

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

(as at 13th April 2018)

INTRODUCTION

1. In February 2015, right from the start of the process of producing a Neighbourhood Plan (NP) for our village of Eight Ash Green (EAG) and following the development of our Communications Strategy in July 2015, we have been keeping a record of our consultations – communications with a variety of stakeholders.
2. So as to get a comprehensive picture of our activities, this Statement or narrative should be read in conjunction with the Neighbourhood Plan; our Project Plan; Evidence Base and Basic Conditions Statement. All these documents, which are on our website at www.eightashgreen.net are designed to support our NP.

RECORD

3. As can be seen from the self explanatory table in the attached Annex A, we have consulted and communicated both widely and regularly using various methods with stakeholders at different levels eg individuals, groups, businesses, public bodies etc. **Typical examples of our different means of communication can be found at Annexes B to R.**
4. The outcomes of these contacts are set out in the right hand column *with the text in italics showing how and where our consultations have influenced the NP.*

SUMMARY of the MAIN ISSUES and CONCERNS RAISED

Housing

5. The villagers, having accepted right from the start that there will be some additional housing in the village, as part of the Colchester Borough Council's (CBC) Local Plan, their main concern has been to identify the best location for this to happen. As a result of two rounds of consultation in Spring 2016 and January 2017 with the village, Site 226 has emerged as the clear front runner. On 8th February 2017, the Parish Council agreed that Site 226 was to become the "chosen" site for future development in the village; it was agreed Site 226 would be the single strategic Site for development of "up to 150 dwellings" as part of the CBC Local Plan; and it would be the site to be promoted in the NP. *By consulting the villagers and their representatives, the Parish Council and the NP Group has been able to reflect their views in the way we have set both the direction and the detailed content of the NP.*
6. With regard to the types and mix of housing the villagers feel is needed in the future, whilst there is evidence from the consultations that took place in July 2016, the responses to our March 2017 questionnaire gives a much clearer picture of what the villagers wish to see developed on the new Site. *This is reflected in the NP.* Whilst issues such as layout and density will be for discussion with the landowner and developer in due course, again *the responses from the village meetings and to our March 2017 questionnaire have specifically influenced the detailed housing Policies and relevant Annexes set out in the NP.*

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Businesses

7. There are a wide variety of small businesses in the village. The Parish Council is keen to encourage more local employment as is the owner of the Moat Farm complex that contains the biggest single concentration of businesses where there is land available for expansion. As a result of a number of meetings with the owner, the NP will promote Moat Farm as a “Designated Business Area”, thus pointing new businesses towards that locality. *Our discussions with the owner have helped to influence the development and wording of the Business Policies in the NP.*

Infrastructure

8. A common refrain from virtually everyone you speak to alludes to the infrastructure saying Colchester cannot cope with the large increase in the number of homes to be built as the roads are continually blocked up; the schools are overwhelmed; there are not enough GPs; the hospital has been rated as “inadequate” etc. In our response to the CBC Preferred Options of July 2016, we suggested they highlight these issues much more clearly in their next publication – the Local Plan, with particular reference as to how they are tackling them.
9. At our level, we have obtained information about a traffic survey carried out by Essex County Council; we have visited all four local educational establishments; and we have visited all three local GP surgeries and *their comments have guided the content of the NP.* Yes, things are busy locally, but they are all able to cope.

