

West Mersea Neighbourhood Plan Regulation 16 Consultation – Schedule of Representations

Respondent	NP Section	Representation
Highways England	General Comment	<p>Thank you for consulting Highways England on the above Neighbourhood Development Plan.</p> <p>Highways England is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). In respect to this Neighbourhood Plan, the nearest trunk road is A12 and A120.</p> <p>We have reviewed the plan and note the area and location that is covered is remote from the A12/A120. Consequently the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment.</p>
Natural England	General Comment	<p>Thank you for your consultation on the above dated 20 July 2021. 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>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this neighbourhood plan submission.</p>
Historic England	General Comment	<p>Thank you for inviting Historic England to comment on the above consultation.</p> <p>We welcome the production of this neighbourhood plan, but do not currently have capacity to provide detailed comments. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into</p>

		<p>your plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate your local Historic Environment Record https://www.heritagegateway.org.uk/Gateway/CHR/.</p> <p>There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: https://neighbourhoodplanning.org/, which you may find useful.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>
Colchester Borough Council	Chapter 1 Introduction paragraph 1.8	Work commenced on the emerging Local Plan in 2014, the West Mersea neighbourhood plan was not designated until September 2016 and so the emerging Local Plan allocated housing sites in West Mersea.
Essex County Council	Section 2 – Planning Policy Context	<p>Minerals and Waste</p> <p>ECC as the Minerals and Waste Planning Authority provide the following comments.</p> <p>For information purposes only, minerals and waste developments are defined as a 'County Matter' in the Town and Country Planning (Prescription of County Matters) (England) Regulations 2003, and are therefore outside of the remit of the Plan. As such, where the Plan refers to 'development', this does not apply to development relating to minerals and waste matters.</p>

Section 2 - Planning Policy Context

This section sets out the Development Plan for West Mersea but omits both the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP), which form part of the development plan for the Plan area.

The MLP and the WLP will need to be referenced in paragraph 2.1 and it is recommended that an additional paragraph is included in Section 2 to provide context to these development plans. The following wording is suggested to ensure that the Development Plan is accurately portrayed.

Essex County Council is the Minerals and Waste Planning Authority. The Development Plan for the West Mersea Neighbourhood Plan area includes the following documents.

The Essex Minerals Local Plan (2014)

The Essex Minerals Local Plan (MLP) identifies sites and locations for mineral development within Essex up to 2029 and introduces policies to manage this type of development. There are no mineral extraction sites or other forms of mineral infrastructure either currently operating or allocated within West Mersea. However, there are deposits of sand and gravel which are subject to a Minerals Safeguarding policy within the MLP. Regard should be had to the requirements of Policy S8 of the MLP when 5ha or more of a proposed development falls within a Minerals Safeguarding Area.

Essex and Southend-on-Sea Waste Local Plan 2017

The Essex and Southend-on-Sea Waste Local Plan (WLP) sets out how Essex and Southend-on-Sea aim to manage waste up to 2032 and introduces policies to guide waste management. It seeks to deal with waste more sustainably by guiding the development of waste management facilities, encouraging recycling and reducing reliance on landfill.

Essex County Council	Section 2	<p>It is recommended that Section 2 of the Plan will need to be updated as follows;</p> <ul style="list-style-type: none"> • reference to the NPPF 2021; • more accurately reflect the adoption of the North Essex Authorities' Shared Strategic Section 1 Plan, and the imminent adoption of the Section 2 Colchester Local Plan. At the moment reference is made to the Colchester Core Strategy (2008), Development Policies DPD (2010), Site Allocations DPD (2010), Focused Review of the Core Strategy (2008) and Development Policies DPD (2010) (July 2014) – all of which is, or soon will be, superseded by policies and allocations contained in both the Section 1 and Section 2 Colchester Borough Local Plan (2013-2033).
Colchester Borough Council	Paragraph 2.10 & 2.11	Emerging Colchester Local Plan – Examination of Plan took place in April 2021.
Essex Bridleways Association	Section 3 Vision and Objectives	Page 11 Objectives: Open Space, Sport and Recreation: access for equestrians has not been considered within this Plan and should be embedded at the top end of the document. We therefore request that point 3 is amended to read 'to preserve and promote open spaces and recreation for all users: walkers, cyclists and equestrians'
Gladman	WM1	<p>Policy WM1 – Planning Strategy</p> <p>Policy WM1 above states that the focus for any new development will be within the settlement boundary. Proposals for development located outside the settlement boundary will only be permitted in a narrow set of circumstances (i.e. agricultural outdoor recreation etc). This approach fails to take account the need for market and affordable housing of the wider area in light of the Inspector's recommendation to delete two of the three Garden Villages. Indeed, the policy as currently worded would prevent the delivery of previously developed land outside the settlement boundary unless in 'exceptional circumstances' or prevent the delivery of a rural exception site and therefore conflicts with proposed Policy WM5.</p>

