

MYLAND AND BRAISWICK NEIGHBOURHOOD PLAN 2016 – 2032

REVIEWED SPRING 2022

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CONSULTATION STATEMENT

Statement

In accordance with Regulation 14 consultation requirements this statement sets out the original and recent consultation processes conducted in respect of the Myland and Braiswick Neighbourhood Plan.

- June 2000: All-household survey carried out on the creation of Myland Parish Council.
- March 2007 – 2010: Local events in response to Colchester Borough Council (CBC) Core Strategy Policies, culminating in a Masterplan for Myland.
- 2009 – 2010: Local events and questionnaires on the *Myland Design Statement* and *Myland Parish Plan*.
- March 2010: Local events and communications on the response to the Chesterwell development masterplan proposals.
- October 2012: A local community engagement exercise covering Myland and run by Essex University on behalf of CBC.
- May 2013: Myland Community Council (MCC) Development Committee public meetings.
- 2013 - 2014: Myland and Braiswick all-household survey for the Neighbourhood Plan with related communications through the Mylander magazine, MCC website and Braiswick Residents Association.
- 2017 – 2021: Neighbourhood Plan Working Group annual reviews of Plan policies against developments in Myland and Braiswick. The February 2019 report is attached as an example at Appendix 1.
- Autumn 2020: On-line health and well-being survey.
- 2021 – 2022: Related articles in the Mylander magazine.
- January – February 2022: Myland and Braiswick all-household on-line or hardcopy survey.
- August – September 2022: Statutory Consultation to prescribed organisations and representatives as follows:
 - Myland & Braiswick households
 - Colchester Borough Council
 - Essex County Council
 - West Bergholt Parish Council
 - Boxted Parish
 - Great Horkeley Parish Council
 - Langham Parish Council
 - Ward Councillors representing: Mile End/Highwoods/Braiswick
 - National Highways

- Natural England
- Environment Agency
- English Heritage
- Network Rail
- Anglian Water
- Suffolk and North East Essex Integrated Care Board
- The Oaks Private Hospital
- Local Churches
- Colchester Community Stadium
- ASDA
- East of England Co-op
- Mill Road, Myland GP Practice
- Local Schools

NB: Utility providers other than Anglian Water (included above), e.g. energy/communications, can be many and varied across individual households. All developments committed to super-fast broadband provision. Developers active in the NP Area are subject to regular liaison by MCC, BRA, Ward and County Cllrs. ASDA and East of England Co-op chosen as representative of principal community facing retail outlets.

Community Engagement

The following summary of the January – February all-household survey was publicised to Myland and Braiswick residents. The full analysis is attached at Appendix 2.

“After reviewing residents positive and helpful comments and subsequently updating the Neighbourhood Plan, the process requires us to enter a period of ‘statutory consultation’ with prescribed organisations. This has now been completed and we are ready to submit our reviewed and updated Plan to Colchester Borough Council (CBC) to facilitate its examination and endorsement by an independent Government planning inspector. The Plan strengthens existing policies on:

- Housing design addressing climate change
- New development sites respecting the scale and character of existing street scenes and environment
- Protection of High Woods Country Park biodiversity
- Protection of the remaining Myland and Braiswick green network
- Recording MCC’s declaration of a ‘Climate Emergency’
- Encouragement for provision of community-focused facilities
- Adherence to cycle infrastructure guidance

The existing policies on housing/education/employment/environment/social amenity/sport and leisure/transport and roads and the public realm remain and will continue to be applied. In 2010 MCC produced a document called the Myland Design Statement (MDS) which was presented to CBC as ‘planning guidance’. The recommendations from the MDS have been merged into some of the existing Plan’s policies/rationale and the whole set of recommendations inserted into the Plan as an appendix.

The process also required us to review compatibility of the Plan’s policies against prescribed policies in the Colchester Local Plan. This too has been completed.

It remains to thank everybody who has contributed to this review and to ensure residents that we will continue to assess performance against policies.”

Statutory Consultation

The following is a summary of responses following the ‘statutory consultation’ process referred to in the summary above.

Colchester Borough Council (CBC) – where appropriate the merging of MDS recommendations that support the Plan policies where the MDs recommendations remain up to date and relevant. Seeking clarity and evidence on policies where needed.

Suffolk and North East Essex Integrated Care Board (ICB) – “the ICB is encouraged to see that health and wellbeing is a constant thread throughout the NP and policies are designed to help the residents of Myland and Braiswick obtain healthy and active lives.” A range of specific policies were welcomed and the ICB wished to be involved in the MCC Health and Wellbeing Group. The ICB sought an additional statement in the Plan confirming support towards suitable and sustainable provision of healthcare services.

National Highways – Reference is made to Policy RAT3 in respect of a bridge crossing the A12 highway. “This proposal supports the ‘Sustrans’ schemes for non-motorised routes and studies. Guidance is provided on the course to be followed with a statement that “We welcome early engagement ...”

