

ELMSTEAD
NEIGHBOURHOOD
PLAN

MARCH 2023

CONSULTATION STATEMENT

Published by Elmstead Parish Council in accordance with the Neighbourhood Planning
(General) Regulations 2012 (as amended)

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CONTENTS

1. Introduction	3
Neighbourhood Development Plan Area Designation	3
2. The Consultation Process	5
Timeline of events for Plan evolution	5
Public and Stakeholder Consultation	6
Pre-Submission Consultation Process	9
3. Pre-Submission Feedback Summary	10
4. Index to Appendices	14
5. Table A Regulation 14 Consultees	15

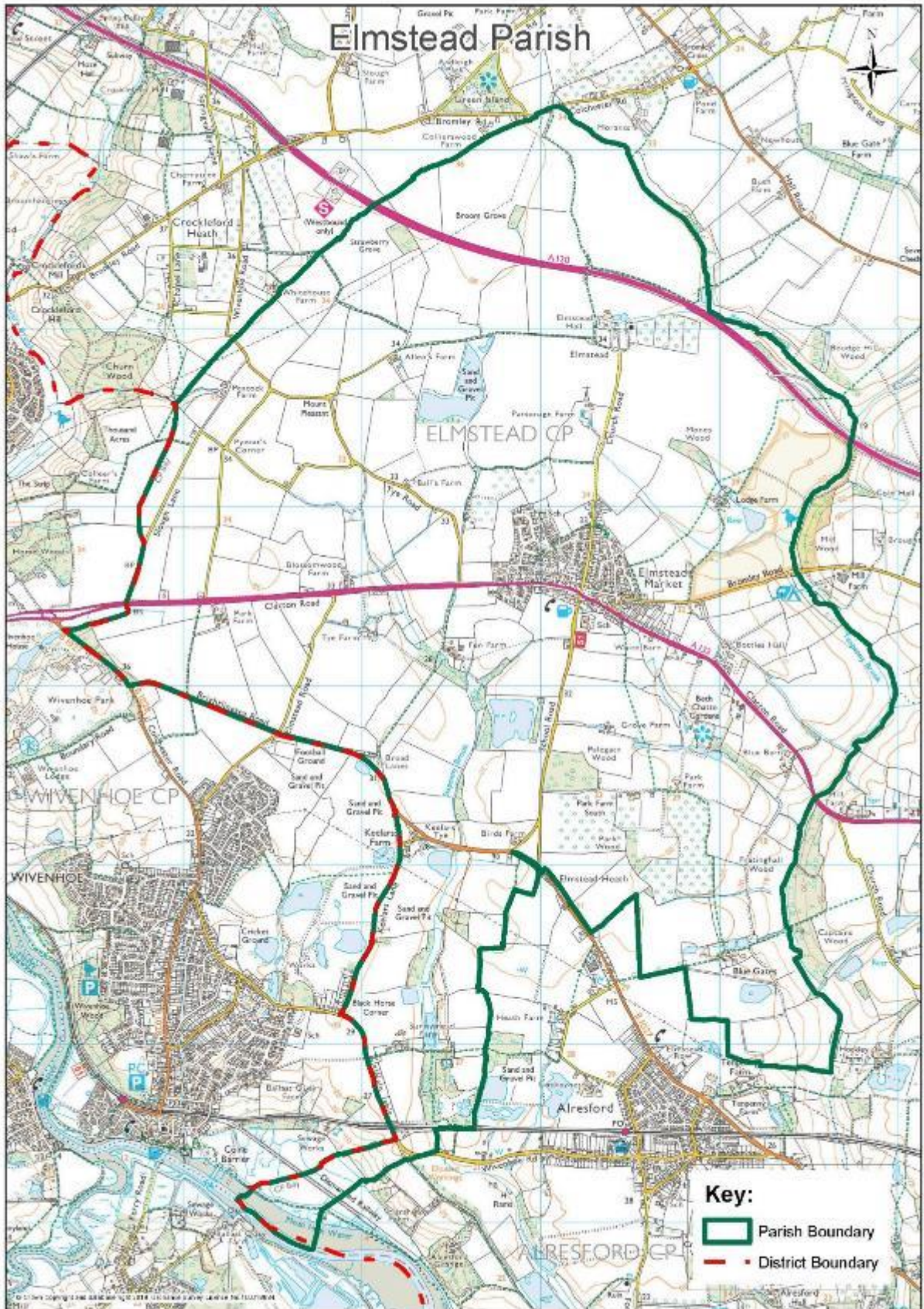
1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Elmstead Neighbourhood Plan 2013 – 2033. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood plan.