		<p>Gladman do not consider the approach appropriate as it limits the ability of sustainable growth opportunities to within the settlement boundary. This approach does not accord with the positive approach to growth required by the Framework which establishes a presumption in favour of sustainable development.</p> <p>Gladman recommend that this policy is modified and worded more flexibly to ensure compliance with paragraphs 11 and 16(b) of the NPPF and the requirement for policies to be sufficiently flexible to adapt to rapid change. In this regard, Gladman submit that sustainable development proposals adjacent to the settlement boundary that are proportionate in size to West Mersea’s role as a sustainable settlement within the borough should be supported and wording should be included in the policy to reflect this. Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner’s Report states:</p> <p>“...Policy GMC1 should be modified to state that “Development...shall be focused within or adjoining the settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development. PM2 is also needed to ensure that the GNP will be in general conformity with the aims for new housing development in the Core Strategy and align with similar aims in the emerging Local Plan.”</p> <p>Notwithstanding the above, the inclusion of the wording ‘will only be permitted’ should be removed from the policy wording. The Town Council are not the decision making authority, this power lies solely with the CBC and it is for them to undertake decisions relating to planning applications not the Town Council.</p>
Colchester Borough Council	WM1	Criteria (ii) refers to settlement boundaries, plural. Should be ‘boundary’

Gladman	WM2	<p>Policy WM2 – Housing Development</p> <p>Policy WM2 states the Plan will provide for approximately 100 additional dwellings to be developed over the plan period. This merely refers to the allocations contained in the adopted Development Plan. As such, it is not appropriate to consider these sites as allocations as it is merely unnecessary duplication of policies and is therefore not in accordance with paragraph 16(f) of the Framework. Gladman recommend that this policy is deleted and any reference to these sites as site allocations are removed from the draft Plan.</p>
Colchester Borough Council	WM2	<p>The site is allocated in the Emerging Local Plan. The policy reads like it is the Neighbourhood Plan that allocates the site. Whilst paragraph 14.195 of the emerging local plan refers to the Neighbourhood Plan including detail on how the sites will be developed, the sites are allocated through policy SS12a and not paragraph 14.195.</p>
Essex County Council	5.11 and general comment on Plan	<p>Surface Water Management and Flood Risk</p> <p>ECC as the Lead Local Flood Authority (LLFA) welcome reference to the Essex SuDS Design Guide. However, the LLFA recommend the inclusion of the following wording in the Plan.</p> <p><i>All development within the plan area should use Sustainable Drainage Systems (SuDS) to manage rainfall runoff from the site. These techniques should encompass the four pillars of SuDS, addressing water quantity, water quality, biodiversity and amenity. In order to achieve these results, the use of above ground SuDS should be promoted. Where possible these features should be multifunctional, not only providing flood risk mitigation but also enhancing green infrastructure within the plan area.</i></p> <p><i>All drainage strategies for major development within the plan area should be based on the Essex Sustainable Drainage Design Guide. It is recommended that developers engage in pre-applications discussions with the Lead Local Flood</i></p>

