.

Poor visibility and signage at Boxted Straight Road/Horkesley Road



Source: Google Maps

However, we have identified the following issues which the Parish Council will continue to lobby Colchester Borough Council and Essex County Council about:

- ***Visibility at junctions with Boxted Straight Road***
- ***Improvements to signage at junctions with Boxted Straight Road***
- ***Signage for HGV non-local traffic passing through Boxted village***
- ***Improved maintenance of highways***

Are these the right priorities?

The Neighbourhood Plan is our opportunity to produce a plan for the parish over the next 15 years. It will directly help to determine whether planning applications should be approved. It will also help to ensure that new development provides the facilities and infrastructure that the community wants.

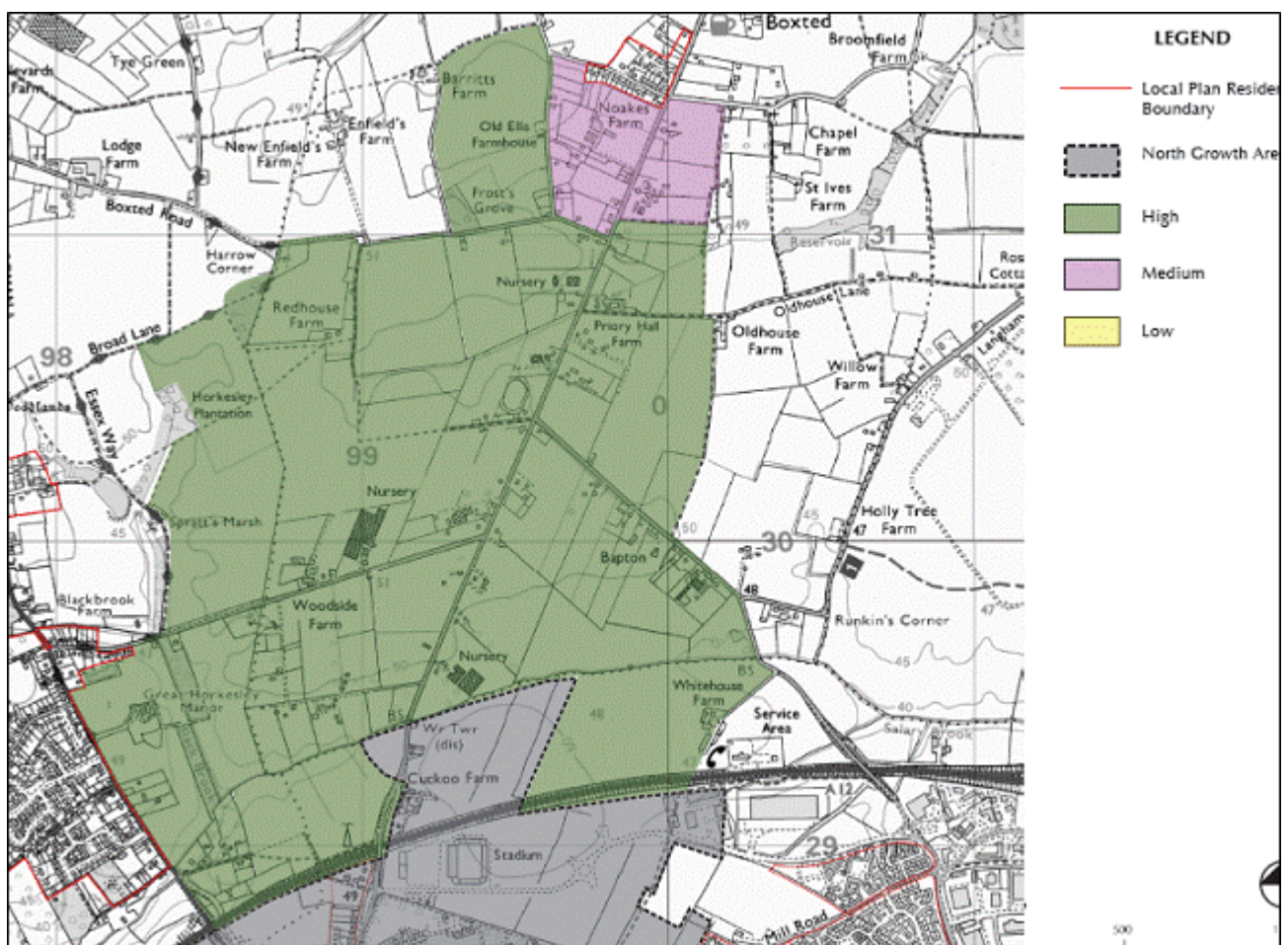
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The Neighbourhood Plan will make clear that residential development and large scale commercial or leisure development in the green gap is inappropriate

What do you think of this policy?

Footpaths & Bridleways

There is an absence of multi-user paths in Boxted for use by cyclists and horse riders in addition to walkers. At present there is just one short multi-user path - One Hundred Lane - connecting Boxted and Langham. Horse riders and cyclists have no choice but to ride the busy roads.

Our proposed policy is:

Boxted Parish Council and the Boxted Neighbourhood Development Plan Committee will work with Colchester Borough Council, Essex County Council and other interested parties to put in place a multi-user route network under the requirements of the Highways Act 1980.

What do you think of this policy?

Appendix D Text of letter/email sent to statutory bodies and other interested parties regarding Pre- Submission Consultation

BOXTED PARISH COUNCIL

58 Shaftesbury Avenue

HARWICH

CO12 4BT

E-mail: boxted-council@btconnect.com

Tel: 01206 329019

To all consultees

Boxted Neighbourhood Development Plan

21st July 2014

Dear Sir/Madam

BOXTED NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, Boxted Parish Council is undertaking Pre-Submission Consultation on the Boxted Draft Neighbourhood Development Plan (NDP). As a body we are required to consult, we are hereby seeking your views on the Draft NDP. The plan can be viewed here: <http://www.essexinfo.net/boxted-parish-council/boxted-neighbourhood-developme/boxted-neighbourhood-developme-2/>

A hard copy can be provided on request.

