

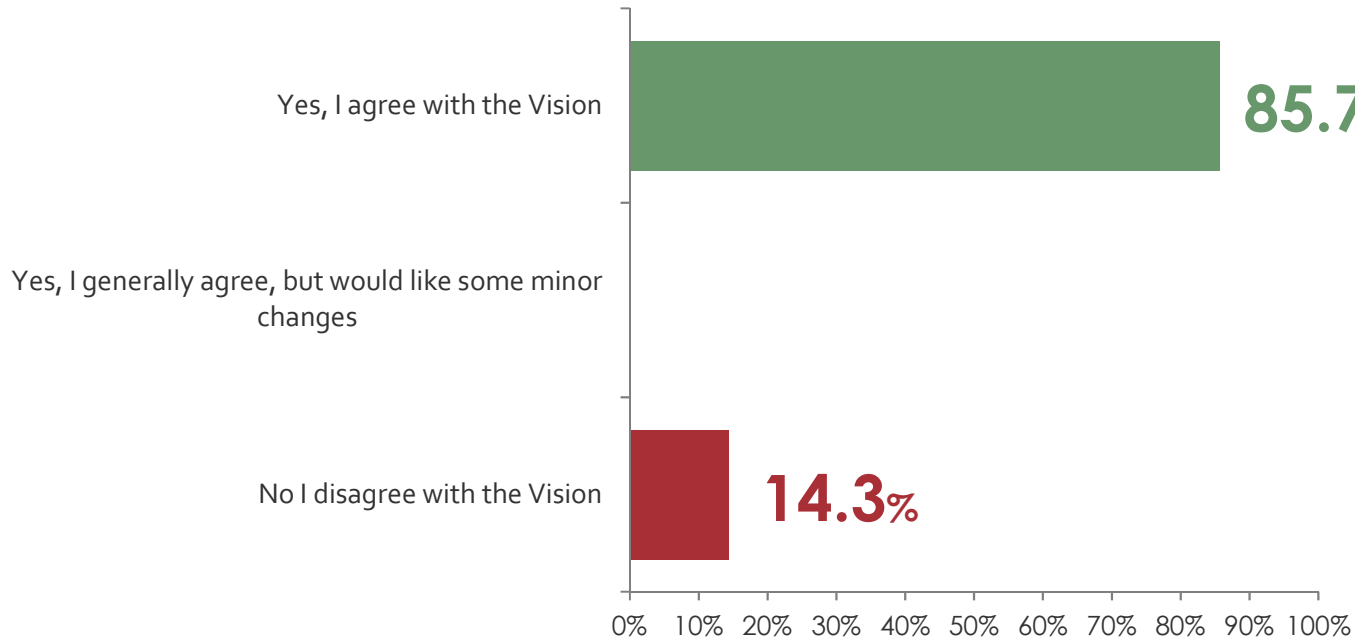
Noak Bridge Neighbourhood Plan Survey - April 2023

Monday, June 19, 2023

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Q1: The proposed Vision for the Neighbourhood Plan is set out below. Do you agree with this Vision?

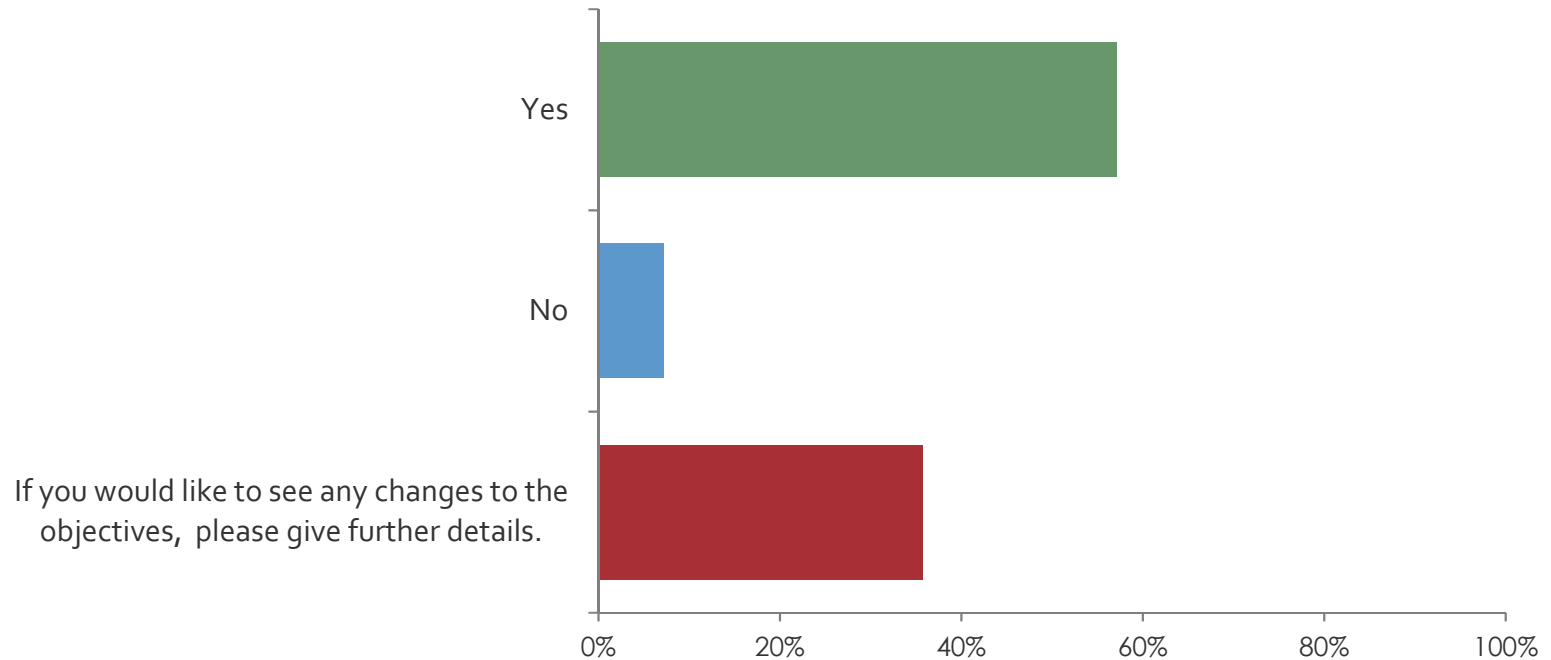
"To preserve and enhance the special character and appearance of Noak Bridge Parish, maintaining the openness of the Green Belt whilst protecting important views, the natural environment and green spaces throughout the Plan area. New development will meet the needs of the local community in delivering a mix of sustainable low energy and low carbon, good quality appropriate housing as well as improving existing community, health, education and retail facilities. Highway safety, public transport and parking provision will be improved"



