

WEST BERGHOLT - NEIGHBOURHOOD PLAN



The Neighbourhood Plan is intended to provide guidance to people who are thinking about proposed developments such as an alteration to an existing property.

Produced August 2019

Thinking about the future

West Bergholt NP -past, present and future

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Steering Group & Chair of WBPC

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<http://westbergholt.net/neighbourhood-plan/final-referendum-version-of-neighbourhood-plan/>

We Made it! - Extract from the www.westbergholt.net pages



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Published October 18, 2019 | By dave

The Final Hurdle

In March 2013 the Parish Council launched the [Neighbourhood Plan project](#); we cleared the final hurdle on Wednesday night. Wednesday saw Colchester Borough Council approve the plan to make it official policy. We reached the "home straight" on 19th September when 862 electors gave a resounding thumbs up to the final plan; 59 voted against it and 1 voted to Stop Brexit! The record 41% turnout (local plan referendums turnouts are normally around 30%), was a testament in itself to the commitment of the village to this project.

Looking Back

Looking back through the news archives on this website there are dozens of articles on numerous events and milestones. These have included:

- surveys,
- consultation exercises:
 - [statutory Reg 14 consultation](#),
 - [statutory Reg 16 consultation](#), and
 - 3 informal consultations,
- workshops,
- drop-in sessions,
- village fete displays, and
- review by Planning Inspectorate.



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Enshrined in CBC's Planning Guidance

Formal Adoption

Wednesday night saw the final hurdle cleared in style. Chris Stevenson, Chair of the Parish Council, addressed Colchester Borough Councillors at their full council meeting:

“ Good evening Mr Mayor, Cllrs and anyone here from West Bergholt. Thank you for the opportunity to address this item on the WB NP which I hope you will be able to endorse as per the recommendation in front of you.

I speak as Chairman of WBPC, the Chair of the NP Steering Group and on behalf of the 862 people who voted in favour of the plan at referendum a turn out of over 40%.

Process

The NP has been put together carefully by the community for a number of years now. We have been careful to keep in step with your own Local Plan preparations, and in doing so have developed a holistic and realistic plan which will deliver housing in the village in a way which we believe conforms to sustainability principles.

Although perhaps many in the audience will think this is all about housing numbers, the WB Neighbourhood Plan (which is contained in the appendix to your report) covers a number of other areas of interest in the parish including village society and community matters, transport, sport, employment and many other topics.

Thanks offered

We would like to acknowledge and thank District Members who have supported the plan including Lewis Barber, Dennis Willets and Brian Jarvis and especially your planning officers for their support particularly Shelley Blackerby, Sandra Scott, Karen Syrett and Rachel Forkin for their help and support with the planning hoops we have had to work through. Indeed the NP even in draft form has been a material consideration in recent appeals all of which have resulted in inappropriate housing proposals being overturned.

Holistic

We very much see the plan as a joined up approach, and community focussed and commend it to you. I am sure it will be one of many which come before you showing the successful partnership which can create the right conditions for sustainable plans at the parish or neighbourhood level.



The Recommendation & Decision

The Assistant Director of Policy & Corporate for CBC, Shelley Blackaby, reported on our plan, her recommendation, listed in **the meeting agenda**, was:

“ The Council is asked to make (adopt) the West Bergholt Neighbourhood Plan following its approval at referendum.

Reasons for Recommendation

- 1. To ensure the Council's planning policies provide a robust basis for decisions on future planning applications in the Borough.*
- 2. The latest version of Planning Practice Guidance provides that if the majority of those who vote in a referendum are in favour of the neighbourhood plan then the neighbourhood plan must be 'made' by the local planning authority within 8 weeks of the referendum.*

The Mayor and the Full Council endorsed the Plan which has now passed into CBC's official planning guidance. Our Local Councillors were very supportive; they also addressed the Council as did Cllr Julie Young who proposed the vote to support the Plan.

Final Thanks to YOU

Chris also wants to extend his gratitude to all those, including many behind the scenes, who helped deliver this project.

Posted in Colchester, Council, Neighbourhood Plan, New Planning Guidance adoption, colchester, neighbourhood plan, policy

Screenshot

A Few Years in the Making!