		<p><i>Authority (LLFA) to ensure that any recommendations can be incorporated into site design as early into the planning process as possible. While the LLFA is not currently a statutory consultee on minor application it is still recommended that the principles of the Essex SuDs Design Guide are implemented on smaller sites to ensure that the cumulative effect of multiple smaller developments does not have a significant increase downstream flood risk.</i></p> <p><i>Although not directly linked with the planning process it should be ensured that any new development within the Plan area complies with the Land Drainage Act and an application is made to the LLFA for ordinary water consent before making any changes to existing ordinary watercourses.</i></p>
Mersea Homes	WM3 Paragraphs 5.1-5.12	<p>Mersea Homes predominantly supports Policy WM3, which relates to the development at Dawes Lane, West Mersea. Although a small tweak is required and suggested, see below.</p> <p>As developer for this site, Mersea Homes is committed to working with West Mersea Town Council to ensure that the development here will provide tangible and long-term benefits to the town.</p> <p>Mersea Homes supports the introduction of a woodland barrier to the north of the site and the introduction of bungalow dwellings along this boundary, as cited in Policy WM3.</p> <p>Mersea Homes will also ensure that there is an appropriate mix of housing, including two and three-bedroom dwellings.</p> <p>Policy WM3, Part (iii) requires a natural bund/green barrier along the length of the southern boundary, similar to that at the Wellhouse Green development. We would question the logic and merit of this policy requirement. The bund has the potential to visually segregate the new development from the existing built-up area and conflict with necessary sustainable drainage solutions. We would suggest that part (iii) is amended to state:</p>

		<p>iii) Across the whole southern boundary of the site a natural bund/ green space barrier, reflecting that of the Wellhouse Green development to the west, is to be provided to minimise impact on residential amenity to the south and, if required, to incorporate sustainable drainage facilities.</p> <p>In line with Policy WM3, this development will be served by a single vehicular access point, with pedestrian and cycle linkages to East Road and other off-road footpaths in the area.</p> <p>Please note that paragraphs 5.7 and 5.8 of the supporting text will need to be updated to reflect that outline planning permission was given on 7th October 2020 (CBC Ref: 200351) for 100 dwellings and land for community uses, public open space and landscaping; and access from Dawes Lane.</p>
Essex Bridleways Association	WM3	Policy WM3: Land at Dawes Lane: point vi refers to providing an off-site link between the site to the bridleway in the north. This we welcome provided this is a bridleway link accessible to walkers, cyclists and horse riders and will enhance the network, especially considering the lack of bridleways within the area as a whole. It may be appropriate to specify the link as from BR154_13 to BR154_25 Cross Lane. This will ensure there is no ambiguity in the policy requirements.
Colchester Borough Council	Paragraph 5.16	This reference was deleted within the Policy. Suggest also deleting para. 5.16.
Colchester Borough Council	Paragraph 5.17	Rural Exception Sites (Para. 78 of the NPPF) are for affordable housing and subject to evidenced local need where some Market Housing may be supported to subsidise the affordable housing. Entry Level Exception Sites (Para. 72 of the NPPF) are 100% affordable Housing for First Time Buyers, and there is no reference in the NPPF of local evidenced need being required. Para. 5.23 should be rephrased so that the supporting bullet points are referring to either RES or ELES.

Colchester Borough Council	WM4	The last paragraph begins with “The local planning authority will require...”, whilst this may be correct as the Neighbourhood Plan is not prepared by the LPA this should be amended.
Gladman	WM5	<p>Policy WM5 – Affordable Housing on Exception Sites</p> <p>In principle, Gladman support policy WM5 which seeks to secure development for small-scale affordable housing schemes on rural exception sites outside but adjoining the settlement boundary. Gladman submit that this exception should be referenced in Policy WM1 which outlines what forms of development are acceptable beyond the settlement boundary. This modification is considered necessary so that a decision maker can apply the WMNP’s policies consistently through the development management process.</p> <p>Notwithstanding the above, Gladman consider that the exceptional circumstances test should be removed to enable flexibility in order to allow for a small number of market homes to come forward to enable the delivery of affordable housing. In addition, given West Mersea’s role as a sustainable settlement in the borough it is questioned why only small scale affordable housing schemes are considered appropriate. Gladman recommend that this policy be modified and the following wording is put forward for consideration:</p> <p><i>“Proposals for the development of affordable housing schemes on rural exception sites outside but adjoining the Settlement Boundary, will be supported where it meets a need for affordable housing.”</i></p>
Gladman	WM6	<p>Policy WM6 – Housing Mix</p> <p>In principle, Gladman support the inclusion of the above policy which seeks to provide a range of housing types, mix and tenures to meet housing needs. However, Gladman is concerned with the emphasis on one to two bedroom homes as opposed to larger properties as this does not cater for families looking for larger homes. As housing mix can change over time, there is a real risk that</p>