Housing Objectives

- To ensure that future developments are appropriate to the needs of the Plan Area (H1)
- To identify the housing needs of the local community (H2)
- To promote specialist housing (older persons) in order to support all members of the community (H3)
- To encourage developments that incorporate affordable housing which meets the needs of the local community (H4)

Q2: Do you agree that the above housing objectives are appropriate?



Please note that for each question, respondents were asked to also take a look at the different options previously considered prior to the recommended policy wording.

Summary of responses to Q2:

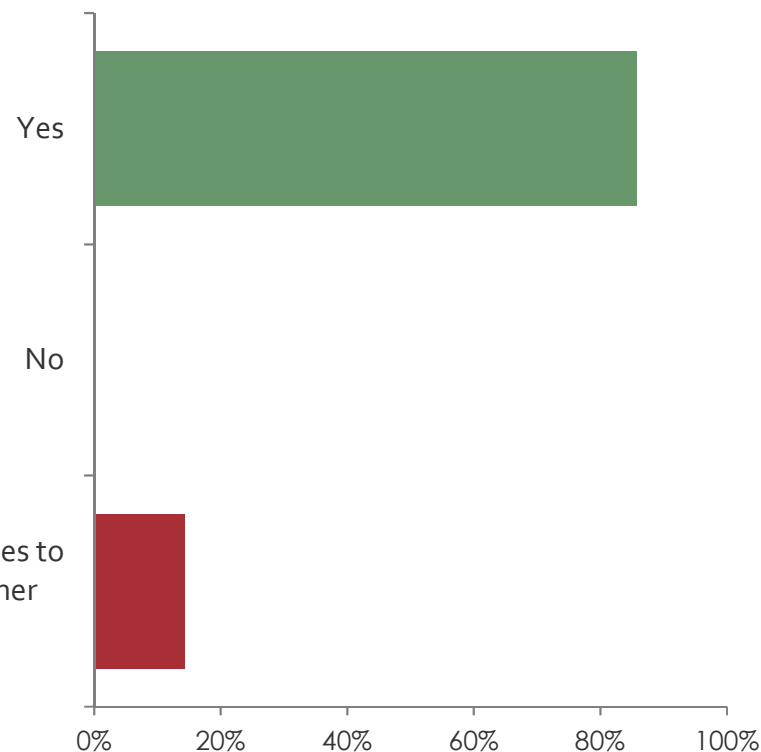
- Not clear how it will identify housing need and requirement must be consistent with the Local Plan.
- Agrees with H3, however there is there is already a plan underway to change the Fore St sheltered housing (designed for senior living) complex into general social housing availability.
- Opposed to any new development in the Green Belt.
- To include good quality design.

Environmental objectives

- To conserve and enhance the rural landscape and character of the Plan Area and support appropriate planting that is representative of the local area (EGS1)
- To identify, designate and protect important views and local green spaces in the Plan Area (EGS2)
- To conserve and enhance the natural environment by reducing noise, water, air and traffic pollution (EGS3)
- To protect and enhance the Noak Bridge Nature Reserve (EGS4)
- To maintain the openness of the Green Belt that surrounds the settlement of Noak Bridge (EGS5)
- To conserve and enhance the natural environment/biodiversity of the Plan Area, e.g. wildlife habitats, ecological corridors, etc and ensure that all development results in a biodiversity net gain for the Plan Area (EGS6)
- To conserve and enhance the natural environment by managing flood risk and by assessing the environmental impact of any new development(EGS7)

If you would like to see any changes to the objectives, please give further details.

Q3: Do you agree that the above environment objectives are appropriate?