ADP for Mersea Homes – ADP produce detailed plans for the Chesterwell development and asked for minor changes to the Myland and Braiswick Green Network Map to more accurately reflect built areas within Chesterwell. Whilst explaining that the map is concerned with green space location across Myland and Braiswick the minor changes are being made in a way to negate the need for continuous updates on Chesterwell.

MYLAND COMMUNITY COUNCIL

MYLAND AND BRAISWICK NEIGHBOURHOOD PLAN (NP) GROUP

REVIEW OF ACTIONS AGAINST THE NP OBJECTIVES AND POLICIES – FEB 2019

OVERALL CONCLUSION

The NP Vision

The neighbourhoods of Myland and Braiswick will continue to be desirable places to live. Quality of life will be supported by suitable housing, the necessary education provision and local employment opportunities. Health and well-being will be gained through access to social amenity including sport and leisure, green open space, a network of public rights of way and community venues. Ours will be a cohesive community that enjoys the benefits that flow from connectivity across neighbourhood areas.

The Vision is by and large being met.

All the NP objectives and policies receive constant attention from the various MCC committees and working groups. This should continue to happen. Liaison with Developers, CBC and other bodies enables MCC to be aware of what is happening, comment where required and influence where necessary. This addresses matters pertinent to the place we live.

(It is right that we should recognise that while the role of the NP addresses where we live it is MCC's new-found focus on community engagement that addresses the people who live there.)

This review confirms that steady progress is being made against all of the NP objectives and policies but it also highlights where greater focus may be needed going forward. A more detailed summary of the review is attached.

Pete Hewitt

Chair, NP Group

February 2019

MYLAND COMMUNITY COUNCIL

MYLAND AND BRAISWICK NEIGHBOURHOOD PLAN (NP) GROUP

REVIEW OF ACTIONS AGAINST THE NP OBJECTIVES AND POLICIES

SUMMARY BY SUBJECT

INTRODUCTION

The NP continues to be monitored on a quarterly basis. The Group comprises MCC Cllrs David Clouston, Pete Hewitt and David King and residents Chris Law (Braiswick) and Marcus Poole (Myland). It is evident that the NP does have a role and authority in planning matters just as we understood it would when we embarked on its production. It is considered important therefore that having set out objectives and policies against a vision for Myland and Braiswick we should maintain a view of current actions that align to those objectives and policies, that we identify where changes might be needed when a formal review point is reached (currently set at 2021/22) and if any actions might be required before then.

The current NP addresses:

- Housing
- Education
- Employment
- Environment
- Social Amenity
- Sport and Leisure
- Roads and Transport
- The Public Realm

This document assesses actions taken, in progress or planned by MCC's committees and working groups that align to the objectives and policies for the subject areas listed above.

HOUSING

Objective

Housing growth will provide a mix of high quality, well-designed dwellings that meet the different needs across the community.

Policies

HOU1 – Housing in Myland and Braiswick will have a variety of choices, design and living styles that meet the needs of residents, including the elderly, and respect the scale and character of the existing street scenes and environment. Developers should achieve the highest quality of design commensurate with current national and local design guidance.

HOU2 – New housing will need to respect the setting of any nearby designated local heritage assets, including, but not restricted to:

- Grade II listed Administration Block, Severalls Hospital
- Grade II listed Braiswick Farm House
- Grade II listed Park and Gardens, Severalls Hospital
- War Memorials
- Myland Primary School
- Churches
- Church Farm House

What is happening?

Much of the MCC attention to these policies is carried out by the Planning and Highways Committee (P&H). It is considered that a variety of choices and design does exist and that, certainly in the case of Chesterwell and Kingswood Heath, the natural settings of green space and woodland features have been thoughtfully considered. It is expected that the housing element of the Northern Gateway development will do likewise. Planning application conditions are regularly viewed including confirmation that the prescribed number of affordable homes are materialising. The first three bullet points above have been addressed, as has the fourth in respect of the Severalls memorial and the final one when an application arrived for changes. An additional asset identified in this NP is the current Rugby Club pitch area, a portion of which could become a village green. This has been secured. A small parcel of land at St Botolphs Farm in Braiswick is included in CBC's emerging Local Plan for housing by Rydon Homes, however no planning application has yet been made. Although across Myland there are pockets of housing that will specifically aid the elderly or challenged the number is not regarded as significant by any stretch of the imagination. This might be addressed through the 'homes for life' or 'lifetime homes' idea which aims to ensure home designs can meet the changing needs of people throughout their lifespan. This is known to be a strategic wish of the local NHS Clinical Commissioning Group in relation to 'care at home'.

What needs to happen?

Currently MCC has no direct influence over 'homes for life' provision but could make representation to CBC on the matter.