The pre-submission consultation runs for a period of eight weeks. The closing date for representations is Monday 15th September at 17.00. Representations can either be emailed to boxted-council@btconnect.com or sent by post to:

*Denise Humphris
The Clerk to the Council
Boxted Parish Council
58 Shaftesbury Avenue
Harwich
CO12 4BT*

Yours sincerely

Mrs D Humphris


Clerk to the Council

Appendix E Schedule of comments and responses to Pre-Submission Consultation

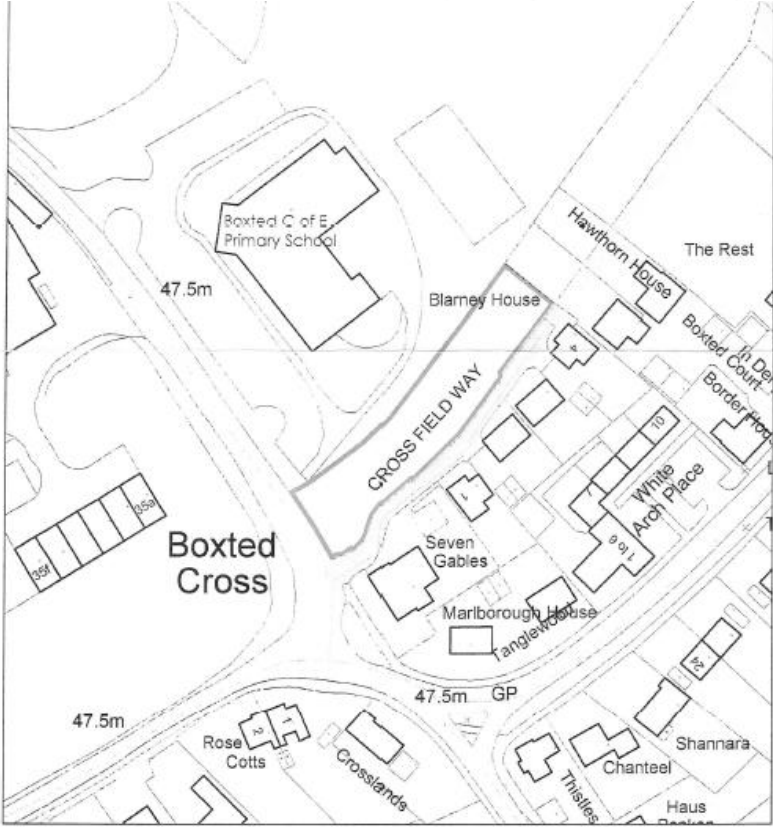
BOXTED NEIGHBOURHOOD PLAN: PRE-SUBMISSION CONSULTATION COMMENTS

Ref. No.	Contact Name and Organisation	Part(s) of the Plan to which comments apply	Comments or Concerns	Response	Changes to Neighbourhood Plan
1	Mr Alec Sexston, AC Sexston Farms	Section 4	<p>REPRESENTATION IN RESPECT OF THE NEIGHBOURHOOD PLAN, VILLAGE DEVELOPMENT LIMITS, LAND ADJACENT TO CROSSFIELD WAY, BOXTED CROSS, BOXTED.</p> <p>I write with reference to the above, and wish to make a representation in respect of the development limits in the vicinity of Boxted Cross.</p> <p>I am requesting that the development limits be extended to include a parcel of land that I own identified on the attached plan.</p> <p>The land in question extends to 0.12 hectares and is vacant land that is currently grassed. It has a relatively narrow frontage to Carters Hill, (20 metres), close to the junction with Boxted Cross. It then extends in some depth by 75 metres. The site abuts the identified development limits for Boxted, which encompass the adjacent housing at Crossfield Way.</p> <p>Crossfield Way is a modern cul de sac development that creates a second tier of housing. Its access is immediately to the south of my site, and the access continues along the entire length of the common boundary. The houses are set fronting this access, rear gardens orientated towards the rear of housing in Debden Road. There are 5 houses in the cul de sac, and beyond this are several other backland houses served by an alternative access.</p> <p>To the other side of the site is the Boxted Church of England School. It comprises a large building set behind an access/parking area, with playing fields to the rear. It is set approximately 20 metres from the site, and I sold the land to Essex County Council to build the school. The site I wish now to have included in the development limits is an odd parcel of land that was left over that is vacant and dis-used.</p> <p>The land does not abut open agricultural land and is isolated between the school and residential curtilages. As such it is well defined and enclosed. It does not form part of the open countryside visually or physically.</p>	<p>In order to justify the revision to the village settlement boundary, there must be clear evidence to justify doing so. Such a revision to include this land would not directly address the core objectives of the plan, namely the provision of affordable housing and making contributions towards addressing the infrastructure needs of the parish, particularly in respect of sports provision. This is due to the limited scale of the site which would mean that it would be unlikely that any affordable housing would be secured as part of a market-led scheme or that significant contributions could be made towards addressing the costs of infrastructure provision.</p> <p>However, whilst there is insufficient justification for there to be a revision to the village settlement boundary, the draft Neighbourhood Plan provides the flexibility for sites such as this to come forward for development as a rural exception site.</p>	No change

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			<p>I consider that the school is now an established part of the street scene, and is the visual start to the main built up area of the village. Furthermore, the Neighbourhood Plan advocates residential development on the site opposite, Hill Farm. My site is a small slither of land situated between these sites and the built up part of the village.</p> <p>This assessment is further supported by the aerial photograph below. This clearly demonstrates that the school with its car parking, circulation areas, play grounds and fields has a significant visual and physical impact on the northern approach to the village from Carters Hill. It contrasts with the rural scene to its north, creating a very definite and imposing entrance to the built up part of the village.</p>  <p>The photograph also shows the isolated nature of my land, totally enclosed by development and curtilages. It has no connection to the countryside, and although it creates a green swathe at this point on the road frontage, its narrow width at 20 metres is not significant enough to make an important contribution to the street scene, particularly as it does not contain any trees. Certainly it cannot be argued that it is an important open space in the street scene that it contributes to such an extent that it should remain open in perpetuity. Neither are there any Listed Buildings in the vicinity and it is not a Conservation Area.</p> <p>From a planning policy perspective the National Planning Policy Framework, March 2012, seeks to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. It states that housing should be boosted, and housing applications should be considered in the context of the presumption in favour of sustainable development. Development</p>		

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			<p>of the site would represent sustainable development, being situated adjacent to the primary school, and not impacting on the rural environment. It is anticipated that any development on the site would be low density, between 1 and 3 houses, or bungalows.</p> <p>For all of the reasons provided above I consider that the site should be included within the development limits, rounding the settlement off at this point, and I put this representation forward for consideration in the consultation process.</p>		
					