Neighbourhood Plan Area Designation

1.2 Elmstead Parish Council ('the Parish Council') has prepared a Neighbourhood Plan (ENP) for the area designated by the local planning authority, Tendring District Council (TDC), in November 2020 (see Plan A below).



Plan A: Designated Neighbourhood Area

2. THE CONSULTATION PROCESS

Timeline of events

2.1 The timeline of events below demonstrates the evolution of the ENP.

2.2 Ongoing communications and feedback have been undertaken through regular updates via face to face meetings, Facebook, and email and flyers distributed across the parish. The Parish Council has received and noted minutes and a monthly update from its Neighbourhood Plan Steering Group. Minutes of Steering Group meetings are published on the Parish Council website and can be found at <https://www.elmsteadparishcouncil.org.uk/NPSG-minutes>

2020

- The Parish Council decides to begin the process of developing a Neighbourhood Plan in July 2020 and resolves to set up a Neighbourhood Development Plan Steering Group.
- Council members of the Steering Group attend several meetings on Neighbourhood Planning.
- The Parish Council submits an application to designate a Neighbourhood Area to TDC and area designated November 2020.

2021

- At a Parish Council meeting on 21 January 2021 the Neighbourhood Plan Steering Group is formalised; NP Facebook Page approved <https://www.facebook.com/Elmstead-Parish-Neighbourhood-Plan-104225531705664/>; a flyer is approved to be distributed to every household and a virtual meeting for residents due to pandemic
- The Steering Group commission planning consultants, Oneill Homer, in January 2021 to assist with formulating neighbourhood plan policy and identify gaps in evidence base
- Initial scoping session took place with Oneill Homer on 25 January 2021 via Zoom
- Early February 2021 NHP Flyer posted on Facebook and delivered to all households to provide introduction to ENP, invitation to virtual presentation and request for help (see Appendix A)
- First public meeting held on Zoom on 24 February 2021 to introduce ENP attended by 20 members of the public
- Follow up email sent on 2 March 2021 to all present at 24 February Zoom and those who provided apologies
- March 2021 Initial Survey hand delivered to all households and businesses with a deadline of 22 March 2021 (see Appendix B)
- Second public meeting held on Zoom on 4 May 2021 to discuss tasks and volunteers, following which contact made with members of the public who volunteered through Initial Survey in March 2021
- The Steering Group continues to meet and prepare evidence to support policy ideas of the ENP throughout the year
- Steering Group attends Elmstead Cricket Club community event on 25 September 2021 with ENP information

- Focus group session held in the Community Centre on 26 October 2021 to discuss draft policy ideas
- 6 November 2021 public exhibition on proposed ENP policy ideas held in the Community Centre (see Appendix D)
- A Draft ENP is discussed with officers of TDC 22 November 2021 and informed an SEA/HRA screening opinion
- December 2021 Second Survey hand delivered to all households and businesses with a deadline of 22 March 2021 (see Appendix E)

2022

- A feasibility study carried out in January 2022 related to the Elmstead Neighbourhood Development Order
- Virtual meeting with TDC 11/1/2022
- The Steering Group continues to meet and prepare evidence to support policy ideas of the ENP throughout the year
- An eight-week Pre-Submission Plan consultation commences on 1 August 2022 until 25 September 2022
- Virtual meeting with TDC 29/11/2022 to clarify Reg 14 comments

Public and Stakeholder Consultation

2.3 The Neighbourhood Plan Steering Group has been keen to ensure that the plan provides local residents with a voice as to how their community should grow and be sustainable, whilst continuing to be the strong and vibrant community that exists today.