		<p>this policy requirement could become outdated as new evidence of local housing needs comes to light.</p> <p>Gladman recommend that the stipulation for one – two bedroom properties is removed and the policy is modified so that it allows for the most appropriate layout of housing types and sizes to respond to local needs and the characteristics of individual sites over the plan period.</p>
Colchester Borough Council	WM6	It is stated that the housing mix should be the majority of one and two bed homes. But for affordable housing there is an accumulating unmet need for all dwellings sizes.
Gladman	WM8	<p>Policy WM8 – Measures for New Housing Development</p> <p>The above policy states all new dwellings are required to adhere to the latest Nationally Described Space Standards. Gladman reiterate the concerns previously raised in response to the Regulation 14 consultation regarding this policy and submit that it is inappropriate to include such standards in the Neighbourhood Plan. The Written Ministerial Statement (2015) makes clear that technical standards relating to the construction, internal layout or performance of new dwellings can only be progressed through a Local Plan based on evidence of need and viability and specifically states that these standards cannot be progressed through neighbourhood plans.</p> <p>Gladman recommend that this policy is deleted as it is inconsistent with basic condition (a).</p>
D Cooper	Paragraph 5.25	<p>In Paragraph 5.25 page 23 under definition of a Houseboat it is stated the maximum overall length of vessel at 30 meters. I would suggest that this is too long when applied to a barge type vessel with no long overhangs as some of the existing vessels now used as houseboats. It would mean that a barge with two levels at 30 x 7 metres would potentially be some 420 sq m. some 4520 sq.ft. That would equate to more than a very large house on land! I would suggest the</p>

		overall length be reduced to say 20 metres and if a bigger yacht vessel with long overhangs was to replace an existing vessel this would be considered on its merit. At present it would mean that any vessel replacement could be aimed at the 30 metre limit.
Mr Lumb	WM9	The full extent of the established, licenced and regulated houseboat moorings need to be inside the red line on the east of the map.
Colchester Borough Council	WM9	Policy WM9 has been reworded. Suggest also re-wording reference to HRA to “Information to support a HRA...” in line with this re-wording. In determining planning applications, it is the LPA that carries out the HRA and appropriate assessment, but the LPA can request that the applicant submits information to enable the LPA to make the assessment (policy WM9 has been reworded to this effect).
Essex Bridleways Association	WM10	Policy WM10: Open Space, Sport and Recreation sites: we request that the Public Rights of Way network is included within this Policy as the protection and enhancement of the network is hugely important to active travel and health and wellbeing.
Essex Bridleways Association	Section 7 (And Objective 7)	Traffic and Transport: Objective 7: this caters only for walking and cycling; we ask that equestrian access is also included within the aspirations of this Plan.
Essex County Council	Section 7	ECC as the Highway Authority provide the following comment. Reference is made in the Plan to footpath and cycleway links. To note, ECC practice is generally for shared footway/cycleways unless it is a strategic cycleway or where the volume of cycle/pedestrian traffic needs to be segregated for safety reasons.
Colchester Borough Council	Paragraph 8.8	The Retail and Town Centre Study Update 2020 states: “The District Centre provides a modest range of retail, service and community facilities that cater for the day-to-day needs of local residents as well as the