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2	Katie Clark, Planning Liaison Manager, Growth Planning & Equivalence Team, Anglian Water Services		<p>Water Recycling Centre Capacity</p> <p>The foul flows generated from any future growth will have an impact on Langham Water Recycling Centre (WRC) formally known as Sewage Treatment Works.</p> <p>Sewerage Network</p> <p>The foul (or used water) flows from future growth will have an impact on the existing foul sewerage network. We have undertaken an initial assessment but the site will be looked at specifically when we are approached by a developer.</p> <p>The foul infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades. The highlighting of these potential upgrades should not be seen as an objection as we can work together to ensure development is brought online at the correct time. Upgrades are to be expected as our sewers are not designed to have infinite capacity for all future growth.</p> <p>Infrastructure to serve allocations must be planned and implemented before development proceeds (and dwellings occupied).</p> <p>Surface Water and Flood Risk</p>	Comments noted	No change

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			<p>Appropriate management of flood risk and the consideration of climate change is critical for long term resilience.</p> <p>Whilst fluvial flooding is a significant constraint to the location of development, other forms of flooding such as surface water should be a consideration.</p> <p>All developments should seek to <u>reduce</u> flood risk and incorporate Sustainable Drainage Systems (SuDS). We would wish to see in policy that all developments should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with disposal to a surface water sewer seen as a last resort. Please note there are no surface water sewers within the vicinity of the proposed development. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network.</p> <p>Funding of infrastructure</p> <p>The foul sewerage infrastructure requirements would be dependent on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades. To enable new developments to connect to existing infrastructure local connections and sewer reinforcements would be funded by developers through the provisions of the Water Industry Act (1991). The statutory undertaker is responsible for any necessary upgrades to the Water Recycling Centres in order to cater for planned growth. Upgrades to the Water Recycling Centres are usually planned</p>		

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			<p>and funded through our 5 year business plan, approved by our economic regulator Ofwat.</p> <p>Please note the funding of foul sewerage infrastructure identified will be managed within the Water Industry Act 1991 and will not be required to form part of your CIL provisions. Surface water management will be managed on site in accordance with the management hierarchy set out within Building Regulations part H and the National Planning Policy Framework Technical Guidance which may require CIL or s106 contributions.</p> <p>Engagement with developers</p> <p>Anglian Water offers a pre planning service which includes a capacity check to determine the impact of sewerage from a proposed development. We will also work with the developer or land owner during this process to develop foul and surface water (where applicable) drainage solutions which will not cause a detriment to our existing or future customer. We would encourage the prospective developer to contact us at the earliest convenience to discuss drainage proposals to serve the development. Details regarding this service can be found at http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx</p>		
3	Colchester Borough Council	General	<p><u>General Comments</u></p> <p>The pre submission document may need amending to ensure dates and references are up to date at the time of adoption.</p>	Noted	Add in requested details to Section 1.3.

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			Section 1.3 of the final document should set out any additional documents that have been prepared to support the development of the Boxted Neighbourhood Plan e.g. Statement of Consultation and the Appraisal of Sustainability. This section could also clarify the next stages in the development of the Neighbourhood Plan.		
		Section 2/3	<p><u>Section 3 Vision and Challenge</u></p> <p>The Council welcomes the inclusion of a Planning Context section in the Pre Submission document but recommends it should be moved to the start of Section 3. It should also set out clearly that Colchester has an adopted Local Plan comprising the Core Strategy adopted 2008 and reviewed 2014; Site Allocations adopted 2010 and Development Policies Adopted 2010. The presence or absence of an adopted up to date Local Plan is increasingly becoming an important consideration in Neighbourhood Planning appeals. The Council would therefore like to see a clear reference made to the status of Colchester's Local Plan in Boxted's Neighbourhood Plan.</p> <p>Paragraph 2.19 refers to the National Planning Practice Guidance but should instead read 'Planning Practice Guidance' for accuracy.</p>	Agreed	Move Planning Context section to Section 3.
		Section 4	<p><u>Section 4</u></p> <p>The Neighbourhood Plan group did consider the designation of a 4th settlement boundary at Boxted Church Hamlet. The lack of evidence to support the designation coupled with a lack of community support</p>	Agreed	Make changes as suggested

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			<p>from Church Hamlet residents means the proposal has not been included and Colchester Borough Council supports this position.</p> <p>Boxted Cross settlement boundary has been enlarged to include the Hill Farm site. This is a new designation and should be shown as a dashed line or in a different colour to distinguish it from the existing settlement boundary. Paragraph 4.4 needs to be amended to state that the Hill Farm site has been proposed for allocation, i.e. it is not yet an allocation. This should also be clarified where it appears in other sections of the document.</p>		
		Section 4	<p><u>Policy SBI – Village Settlement Boundaries</u></p> <p>Policy SB1 as written does not recognise the more permissive approach of the NPPF towards housing and on exception sites where market housing may be appropriate to help deliver significant affordable housing. The policy needs to be changed to reflect this.</p> <p>Policy SB1 should be further revised to make it more specific to Boxted by the following amendment (new text in bold):</p> <p><i>Outside of the settlement boundaries in Boxted, small-scale rural business, leisure and tourism schemes that are appropriate to local employment needs, minimise negative environmental impacts and harmonise with the local character and surrounding natural environment will be considered favourably.</i></p>	<p>Agreed</p> <p>Agreed</p>	<p>Add appropriate wording in to Policy SB1</p> <p>In in proposed text</p>
		Section 5	<p><u>Section 5 – Landscape Character</u></p> <p>Figure 5.1 shows a settlement boundary around Boxted Church Hamlet which should be removed for accuracy.</p>	Agreed	Change Figure 5.1

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			<p>Policy LC1 – Coalescence with Colchester Urban Area – This policy seeks to protect the open countryside between Boxted and the northern edge of Urban Colchester. The Council supports draft policy LC1 as this will still permit appropriate sustainable developments to come forward between Boxted and North Colchester while also offering protection against unsustainable and inappropriate development within this area of countryside.</p> <p>Policy LC2 – Protection of Landscape Character: The Council supports the inclusion of draft policy LC2. It is appropriate to include the thresholds which would trigger the need for the landscape assessment as they have been justified in the context of Colchester’s Landscape Character Assessment and the need to protect the countryside around Boxted due to its sensitivity to change.</p>	<p>Noted</p> <p>Noted</p>	<p>No change</p> <p>No change</p>
		Section 6	<p><u>Section 6 Local Green Spaces</u></p> <p>The Council has reservations about retaining this policy in the draft Neighbourhood Plan namely because of the size of Walnut Orchard (approximately 70 acres.) The proposal to designate the orchard as a Local Green Space does not meet the 3rd test in paragraph 77 of the NPPF which states that any green area proposed for allocation should ‘not be an extensive tract of land’. At 70 acres, the orchard is considered to be an extensive tract of land. Because of this lack of conformity it is recommended that the policy is removed from the Neighbourhood Plan. Residents, cannot legally use the orchard except via the definitive PROW and it is not clear what additional benefit will be delivered from designating this as a Local Green Space.</p>	Agreed	Delete Section 6 on Local Green Spaces from the Plan.