- ▶ WBNP commenced when the Parish Plan started to become a bit dated, around 2013
- ▶ NP replaces PP but includes Planning and Housing elements as required by Localism Act 2012
- ▶ Most activity from 2013-2016 was fairly low-key research, meetings, surveys etc. In part this was due to uncertainty over CBC Local Plan and no real need to rush into housing aspects or development areas
- ▶ Once CBC LP was going through its own formulation the NP “accelerated” to look in detail at development sites in the village and the statutory requirements needed to pass into Planning guidance.
- ▶ Several important building blocks
 - ▶ Evidence base, data and information (2013-14)
 - ▶ Defining problems and issues (2015)
 - ▶ Presenting ideas and options and policies (2016)
 - ▶ Consultation on Draft Plan (2017)
 - ▶ Statutory Reg 14 and 16 consultation (2018/19)
 - ▶ Examination (2019)
 - ▶ Referendum (2019)
 - ▶ Adoption (2019)

West Bergholt Neighbourhood Plan

Steps in the process



After over 5 years of hard work the West Bergholt Neighbourhood Plan is almost made.

All that remains is to obtain greater than 50% support for the final plan from you the community via a local referendum to be held in September this year.

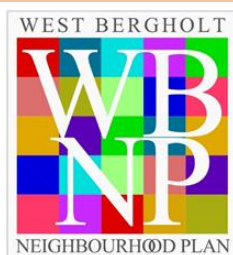
We need you to vote in the referendum!

What we have achieved

- Submitted our Neighbourhood Plan to Colchester Borough for final checks
- Held statutory consultations on the final plan (Reg 16)
- Had the plan scrutinized by an Independent Examiner.
- Received the Examiner's detailed report and incorporated the Examiner's recommended changes
- Published the report
- Held the referendum
- Had the NP endorsed by CBC Full Council

Eight steps to prepare a Neighbourhood Plan

Links with Sustainability Appraisal



West Bergholt Neighbourhood Plan

Introduction

WEST BERGHOLT - NEIGHBOURHOOD PLAN



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Produced August 2019

Thinking about the future

Our Vision

“By 2033 West Bergholt will be a prosperous community which has taken control of its destiny through local decision-making; which has achieved a sustainable mix of development; and where the combination of the built and natural environment provides an attractive location for residents, businesses and visitors alike.”

What is a Neighbourhood Plan?

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



West Bergholt Neighbourhood Plan

Background



What will be in our plan?

The Plan is built around the following eight areas:

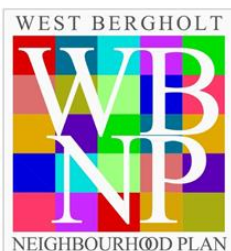
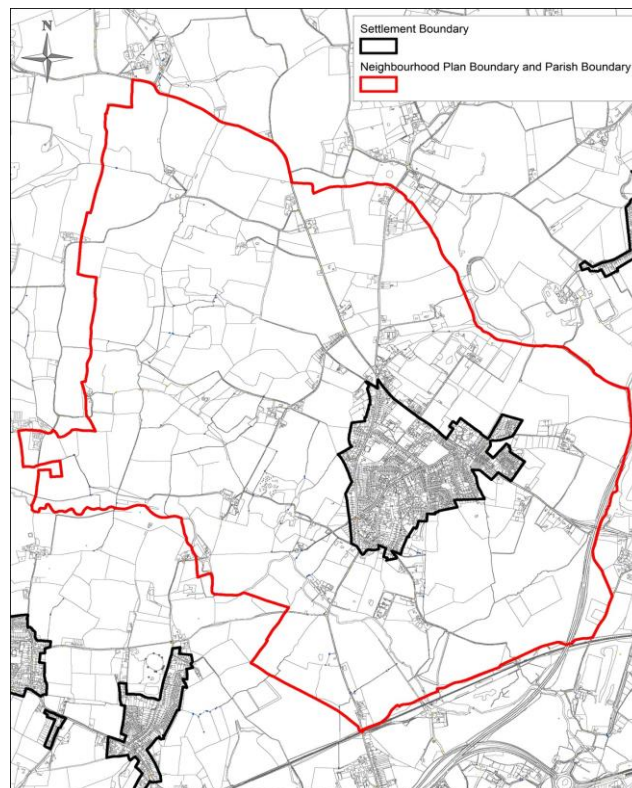
- Village Society and Community Facilities;
- Environment;
- Housing and Planning;
- Business and Commerce;
- Sports and Recreation;
- Community Safety;
- Communications and
- Transport.