		<p>centre's visitor function. The retail offer is dispersed throughout the centre and is largely focused on convenience retail (the main convenience stores are Tesco Express, Co-op and Spar). There is a library, post office and sports/leisure centre, while the small number of independent cafes/restaurants provide a limited evening economy.</p> <p>Consistent with the 2016 Study, we consider West Mersea is performing well within the limitations of its small scale and particular role in the centre hierarchy."</p>
Colchester Borough Council	Paragraph 9.2	Do you mean the County hospital rather than the General Hospital?
North East Essex Clinical Commissioning Group	WM17	<p>Thank you for enabling a revised response to be formulated by the Clinical Commissioning Group (CCG) in conjunction with Mersea Island Medical Practice (MIMP).</p> <p>Policy WM 17 – New Health Facilities. We understand that a new health facility on the island has been a strategic goal for many years and the CCG and local health providers are determined to provide a service that improves health provision to the residents of the area. The location of such a facility should a project be identified, is yet to be determined, however both the CCG and MIMP will take the view of the Neighbourhood Plan committee into full consideration.</p>
North East Essex Clinical Commissioning Group	Chapter 9; WM17 and General Comment	<p><i>Officer note: initial response received below; further response in row above</i></p> <p>Please find attached our current response to the West Mersea Neighbourhood Plan.</p> <p>Thank you very much for including North East Essex CCG in your West Mersea Neighbourhood Plan consultation. Due to the new reforms taking place in local health commissioning at the moment and the pandemic the CCG feels it is not able to make comments about Policy WM 17 – New Health Facilities or any other policies in which health is a key factor. We understand that a new health facility on the island has been a strategic goal for many years and the CCG and local</p>

		<p>health providers are determined to provide a service that improves health provision to the residents of the area.</p> <p>We think it would be beneficial for clarity to include the fact that the CCG has commissioned a feasibility study to determine key preferred options in relation to primary care and wider care in the area?</p> <p>As previously stated; due to the current situation in which the CCG finds itself, we would be very grateful to the Neighbourhood Plan committee and Colchester Borough Council if they would allow us time to work on providing a more useful and informative response in due course?</p>
Essex Bridleways Association	WM18	Health and Wellbeing: this Policy only caters for walking and cycling; point ii should also include reference to promoting horse riding as at present it is omitted.
Colchester Borough Council	WM18	This repeats Emerging local plan policy DM1.
Colchester Borough Council	Paragraph 10.3	The RAMS Strategy Document was adopted by CBC in 2019 and the RAMS SPD was adopted in 2020.
Colchester Borough Council	WM21	<p>It is suggested that you delete: “Except in exceptional circumstances”.</p> <p>As currently worded, we are concerned that the part of the policy referring to irreplaceable habitats is not as strong as the NPPF.</p> <p>Suggest re-ordering the third paragraph so that “development will be landscaped...” comes first to make it clear that this is expected on all sites. Then, “Where mitigation is required, it is expected that the mitigation proposals will form an integral part”. This was proposed as an amendment in the Consultation Statement but has not been amended in the Policy.</p>

Ms Patrick	WM21	Ice-cream vans, especially the ones near the protected salt marsh, should only be permitted if electric as emissions from diesel engines contribute to the production of ground-level ozone and other pollutants which damages crops, trees and other vegetation.
Gladman	WM22	<p>Policy WM22 – Mitigating Landscape Impact</p> <p>The above policy seeks to limit the impacts, visual intrusion and adverse impact on the landscape character outside of the settlement boundary whilst also ensuring no detrimental impact on key features of important views where these are identified on the policies map.</p> <p>Gladman note the Consultation Statement supporting the draft WMNP. This document suggests that following the Regulation 14 consultation a separate appraisal of important views document has been prepared to support this policy which notes the key features of the important views from public areas as identified on the policies map³ . However no such document appears to be available on the Town Council’s website nor supporting the submission version of the Plan.</p> <p>It is therefore unclear how identified views have been identified. Gladman reiterate our previous submissions and submit that for a view to be identified for protection there should be demonstrable physical attributes that elevate its importance out of the ordinary, rather than seeking to protect views of the open countryside due to their pleasant sense of place. No evidence has been provided as part of this consultation to support the proposed key views and this should have been dealt with prior to submitting the Plan for independent examination.</p> <p>Accordingly, Gladman recommend key views identified should be deleted in their entirety.</p>