2.4 Engaging with the community included:

- Holding local events
- Inviting local groups and organisations to comment
- Paper and online surveys
- Focus Workshops
- Regular Steering Group Meetings
- Regular updates to the Parish Council
- Meetings with TDC

using the following communication channels:

- Social media – Facebook
- Neighbourhood Plan and Parish Council Website
- Flyers/Posters on noticeboards, in shops, community areas, and Churches
- Flyers/Posters posted through every door
- Email (Statutory Consultees in particular and an email distribution list of residents who signed up)
- Parish Council Meetings

2.5 In July 2020 the Parish Council agreed to develop a Neighbourhood Plan as the way of positively engaging with planning bodies and developers. The Parish Council set up a Steering Group made up of Parish Councillors and local residents. This group coordinated two initial public meetings via Zoom due to COVID restrictions. Both of these events were facilitated by the Steering Group who provided factual guidance to understand early concerns and issues in the community (see Appendix C).

2.6 These concerns and issues were tested with the community in the Initial Survey using the channels listed previously. Over 200 responses were received, an 11% return rate which is considered good compared to the usual rate of response for surveys of this type (5-10%). With regard to the priorities, the consultation established the community's order of priorities as follows:

1. Housing and Development
2. Traffic
3. Community Facilities
4. Green spaces

2.7 Additionally, the survey highlighted the main issues were:

Housing and development

- Need for 1,2 and 3-bedroom properties
- Lack of affordable housing
- No more 4 or 5 bedroom properties
- Concerns over infill and back garden development

Traffic

- Speeding traffic is a severe problem
- Lack of puffin/pelican crossing
- People don't feel safe walking or cycling in the Parish
- Dangerous junctions in the village centre

Community Facilities

- Larger GP surgery to facilitate the increased volume of new residents
- Village pub
- Post office
- Café
- Chemist
- Specialist shop

Green spaces

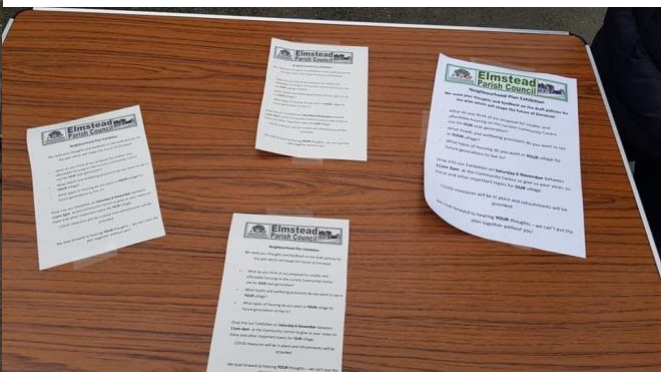
- Protecting green gaps
- Biodiversity
- Protecting Grade listed buildings

2.8 The Neighbourhood Plan Steering Group presented the findings to Elmstead Parish Council. A final draft version was presented to residents on an open day on the village green. Posters in Council noticeboards, and article in Upmarket Parish News and social media were also used to advertise where the survey results could be viewed.

2.9 The engagement process aimed to involve as many local people as possible throughout the various consultation stages so that the Plan was shaped and informed by the views and knowledge of local people and other stakeholders. The Steering Group sought to engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. The results of activities were fed back to local people and available to read (in both hard copy and via the website) as soon as possible after the consultation events.

2.10 Throughout the process the Steering Group has also engaged with TDC to seek advice and guidance through correspondence and face to face meetings.

2.11 The Initial Survey led to a set of draft policy ideas and an exhibition was held to explore these ideas with local people <https://www.elmsteadparishcouncil.org.uk/exhibition-draft-policy-consultation-boards>. The outcome of the event demonstrated overall support for the direction that the ENP was headed in (see Appendix D).



2.12 A Second Survey was distributed the week commencing 13 December with a completion deadline of the end of the year. The Steering Group did discuss whether the survey should wait until January due to Christmas, but it was felt that this would cause an unnecessary delay to the Neighbourhood Plan. Additional comments would continue to be welcomed.