Summary of responses to Q3:

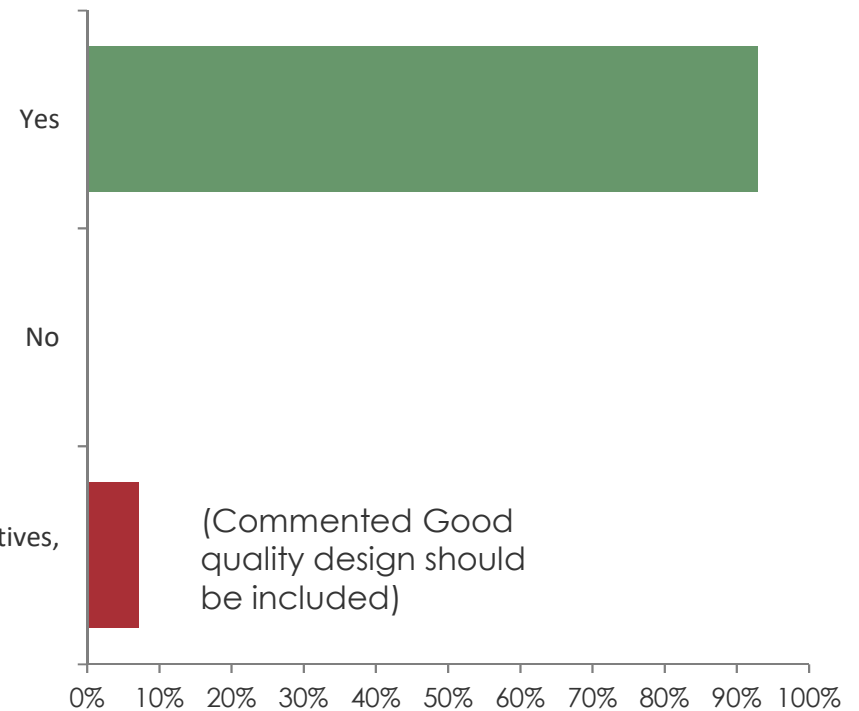
- Due to the development pressures across Basildon Council it is likely that development will need to take place in the Green Belt. Development in Noak Bridge, in particular to the north of Wash Road, where strategic growth can be delivered in an area that is not constrained by technical matters and can provide a range of housing options to meet identified housing needs
- The land east of Noak Bridge is well contained by existing mature landscaping and trees and development of this land will therefore make a notable contribution to delivery of much needed housing without causing significant harm to the Green Belt. Croudace Homes are working towards a planning application for the east of Noak Bridge site, with full assessment of potential impacts and appropriate mitigation measures as necessary. e.g. surface water drainage, biodiversity net gain, landscape scheme etc.

Design and Conservation Objectives

- To conserve the distinctive look and style of the village of Noak Bridge (DC1)
- To preserve and enhance the Noak Bridge conservation area and other designated and non-designated heritage assets in the Plan Area (DC2)
- To protect the unique design aspects of Noak Bridge Village (DC3)
- To enhance and preserve the peaceful and pleasant nature of the Plan Area as a place to live (DC4)
- To support the use of sustainable construction techniques and materials as well as promoting energy conservation and supply from renewable sources (DC5)

Q4: Do you agree that the above design objectives are appropriate?

If you would like to see any changes to the objectives, please give further details.

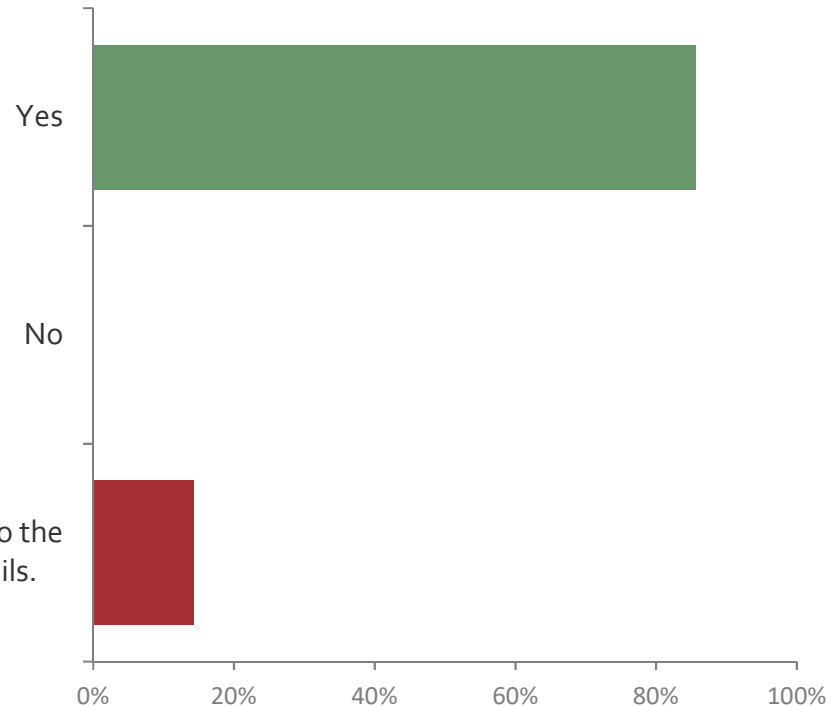


Education, Health and Other Local Services Objectives

- To improve existing health facilities to meet the local community's needs (EHS1)
- To protect and improve the condition of the Plan Area's existing parks and open spaces (EHS2)
- To seek improvements to the local retail offer in the Plan Area (EHS3)
- To ensure that Primary Schooling is kept local to meet the needs of the local community over the Plan Period (EHS4)
- Developments must avoid any expansion pressure on the existing school and ensure that development provides any necessary additional educational facilities independent of the existing primary school (EHS5)
- To protect existing community facilities (EHS6)

If you would like to see any changes to the objectives, please give further details.

Q5: Do you agree that the above education, health and services objectives are appropriate?