Overall conclusion

The Housing objective and policies are being met with exception of 'homes for life' and **this aspect will be taken to MCC's Planning Liaison meeting with CBC in March 2019 regarding the Northern Gateway development.**

EDUCATION

Objective

Education provision for all ages and requirements will be in-step with housing growth

Policies

EDU1 – CBC as the Local Planning Authority will give due regard and support to infrastructure requirements for, as a minimum, early years, primary and secondary education needs for Myland and Braiswick. Such needs, including provision of safe and accessible walking/cycling routes will be identified and confirmed at the time of development application.

What is happening?

The NP Group have met and stayed in touch with ECC Education to gain an understanding of how they forecast education needs and to ascertain the programme of schools building. In addition to the existing schools the Chesterwell site will have both a primary (including early years) and secondary school in the next few years. MCC's P&H Committee reviews planning applications for new schools. The question of safe routes to schools has recently been raised through the Mill Road traffic calming requirements and observations from the public that new routes to schools are now materialising. An example is access to the new Camulos Academy via Mill Road at a known safety concern point. This has been taken to the P&H Committee.

What needs to happen?

MCC should continue to monitor schools provision and safe routes. Access to the upcoming Chesterwell schools should be reviewed when detailed plans emerge as well as a safe NAR route near Wallace Road.

Overall conclusion

The NP Group is satisfied that school place provision is on track for the foreseeable future in Myland and Braiswick. **However, concerns about safe routes will be further examined prior to any actions being identified.**

EMPLOYMENT

Objective

Local employment opportunities will be created to support housing growth, minimise related travel burdens and boost the local economy.

Policies

EMP1 – The North Colchester Strategic Employment Zone effectively delivers the local employment opportunities to support housing growth in the area commensurate with CBC Strategic Policy SD1 – Sustainable Development Locations.

EMP2 – The provision of a broad range of business unit sizes will be encouraged to facilitate new start-ups and help growing businesses to remain in North Colchester.

EMP3 – High-speed broadband will be encouraged as a standard infrastructure feature in all new business and housing developments

What is happening?

High-speed and better broadband is a Borough, Regional and National aspiration and strategy and as such MCC does not have a current direct role. Commercial development in the North Colchester Strategic Employment Zone continues to grow with significant developments having taken place or are planned for particularly in the Northern Gateway site and its linked plans. The upcoming features have a greater emphasis on sport and leisure. Employment opportunities will also exist at both the Chesterwell and Kingswood Heath mixed use sites for retail opportunities each with close proximity to schools.

What needs to happen?

MCC should keep a watching brief.

Overall conclusion

MCC has no current need for a direct role in employment provision.

ENVIRONMENT

Objective

Sensitive development design will help meet the challenge of climate change and protect and enhance the natural and historic environment.

Policies

ENV1 – Development design will maximise opportunities for the creation, restoration, enhancement, expansion and connection of Green Infrastructure and connection of the development sites to the local Ecological Network. All major developments should seek to include elements of Green Infrastructure and Ecological Networks, such as but not limited to Sustainable Urban Drainage Systems (SuDS), allotments, street trees, green roofs, recreational areas, areas of new and existing natural habitat, green corridors (including new bridleways where possible) through the site and waterbodies, for example:

- The protection of mature trees, shrubs and historical hedgerows and important features that define the local landscape character.
- Specified areas of green space within the Chesterwell development will be met and will be provisioned as wildlife areas with effective connecting green corridors, such as native species woodland in sound attenuation areas, flower meadows and balancing lakes suitable to support aquatic related wildlife. This will be in accordance with the Colchester North Green Infrastructure Strategy and the Ecological Design Scheme.
- The Severalls Phase 2 development will retain existing parkland features to a significant degree as shown in the masterplan and not result in harm to the character and appearance or significance of the Registered Park and Garden.
- If Colchester Rugby Club is relocated a significant proportion of the current sports fields will be retained as local green space in accordance with proposals agreed with CBC as part of the Northern gateway stakeholder consultation (see Appendix C). MCC will seek to secure this significant portion of the existing Mill Road sports fields as designated Local Green Space, in line with NPPF paragraphs 76 – 77, or as a village green.
- MCC and BRA will urge relevant bodies to set aside unused green space adjacent to the Braiswick School for local green space in accordance with NPPF paragraphs 76 -77.

ENV2 – In partnership with CBC and other relevant parties, MCC will explore the opportunity for the Fords Lane sports field and its extension, agreed as part of the Chesterwell development, to be reconfigured to provide recreational space adjacent to the proposed community centre.

ENV3 – Drainage for new developments should be based on the principles of sustainable drainage as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using the 'above ground' drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats and green and blue corridors running through new development.

ENV4 – Highwoods Country Park is a valuable and important asset. Planning applications must ensure protection and enhancement of Highwoods Country Park.

What is happening?