HOW HAS THE ENGAGEMENT WITH THE COMMUNITY AND OTHERS HELPED SHAPE THE DEVELOPMENT OF THE NP

10. Our engagement with the villagers, the businesses and other interested parties has been very positive. Whilst at one level, people would perhaps like to see things kept as they are, there is a widespread recognition and acceptance that this is simply not possible. For good or ill, Colchester is an expanding town with a lot to offer, both for existing residents as well as helping to attract new incomers.
11. As indicated above, the immediate concern is the location for the addition of 150 dwellings as per the CBC target figure for EAG. [The reference to “up to 150 dwellings” in paragraph 5 above reflected the wording in the CBC Policy SS7, subsequently superseded by CBC Policy SS5 where the words “up to” were not included]. As this has become more settled, two issues are still at the forefront of villagers mind. First there is understandable concern to ensure this target figure is not breached over the Local Plan period from 2017 -2033 and second, in terms of the actual site for development, what it will look like in respect of the types and mix of housing; the density and layout. As to the development of community facilities, there are a number of these already in place eg open spaces – the Heath; allotments; an excellent PH; a dedicated play area for children; and a village hall. *The responses to the March 2017 questionnaire provide some feedback as to the views about the latter and have been fed into the NP.*

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12. In essence, these issues as well as other concerns about *the need to protect our environment have been fed into the Objectives and Policies for inclusion in the NP.*
13. Serial 1 of our Basic Conditions Statement makes reference, in column 2, to the National Planning Policy Framework principle regarding “Genuinely plan-led empowering local people to shape their surroundings with succinct neighbourhood plans setting out a positive vision for the future”. *The Basic Conditions Statement clearly shows how this principle has been met by way of the Vision statement for our village.*

CONCLUSION

To Summarise our various consultation activities, as at 13th April 2018, we have:-

- met with CBC 15 times
- held formal meetings with the villagers 10 times as well as 3 home visits
- met with members of the senior citizens EAG Friendship Club 3 times
- manned a NP Group stand at 3 Village Festivals
- distributed 12 flyers - updates to the villagers
- distributed 8 reports to the villagers by way of the village newsletter
- attended/given 20 presentations to the PC
- submitted 2 documents to the PC
- updated the Neighbourhood Plan Group (www.eightashgreen.net) web site 11 times
- met with landowners and their agents, 11 times
- met with 7 businesses and a multiple business owner twice
- met with all four of the local educational establishments including three visits to the EAG primary school
- met with the all three of the local GP practices and one dental practice
- met with all of the farmers in the village
- met the local vicar twice
- met with Essex County Council
- met with the Essex Bridleways Association and Sustrans, the national cycle network
- had 5 articles in the local paper – the Essex County Standard

The focus for this Narrative is on the main points; issues and contacts in developing our NP. It does not tell the whole story of course as literally hundreds of emails have been exchanged by the NP Group with the various bodies, groups, organisations shown above. In addition, there have been dozens of telephone calls – discussions.

Finally, copies of all the meeting notes of the NP Group are available on our website.

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ANNEX A

Communications with **Colchester Borough Council (CBC)**, **EAG Residents**, **Parish Council**, **Landowners**, **Education establishments** and **Businesses**

2015			
Serial	Date(s)	Event	Remarks - Outcome(s)
1	Tuesday 10 th February 2015	Parish Council meeting	Parish Council mandated the development of a NP
2	Wednesday 22 nd April 2015	Initial village meeting	<p>10% of adults resident in EAG attended (131 villagers)</p> <p>Annex B contains the notice of the meeting distributed by hand to every household in the village</p> <p>Aim of the meeting was to explain what a NP is and what it is designed to achieve, against the backdrop of the proposed Local Plan for Colchester</p> <p>Villagers accepted that saying “No” to any future development in the village is not an option</p> <p>Meeting approved development of NP + the Neighbourhood Area (ie the Parish Boundary) for inclusion in the NP</p> <p><i>This meeting was the catalyst for developing the NP</i></p>
3	May 2015	Submission to CBC	For designation of Neighbourhood Area (NA)
4	June 2015	NP website set up	www.eightashgreen.net
5	15 th June 2015	CBC agree EAG NA	
6	Wednesday 10 th June 2015	Initial meeting with CBC	Initial meeting with CBC to clarify expectations, CBC plans for the Borough and EAG; timescales; deliverables; and support available from CBC
7	July 2015	Progress report in village newsletter	<p>Report explained the background behind the development of a NP; the approval of our NA by CBC; getting the infrastructure of the NP Group in place; asking the Rural Community Council for Essex for relevant data on EAG; publicising the forthcoming stand at the Village Festival; and showing a map of the possible development sites in the village</p> <p>Annex C sets out a copy of the progress report</p>
8	Saturday 18 th July 2015	Stand at Village Festival	<p>Villagers asked what a NP is and what it is designed to achieve – attendees fully support the process</p> <p>Annex D contains a photograph of this stand</p>