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		Section 7	<p><u>Section 7 - Smallholdings</u></p> <p>Proposed policy SM1 – This policy seeks to reduce the loss of visual amenity and noise pollution arising from commercial developments across Boxted parish including small holdings. It is proposed and justified in the absence of a specific policy for the Straight Road Special Protection Area in the current Local Plan for Colchester. Local residents do not feel that existing Local Plan policies are adequate. The need for this policy has therefore been justified in light of increasing pressure for commercial development on small holdings in Boxted and the perceived failure of Local plan policies to manage adverse impacts arising from such developments. The council is of the opinion that policy SM1 should focus specifically on managing adverse impacts arising from commercial developments on all small holdings in Boxted regardless of their location. Local Plan policies are still appropriate for guiding development decisions for all other commercial development applications.</p> <p>The Council has proposed revised wording for policy SM1 for consideration.</p> <p><i>POLICY SM1: LOSS OF VISUAL AMENITY/UNACCEPTABLE NOISE IMPACT FROM COMMERCIAL ACTIVITY</i></p> <p><i>Any unacceptable loss of visual amenity and unacceptable levels of noise impact on the surrounding area and the parish in general, arising as a result of commercial development on any smallholding in Boxted</i></p>	Agreed	Make changes as proposed to Section 7

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			<p><i>will not be permitted. Proposals for such commercial activity must demonstrate that any impacts can be properly mitigated through actions such as appropriate visual and noise screening.</i></p> <p>The revised draft policy SM1 would create a specific policy to guide commercial developments on smallholdings while broadly confirming with current Local Plan policies for guiding commercial /employment uses in rural areas (ENV2, DP5, DP8 and DP9).</p> <p>There is a typographical error at paragraph 7.5 which should state that policy EMP6 in the 2004 Local Plan identified Botted Straight Road as a Special Protection Area.</p>		
		Section 8	<p><u>Section 8 - Hill Farm Site</u></p> <p>Proposed policy HF1 - suggests a site at Hill Farm could be used for residential development. No other sites are specifically proposed for development at this stage although they may be suggested as a result of the Pre-Submission consultation.</p> <p>The site is currently allocated for employment purposes in the adopted Local Plan. It is important that if the designation of the site is changed that the details are acceptable and accord with the Council's adopted policies, prior to examination and referendum.</p>	<p>The site is not a strategic site allocation. Whilst the proposed re-use for residential development is not in general conformity with the CBC Development Policies and Site Allocations DPDs, the site has been derelict for a number of years and paragraph 22 of the NPPF states that "Where there is no reasonable prospect of a site being used for the allocated employment use,</p>	No change

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			<p>Policy HF1 in the draft Neighbourhood Plan is proposing up to a maximum of 43 residential units on the Hill Farm site. Housing numbers appear to have been based on a recently submitted planning application (ref 144589). No evidence has been submitted to justify whether this is an appropriate number of units for delivery in this village location. This needs to be further justified in the Neighbourhood Plan. To accord with Core Strategy policy H2 housing densities for new residential developments should be informed by a local context appraisal, local character and housing need. No context appraisal has been completed to support policy HF1 therefore this needs further consideration. 10% of the site (or any other residential site which may be subsequently allocated) should be used to deliver public open space in line with the Council's strategic policies in the Local Plan. Likewise any residential development would be expected to comply with current adopted parking standards and meet minimum garden size requirements as set out in Development Policy DP16.</p> <p>A sentence should be added to the end of paragraph 8.1 of the draft Neighbourhood Plan stating that the site is located adjacent to the</p>	<p>applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."</p> <p>Policy HF1 requires "a maximum of 43 dwellings" so if the applicants are unable to satisfy the local planning authority, as part of a planning application, that they can deliver 43 dwellings and still achieve the space standards, then they should have to submit a revised scheme with fewer dwellings.</p> <p>Agreed</p>	<p>No change</p> <p>Amend paragraph 8.1 as suggested</p>

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			<p>existing Boxted Cross village envelope as per the current Local Plan Proposals Map as shown on Figure 8.1.</p> <p>The Neighbourhood Plan should provide evidence to justify the type and amount of 1-2 & 3 bedroom properties proposed in policy HF1. The affordable housing element of any scheme should comply with this Councils adopted policy (H4). The Steering Group will need to satisfy themselves that a mechanism can be used to secure an element of the affordable housing for local people in perpetuity. The need for affordable housing for local people in Boxted has been clearly justified through a Housing Needs Survey.</p>	<p>Fig 17 of the Boxted AHNS shows that, of the 15 respondents, all required properties of 1-3 bedrooms – most were couples or one-person households (Fig 22). Also p19 shows the lack of affordability of properties in Boxted (which has a high proportion of 4+ bed housing stock), indicating that smaller properties are needed because they are the most affordable.</p> <p>Table 11-3 of the Colchester Strategic Housing Market Assessment 2013 shows that nearly 85% of the market properties required are 1-3-bed.</p> <p>This needs to be balanced with the requirement to ensure deliverability of the scheme. This is why the proportion of 1-2-bed market properties that is required as a minimum is 25% and the proportion of 3-beds is also 25%. The evidence suggests that the demand is higher but insisting on this might compromise the viability of the scheme and the ability to deliver wider community benefits.</p>	No change