Colchester Borough Council	WM23	<p>The following suggested additions and amendments to the policy were made by CBC's specialist planning team to the Regulation 14 consultation:</p> <ul style="list-style-type: none"> • Development should be designed to respect the character, context of the site including important views. • Development will be required to be designed appropriately, taking account of local styles, materials and detail. • mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long term maintenance ensured. <p>Proposals will, as appropriate to the development:</p> <ul style="list-style-type: none"> • reinstate failing elm hedgerows through coppicing and replanting with native hedgerows and hedgerow trees. • reintroduce lost historic landscape structures where feasible, for example through proposing the reinstatement of ancient hedgerows lost through agricultural industrialisation. • be future proofed to include robust long-term landscape strategies that are so designed as to mitigate against climate change. • look to conserve unimproved grass verges. <p>Where appropriate applicants must explain, in a Design and Access Statement and/or Heritage Statement or otherwise in writing, how the proposed development will protect, complement or enhance the historic and rural setting of Mersea</p>
Colchester Borough Council	WM23	This repeats emerging local plan policy DM5.
Essex Bridleways Association	WM25	The Coastal Footpath: we ask that consideration is given where possible to include equestrian access where practical along the coastal footpath. We accept that there will be parts that would be unsuitable but equally there are stretches which could accommodate equestrians, and we ask that an aspiration to open it up to other users is included within the Plan.
D Cooper	Page 44 para 12.1	Should refer to Appendix 4 not 5. Also last item in Local List are actually two separate items in the list.

D Cooper	Page 46 para 12.2	Should be 30 potential heritage assets, not 36.
Colchester Borough Council	WM26	Suggest: "To ensure the conservation and enhancement of West Mersea's heritage assets, including scheduled monuments, Listed Buildings, non-designated assets, below ground archaeological deposits features and the Coast Road Conservation Area, proposals must..."
Colchester Borough Council	WM27	Suggested adding the following: <ul style="list-style-type: none"> • Reference to buried archaeology. The Consultation Statement does propose to add reference to buried archaeology but amendment not made to Policy.
Colchester Borough Council	Paragraph 14.2	We don't think adoption of the Section 2 Local Plan will necessitate a review of the neighbourhood plan as it has been prepared taking account of the emerging local plan. It is possible that the Section 2 Local Plan is adopted before the neighbourhood plan.
Colchester Borough Council	Glossary	We don't understand the definition of Settlement Boundary: "This is defined in the Colchester Local Plan and is a planning term that does not necessarily include all buildings within the boundary." Use Classes definition should refer to September 2020 amendments.
D Cooper	Policies Maps	Pages 51, 52 & 53 Insert Maps Views - however all the photos have gone and the Reference WM3 & 29 on page 50 Key is not understood. Page 52 Map shows the houseboat area however this reddy/brown area is not identified in the Maps Key on page 50.
D Cooper	Appendices/Policies Maps	Further to my comments on the West Mersea Neighbourhood Plan I attach the photos that should go with the plan as an Appendix? Or. However the plan Inset

		<p>Maps pages 51, 52 & 53 show all but one of the views with arrows however they are not numerically identified on the maps.</p> <p><i>(Officer note: see representation for attached photos)</i></p>
D Cooper	Appendix 1	<p>Page 57 Areas are missing for areas 30 to 40</p> <p>Page 59 Colour coding and italics on page 59 missing which links with Open Space, Sport and Recreation Study for West Mersea Neighbourhood Plan. The italics and greying also indicates areas outside the parish but on the Island. Also where can this report be found on the web site?</p> <p>Page 60. Data missing in items 1 & 2 last three columns. Also this information is not the latest edition. Please see attached Summary of Open Spaces West Mersea August 2021 (this was updated back in October 2020)</p> <p><i>(Officer note: see representation for attached appendices)</i></p>
D Cooper	Page 64 Note 3	<p>Page 64 under Note 3 should be as below not a repeat of Note 2</p> <p>³ https://roadtraffic.dft.gov.uk/manualcountpoints/941073</p>
D Cooper	Appendix 2 para 9	<p>As there seems to be some concern over Parking in Appendix 2 para 9 . Perhaps rather than than <i>"put down under the Covid 19 regulation order."</i></p> <p>This should be amended to : put down experimentally to help traffic flows as a trial, due to expected increased visitors vehicle numbers resulting from Covid restrictions and people taking many more local holidays and days out.</p> <p>The rest of the paragraph stands as sound practice.</p>