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9	w/c 14 th September 2015	"Update September 2015"	Distributed by hand to every household telling the residents that a housing survey had been completed; we had obtained details from ECC about a traffic survey conducted in 2014 which we wanted extended; a new "Progress" section had been added to the village website which included copies of the minutes of the NP Group meetings and the latest copy of the NP Project Plan; a check had been made with our Parish Plan (2011) and Village Design Statement (2013) to confirm what information was held relevant to the NP; research had been undertaken into Sustainability and Equality Impact Assessments; a start had been made on site assessments on the nine CBC "Call for Sites" locations; a start had been made in setting out a profile of the village; and we had met other NP Groups to exchange information and discuss areas of common interest. Finally, the forthcoming AGM was advertised
10	Tuesday 6 th October 2015	Meeting with CBC	Discussed our progress; obtained confirmation that CBC wishes to work closely with the NP Group; CBC provided advice about the production of our NP; CBC set out the timescales for the CBC Local Plan; and about making links with other officers from CBC
11	November 2015	Progress report in village newsletter	Report of meeting with CBC on 6 th October; provision of a more up to date map showing the CBC Call for Site localities; and advertising of the forthcoming AGM
12	Saturday 14 th November 2015	Notice of AGM	Telling 250 residents for whom we have an email address, details of AGM
13	Wednesday 18 th Nov 2015	AGM	44 villagers + 7 NP Group members + 4 helpers = 55 people – some 4 per cent of adult population in the village Oral reports made a) about the Housing Survey which confirmed the number and types of housing in the village; b) the results of the 2014 Traffic Survey conducted by ECC; and c) an update of the CBC "Call for Sites" to include a brief reference to the surveys undertaken by the NP Group. <i>The meeting helped to influence the development of the NP by endorsing the need for a NP</i>
14	Monday 14 th December 2015	Meeting with CBC	We discussed the CBC rating of the nine "Call for Sites" localities and the need to consider alternative sites; whether we wish to offer land for housing or to leave it to CBC to allocate a site via the Local Plan; the annual housing target for CBC; their forthcoming Preferred Options paper; the approach taken by the NP Group + our Project Plan

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2016

15	Wednesday 13 th January 2016	Parish Council meeting	Meeting to discuss whether we wish to offer land for housing or to leave it to CBC to allocate a site via the Local Plan – the <i>Parish Council</i> agreed to some limited development in EAG thus giving a clear steer to the NP Group to develop a NP accordingly The Parish Council confirmed this decision to CBC in writing on 19 th January
16	Thursday 18 th February 2016	Meeting with the EAG Friendship Club	Exploratory meeting to tell them about the purpose and work of the NP Group
17	Feb – April 2016	Meetings with the eight landowners – agents – developers	There are eight landowners for the nine CBC “Call for Sites”. To obtain their perspective about why the land has been offered for potential development; any “floor plans” for the site; their timetables, expectations and potential flexibilities Summaries of these meetings prepared for consultation at all three village of the subsequent meetings and meetings with individual villagers
18	Tuesday 1 st March 2016	Update to NP web site	NP Status report updated + old material deleted
19	Tuesday 8 th March 2016	Meeting with CBC	Update on progress for both parties + first indication of the additional number of houses CBC are looking for EAG to accept + potential modification to village envelope by CBC to exclude Turkey Cock Lane. <i>The latter helped to shape the text of the NP as regards the (village envelope) Village Settlement Boundary in the NP</i>
20	Wednesday 9 th March 2016	Parish Council meeting	Provided an update on progress to the Parish Council eg all nine CBC “Call for Sites” now surveyed by the NP Group; 7 out of 9 landowners seen; housing survey completed; notice of forthcoming village meetings; the CBC timetable for publication of their “Preferred Options” consultation paper
21	w/c 14 th March 2016	Progress report in village newsletter	Report of the 2015 AGM eg presentations about the Housing and Traffic Surveys (undertaken by the NP Group and ECC respectively); information about the forthcoming meetings with the landowners of the nine CBC “Call for Sites” and the inclusion of the latest map of these Sites Publicising the forthcoming Village Meeting on 30 th April meeting – see below