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			<p>To date Hill Farm has been the only site considered for housing through the Boxted Neighbourhood Plan process. Additional sites might be proposed through the consultation which could change where housing could be delivered in Boxted and necessitate a change to the Neighbourhood Plan.</p> <p>An appraisal of sustainability should be completed to demonstrate why the Hill Farm site is a sustainable location for development. Any other sites proposed through the Pre consultation process for development should also be assessed in terms of their sustainability and suitability for development.</p>	<p><i>Other sites and broad locations were identified through the engagement process. These have been reviewed for their sustainability and it is clear that Hill Farm represents the most sustainable site location. This assessment is included in the Basic Conditions Statement.</i></p> <p>This will be undertaken and presented as part of the Basic Conditions statement.</p>	<p>No change</p> <p>No change</p>
		Section 9	<p><u>Section 9 Retail</u></p> <p>Draft policy RE1 accords with paragraph 28 of the NPPF which promotes the retention and/or development of local services and facilities such as local shops. Neighbourhood Plan policy RE1 is also considered to be in conformity with the broad objectives of Core Strategy policy CE1 which supports the provision of local shops to help meet the needs of local residents and to increase the sustainability of smaller settlements in the Borough.</p>	Noted	No change
		Section 10	<p><u>Section 10. Broadband</u></p> <p>The NPPF supports the expansion of electronic communications networks, including telecommunications and high speed broadband (paragraphs 42- 46). Colchester's Local Plan does not</p>	Noted	Reference to be made to additional broadband providers.

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			<p>currently include a specific policy for the provision of broadband as part of new development. It is therefore appropriate to include policy BI1 in the draft Neighbourhood Plan to secure the delivery of broadband in Boxted as part of future development proposals.</p> <p>Policy BI1 promotes the use of Community Infrastructure Levy (CIL) to fund broadband improvements in Boxted parish. If the Boxted Neighbourhood Plan is successful at examination and referendum and once CIL is adopted in Colchester, then 25% of the CIL receipts generated in Boxted from development would be payable to the Parish Council who could choose to spend the CIL money on improving broadband coverage. Therefore it is appropriate to keep this in the policy.</p> <p>Section 10.4 of the document refers to Essex County Council's Broadband scheme. It may also want to reference other providers such as County Broadband Ltd.</p>		
		Section 11	<p><u>Section 11 – Transport and Movement</u></p> <p>Draft Policy TM1 and supporting text makes no mention of how highway impacts from developments are to be assessed. The usual mechanisms are through transport statements or transport assessments. Reference should be made to these or other proposed assessment mechanisms in the explanatory text for clarity.</p> <p>Draft policy TM2 accords with Local Plan policy and the Dedham Vale and Stour Valley AONB Management Plan. It could however be improved by identifying a potential route for a new multi - user network</p>	<p>Agreed</p> <p>This has been considered by the Group previously and it was felt that it would be very</p>	<p>Add in explanation about how highway impacts are assessed.</p> <p>No change</p>

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			between Colchester and Boxted village or wherever the preferred route is. The route could also be shown diagrammatically in the Neighbourhood Plan.	difficult at this stage to identify a route.	
		Section 12	<u>Section 12 - Delivery Plan Proposals</u> Table 12.2 needs to be amended to include the proposed multi-user/bridleway project and Travel Plan. The group should ensure that all potential projects are identified in the table.	Agreed	Amend Table 12.2 as suggested.
4	Simon Amstutz, AONB Manager Dedham Vale AONB and Stour Valley Project	Section 2	P9 Planning context: Note should be made that part of Boxted as defined by map is in the AONB and therefore subject to AONB Management Plan and other paras in the NPPF as well as CBC policy relating to AONB	Agreed	Will make appropriate changes
		Section 3	P11: 3 VISION AND OBJECTIVES Challenges for Boxted. See above regarding part of Boxted in AONB. Would prefer to see AONB name checked as Dedham Vale AONB	Agreed	Will make appropriate changes
		Section 3	P11: Landscape-Could also ref the part of Boxted in AONB also has a landscape character assessment done which includes description of key characteristics and sensitivity to change see: http://www.suffolklandscape.org.uk/landscape_map.aspx CBC will also have Landscape Character Assessment of area	This is only highlighting objectives. It is more appropriate to pick this up in Section 5 which specifically addresses landscape character.	Pick up additional text in Section 5.
		Section 3	P12: Objectives of the Neighbourhood Plan 3.3 The objectives of the Neighbourhood Plan as identified by the community are as follows: Objective 1 Suggest: conserve and enhance the character and landscape of the parish.....	Agreed	Will make appropriate changes

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		Section 4	P14: Could use CBC AONB policies and AONB management Plan to support objectives see http://www.dedhamvalestourvalley.org/about-us/the-aonb-management-plan/	Unclear as to how this relates to the map showing settlement boundaries. General improvements to pick up on the matters mentioned have already been reflected.	No change
5	Matthew Jericho Spatial Planning Manager, Essex County Council	General	Sustainable Urban Drainage Systems (SUDS) The Neighbourhood Plan refers to the environmental policies in the Colchester Local Plan. However, Policy ENV1 does not refer to the mitigation of surface water flooding or the protection of the water quality of watercourses. These issues should be referenced separately in the neighbourhood plan to ensure the support of these elements of environmental protection within the plan. It should also be noted that all new development should be designed to incorporate sustainable drainage systems, to mitigate against increase flood risk associated with the intensification of impermeable surfaces, to improve water quality, and provide a basis for the introduction of amenity features and biodiversity.	These were not matters raised by the community and therefore it is not appropriate to make reference to them.	No change
		Section 3	Vision for Boxted The third paragraph of the vision should reflect the importance of the water environment in any community. The wording could be amended as follows, 'It will have retained and protected its green <i>and blue</i> spaces of value and created new ones.' Objectives Objective 2 could include reference to blue space as well as green, especially considering the inclusion of sections of the river Stour within the parish boundary.	Agreed	Amend vision as suggested