Colchester Borough Council	Appendix 1	We question whether the assessment of open spaces is needed in the neighbourhood plan. Could it be a separate evidence base document?
A Hammond	Appendix 4	Having looked at the draft document we feel an omission must have been made within the 'Listed Buildings' of Appendix 4. Surely the Parish Church of St. Peter and St. Paul should be included as it is a Grade 1* building.
D Cooper	Appendix 4	Missing is the Grade 1 listed building Mersea Parish Church! And others are all grade 2.
D Cooper	Appendices 5 & 6	In the earlier consultation Colchester Borough Planners on the Indexes (page 131 of comments) asked for the Appendix 5 & 6 to be removed, the Listed buildings and Local List. However I can find no references to these in the document now and I fear these items will be lost, also the schedule of nationally listed buildings has errors and omissions as noted above. I attach an updated version of Appendix 5 & 6 for the record. <i>(Officer note: see representation for attached appendices)</i>
Colchester Borough Council	Appendices 5 & 6	CBC response to the Regulation 14 consultation questioned including the list of listed buildings, buildings on the local list and buildings, structures, sites that should be considered for inclusion in the local list in the neighbourhood plan, and that these appendices are important but would be better as a separate evidence base document. All Appendices have been removed apart from a new list of Listed Buildings, which does not include Grade I Listed Building.
Gladman	Site Submission	Land at Colchester Road (<i>(Officer note: see full representation for plan)</i>) Gladman are promoting land at Colchester Road for residential development of up to 99 dwellings. A Framework Development Plan can be found at Appendix 1 of this submission.

		<p>The 5.10ha site is situated on the northern settlement edge of West Mersea and comprises cropped agricultural land. To the south of the site, residential development is present along Colchester Road and in the north-eastern corner of the site on Paeony Chase, where there are four two-storey properties. A Public Right of Way runs along the site's northern boundary and provides a connection to the western extent of the settlement. The site is bordered by a single residential property to the west and on the eastern side of Colchester Road is the Glebe Recreation Ground.</p> <p>A planning application for the site was submitted and validated by the Colchester Borough Council on 31st March 2020 (ref: 200723). Despite the Council's decision to refuse planning permission on the proposed site, Gladman consider that these issues can be overcome and in the context of wider strategic issues surrounding the two Garden Villages, Gladman consider that this site would make a positive contribution to housing supply in both the local and wider area and consider the site should be allocated for residential development within the draft neighbourhood plan.</p> <p>As outlined above, the site is well related to the settlement, with suitable routes for pedestrian and cyclists and is contained by physical features. The development would therefore represent a logical extension to West Mersea. The site offers a suitable location for the delivery of the proposed development and is capable of delivering numerous benefits to the local community and should be included as an allocation in the draft plan.</p>
Colchester Borough Council	Potential additional policies	<p>The following potential additional policies were suggested as part of the Regulation 14 consultation and are included here for completeness:</p> <p>Sustainable Development Principles</p> <p>Planning permission will be granted for development in Mersea at a scale and in locations that accord with policies set out in the development plan where proposals would provide:</p>