**Not all
about
housing!**

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

Who is producing OUR plan?

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



West Bergholt Neighbourhood Plan

Housing & Planning Matters



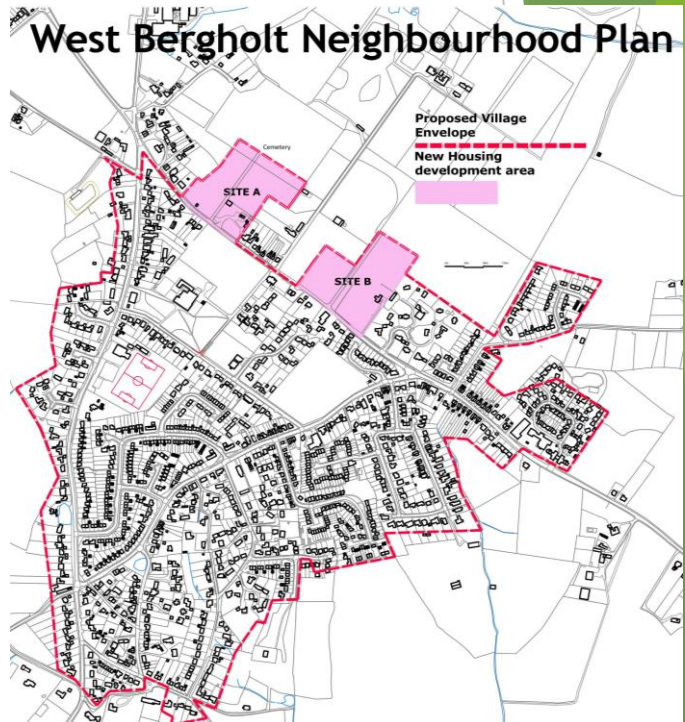
Objectives

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

Summary of Key Planning Policies

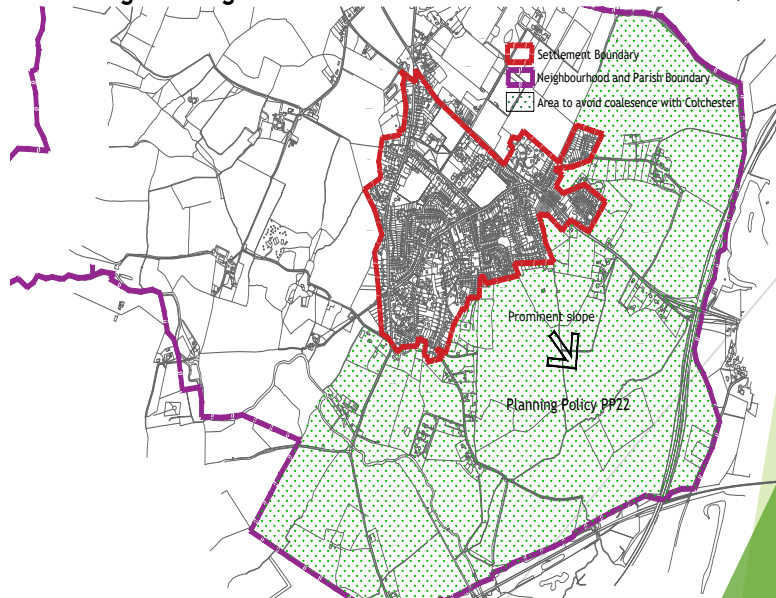
PP12 The minimum number of dwellings to be provided over the Neighbourhood Plan period will be 120. These dwellings will be provided on Site A and Site B as shown on MAP PP12.