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22	Saturday 19 th March 2016	Focus Group meeting	<p>30 villagers invited - 24 attended (names recorded) The meeting was told about the results of the survey undertaken by the NP Group of all nine CBC "Call for Sites" localities as well as providing feedback from the meetings with the landowners. Residents were then asked to rate all nine Sites against each other and rank them from 1 to 9, saying why ie to let the NP Group know which is their "Preferred Site"</p> <p>Attendees were asked to rate the importance of a number of issues to include housing; amenities; education; landscape; employment and infrastructure</p> <p>Attendees were asked their views about the number and types of housing that should be built in the village</p> <p><i>This meeting provided the first indication by the villagers of where the proposed housing for the village should be located (Site 226) and thereby referenced in the NP</i></p>
23	Thursday 31 st March 2016	Presentation to the EAG Friendship Club	<p>25 villagers present – asked the same questions as per Serial 22 above</p> <p>Annex E contains a photograph of this event</p> <p>A further 5 responses were received following visits to individual households</p>
24	w/c 11 th April 2016	Distribution of village "Flyer"	<p>To inform residents of the "whole" village drop in meeting Saturday 30th April Flyer circulated to every household + copies placed inside/outside of village hall; garage; fish & chip shop; Cricketers PH; village notice boards + mass email sent out</p>
25	Tuesday 12 th April 2016	Focus Group meeting	<p>30 villagers invited – 33 attended (names recorded)– asked the same questions as per Serial 22 above</p> <p>Annex F contains a photograph of this event</p> <p><i>The second opportunity by the villagers to influence the content of the NP by choosing Site 226</i></p>
26	Friday 22 nd April 2016	Article in Essex County Standard	<p>Gave details about the whole village drop in meeting on 30th April</p>
27	Sunday 24 th April 2016	Oral church notice	<p>Priest (John Parker) mentioned importance of forthcoming drop in meeting of 30th April in his weekly sermon from the pulpit + article in the local Church Times</p>
28	Tuesday 26 th April 2016	Meeting with Alan Lindsay of ECC	<p>We were informed ECC had repeated their 2014 traffic survey + we asked that four additional locations should be surveyed</p>
29	Various	Visits to individual homes for completion of Ranking Sheet	<p>19/4/16 Ros Spalding, 20/4/16 Jenny Huxtable, 21/4 /16 Judy Alden</p>