To be expected there are a number of policies on this subject that reflect the communities views on the importance attached to the environment. It is unquestionable that much green open space has been lost to development in north Colchester. Having had to accept that large developments would be

undertaken the MCC focus was to seek as much green space retention as possible within those developments. Notably the acquisition of nearly 12 acres of the existing Rugby Club pitches as a future village green is a major success. It is correct to note also that the proportion of green space within the Chesterwell and Kingswood Heath developments is above what might normally be expected. The retention of hedgerows and green footpaths is also welcomed as will be future water management ponds that will become wildlife features. Green corridor protection/provision for wildlife movement and important habitat protection has been undertaken. The environmental green space provides access to sport, recreation, wildlife habitats and walking routes. It is mainly the P & H Committee that monitors these policies. It is noted that the NP area is bordered on the East by High Woods Country Park and the south by the Charter Wood and Cymbeline Meadows Local Wildlife Site both of which are significant protected natural green spaces. In respect of the final bullet point at ENV1 above the school currently use this for nature studies and self-esteem and confidence building under the 'Forest School' approach.

What needs to happen?

All the above policies need continuous monitoring.

Overall conclusion

All aspects of the Environmental policies are being satisfactorily addressed but will need constant review.

SOCIAL AMENITY

Objective

Social amenity will be provided by developments that bring facilities and services to support social cohesion, health and well-being and sense of place.

Policies

SAM1 – MCC and BRA will actively seek to encourage developers and CBC to provide community facilities and services on the Chesterwell, Severalls Phase 2 and Northern Gateway developments such as but not restricted to:

- Community Centres
- Post Office and/or bank
- Local market
- Coffee shop(s)
- Activity venues
- Library facilities
- GP Surgery(s)

SAM2 – MCC and BRA will encourage the ultimate developer of Severalls Phase 2 to explore the retention of suitable existing buildings that would serve the purpose of amenity venue provision.

What is happening?

Both the Chesterwell and Kingswood Heath developments will have a community building (centre) which are expected to be venues for various activities. The MCC Community Engagement Committee (CEC) is working with CBC on these features. Local retail sites are also being developed for both sites. The extent to which the bullet points above can be met will depend on commercial attraction but they do feature in MCC liaison discussions with developers and CBC. The Northern Gateway development is expected to house a range of venues that will help to serve the above objective. (See Sport and Leisure for more detail). The provision of GP Surgeries to meet the demands of Myland's growing population is a matter for the local NHS Clinical Commissioning Group (CCG) and MCC has opened a dialogue with the CCG on this aspect of community life. A small parcel of land set aside on Chesterwell for NHS purposes (e.g. a surgery) is not being taken up by the CCG. Their strategy is to combine existing surgeries into partnerships to more effectively utilise sites and services. They are also focusing on health and well-being actions as preventative strategies.

What needs to happen?

MCC should maintain a watching brief through ongoing liaison with partners including the local CCG who have offered to speak at the MCC Annual Community Meeting in May 2019.

Overall conclusion

The current level of liaison and focus is working well. **However, given the on-going urbanisation of north Colchester with increased demand on health provision and the sense that some increase in crime may also arise consideration should be given to presenting 'health and well-being' and 'crime and safety' as separate subjects when this NP is formally reviewed.**

SPORT AND LEISURE

Objective

Housing growth will be matched by health and well-being opportunities through sport and leisure provision.

Policies

SPL1 – In harmony with active lifestyles afforded by greenspace provision MCC and BRA will encourage developers and CBC to enable the provision of sport and leisure facilities, as far as possible on the Chesterwell, Severalls Phase 2 and Northern Gateway developments.

SPL2 - As amenities that facilitate both sustainable transport and bringing benefit to health and well-being, Myland and Braiswick footpaths and public rights of way will be maintained and protected (if necessary by authorised diversion) and new rights of way, including bridleways, encouraged commensurate with the Essex Public Rights Of Way Improvement Plan. This will include public rights of way suitable for vulnerable users.

SPL3 – CBC and developers will liaise with MCC and BRA, local sports clubs and societies as key stakeholders in determining sport provision in north Colchester in harmony with the CBC Sports Strategy and Action Plan.

What is happening?

MCC has been represented on the Northern Gateway Steering Group that has been developing the new sports area north of the A12 when the Colchester Rugby Club relocates there. This site, which is now being prepared for autumn 2019 rugby, will also house a range of other indoor and outdoor sports. As reported under Environment above Myland will benefit from a portion of the existing Rugby Club pitches becoming a 'village green' and negotiations with other parties are under way to bring this to fruition. Another area of the Gateway is planned to house a cinema, bowling alley, hotel and restaurants. The overall site will be a key sport and leisure area. The existing Fords Lane Recreation ground adjacent to Chesterwell will have an additional field added and the development will include another space for outdoor sports between Nayland Road and Boxted Road. Kingswood Heath has a green space dedicated to informal outdoor leisure. Policy SPL2 above refers specifically to footpaths and public rights of way and the MCC Myland access Group (MAG) is forever active in protecting and enhancing these vital routes.

What needs to happen?