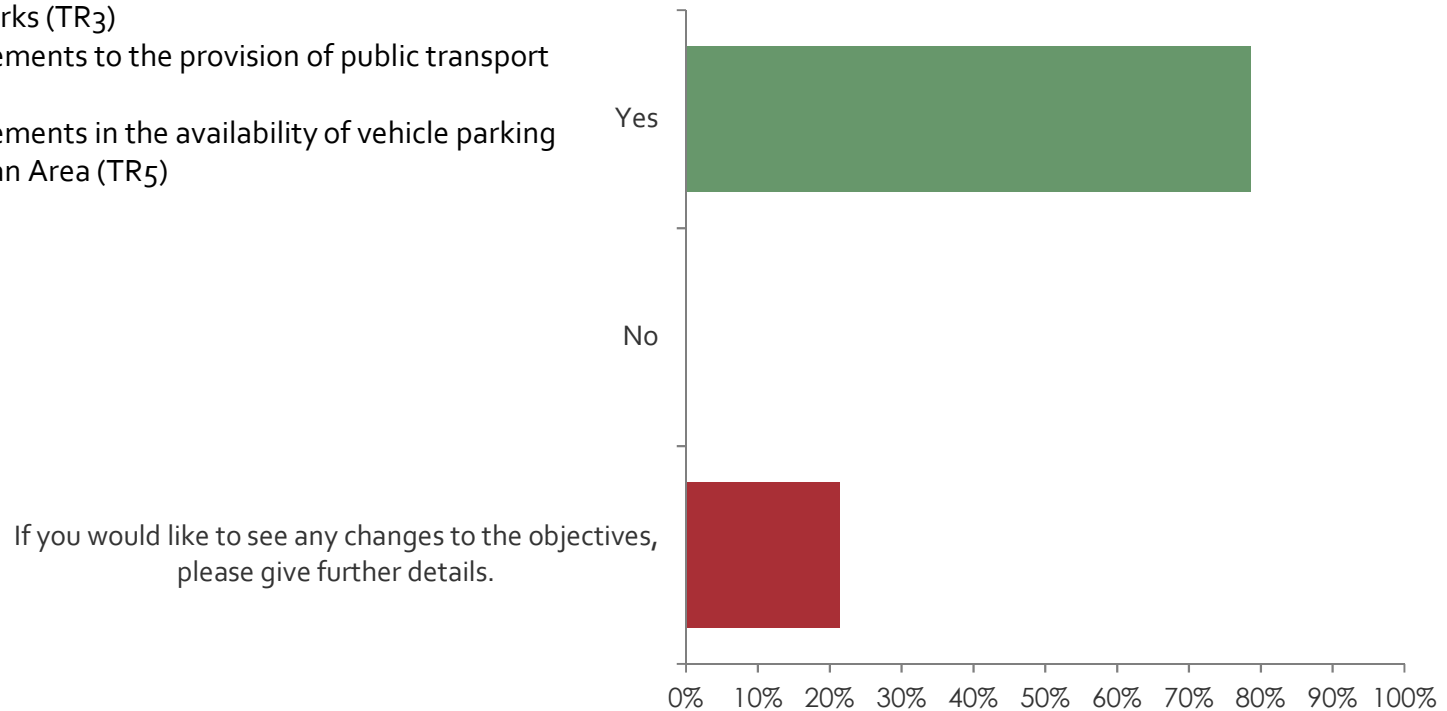
Summary of responses to Q5:

- Whilst the objectives are considered appropriate, it should be recognised that in order to achieve such objectives, in particular the improvement of existing facilities or delivery of new provision, this will likely require funding support from new developments. Therefore, should the Neighbourhood Plan wish to pursue such objectives, this should be in the context of delivering new development of a strategic nature that is able to support and sustain the delivery of new or improved facilities.
- The proposed development by Croudace Homes of new homes to the east of Noak Bridge will inevitably result in some additional requirements for school places as well as additional requirement for health services. Croudace Homes have previously and are currently engaging with ECC Schools Planning and Infrastructure and the local health provider to ensure that appropriate mitigation measures will be implemented to meet these community infrastructure requirements.

Transport and Roads Theme Objectives

- To improve highway safety, including ensuring that traffic volumes and speeds are managed on all new and existing roads in the Plan Area (TR1)
- To improve the safety of the local community on the roads in the Plan Area (TR2)
- To mitigate the impact of new development on local transport networks (TR3)
- To seek improvements to the provision of public transport (TR4)
- To seek improvements in the availability of vehicle parking spaces in the Plan Area (TR5)

Q6: Do you agree that the above transport objectives are appropriate?