2.13 There were 149 responses and the answers to the first 17 questions show that the vast majority of responders showed support for the draft policies. The second 2 questions confirmed the findings of the Housing Needs Assessment. There was some interesting feedback on Green Infrastructure. There were no contentious issues raised and nothing to revisit (see Appendix F).

Pre-Submission Consultation Process

2.14 The Pre-Submission Plan was published as per the Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (a) (as amended), through the channels outlined above, and to the list of organisations as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (b) – see Table A for the list of consultees. Copies of the Pre-Submission Plan were sent to TDC as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation (c) (as amended).

2.15 The consultation period lasted for 8 weeks
[https://www.elmsteadparishcouncil.org.uk/pre-submission-consultation.](https://www.elmsteadparishcouncil.org.uk/pre-submission-consultation)

3. PRE-SUBMISSION FEEDBACK SUMMARY

3.1 The Pre-Submission Plan consultation generated comments from a number of organisations, including TDC, and the local community. The local community enthusiastically supported the main objectives of the plan although only 4 comments were formally submitted.

3.2 The Steering Group assessed each of the responses. Although the comments have not challenged the fundamental principles of the Plan, they have required time to consider how to accommodate requests and the final approach is set out below:

- Resident 1 – 1) *We are very much in favour of introducing Traffic Calming Measures to the village. Specifically, traffic entering the village from the east, the dual carriageway(A133) often travels at speeds up to 50/60 mph as they enter the 30 zone. With Hunters Chase traffic adding to the stream, the speed limit should be reduced to 40mph(from 60mph) several hundred yards to the west with the 30 mph starting before the Hunters Chase junction.*
2) We agree with a mini roundabout at the Alfells junction together with a pedestrian controlled crossing in this area.
3)At the Church Rd/Budgens junction we wish to make it clear that no part of Momples Hall garden will be ceded to the road network. Momples Hall is the second oldest property in Elmstead, dating back to the late 14th century, before that it was reputed to be King Johns Hunting Lodge. It is grade 2 listed, which includes its curtilage. The hedge adjoining Church Rd/A133 has origins in the 14th Century..
We would also object to traffic lights being installed at this junction.
A mini roundabout might be acceptable providing no part of the village green was lost.
We are prepared to take legal action to prevent any proposal that included any incursion to our property and the Green (owned I believe by Mr Gooch)
4) Speed limits to the east of the village need to be extended beyond Beth Chatto ,ideally to beyond the Chattowood development.
5) The Playing Field. We see that this Green Space appears not to be protected from further inroads from the School.. The owners, ie Elmstead residents , need legal assurances that what remains will be protected.
If, as mooted ,the existing Village Hall is replaced by up to 9 affordable units, there could be pressure to ingress into the Playing Field. In our opinion this is not acceptable.
Response: The Steering Group identified that the traffic calming measures will need to be agreed in detail at a later stage. The Playing Field is proposed to be designated as a Local Green Space.

- Resident 2 – *My representation for this Consultation:*

First I would like to congratulate the Parish Council for an impressive draft Local Plan. In particular, I fully support the Council's position, stated within this Local Plan, which strives to minimise the impact of the planned Garden Community on its residents' dwellings which are situated to the East of the proposed Link Road; by making specific proposals for the nature of the proposed separation buffer zone. This is clearly important for protecting a position close to the current "status quo" for the majority of Elmstead's residents.

However in addition, I believe the Council must similarly also strive to achieve some protection for the Elmstead Parish residents located to the West of the proposed Link Road. Clearly this is a tiny proportion of the total dwellings within the Parish, but it is also clear that the impact of the Garden Community and Link Road on them will be immeasurably greater. Therefore I suggest that it is the Council's duty to additionally include proposals to reduce the impact of the Garden Community/Link Road on this group of residents within its Local Plan.

Specifically I suggest the Elmstead Plan should reinforce and provide a little more detail on the relevant aspects stated within the TCBGC Draft Plan of March/April 2022, including:

- The TCBGC Plan states that the development approach around the existing scattered residencies will be sympathetic to their existing setting. In principle this is positive but perhaps the Elmstead Plan could add a more detailed expectation of the implementation of this sympathetic approach and perhaps this should include the consideration of the proximity and appropriateness of new development/housing type/density, the need for green buffers and perhaps the time zoning of any development around these properties.