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		Section 5	<p>Landscape character</p> <p>Paragraph 5.9. The context of this paragraph has since been updated through the Planning Policy Guidance (PPG). The PPG (at paragraph 67 (ID 7-067-20140306) Flood Zone and Flood Risk Table 3) indicates that only water compatible development and essential infrastructure developments which have passed the necessary exception test should be considered within the functional floodplain. Essential infrastructure that passes the exemption test should,</p> <ul style="list-style-type: none"> <input type="checkbox"/> remain operational and safe for users in times of flood; <input type="checkbox"/> result in no net loss of floodplain storage; and <input type="checkbox"/> not impede water flows and not increase flood risk elsewhere. 	The text can be updated to reflect this	Will make appropriate changes to paragraph 5.9
		Section 8	<p>Policy HF1.</p> <p>This policy should incorporate a sustainable drainage scheme.</p>	Agreed	Include in Policy HF1
		Section 11	<p>Passenger Transport and Sustainable Travel</p> <p>The Neighbourhood Plan should make greater reference to the promotion of public transport and sustainable modes of transport to address the issues raised such as an ageing population, lack of local food shopping and post office, high value occupations being located outside the parish, speed of passing traffic, and congested pinch points within Boxted.</p> <p>The Neighbourhood Plan should include reference to sustainable transport links for commuters to Colchester, mainline rail stations, secondary school access and NEETS (or those not in education, employment or training that are not able to drive due to age or circumstance). This may also make the area more attractive to families. Objective 5 could</p>	<p>Reference could be made to this but the fact is that there is minimal public transport serving the community of Boxted, nor is there is any prospect of this situation changing. As such, there is little point having an objective which has no prospect of being achieved.</p> <p>The Plan does seek to promote improved movement through Policy TM2 (Improving the Bridleway Network).</p> <p>Making reference to anything else would be of little value and would not reflect the views of the community.</p>	Make reference to public transport at the relevant points in Section 11.

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			<p>look to ensure better awareness, promotion and understanding of the alternatives to using the car and the policy justification in paragraph 11.7 could refer to public transport.</p> <p>ECC supports Section 8 which refers to the preparation of a travel plan for the Hill Farm site in conjunction with Boxted Primary School. Guidance and support can be obtained from the ECC Sustainable Travel Planning Team (travelplanteam@essex.gov.uk). It may be beneficial to have separate travel plans for Boxted Primary School and the local neighbourhood, and also Hill Farm.</p> <p>The Neighbourhood Plan could also make reference to the Essex Car Share website (https://essex.liftshare.com). If residents/visitors are encouraged to car share this may contribute to a reduction in congestion on the Boxted Straight Road and Carters Hill, especially if the Hill Farm site is developed.</p>	<p>Noted</p> <p>Agreed</p>	<p>No change</p> <p>Add to Section 11</p>

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6	David Grech, Historic Places Advisor, English Heritage	Various	<p>English Heritage Advice English Heritage is primarily concerned with the historic environment and our comments will therefore focus on those aspects of your plan. We are pleased to see that the Plan aspects of the historic environment are noted in Section 3 (Local Context – history of Boxted), but it might be helpful to note that the parish church of St Peter and ‘Songers’ are both listed at Grade I. In addition to these two designated heritage assets there are a number of other Grade II listed buildings in dispersed locations across the parish as well as the Boxted conservation area in the north of the parish (which contains 7 listed buildings).</p> <p>Section 3 sets out the vision and objectives for the plan and we are again pleased to note the statement that development will not be at the expense of the character of Boxted parish, both if its settlements and its landscape. It would be helpful if further information was included to describe the settlement character, especially if the traditional vernacular buildings (and the spaces between them) are thought to make a significant contribution to that character. The scale and form of these buildings, together with the materials used in their construction might all be worthy of comment, along with how they are sited relative to the highway, boundary treatments etc.</p> <p>Section 8 of the plan covers the Hill Farm Site. A desk top study has indicated that there is a Grade II listed building (which dates back to the 16th century) on the land immediately to the north of the Hill Farm site, and any redevelopment of this site should respect the setting of the adjacent listed building. This may have implications for the scale, form massing and siting of buildings within the redevelopment site, together with the boundary treatment. A bullet to that effect should be added to Policy HF1 in the plan.</p>	<p>Agreed. Section 3 will include reference to the specific historic buildings noted.</p> <p>Agreed</p> <p>Agreed. This will be noted in Policy HF1 and in the supporting text.</p>	<p>Will make appropriate changes to Section 3</p> <p>Will make appropriate changes to Section 2.</p> <p>Will make appropriate changes to Section 8</p>
7	Jonathan Minter, Resident	Various	<p>I found this a fascinating and impressive document, well-researched and clearly a huge amount of work has gone into producing it. I welcome the opportunity to comment.</p> <p>2. Local Context</p> <p>I found this most interesting; it echoes the work we have been doing count-wide at Essex Community Foundation, as evidenced in our publication last year of “Vital Signs”.</p>		

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			<p>3. Vision and Objectives</p> <p>Part of the village lies <u>within</u> the AONB, whereas the text suggests that the location is “adjacent”. The objectives are uncontroversial.</p> <p>4. Village Settlement Boundaries</p> <p>No comment.</p> <p>5. Landscape Character</p> <p>Fully agree the Policies.</p> <p>6. Local Green Spaces</p> <p>Strongly agree.</p> <p>7. Commercial Development</p> <p>Again, strongly agree.</p> <p>8. Hill Farm Site</p> <p>I am aware of the sensitive discussions that have been held about the proposal and know better than to take sides! I do question the number of affordable units (5) that is mentioned in the Plan, but note that there is scope for further discussion on this. Word “on the street” suggests there may be greater demand than that stated. I like the idea of a Village Green, but is there perhaps an opportunity here to incorporate a village shop</p>	<p>Noted – this will be revised</p> <p>A village shop was considered as part of the development but it was felt that there were other community infrastructure priorities that the development</p>	<p>Will make appropriate changes to Section 3</p> <p>No change</p>

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			<p>adjacent to this, effectively creating the “heart” of the village? Otherwise, the Policy does seem to make sense to me.</p> <p>9. Retail</p> <p>The commitment to seek a community shop should not be under-stated (I have some insight into the Langham shop) and the fact that only one person has (so far) come forward as a volunteer must be seen as disappointing.</p> <p>10. Broadband Infrastructure</p> <p>Writing as someone who is trying to run a business within the village, this has now become critical. I have just checked my current speed and it comes out at 0.727 mb/s. I note the comment that speeds of 24+ mb/s are achievable. I can only dream! In 10.4 I read that “Boxted is scheduled for April-June 2014. Have I missed something?</p> <p>11. Transport and Movement</p> <p>I am alarmed at the proposal to upgrade all footpaths to bridleways (para 11.14). This has to be thought through most carefully. In principle I have no objection to expanding the bridleway network – within limits. For those of us with conservation measures in place (HLS/EWGS) this comes into direct conflict with our obligations under conservation schemes. There is also the potential for unauthorized access by such as</p>	<p>could deliver. Equally, a community shop could be set up in an existing building, as is reflected in Policy RE1.</p> <p>The latest position regarding broadband provision will be checked and the text updated.</p> <p>The policy seeks to be positive in order to ensure access for the right users of the bridleway network. These proposals will need to ensure that they work with landowners and reflect the concerns such as those raised in this representation.</p>	<p>Changes to be made to Section 10 as appropriate.</p> <p>No change</p>