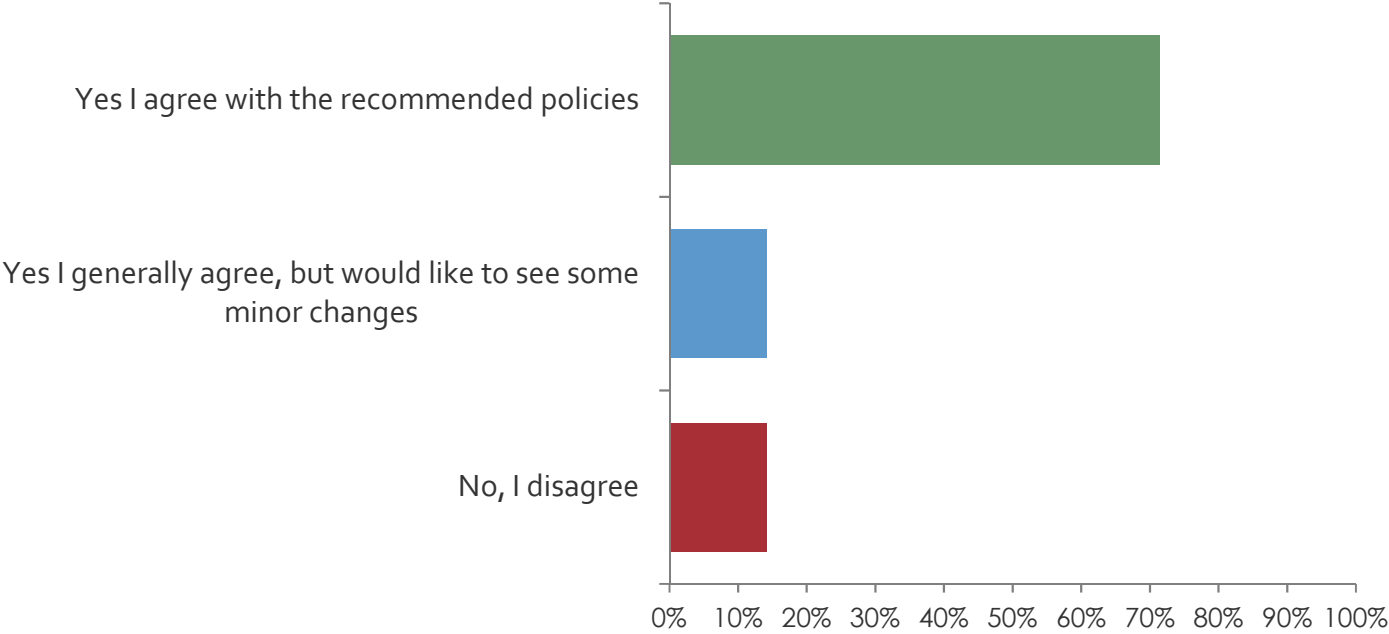
Summary of responses to Q6:

- Croudace Homes aims to fulfil the proposed objectives of the Noak Bridge Neighbourhood Plans for proposed application of the Land East of Noak Bridge. Croudace Homes are engaging closely with ECC Highways to ensure that proposed development of land east of Noak Bridge adheres to all current highway, transport and movement requirements.
- TR5 is a viral part of the plan. Parking and parking on pavements & on corners & blind bends is excessive and is dangerous & anti-social.
- A public footpath from Wash Road to Barleylands to enable residents to be able to walk to our nearest local amenity

Q7: Housing Theme - this theme includes policies covering:

Extensions to Existing Dwellings;
Replacement Dwellings;
Infill and Redevelopment to Provide New Housing; and
Housing Mix / Different Housing Types (where a proposal is for ten or more dwellings).

Do you agree with the policy wording as chosen for each or would you rather see some changes?



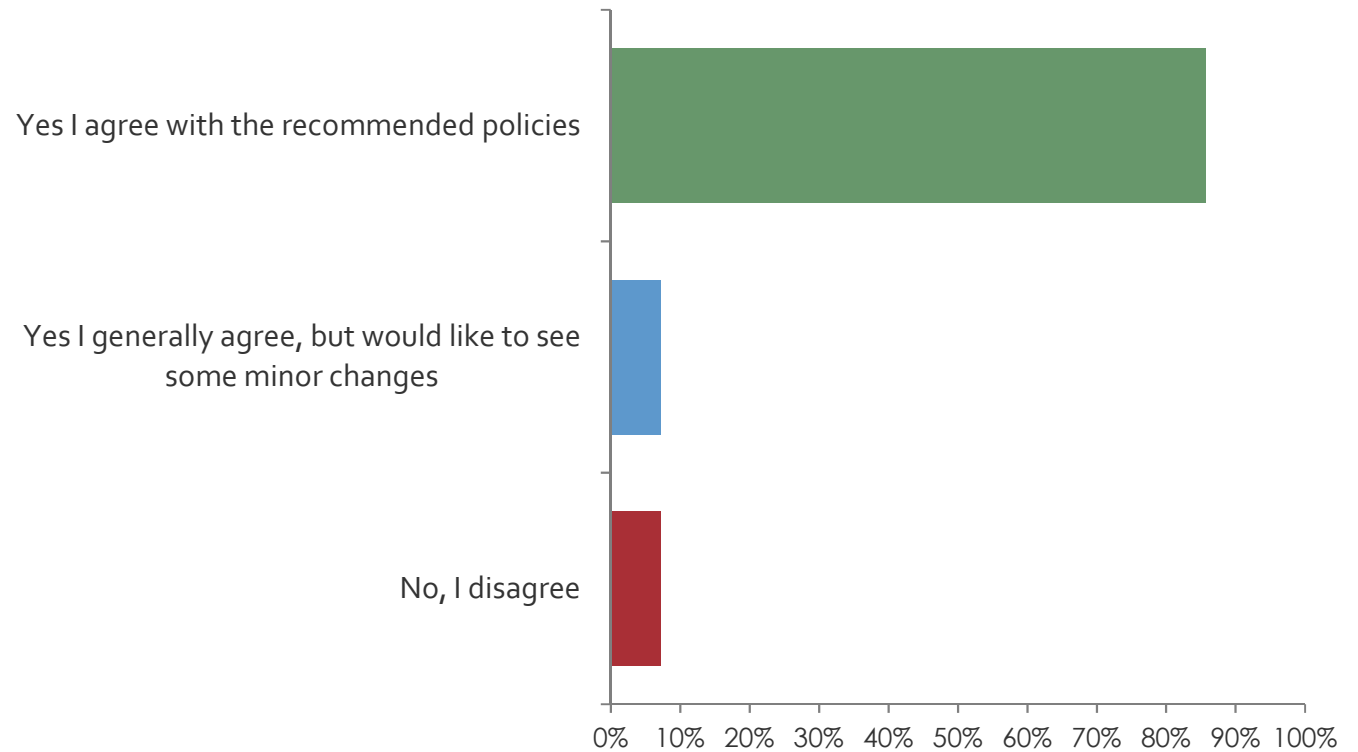
Summary of responses to Q7:

- Policy 4 as currently drafted requires schemes of ten or more dwellings to demonstrate that the mix of dwelling types, tenures and sizes are appropriate and relate to the needs of current and future households in the NDP area. This should be qualified, referencing the up to date evidence that should be used to inform preparation of proposed developments, and against which such proposals will be assessed. Such evidence should also seek to reflect the emerging Borough-wide Local Plan as the housing need assessments and other evidence base documents are produced, to ensure that development proposals advanced in Noak Bridge can respond positively to the specific housing needs that are identified.
- Policy 4- Housing Mix The housing mix policy should reflect evidence contained within the South Essex Housing Needs Assessment (SEHNA) (June 2022)
- I disagree with development plans. This area should be preserved for its unique characteristics.

Q8: Environment and Green Space Theme - this theme includes policies covering:

- Green Belt;
- Landscape Character;
- Biodiversity;
- Noak Bridge Nature Reserve;
- Green and Blue Infrastructure, Landscaping and Planting;
- Local Green Spaces;
- Important Views; and
- Flooding and Drainage.

Do you agree with the policy wording as chosen for each or would you rather see some changes?



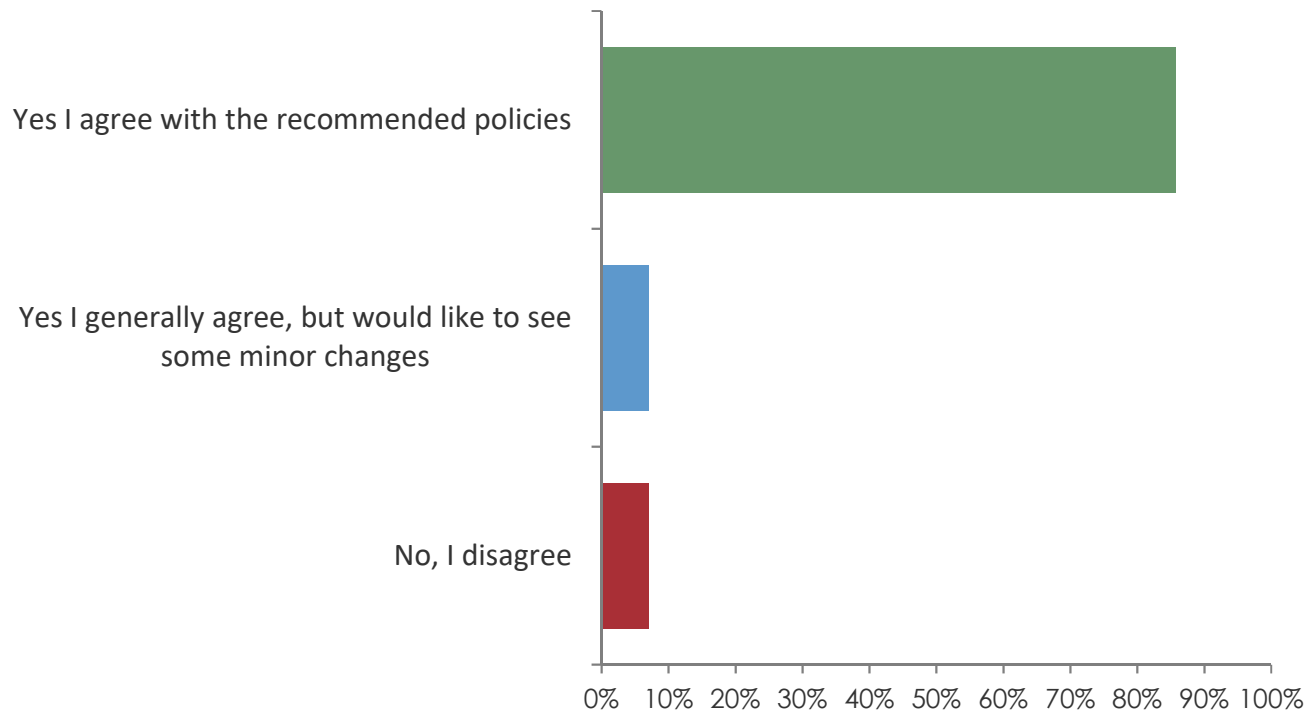
Summary of responses to Q8:

- Policy 5 relates to the Green Belt, with part A of this policy seeking to ensure the protection and maintenance of its openness and performance. Whilst this is generally considered reasonable given the purpose of designating land as Green Belt and policy requirements for subsequent amendments or release of land, this should be considered in the context of the emerging Basildon Borough Local Plan. Although at an early stage, the Issues & Options draft of the Plan which is expected to be consulted upon in summer 2023 recognises that in order to address the housing needs of the Borough, this is anticipated to necessitate some Green Belt releases as the development across the borough is constrained.
- Additionally, the Neighbourhood Plan should recognise that development on Green Belt land may be required in the short term, ahead of the adoption of the emerging Plan, in order to address the existing shortfall of housing due to the lack of alternative locations in the borough to accommodate strategic growth.
- Policy 9 – Green & Blue Infrastructure Landscaping and Planting suggests that where trees are proposed to be removed these should be replaced at a ratio of 2:1 and with new trees at 1,100 saplings per hectare. This level of tree planting seems onerous and is not justified, and would be contrary to national policy requirements to make effective use of land. Pursuing such a policy could result in significant levels of tree planting of unsuitable species, or compromise the quality and typology of trees that are planted, with more young specimens that may not establish well in the landscape, compared to fewer more established, semi-mature specimens, that will be more successful and provide an immediate enhancement to the landscape.
- Policy 10 – Local Green Spaces proposes the designation of a number of locations as Local Green Spaces (LGS). The proposed designation of local green spaces should be evidence based and justification provided as to why the locations have been chosen and how these locations fulfil the requirements of Paragraph 102 of the NPPF 2021. In particular, this requires LGS designations to be: demonstrably special to a local community and hold a particular local significance: for example because of its beauty, historic significance, recreational value, tranquillity or richness of wildlife. It is noted that LG10 – Field to the east of Martindale Avenue is included in the list of proposed LGS designations. This is despite the field being in private ownership, and currently in use for agriculture. Whilst a public right of way extends through the field, public access to the rest of the field is legally restricted and the field does not serve a recreational use. It should also be noted that the designation of sites as LGS does not automatically affect the right to access land or use of such sites, and so the purpose of designating sites such as LG10 through the NP as LGS is unclear, or what the effect that such designations would result in.
- Policy 11 – Important Views identifies views which have been drawn from the Character Appraisal. The policy requires development proposals to preserve or enhance the local character of the landscape, and through design should recognise and respond positively to the important views. At this time, the Character Appraisal has not been published, and therefore it is unclear why the identified important views have been identified. The number of views identified is also queried, as to whether all these views merit the preservation and/or enhancement. The evidence and justification for the identification of these views should be made publicly available, and demonstration as to why the NP thinks that these views in particular should be protected.
- Green Belt policies need to be made much clearer

Q9: Design and Conservation Theme - this theme includes policies covering:

- Sustainable Development;
- Air Quality;
- Special Character Areas;
- Design Principles;
- Non Designated and Designated Heritage Assets (including the Conservation Area);
- Re-use of Rural Buildings;
- Dark Night Skies; and
- Rural Economy.

Do you agree with the policy wording as chosen for each or would you rather see some changes?



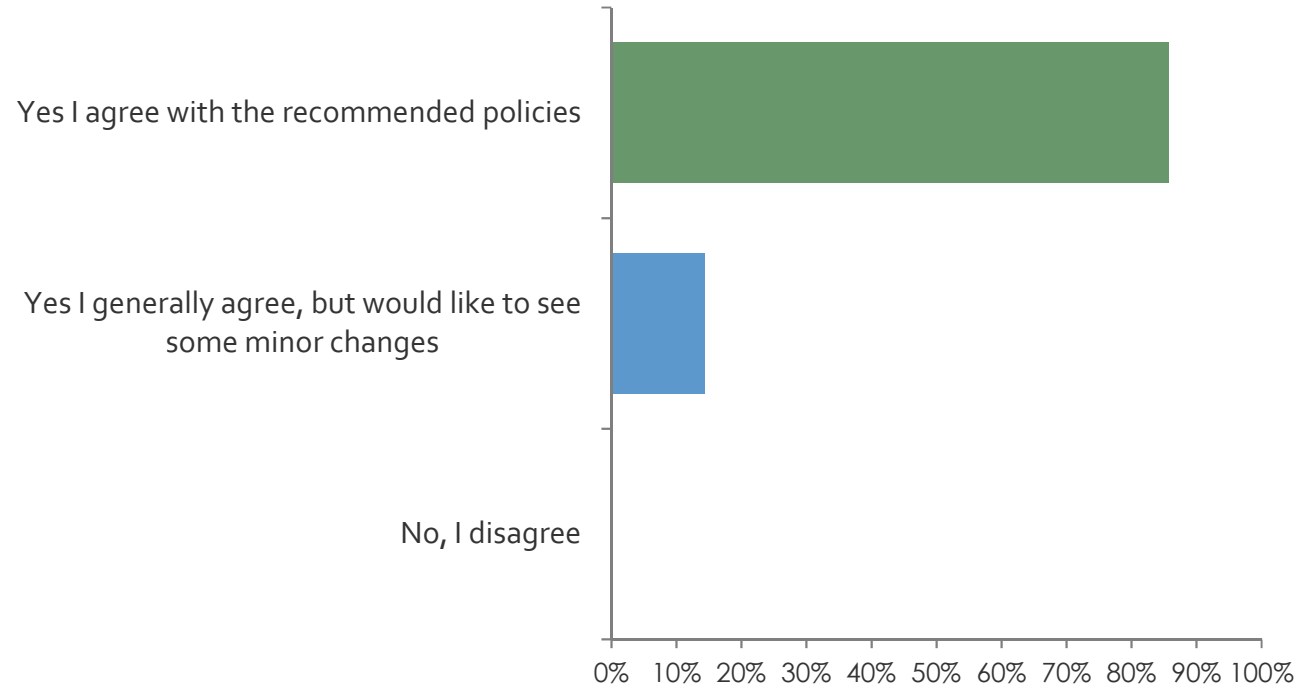
Summary of responses to Q9:

- Policy 16 – Design Principles as currently drafted requires development to demonstrate how it preserves and enhances features that define the character of the area, as highlighted in the Noak Bridge Design Code.
- The Design Code and associated Character Appraisal have not yet been published, and therefore it is not possible to understand the justification of the principles identified in draft Policy 16. Accordingly, the evidence underpinning this policy should be published for consultation, the responses to which should inform modifications to this policy to ensure that the policy is evidence-based and justified.
- The policy should avoid the use of words such as 'modest' or 'adequate' as these are ambiguous terms that are subjective and open to interpretation. Paragraph 16 of the NPPF requires that policies are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. The policy should be modified in order to ensure that policies accord with this national policy requirement.
- Air quality is very poor in some areas of NB especially the homes close to the A127. This is a health risk. The stretch of the A127 that runs alongside NB should have screens to minimise noise and pollution.

Q10: Education, Health and Other Local Services Theme - this theme includes policies covering:

- Noak Bridge Primary School;
- Health Facilities;
- Community Facilities; and
- Funding New Facilities / Infrastructure.

Do you agree with the policy wording as chosen for each or would you rather see some changes?



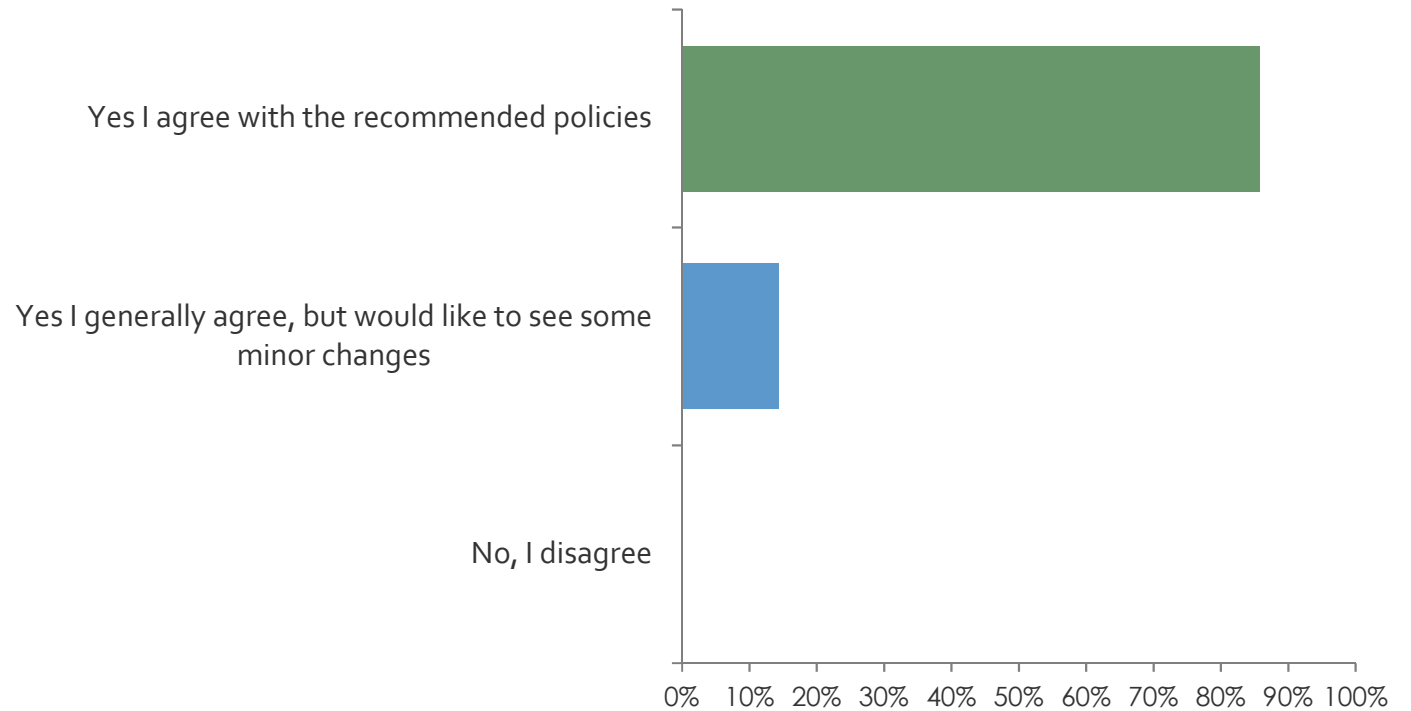
Summary of responses to Q10:

- Need improved GP facilities. The practice at Noak Bridge Surgery is borderline inadequate
- The comments on the education, health and services objectives should follow through into the policies

Q11: Transport and Roads Theme - this theme includes policies covering:

- Highways, Safety
- Sustainable Travel; and
- Parking.

Do you agree with the policy wording as chosen for each or would you rather see some changes?



Summary of responses to Q11:

- More specifics should be shown as regards parking. There doesn't seem to be any clear policy on street parking and particularly when approving planning applications for property extensions where there is inadequate consideration given to vehicles.
- Parking restrictions should be introduced in roads with reduced visibility.
- The comments on the transport objectives should follow through into the policies