MCC should maintain its current level of actions and liaison, especially regarding the Fords Lane extension and other Chesterwell outdoor sports site.

Overall conclusion

The objective and policies are being affectively addressed.

ROADS AND TRANSPORT

Objective

Developments will be supported by road and transport strategies that provide effective and environmentally friendly travel solutions.

Policies

RAT1 – Ongoing development in north Colchester will provide an effective and integrated transport solution by considering the following:

- Maximizing opportunities to walk and cycle.
- Maximizing the Park and Ride service.
- Promoting the Essex Car Share Scheme.
- Ensuring developments are provided with secure, sheltered bicycle storage.
- Ensuring multi-use routes are provided between popular destinations, such as community facilities.
- New developments will take into account the recommendations of Sustrans and Town and Country Planning Association design documents thus enabling the integration of north Colchester through walking and cycling and multi-use routes between and within neighbourhoods.
- Ensuring public transport (bus) routes are to popular destinations and where appropriate integrate effectively with other providers, such as, railway services.
- Ensuring public transport (bus) services are frequent, reliable and clean.
- Bus stops to be provided with shelters and 'real-time' service information.

RAT2 – Ongoing development of north Colchester will ensure all dwellings have sufficient off-street parking spaces commensurate with property size and adopted policies.

RAT3 – MCC and BRA will pursue with partners the provision of a multi-use bridge across the A12 to re-establish connection from footpath 39 to The Essex Way and other footpath networks.

What is happening?

A combination of coverage by MCC's P&H Committee and MAG constantly monitors this subject area. Issues such as e.g. bus stop locations, bicycle storage and off-street parking are reviewed via planning applications for accordance with current guidance. The adequacy and appropriateness of walking and cycling routes is under current scrutiny as part of MCC's wish to enable and promote non-car access to key locations. Mapping of routes for community awareness and access is in progress. The Essex Car Share Scheme has been promoted via the Mylander magazine and MCC's website. The P&H Committee is currently proposing traffic calming measures for Mill Road. There is awareness in the NP Group that some north Colchester bus services require major review and improvement if the above objective is ever to be met. There is a concern that ECC are currently consulting on some evening and Sunday services, including the no 2 route through Mile End to Great Horkeley. Although also appropriate to Environment as an issue MCC is in dialogue with CBC over north Colchester air quality. Receptor readings for nitrogen dioxide are reviewed for Mill Road and more recently Bergholt Road and the North Station area. Particulate Matter is not measured by CBC.

What needs to happen?

Up-to-date air quality readings need to be sought. The NP Group and MCC/CBC need to have further discussions on Particulate Matter measuring. Bus services require a major overall to embrace the Chesterwell, Kingswood Heath and Northern Gateway developments, including provision of clean, reliable buses, shelters and 'real-time' service information. MCC's P&H Committee and MAG must maintain coverage.

Overall conclusion

North Colchester roads and traffic volumes have been a consistent concern and argument against too much development. MCC's role has been to focus on cycle and foot routes to reduce car usage and 'keep an eye' on air quality. The full arrival of Chesterwell and Kingswood Heath populations and Northern Gateway residents and visitors may require a more proactive MCC approach especially in the matter of public transport provision. The ECC solution to the road network being able to cope with the degree of development was to promote 'modal shift', positive actions to encourage less private car usage. **This aspect needs to be taken to the MCC P&H Committee for review.**

DEVELOPMENT AND THE PUBLIC REALM

Objective

This subject is regarded as an overall result of much of the above and as such did not have its own objective, however a policy was attached.

Policies

DPR1 – Developments will aim to attain the highest quality and design standards and where appropriate encourage the use of relevant national standards by developers in order to achieve the highest possible levels of overall sustainability in the design and layout of new developments.

What is happening?

The view taken by the NP Group is that the 'public realm' should relate to Myland and Braiswick being desirable and distinctive places to live in as much that their appearance and 'sense of place' is pleasing and welcoming to residents and visitors alike. The design of the various housing areas, those in existence and those under development plays a huge part in this. The connectivity of these areas is equally important so that collectively people can feel part of Myland and/or Braiswick. For this reason the public knowledge of and access to routes of interest and need is vital as is the appearance of such routes. MCC notes an increasing level of attention to such features in more recent developments. The retention of hedgerows, provision of green routes and additional features such as Chesterwell Park and the Mill Road Village Green and, through MCC's Resources, Policy and Strategy Committee's (RP&S) Community Action Plan tree and bulb planting initiative and plans to 'beautify' the neighbourhood will all bring an enhanced sense of place into a pleasing and welcoming public realm.

What needs to happen?

The measures outlined above that are conducted by MCC's committees and working groups should be maintained.

Overall conclusion

The achievement of a public realm that makes Myland and Braiswick distinctively attractive neighbourhoods that residents are happy to call home and visitors find pleasing to the eye is on course.