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			trail bikes and quads, bringing this proposal into conflict with the objective of peaceful enjoyment of the open spaces. I will find it hard to be convinced.		
8	K.F. Middleton, Boxted History Group	Section 11/12	<p><i>Many thanks for sending a copy of above plan for possible comment by members of the Boxted History Group. Unfortunately we don't have a meeting of the Group until after 15th September but it was discussed at the last committee meeting.</i></p> <p><i>The subject which caused most concern was the long term provision of a bus service to Boxted. Much is made of providing "access and facilities for non car modes (walking, cycling & horse riding)" but we suggest the greatest demand is for public transport especially for older residents who can no longer drive and would have no access to essentials such as shops, chemists, the hospital etc. We note that the No. 80 service has had a reprieve for one year but a long term commitment is required. Alternatively could a mini bus service from the villages to the New Park & ride or to the Highwoods Tesco store where shopping facilities exist plus onward bus connections to town.</i></p> <p><i>We all shared the "Plans" concern over the unbridled expansion of Colchester in all directions but especially over the A12, once Cuckoo farm has been fully developed where next?</i></p>	The levels of development in Boxted will not create sufficient developer contributions to be able to support improved bus services. However, as an aspiration dealt with in Section 12, it could be reflected.	Make changes to Section 12 to refer to improving bus services.
9	Lucy Carpenter, Resident	General	I consider that the plan reads very well, is succinct, clearly written and set out and is realistic with its objectives.	Noted	No change
10	Angela Gemmill, Relationship Manager, Marine Management Organisation	General	Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments on this document as the geographical area it covers does not include any area of the sea or tidal river and is therefore not within our remit. If you have any questions or need any further information please just let me know. More information on the role of the	Noted	No change

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			MMO can be found on our website www.marinemanagement.org.uk		
11	Peter Freer, Enabling Officer - Community Planning and Design, Babergh and Mid Suffolk District Councils	General	<p>I have liaised with Babergh District elected Members and have considered the Boxted Pre-Submission Consultation Neighbourhood Plan by Boxted Parish Council within Colchester Borough which abuts the parishes of Stoke-by-Nayland, Higham and Stratford St Mary all within Babergh District, the County of Suffolk. Please accept this e-mail as a response to the Boxted Pre-Submission Consultation Neighbourhood Plan.</p> <p>Boxted Parish Council are the authorised body to lead on their neighbourhood plan and it is understood that Boxted Parish Council considered the interests of the parishes of Stoke-by-Nayland, Higham, and Stratford St Mary adjoining the Boxted neighbourhood plan Area (parish boundary) were not affected by the proposals in the Boxted Pre-Submission Consultation Neighbourhood plan and therefore decided not consult them. Whilst section 14(b) Part 5 of the Neighbourhood Planning (General) Regulations 2012 offers discretion to the qualifying body, it would have been a more risk averse approach to make these adjoining parish councils aware and for them to decide if their interests are affected.</p> <p>The Boxted pre-submission neighbourhood plan considers the following areas:</p> <p>Revising the settlement boundary and through this allocating one site for residential (43 dwellings) which was previously allocated by</p>	Boxted parish is adjoined by the parishes of Stoke-by-Nayland, Nayland-with-Wissington, Great Horkesley, Myland and Langham. All these parishes were consulted at the Regulation 14 stage.	No change

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			<p>Colchester Borough Council, but no significant growth as per the Colchester BC Core Strategy</p> <p>Retaining a green gap between Colchester and the Botted.</p> <p>Requirement for a landscape assessment for 3 or more dwellings</p> <p>Designation of a Local Green Space (as per the NPPF but very large)</p> <p>Noise impact/loss of visual impact</p> <p>Provision of a community shop</p> <p>High Speed Broadband; and</p> <p>a series of non-planning actions.</p> <p>On behalf of Babergh District Council I do not believe there are any issues to be concerned with regarding the Pre-Submission Consultation Neighbourhood Plan and it is an example of a community coming together to deliver positive planning.</p>		
12	David Hammond, Lead Advisor – Sustainable Development and Regulation, Natural England	Various	<p>Thank you for your consultation on the above dated 21 July 2014 which was received by Natural England on 21 July 2014. 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.</p> <p>The draft plan report identifies the issues and areas that affect Botted Parish, whilst covering areas of interest for Natural England.</p>		

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			<p>The Parish has identified relevant and appropriate legislation such as the National Planning Policy Framework (NPPF) and has provided clear links to relevant Colchester strategic policies, this is to be welcomed and encouraged.</p> <p>Reference to Dedham Vale Area of Outstanding Natural Beauty (AONB) is also made and this too is to be welcomed. Stronger reference to or encouragement to liaise with the AONB Unit would help developer identify potential for impacts on the AONB and help in consideration of matters such as Landscape and Visual Impact Assessment (LVIA).</p> <p>Chapter 3: Vision and Objectives This Chapter makes reference to the AONB, see our comments above. Paragraph 3.2 In respect of the Parish Vision refers to the retention and protection of Green Spaces of Value and creation of new ones. This vision is broadly supported by Natural England. Under the Objectives of the Neighbourhood Plan there are five objectives which can be broadly supported, especially; Objective 1 “To protect the character and landscape of the parish and ensure that it does not coalesce with urban Colchester”. In respect of protecting the character and landscape of the area, I would refer to our comments above in respect of Dedham Vale AONB.</p> <p>Objective 2 “Protect and enhance the green spaces within the Parish which are of value to the community”</p>	<p>We have consulted the Dedham Vale AONB and Stour Valley Project Team at Regulation 14 stage. Any detailed considerations relating to developments are best dealt with at planning application stage.</p> <p>Agreed. Appropriate changes will be made in line with those that will be made to reflect the representations of the Dedham Vale AONB and Stour Valley Project Team</p> <p>Agreed</p>	<p>No change</p> <p>Appropriate changes will be made to Section 5.</p> <p>Better link to be made between</p>