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30	Friday 29 th April 2016	Article in Essex County Standard	Gave details about the whole village drop in meeting on 30 th April
31	Saturday 30 th April 2016	Whole village meeting	153 villagers attended (now met with some 250 villagers) – asked the same questions as per Serial 22 above <i>The third opportunity by the villagers to influence the content of the NP by choosing Site 226</i>
32	Friday 6 th May 2016	Article in Essex County Standard	Reporting the success of the 30 th April village meeting
33	Sunday 8 th May 2016	Paper for the Parish Council	Following the results of the various meetings with the villagers and landowners, and NP Group survey of the nine CBC “Call for Sites”, the paper asked the Parish Council to express a view, at the forthcoming meeting on 1 st May, about the 3 out of the 9 Sites which had a New Promoter Score (NPS) (ie more positive than negative scores)
34	Wednesday 11 th May 2016	Parish Council meeting	The NP Group talked to the 8 th May paper, and of the three NPS sites, the Parish Council endorsed Site 226 as the “Preferred Site” with Site 155 as the second option. Site 150 was rejected as it could lead to coalescence with Stanway. [Site 150 subsequently rejected by CBC as “unsuitable”] The focus of the meeting was about the LOCATION of future housing in the village – the precise NUMBER and TYPES of housing were yet to be determined <i>This definite steer from the Parish Council has been reflected in the drafting of the NP</i>
35	Friday 27 th May 2016	Meeting with CBC	Gave feedback from the various meetings with villagers to include our “Preferred Site” + confirmation of the additional number of houses CBC are looking for EAG to accept (up to 150) <i>As this was the first firm indication from CBC about the <u>number</u> of houses to be allocated to EAG, this figure has henceforth been included in drafts of the NP</i>
36	Monday 30 th May 2016	Email to all landowners	Providing an update on progress and to meet with them in due course
37	Wednesday 8 th June 2016	Parish Council meeting	Report back from meeting with CBC on 27 th May
38	28 th June 2016	Letters to EAG Primary School, Stanway Secondary School and Sixth Form College	Requesting a meeting to discuss implications for these establishments of housing developments in EAG NP and potential student numbers
39	28 th June 2016	Letters to businesses	Requested meetings with those who have business premises and informed those businesses who have a private, residential address of our NP Annex G contains a copy of the letter

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40	w/c 4 th July 2016	Progress report in village newsletter	Update on progress re the landowners and the outcome from the three village meetings – Site 226 is the “Preferred Site” Mention was made about a meeting with ECC about the 2014 traffic survey where we had asked for details about a repeat of the survey plus we asked for 4 new locations to be surveyed as no traffic data was available in certain locations in the village Reference was made to the next steps which included meeting the businesses in EAG; the community groups in EAG; and the local schools – colleges
41	Monday 4 th July 2016	Meeting with Leon Dias, owner of Pathways Centre	Privately owned, publically funded day centre for people with learning difficulties
42	Friday 8 th July 2016	Meeting with Brenda Eagland – Cattery	Local small business whose land is outside the village envelope
43	Friday 8 th July 2016	Meeting with Chelsea, Manager of Progressive Mews residential home	Home for people with challenging behaviour
44	Sunday 10 th July 2016	Letter to Colchester Institute	Requesting a meeting to discuss implications for the Institute of housing developments in EAG NP and potential student numbers
45	W/c 11 th July 2016	Distribution of village “Flyer”	Delivered to every household, informing residents of the forthcoming CBC consultation event Annex H contains a copy of the flyer
46	Monday 11 th July 2016	Meeting with Heather Hann Head of EAG Primary School	School places are under pressure but coping OK and should be able to absorb additional numbers <i>Whilst subsequently 45 extra places have been earmarked for the local primary school, discussions have shown that the development of 150 houses in EAG does not present undue strain on the local educational establishments, with the result that the NP does not need to have any specific Objectives and Policies in respect of educational matters</i>
47	Monday 11 th July 2016	Meeting with Ian MacNaughton Principal of Sixth Form College	No shortage of places, now or for the foreseeable future <i>Whilst subsequently 45 extra places have been earmarked for the local primary school, discussions have shown that the development of 150 houses in EAG does not present undue strain on the local educational establishments, with the result that the NP does not need to have any specific Objectives and Policies in respect of educational matters</i>
48	Wednesday 13 th July 2016	Distribution of village “Flyer” and CBC “Flyer”	Both sent to all landowners informing them of the forthcoming CBC consultation event
49	Saturday 16 th July 2016	Stand at EAG Music Festival	Some 30 people came up and made enquiries – welcomed progress on NP
50	Monday 18 th July 2016	CBC consultation event	Held in village hall - EAG NP Group in support – some 50 residents attended Owners – developers of Sites 149 and 155 attended