OBJECTIVE	Housing growth will provide a mix of high-quality, well-designed dwellings that meet the different needs across the community.
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POLICIES	<p>HOU1 – Housing in Myland and Braiswick will have a variety of choices, design and living styles that meet the needs of residents, including the elderly, and respect the scale and character of the existing street scenes and environment. Developers should achieve the highest quality of design commensurate with current national and local design guidance.</p> <p>HOU2 – New housing will need to respect the setting of any nearby designated local heritage assets, including, but not restricted to:</p> <ul style="list-style-type: none"> • Grade II listed Administration Block, Severalls Hospital • Grade II listed Braiswick Farm House • Grade II listed Park and Gardens, Severalls Hospital • War Memorials • Myland Primary School • Churches • Church Farm House
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SURVEY RESULTS	Residents overwhelmingly feel that the area cannot sustain any further house building. Respondents overwhelmingly regard it as important that new house design meets the challenge of climate change and other environmental concerns. It is clearly seen as important that housing provides a mix of dwellings that meet the different needs of the community, i.e., affordable housing, down-sizing opportunities within the area (more bungalows/'sheltered' accommodation). The need for more off-street parking remains an issue.
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MCC COMMENT	<p>The design of developments, e.g., street scenes, variation of house styles and association of green spaces such as at Chesterwell and Kingswood Heath are being well received. Outline planning documents for the Northern Gateway residential housing areas are also promising. Chesterwell provides some dwellings for those needing easier access and the Northern Gateway will provide up to 300 older people's homes within a Healthcare Campus and a 75-bed Care Home. Kingswood Heath (Severalls) has a number of retained buildings and features. The Administration building and some other dwellings, the 'airing rooms', the park features and the Hospital War Memorial are good examples. Chesterwell development does respect Braiswick Farmhouse. Other listed examples are currently safe. Climate change features are examined in all new applications by the MCC Planning and Highways Committee.</p> <p>The CBC emerging new Local Plan provides for a number of small development sites in Braiswick. Consider inserting a new policy requiring these sites to be subject to an overall development plan to combat visual impact and ensure sustainability. No other changes proposed.</p>
EDUCATION	

OBJECTIVE	Education provision for all ages and requirements will be in-step with housing growth.
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POLICIES	EDU1 – CBC as the Local Planning Authority will give due regard and support to infrastructure requirements for, as a minimum, early years, primary and secondary education needs for Myland and Braiswick. Such needs, including provision of safe and accessible walking/cycling routes will be identified and confirmed at the time of development application.
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SURVEY RESULTS	<p>Respondents overwhelmingly regard it as important that local children should not need to travel or be driven across Colchester to go to school. They equally feel that it is important that children from the same family will be able to attend the same school. Respondents are highly critical of the late provision of the Chesterwell Secondary School and have concerns over future proofing school places in the continuous development era. There are calls for curriculums to include more 'life/social awareness', not just academia. On a really positive note all the primary schools are highly thought of. More nursery places and adult education opportunities are called for. School parking remains an issue.</p>
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MCC COMMENT	<p>MCC should:</p> <ul style="list-style-type: none"> • engage with Education services on north Colchester future proofing • seek new community centres provision of nursery/adult education opportunities • review safe routes and school parking through its Planning & Highways Committee. <p>No policy changes proposed.</p>
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EMPLOYMENT

OBJECTIVE	Local employment opportunities will be created to support housing growth, minimise related travel burdens and boost the local economy.
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POLICIES	<p>EMP1 – The North Colchester Strategic Employment Zone effectively delivers the local employment opportunities to support housing growth in the area commensurate with CBC Strategic Policy SD1 – Sustainable Development Locations.</p> <p>EMP2 – The provision of a broad range of business unit sizes will be encouraged to facilitate new start-ups and help growing businesses to remain in North Colchester.</p> <p>EMP3 – High-speed broadband will be encouraged as a standard infrastructure feature in all new business and housing developments.</p>
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SURVEY RESULTS	Respondents clearly see it as important that local employment opportunities are created alongside housing development. They are seen as coming through retail and leisure provision plus provision of business/office units. The Northern Gateway developments are cited as opportunity providers. There is considerable crossover with responses under social amenity. Good transport links are required.
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MCC COMMENTS	<p>Myland remains in CBC's Strategic Employment Zone. Developments at Chesterwell and Kingswood Heath bring employment in retail and education and the Northern Gateway development areas will bring a range of opportunities in retail, entertainment and small business sites. Business unit accommodation provision exists in Chesterwell, Kingswood Heath and Northern Gateway sites.</p> <p>No policy changes are proposed.</p>
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ENVIRONMENT