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			<p>Linking this Objective to Paragraph 3.2 and including reference to the creation of new ones, would help strengthen the document further.</p> <p>Chapter 6: Local Green Spaces Natural England has no substantive comments to make in respect of this chapter, other than refer to our comments above, in respect of paragraph 3.2 and Objective 2.</p> <p>Chapter 8: Hill Farm Site The Parish has identified a brownfield site for potential residential development and has sought to include Green Infrastructure provision which is welcomed and supported. The provision of green infrastructure, as part of new build development proposals can provide opportunities to enhance and increase open/green space provision, provide links to and across existing facilities, through green chains, green corridors and potentially help towards promoting sustainable transport options such as walking and cycling. Subject to the above, Natural England has no further substantive comments to make in respect of the Boxted Neighbourhood Plan pre – submission report</p>		Objective 2 and para 3.2
13	Kerry Kavanagh, Primary Care Estates Project Officer, NHS England	General	<p>Thank you for providing NHS England – Essex Area Team and NHS Property Services with the opportunity to comment on the Boxted Neighbourhood Development Plan.</p> <p>We have reviewed the information available and note that there is no reference to the access of local healthcare services for the current and future population of Boxted. We would welcome the addition of a simple statement to confirm that Boxted Parish Council will support</p>	This is not considered to be necessary. There is no GP service within the parish and therefore there is little weight in decision making that making such a statement can have.	No change

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			NHS England in ensuring suitable and sustainable provision of Primary Healthcare Services for the residents of Boxted.		

Appendix F Hill Farm survey



BOXTED NEIGHBOURHOOD PLAN

Survey on the future of the Hill Farm site

The Boxted Neighbourhood Plan will help to shape the future of Boxted as the community wishes to see it. It is a land use plan to direct what does and doesn't happen in the parish up to 2029. It will sit alongside the policies prepared by Colchester Borough Council but shapes the issues of local importance to Boxted.

As you are hopefully aware, the Neighbourhood Plan has reached an advanced stage. However, it has been brought to our attention that some members of the community did not feel they were sufficiently well engaged in the process, specifically in respect of the future of the Hill Farm site.

At present, the draft Neighbourhood Plan broadly proposes the following for Hill Farm:

- Up to 43 dwellings with a focus on smaller properties
- 20% of these dwellings should be affordable housing (i.e. not available on the open market), with most held in perpetuity for households with a local connection to Boxted
- A public green space on the frontage
- Some dwellings to provide the opportunity for a dedicated office space 'at home'
- The opportunity for a community shop on site, subject to local interest and local volunteers
- Contributions towards improvement and expansion of the open space, sports and recreation facilities

To see the full draft policy for the Hill Farm site, look at the Draft Neighbourhood Plan here:

<http://www.colchester.gov.uk/article/14995/Boxted-Neighbourhood-Plan-Submission-Consultation>

At present, the site has planning permission for light industrial uses. If built and occupied then this would mean a considerable number of commercial vehicles accessing the site. However, at the recent appeal against refusal of planning permission for a residential scheme at the site, an independent, Government-appointed inspector held that there was insufficient demand for such uses in this location. This is therefore unlikely to come forward, but the landowner could do if they so wished.

We want to know whether this policy reflects what the majority of the community would like to see.

We therefore ask that everyone aged 18 or over in your household completes the very short survey overleaf. This can either be in hard copy, returned using the stamp addressed envelope enclosed, or it can be filled in online at www.surveymonkey.com/r/YWCKM2Y.

The closing date for responses is Wednesday 17th June

It is vitally important you give us your views now. Once we have received all your responses, we will make any changes appropriate to the plan and it will then be subject to independent examination and then a referendum. All those on the electoral roll in the parish will be able to vote and the Neighbourhood Plan will need the majority that turn out to vote 'yes' for it to be put in place. So we need to get it right.

We hope that you understand the importance of this to Boxted. Even if you gave your views at earlier engagement events, please do give them again by completing the survey.

SURVEY

1. What should happen to the Hill Farm site?
(Please tick your preferred choice and please note that the Neighbourhood Plan cannot require the site to be turned into a public green space. The planning system allows a landowner the opportunity to make a reasonable return on their investment. The Plan is interested in securing wider community benefits as well.)

- a. The existing planning permission for solely light industrial uses should be taken forward (go to Q3)**
- b. Just housing with a small amount of green open space**
- c. Housing with some dedicated provision for office working from home and a small amount of green open space**
- d. The site should be left as it is**
- e. A different mix (please state what)**

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2. As part of the preparation of the draft Neighbourhood Plan, an Affordable Housing Needs Survey for Boxted was commissioned. This identified that a number of households with a connection to Boxted would like to live here but are either unable to or find it difficult because they can't afford a property. The Hill Farm site represents the only realistic opportunity identified which is capable of addressing these needs and an allocation in the Neighbourhood Plan would be able to hold these properties in perpetuity for future households with a connection to Boxted that are in need. What is your response to this finding? *(please tick your preferred choice)*

- a. We should seek to provide affordable housing for these households**
- b. We should not expect to have to provide affordable housing for these households. They should be housed somewhere else**

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3. As part of the proposed policy for development of housing on the Hill Farm site, contributions would be required towards community facilities. At present, it is proposed that these contributions would go towards improving the Sports & Social Club building. What is your response to this? *(please tick your preferred choice)*

- a. I consider that this is a good facility to spend the money on**
- b. I consider that the money would be better spent on maintaining other facilities (please name these)**

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- c. I consider the money would be better spent on alternative things (please state what these things are)**

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-
- d. The provision of contributions would not interest me because I do not consider a predominantly residential development is right for the Hill Farm site**

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4. The current policy requires up to 43 dwellings to be delivered on the site. It has been suggested that this should be reduced to 35 dwellings. A reduction in the number of dwellings would reduce the number of affordable units and the level of contribution towards improving community facilities. What is your response to this? *(please tick your preferred choice)*

- a. The policy should remain as 'up to 43 dwellings'**
- b. The policy should be changed to say 'up to 35 dwellings'**
- c. I do not want any housing built on the site**

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