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51	Tuesday 19 th July 2016	Meeting with Jonathan Bland Co-Head of Stanway Secondary School	<p>Full in September 2015 but with extra places coming on stream by way of school expansion plans, should be able to cope with additional housing in EAG</p> <p><i>Whilst subsequently 45 extra places have been earmarked for the local primary school, discussions have shown that the development of 150 houses in EAG does not present undue strain on the local educational establishments, with the result that the NP does not need to have any specific Objectives and Policies in respect of educational matters</i></p>
52	Friday 29 th July 2016	Meeting with Alison Andreas, Principal of Colchester Institute	<p>No shortage of places and is able to cope with any potential growth in the number of additional pupils</p> <p><i>Whilst subsequently 45 extra places have been earmarked for the local primary school, discussions have shown that the development of 150 houses in EAG does not present undue strain on the local educational establishments, with the result that the NP does not need to have any specific Objectives and Policies in respect of educational matters</i></p>
53	W/c 25 th July 2016	Update to NP web site	NP Status report updated
54	Sunday 31 st July 2016	Poster sent to Stanway School, Sixth Form College and Colchester Institute	To help recruit a young person from EAG to our NP Group + an offer to meet the students of Stanway School and the Institute as part of their "Citizenship" programme
55	August	Letter delivered to EAG Community Groups	<p>Offering to meet them to discuss any issues or concerns they may have about our NP</p> <p>Annex I contains a copy of the letter</p>
56	Friday 19 th August 2016	Meeting with Tony Doubleday	<p>Owner of the Moat Farm business area containing 10 business units – wishes to increase the number of units but area currently classed as agricultural land. He is happy about the proposal for his site to become a "Designated Business Area"</p> <p><i>This proposal has been included in the NP</i></p>
57	Monday 22 nd August 2016	Meeting with Janet Flower and Robert Chamley	Joint owners of Site 226 to confirm initial discussions and "commitments" – they are in discussions with Gladmans land agents
58	Wednesday 7 th September – 14 th October 2016	Potential meeting with Brickstables Dental Practice	As part of our programme to visit and speak with businesses in EAG, we first of all telephoned the Practice on 7 th September to try and set up a meeting to discuss any potential use of their land for business purposes, but were advised to send an email which the owner could consider. Despite further emails sent on 18 th September and 14 th October, there has no response so no further action has been taken

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59	Wednesday 14 th September 2016	Parish Council meeting	Update for Parish Council on progress to include confirmation that the CBC “Preferred Options” consultation paper, clearly shows Site 226 as our “Preferred Site”; a report of the meeting with the owners of Site 226; the feedback from meetings with businesses and schools; our recent communications with villagers; the documentation the NP Group is working on; the importance of the forthcoming questionnaire; and next steps eg the AGM in November
60	Friday 16 th September 2016	Meeting with CBC	Confirmed CBC Local Plan timetable had slipped a year; informed us that an additional Site had been put forward for potential development; discussed the situation regarding the Settlement Boundary (ex Village Envelope) and the need to undertake a thorough review; agreed to look at our draft documentation; reported back to CBC about our meeting with the landowners of Site 226; and discussed the designation of business areas
61	Friday 16 th September 2016	Meeting with Moles Seeds	Their site contains some 12 acres of land but have no plans to either expand the size of their current premises or to lease/rent out the rest of the site
62	Monday 26 th September 2016	Meeting with local vicar	One of the local Community Groups. Explained purpose, progress and present position of the NP. John Parker was keen to explore the potential for new amenities for the village such as a new Church Hall on the old Scout Hut land. We also discussed the possibility of having a new Village Hall on church land as part of a “Community Hub” – plenty of car parking spaces for example. He agreed to consult the Parochial Church Council about this and come back to us. <i>As a result of this meeting, a specific Policy (CA1) has been included in the NP to reflect that a new village hall is to be located on the site of the CofE church</i>
63	Monday 4 th October & Friday 7 th October 2016	Exchange of emails with land agents enquiring about Site 124 with a view to developing a care home on the site	Responded by explaining the consultation process with the villagers saying that Site 226 is the preferred site with Site 155 as the reserve site and Site 124 is not being considered for development as part of the Neighbourhood Plan
64	Friday 14 th October 2016	Potential meeting with the “Eight Ash Green” Dental Practice	Initial email sent on 14 th October requesting a meeting to discuss any potential use of their land for business purposes. A subsequent exchange of emails in October demonstrated that the owners only wish to develop their land for domestic housing rather than for business. Any application for building will need to go via the normal planning route eg via the Parish Council
65	Saturday 15 th October 2016	Meeting with Janet Flower and Robert Chamley	Explained that in view of 3 new sites coming forward for potential development (“Heathfields” site + 2 from Ted Gittins – details NYK), we are going to conduct a fresh round of consultation with the village in the New Year to include Site 226