		<ul style="list-style-type: none">i. New homes, to meet the dwelling requirement for Mersea over the Neighbourhood Plan period, but also taking account of the setting and character of the villages and addressing local housing demand in terms of size, type and tenure.ii. A high standard of design and an appropriate location, ensuring that new buildings, especially housing, meet current construction, energy efficiency and water management standards and reflect the character of the surroundings.iii. Other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design. <p>Development should have regard to the principles set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:</p> <ul style="list-style-type: none">i. The amenity of nearby residents.ii. The character and appearance of the local area in which it is located, including key views which are described and shown in Appendix 2.iii. 3. Social, built, historic, cultural and natural heritage assets. <p>Renewable Energy</p> <p>Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable.</p> <p>The following considerations will be taken into account in assessing proposals:</p> <ul style="list-style-type: none">i. Visual impact in the immediate locality and the wider area.ii. The amenity of the occupiers of nearby houses.iii. Sites of local nature conservation and heritage assets.
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		<p>Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.</p> <p>Conservation area policy It is suggested that the plan includes a separate policy on the West Mersea Conservation Area.</p> <p>Coastal Change Management Area The Environment Agency made a representation to the Colchester Section 2 Local Plan that “the plan should identify a Coastal Change Management Area (CCMA) for any area likely to be affect by physical changes to the coast to make clear as to what development will be appropriate in such areas. A CCMA should be identified for Mersea Island.” This is something that CBC will explore as part of the Section 2 examination, but the neighbourhood plan may wish to consider identifying a CCMA and including a policy making clear as to what development will be appropriate within the area.</p>
Essex County Council	Further observations	<p><u>Green Infrastructure</u></p> <p>It is recommended that the Plan include further information regarding green infrastructure. The objectives and policies should refer to the provision and protection of green/open spaces and biodiversity, and a holistic and connected approach could be provided in the next iteration of the Plan. This could summarise the wider ‘natural environment and landscape’ objectives at the beginning of the chapter, then have the subheadings describing the context, intent, policies and rationale. There is an opportunity to have a policy encompassing green infrastructure as a whole. Green infrastructure is a network of multi-functional high quality green spaces and other environmental features, (such as footpaths, play parks, village greens, street trees) which together delivers multiple environmental, social and economic benefits, through:</p>

		<ul style="list-style-type: none"> • contributing to the quality and distinctiveness of the local environment and landscape character; • creating a 'green wedge' and buffer; • providing opportunities for physical activity, improving health and well-being and generally adding to quality of life; • adapting and mitigating against a changing climate through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures, reduce air pollution and for flood mitigation; and • encouraging a modal shift from car to walking and cycling by linking publicly accessible green space wherever possible to form walking and cycling routes. <p>The Plan could take into consideration the following policy to ensure connectivity of all green infrastructure, such as play parks, recreational grounds, village greens and other public open spaces: <i>'New developments should integrate with the current green infrastructure network, seeking to improve the connectivity between wildlife areas and green spaces through measures such as improving and extending the existing footpath and cycleway network, allowing greater access to housing and retail facilities, green spaces, public open spaces and the countryside.'</i></p> <p>The document, 'Neighbourhood Planning: Local Green Spaces' by My Community is a useful guide on how Neighbourhood Plans can address green spaces and green infrastructure. A weblink is provided below.</p>
Essex County Council	Further observations	<p><u>Renewables</u></p> <p>The NPPF recognises all communities have a responsibility to contribute to energy generation from renewable or low carbon sources and supports community-led initiatives. The Plan could mention renewable energy technology for domestic and commercial developments.</p>
Essex County Council	Further observations	<p><u>Energy Efficiency</u></p>

		<p>The Plan could include a supportive statement to improve energy efficiency to existing and new builds. Whilst energy efficiency targets are set nationally in Building Regulations, there are opportunities for neighbourhood plans to influence new development, through policies requiring developers to demonstrate how the 'energy hierarchy' has been followed in reducing energy demand before implementing renewable energy, or making the most of solar gain and passive cooling through the orientation, layout and design of the development.</p> <p>Smart energy tools and storage devices are beginning to emerge which help to manage energy within the home and within the local network to make better use of the energy that is produced and used. These tools have potential to reduce the amount of energy used in homes or businesses and reduce fuel bills.</p>
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