- Emphasising the need to take special measures to preserve as far as possible the setting of the only Protected Lane within the Parish, ie Turnip Loge Lane

- Supporting within the Elmstead Local Plan (as shown in the illustrative interpretation in the TCBGC Plan, Appendix 3, Masterplan Spacial Option 3A):

- the East -West green corridor/buffer from Churn Wood to Turnip Lodge Lane

- the network of existing lanes identified to become green pedestrian and cycle links,

- the landscape (noise separation) buffers identified alongside the Western edge of the Link Road

Response: The Steering Group reviewed the ENP and considered that the ENP was seeking to achieve this aim as far as was possible in non-strategic policy.

- Resident 3 –

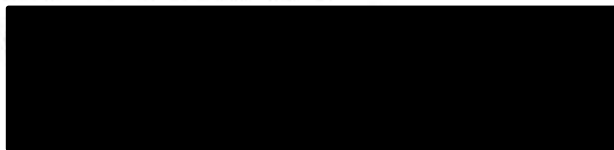
To/
 REF ELMSTEAD PARISH COUNCIL
 ELMSTEAD NEIGHBOURHOOD PLAN
 (PRE-SUBMISSION PLAN 2013-2033)

COMMENTS –
 + OPINIONS

ITEM (2-6) COMMENTS CONCERNING (LACK OF PROPERTY
 BUILD FOR LOCAL 2ND GENERATION RESIDENTS)
 "NOT STRONG ENOUGH, REQUIRES FURTHER ^{DETAILS} ON HOW
 THIS SHOULD BE ACHIEVED.

ITEM (2-21) + (2-34) MORE DETAILS ON TRAFFIC
 CONTROL SPEED, SAFETY + VOLUME. MAJOR CONCERN
 ON "EXTRA TRAFFIC" THRO ELMSTEAD AS + WHEN THE ^{LINK} ROAD
 A133/A120 IS COMPLETED. THIS LINK ROAD WILL BE A
 MAJOR SOURCE OF ^{EXTRA} THROUGH TRAFFIC IN ELMSTEAD
 BOTH WAYS. IT WILL BE INTOLERABLE!, AND ALSO
 CREATE EXTRA POLLUTION.
 ANY NUMBER OF CROSSING ON THE MAIN ROAD WILL
 ONLY EXASPERATE THE FLOW OF QUEUING TRAFFIC
 + PEDESTRIANS. SURELY A BY-PASS SHOULD BE
 CONSIDERED!!.

FINALLY THE AMOUNT OF "NEW HOUSING ON THE
 ELMSTEAD SIDE" OF THE LINK ROAD IS FAR TO
 CLOSE! TO ELMSTEAD BORDERS. THE ELMSTEAD
 GAP HAS BEEN SWALLOWED UP + OUR OPEN
 LAND HAS BEEN ERASED, + ELMSTEAD IS LEFT
 BEING SUFFOCATED BY VAST AREAS OF HOUSING
 QUESTION? WILL ELMSTEAD BECOME A STANWAY!
 'DON'T HOLD YOUR BREATH'



Response: The Steering Group noted the comments provided.

- Resident 4 – *I attended the consultation event on Sunday on the village green and I noticed that St Anne and St Laurence Parish Church was not included on the Policies map or mentioned under Policy ELM18: Community Uses. I suspect this is an error as, despite being some distance from the village centre the parish church is a significant historic building for the community. It provides an important gathering hub for social and cultural events as well as contributing to the spiritual wellbeing of residents. Local groups such as the Brownies make regular use of the meeting room and the local schools hold festivals and concerts in the building. The church holds an annual art festival and other cultural events for the community. Regular Community Sunday lunches take place which are valuable for older folk and others on their own at the weekend. The spiritual significance of the building and the churchyard is also an important community resource. It is a place where local families come together at important times in their lives, to celebrate their marriage or the birth of a child and sadly when they lose a loved one. In addition, it provides a day-to-day space for quiet reflection and prayer which is important to the wellbeing of residents and visitors to the area in their busy lives. I do hope the document can be amended to include the church. If you need to discuss anything further, please contact myself or our Rector Rev Andrew Fordyce.*

Response: The Steering Group agreed to add the facility to Policy ELM18.