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



West Bergholt Neighbourhood Plan

Map PP22

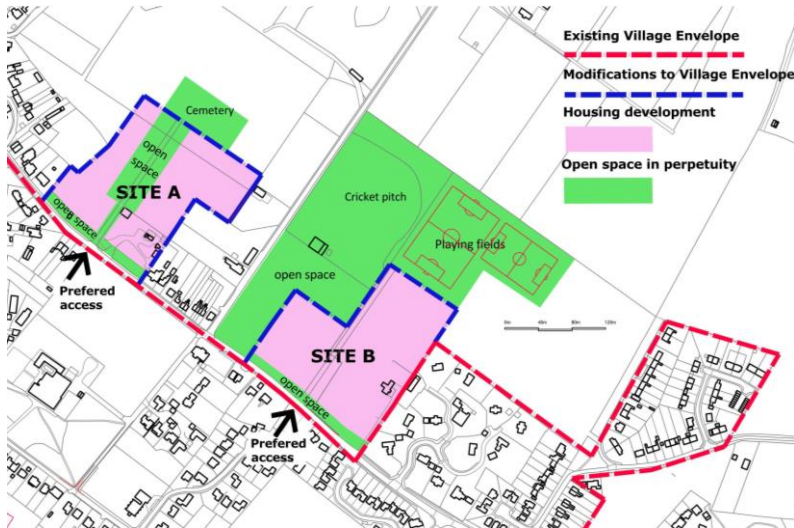


Map 4



West Bergholt Neighbourhood Plan

New Development Areas



Development Areas

PP12 Sites A & B to provide at least 120 dwellings over 15 years. One, two and three bedroomed dwellings suitable for first time buyers and homes for older people or small families will be supported. A mix of housing tenure will be expected including affordable housing.

PP25 The provision of a cemetery will also be supported adjacent to Site A.

PP26 The provision of sports facilities (team ball sports) on land adjacent to the Cricket Club will be a requirement of the developer of this site (Site B).

Key Features of Development Areas

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



3 LIST OF PLANNING POLICIES

Planning Policies	Policy Area	Policy No.	Page No.
Village Society and Community	Protection of community facilities	PP1	31
	New community facilities	PP2	31
Environment	Open spaces	PP3	38
	Local Green Spaces	PP4	38
	Character Area	PP5	38
	Trees & hedgerows	PP6	38
	Natural environment	PP7	38
	Essex Coast RAMS	PP8	39
Housing	Housing sites	PP9	50
	Design	PP10	50
	Energy hierarchy	PP11	51
	Coalescence	PP12	51
	Highways network	PP13	51
Business, Commerce and Employment	Expansion of employment sites	PP14	55
	Farm diversification	PP15	55
Sport and Recreation	New sports facilities	PP16	60
Community Safety	Designing out crime	PP17	64
	New road layouts	PP18	64
Communication	Communications network	PP19	68
Transport, Highways and Infrastructure	Access	PP20	73
	Traffic congestion	PP21	73
	Cycle storage	PP22	73
	Sustainable transport	PP23	73
	Sustainable transport connections	PP24	73

Community Ambitions

4 LIST OF COMMUNITY AMBITIONS

Community Ambitions	Ambition Area	Ambition No.	Page No.
Village Society and Community	Community buildings and village hall complex	CA1	31
	Village societies, clubs and other community-based organisations	CA2	31
Environment	Streetscapes	CA3	39
	Heritage assets	CA4	39
	Maintenance of green infrastructure	CA5	39
	Access to countryside	CA6	39
	Indicative views	CA7	39
Sports and Recreation	New sports activity areas	CA8	60
	The Lorkin Daniell Playing field	CA9	60
	The Poor's Land	CA10	60
	Consolidated sports facilities and parking	CA11	60
Community Safety	Neighbourhood Watch	CA12	64
	Road safety	CA13	64
	Anti-social and other behavioural issues	CA14	64
	Crime and fear of crime	CA15	64
	20 mph speed limit zones	CA16	64
Communication	A West Bergholt communications forum	CA17	69
	The Village Bulletin	CA18	69
	Community feedback opportunities	CA19	69
	Website and printed material	CA20	69
	New householder's information pack	CA21	69
Transport, Highways and Infrastructure	Traffic management	CA22	73
	Traffic channeling	CA23	73
	Cycling and walking	CA24	73
	Parish bus services	CA25	74
	Highway maintenance	CA26	74
	Infrastructure	CA27	74

Publishing

www.westbergholt.net/neighbourhood-plan



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Final Referendum Version of Neighbourhood Plan

Final Referendum Version

The Neighbourhood Plan Steering Group have done their part, now it's over to you – Please vote YES on the 19th September!

West Bergholt submitted its final draft Neighbourhood Plan for 'Regulation 16 consultation' in January this year. This latest version incorporates feedback received during that consultation. View the [responses to the Reg 16 consultation](#), [Examination Report](#) and [Decision Statement](#) online on the [CBC website](#). The final stage for adopting this Neighbourhood Plan is a [Parish referendum](#).

The Parish Council and the NP Steering Group would like to thank everyone for their support in getting the NP to this stage.