OBJECTIVE	Sensitive development design will help meet the challenge of climate change and protect and enhance the natural and historic environment.
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POLICIES	<p>ENV1 – Development design will maximise opportunities for the creation, restoration, enhancement, expansion and connection of Green Infrastructure and connection of the development sites to the local Ecological Network. All major developments should seek to include elements of Green Infrastructure and Ecological Networks, such as but not limited to Sustainable Urban Drainage Systems (SuDS), allotments, street trees, green roofs, recreational areas, areas of new and existing natural habitat, green corridors (including new bridleways where possible) through the site and waterbodies, for example:</p> <ul style="list-style-type: none">• The protection of mature trees, shrubs and historical hedgerows and important features that define the local landscape character.• Specified areas of green space within the Chesterwell development will be met and will be provisioned as wildlife areas with effective connecting green corridors, such as native species woodland in sound attenuation areas, flower meadows and balancing lakes suitable to support aquatic related wildlife. This will be in accordance with the Colchester North Green Infrastructure Strategy and the Ecological Design Scheme.• The Severalls Phase 2 development will retain existing parkland features to a significant degree as shown in the masterplan and not result in harm to the character and appearance or significance of the Registered Park and Garden.• If Colchester Rugby Club is relocated a significant proportion of the current sports fields will be retained as local green space in accordance with proposals agreed with CBC as part of the Northern gateway stakeholder consultation (see Appendix C). MCC will seek to secure this significant portion of the existing Mill Road sports fields as designated Local Green Space, in line with NPPF paragraphs 76 – 77, or as a village green.• MCC and BRA will urge relevant bodies to set aside unused green space adjacent to the Braiswick School for local green space in accordance with NPPF paragraphs 76 -77. <p>ENV2 – In partnership with CBC and other relevant parties, MCC will explore the opportunity for the Fords Lane sports field and its extension, agreed as part of the Chesterwell development, to be reconfigured to provide recreational space adjacent to the proposed community centre.</p> <p>ENV3 – Drainage for new developments should be based on the principles of sustainable drainage as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using the ‘above ground’ drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats and green and blue corridors running through new development.</p> <p>ENV4 – Highwoods Country Park is a valuable and important asset. Planning applications must ensure protection and enhancement of Highwoods Country Park.</p>
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SURVEY RESULTS	<p>Respondents overwhelmingly regard it important that development design maximises opportunities for the creation, enhancement and expansion of well-connected public green spaces throughout Myland, Braiswick and beyond. Residents seek accessible greenspaces, preferably connected by green paths/wildlife corridors. Better signage for safe cycle routes is sought. More trees and benches would like to be seen as would communal gardens and designated off-lead dog walking areas.</p>
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MCC COMMENTS	<p>Much of what is sought is happening and will be reinforced by the Myland and Braiswick Green Network. See also comments above about development designs. Trees and hedgerows are protected with the latter in many cases having an associated bio-diversity buffer zone. Chesterwell Green Infrastructure is developing as planned, the Kingswood Heath (Severalls) parkland features have been retained where possible and leasing terms are being drawn up for the ‘village green’ area on the Northern Gateway. The New Braiswick School has itself taken on part of the green space adjacent to it as a woodland educational space. The desire for the extra field at Fords Lane to provide recreational space for the community centre has been registered with CBC. Drainage features are embodied in planning applications and conditions. The protection of High Woods Country Park is ensured through MCC’s Planning and Highways Committee.</p> <p>To address some specific resident comments MCC should:</p> <ul style="list-style-type: none"> • report concern of muddy paths to High Woods Country Park. • explore with Braiswick Residents Association the suggestion that green space at Keepers Green should be a communal garden. • examine issues over Rosewood greenspace maintenance. • Include reference to its environment policy within the revised NP text alongside its climate change emergency declaration. <p>MCC should consider a new policy to protect the Myland and Braiswick Green Network and strengthening Policy ENV 4 to protect High Woods Country Park’s important bio-diversity sites.</p>
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SOCIAL AMENITY

OBJECTIVE	Social amenity will be provided by developments that bring facilities and services to support social cohesion, health and well-being and sense of place.
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POLICIES	<p>SAM1 – MCC and BRA will actively seek to encourage developers and CBC to provide community facilities and services on the Chesterwell, Severalls Phase 2 and Northern Gateway developments such as but not restricted to:</p> <ul style="list-style-type: none">• Community Centres• Post Office and/or bank• Local market• Coffee shop(s)• Activity venues• Library facilities• GP Surgery(s) <p>SAM2 – MCC and BRA will encourage the ultimate developer of Severalls Phase 2 to explore the retention of suitable existing buildings that would serve the purpose of amenity venue provision.</p>
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SURVEY RESULTS	Respondents are very clear that it is important for developments to bring facilities and services to support social cohesion, health and well-being and sense of place, e.g., community centres, coffee shops, post offices, local markets. Among the list of many items residents are clearly seeking convenience stores, a post office, café/coffee shop(s), pub/wine bar, local produce markets, a 'different shopping experience' and doctor/dentist access. Also sought by many is accessible community hall space.
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MCC COMMENTS	<p>Related liaison dialogues have been in place for a number of years and continue to seek such provision as developments mature. All of the SAM1 Policy list are included in the dialogues, some as recently as Feb '22. Kingswood Heath (Severalls) Community Centre has reached its trigger point but Chesterwell's has not. A community facility at the old rugby ground has been approved on behalf of Highwoods Ward. Retail units such as convenience stores will exist at Chesterwell and Kingswood Heath neighbourhood hubs. The Northern Gateway developments will provide further opportunities. MCC will liaise formally on all community centre provision and operation. Attention was focused on the Severalls Chapel as being a possible candidate but unfortunately the structure was declared unsound due to bowing walls. MCC now has a health and well-being working group and a Lead Councillor to liaise with health officials. There is also engagement with residents via events with support services. MCC's Lead Cllr, Committee and Working Group structure address the above.</p> <p>No policy changes are proposed.</p>
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SPORT AND LEISURE