3.3 Oneill Homer reviewed the 10 comments from statutory consultees and landowners (see Appendix I) and made some recommendations (see Appendix J). The Steering Group reviewed the amendments and recommendations, met with TDC to clarify its response, and the following modifications were made and approved by the Parish Council which are reflected in the submission version of the ENP:

- Made changes throughout to show which policies apply to GC and which are not intended to apply to the GC as agreed with TDC, see specifically introduction to Section 5;
- Changes to Policy ELM1 to reflect amendments to Policy ELM3 on local gap;
- Minor wording changes to Policy ELM2 and its supporting text to explain how the western boundary of the buffer has been defined;
- Wording changes to Policy ELM3 to reflect amendments to Local Gap and Corridors of Significance following landscape appraisal recommendations;
- Minor changes to Policy ELM8 and supporting text to reflect changes made elsewhere where the policy has been examined;
- Minor changes to Policy ELM9 and supporting text to make it clear how the Code document interacts with the policy;
- Minor changes to Policy ELM12 – ELM13; ELM16 supporting text to clarify policy application and address community comments;
- Added Allen’s Reservoir to Policy ELM14;
- Included correct Church at Policy ELM18.

4. INDEX TO APPENDICES

Appendix A – NHP Flyer

Appendix B – Initial Survey

Appendix C – Initial Survey results

Appendix D – Exhibition Draft Policies

Appendix E – Second Survey

Appendix F – Second Survey Results

Appendix G – Reg 14/21 flyers

Appendix H – Reg 14/21 statutory consultee comments

Appendix I – Recommendations to respond to Regulation 14 representations

5. TABLE A REGULATION 14 CONSULTEES

	Statutory Consultation Bodies	Organisation
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Essex County Council Tendring District Council
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Colchester City Council Ardleigh Parish Council Beaumont Parish Council Bradfield Parish Council Brightlingsea Town Council Little Bromley Parish Council Alresford Parish Council Frating Parish Council Frinton and Walton Town Council Great Bentley Parish Council Harwich Town Council Lawford Parish Council Little Bentley Parish Council Little Clacton Parish Council Little Oakley Parish Council Mistley Parish Council Great Oakley Parish Council Ramsey and Parkeston Parish Council St Osyth Parish Council
(c)	the Coal Authority;	No details available
(d)	the Homes and Communities Agency;	Homes England
(e)	Natural England;	Natural England
(f)	the Environment Agency;	Environment Agency
(g)	the Historic Buildings and Monuments Commission for England	Historic England
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(h)	Network Rail Infrastructure Limited (company number 2904587);	Greater Anglia
(i)	a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England
(j)	the Marine Management Organisation(6);	Marine Management Organisation

(k)	any person -	
(i)	to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	Open Reach
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	
(l)	where it exercises functions in any part of the neighbourhood area —	
(i)	a clinical commissioning group established under section 14D of the National Health Service Act 2006;	North East Essex Clinical Commissioning Group
(ia)	the National Health Service Commissioning Board;	NHS England
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	UK Power Networks
(iii)	a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9)	Cadent Gas Limited
(iv)	a sewerage undertaker; and (v)a water undertaker;	Anglian Water
(m)	voluntary bodies some or all of whose activities benefit all	Various
(n)	or any part of the neighbourhood area;	
(o)	bodies which represent the interests of different racial,	
(p)	ethnic or national groups in the neighbourhood area;	
(q)	bodies which represent the interests of different religious	
	groups in the neighbourhood area;	
	bodies which represent the interests of persons carrying	
	on business in the neighbourhood area; and	
	bodies which represent the interests of disabled persons	
	in the neighbourhood area.	
	Businesses, landowners and their representatives	