Referendum Documents

The following documents are available for consideration by voters in advance of the referendum:

- [Final Version Neighbourhood Plan](#).
- Updated 27th August, 2 minor changes:
 - in 15.4.4, small paragraph after map, and
 - in 15.5.2, 2nd paragraph.
- Updated 28th August, 3 minor changes:
 - in Forward, the reference to Regulation 16 deleted,
 - in 6.2.5 EU Obligations, a minor update to RAMS/appropriate assessment test, and
 - in 6.3.3, updated reference to Regulation 16.

Appendix 1 – Maps

- [Key Views \(CA7\)](#);
- [Local Green Spaces \(PP4\)](#);
- [Character Area \(PP5\)](#);
- [New Settlement Boundary with Development Areas \(PP9\)](#);
 - [Detail of Development Areas \(PP9\)](#);
- [Coalescence \(PP12\)](#).

Appendix 2 – Supporting Documents

- A. [List of Planning Policies](#);
- B. [Schedule of Local Green Spaces](#);
- C. [Photos of views related to Map CA7](#);
- D. [Deliverability letters relating to Sites A & B](#);
- E. [Consultation Report on Surveys carried out at key stages of WB Neighbourhood Plan](#);
- F. [CBC West Bergholt HRA Screening](#);
- G. [CBC West Bergholt SEA Screening](#);
- H. [Sports Site Analysis](#);
- I. [Action Plan & List of Community Ambitions](#);
- J. [Infrastructure List](#);
- K. [CBC Settlement Boundary Review final June 2017](#);
- L. [Report on the Assessment of Potential Housing Sites](#);
- M. [West Bergholt Village Appraisal 1995](#);
- N. [Parish Plan 2008](#);
- O. [Village Design Statement Dec 2011](#);
- P. [RCCE Community Profile of West Bergholt](#);
- Q. [RCCE Housing Needs Survey 2015](#);
- R. [West Bergholt Position Statement](#);
- S. [WBNP Consultation Statement](#);
- T. [Responses to Regulation 14 Consultation](#);
- U. [West Bergholt Basic Conditions Statement December 2018](#).

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CBC Chief Exec

- [What a year!](#)
- [Hot enough?](#)

BBC Essex

- [Election 2019: Your East of England questions answered](#)
- [Burton Albion 1-1 Southend United](#)

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Reflections

- Takes a long time at least 3 years; need a mix of skills
- It is a Planning document so has to be written like one!
- Expert advice is needed
 - Websites
 - [Planning Advisory Service \(guidance\)](#)
 - <https://www.local.gov.uk/pas/pas-topics/neighbourhood-plans>
 - [Neighbourhood Planning \(grants\)](#)
<https://neighbourhoodplanning.org/about/grant-funding/>
 - [NALC \(Advice, Policy, Good Practice\)](#)
 - <https://www.nalc.gov.uk/news/entry/819-good-councillors-guide-to-neighbourhood-planning---designing-the-future-of-local-communities>
 - [RCCE\(Advice\)](#)
https://www.essexrcc.org.uk/Our_work_with_Communities/Community_Led_Planning/Information_packs/Neighbourhood_Planning_Guide.aspx
 - [EALC \(Advice and Good Practice\)](#)
 - <http://www.ealc.gov.uk/ealc-publications/>
 - We also used two independent Town & Country Planners,
 - one more of an analyst
 - the other a NP examiner.
 - Very useful for compiling the documentation and Challenging our policies and evidence bases
 - Plus extensive support from CBC Planners
- Money required too but grants available (two types, Basic (£9,000) and Additional (£8,000))
 - We secured 2 grants totaling around £5,000; c£2,000 PC funds added into this

Using the Plan - Planning matters

- Defence

- Used as soon as it became a draft
- *Saw off* 4 PAs for
 - Small development near the White Hart pub (Punch Taverns 10 houses)
 - Planning Appeal - Public Inquiry
 - Either side of the Maltings (NEEB Holdings - 40 houses and Care Home)
 - Planning appeal - Written Reps
 - Outskirts of the village opposite the Maltings (Gladmans 97 houses)
 - Planning Appeal - 5 day Public Inquiry

- Attack

- Being used to help shape Planning Applications
- Three developments off Colchester Road opposite Treble Tile pub: aim is to get an holistic plan from establishing a master-planning blueprint covering access, landscaping, housing tenure and highway improvements
- Also proposed development of Treble Tile pub car park