OBJECTIVE	Housing growth will be matched by health and well-being opportunities through sport and leisure provision.
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POLICIES	<p>SPL1 – In harmony with active lifestyles afforded by greenspace provision MCC and BRA will encourage developers and CBC to enable the provision of sport and leisure facilities, as far as possible on the Chesterwell, Severalls Phase 2 and Northern Gateway developments.</p> <p>SPL2 - As amenities that facilitate both sustainable transport and bringing benefit to health and well-being, Myland and Braiswick footpaths and public rights of way will be maintained and protected (if necessary by authorised diversion) and new rights of way, including bridleways, encouraged commensurate with the Essex Public Rights Of Way Improvement Plan. This will include public rights of way suitable for vulnerable users.</p> <p>SPL3 – CBC and developers will liaise with MCC and BRA, local sports clubs and societies as key stakeholders in determining sport provision in north Colchester in harmony with the CBC Sports Strategy and Action Plan.</p>
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SURVEY RESULTS	Respondents are clear that it is important that housing growth is matched by opportunities for sport and leisure. Residents very clearly welcome the new Northern Gateway sports facilities and other opportunities that are forthcoming. A high number also seek sports gyms in public open spaces and access to a swimming pool. A wide range of other sports and recreation items received a mention.
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MCC COMMENTS	<p>The 'Turnstone' element of the Northern Gateway development will provide a range of leisure facilities, such as a cinema, bowling alley, restaurant and hotel close to the Colchester United Stadium. Close by is the David Lloyd club and the new rugby and sports centre is open nearby. The secondary school to be provided at Chesterwell will also offer sports facilities to the public. The Myland and Braiswick Green Network will also have a role in 'casual leisure'. MCC should:</p> <ul style="list-style-type: none">• feed survey data into the CBC Sports Strategy and Action Plan or its successor.• Examine the 'wish-list' to identify possible solutions that MCC might itself supply, e.g., external table tennis, hopper bus service to swimming venues. <p>No policy changes are proposed.</p>
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ROADS AND TRANSPORT

OBJECTIVE	Developments will be supported by road and transport strategies that provide effective and environmentally friendly travel solutions.
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POLICIES	<p>RAT1 – Ongoing development in north Colchester will provide an effective and integrated transport solution by considering the following:</p> <ul style="list-style-type: none">• Maximizing opportunities to walk and cycle.• Maximizing the Park and Ride service.• Promoting the Essex Car Share Scheme.• Ensuring developments are provided with secure, sheltered bicycle storage.• Ensuring multi-use routes are provided between popular destinations, such as community facilities.• New developments will take into account the recommendations of Sustrans and Town and Country Planning Association design documents thus enabling the integration of north Colchester through walking and cycling and multi-use routes between and within neighbourhoods.• Ensuring public transport (bus) routes are to popular destinations and where appropriate integrate effectively with other providers, such as, railway services.• Ensuring public transport (bus) services are frequent, reliable and clean.• Bus stops to be provided with shelters and 'real-time' service information. <p>RAT2 – Ongoing development of north Colchester will ensure all dwellings have sufficient off-street parking spaces commensurate with property size and adopted policies.</p> <p>RAT3 – MCC and BRA will pursue with partners the provision of a multi-use bridge across the A12 to re-establish connection from footpath 39 to The Essex Way and other footpath networks.</p>
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SURVEY RESULTS	Respondents are very clear that it is important that developments are supported by transport strategies that provide effective and environmentally friendly travel solutions. The importance to respondents that there should be an overall reduction in car use and a shift to public transport, cycling and walking is clear.
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MCC COMMENTS	The MCC Planning and Highways Committee constantly takes the opportunity to input to consultations and strategies concerning transport options and improvements. The funding of community bus services is being actively pursued by MCC as is the provision of cycling and walking route mapping. Off-street parking is addressed by the MCC Planning and Highways Committee. The A12 crossing aspiration remains in the CBC Local Plan and this Neighbourhood Plan, it features too in the Myland and Braiswick Green Network. MCC to engage with Essex Highways on more closely working together including how MCC might take more direct action on local matters. No policy changes are proposed.
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