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66	Monday 24 th October 2016	Meeting with Guy French, owner of Site 155	To discuss his three new “floor plans” for the Site. Agreed, his Option 2 (to include a larger slice of land that will accommodate up to 150 houses) will be put forward as part of the consultation with the village in the New Year. (Option 1 was the original site put forward which is too small and Option 3 straddles the A1124 to include both Site 155 and Site 226 – NP Group rejects this as it could lead to the whole of Sites 155 and 226 being developed resulting in more than 150 houses being built)
67	Monday 7 th November 2016	Meeting with CBC	To discuss progress, inform CBC about proposed changes to Site 155, confirmation of the need to hold another consultation meeting so the villagers can rank Sites 226 (again); the new proposals for Site 155; the new “Heathfields” Site and the Ted Gittins request to review Sites 063 and 208; CBC happy to look at and comment on our draft documents eg our Sustainability Assessment and our Objectives and Policies
68	Tuesday 8 th November 2016	Visit to the “Tollgate Clinic” GP surgery	Meeting to inform the practice about the proposed addition of “up to 150” houses in EAG; confirmation that EAG is in their catchment area; and their ability to cope with additional patients. The Practice Manager confirmed they already have plans in place to expand the Practice and they would be able to cope with any new patients from EAG that may wish to register with them <i>This meeting indicated that a specific Objective and Policy that might reflect the need for additional GP/primary care services, are not required for inclusion in the NP</i>
69	November 2016	Progress report in village newsletter	Reference was made to the publication by CBC of their “Preferred Options” consultation paper which a) confirmed EAG is expected to take “up to 150 houses” and b) confirmed that the NP will allocate the Site to be developed. Activities undertaken by the NP Group were reported which included meeting with various businesses; all 4 local educational establishments; as well as writing to all the local community groups. An update was given about the traffic survey (ECC has not, after all, repeated their 2014 survey and the costs of undertaking a survey of the 4 additional locations identified by the NP Group are prohibitive) Mention was made of the forthcoming questionnaire to be distributed in the New Year and the importance of completing it. Finally, the date, time and venue for the AGM were given.

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70	Friday 4 th November 2016	Article in Essex County Standard	Notice of the AGM on Wednesday 16 th November
71	Friday 11 th November 2016	Article in Essex County Standard Email sent to NP Group mailing list)) Notice of the AGM on Wednesday 16 th November))
72	Monday 14 th November 2016	Meeting with Essex Bridleways Association	The new proposed “Heathfields” Site has a bridleway running through it. EBA confirmed a bridleway is there “in perpetuity” and any developer would have to ensure it remained in place. EBA provided advice about the maintenance of the route and the preservation of the screening that is currently in place on the NE edge of the Site <i>The outcome from this meeting has directly influenced the drafting of Policy EnvP4 in the NP</i>
73	Monday 14 th November 2016	Informal meeting with the Vice Chairman of the Parish Council	Discussion centred around any change to the Village Settlement Boundary (VSB) and the inevitable extension of the VSB to accommodate the Single Strategic Site of “up to 150” houses. It was agreed not to hold a meeting “in public” of the Parish Council until it was clear which is or has become the “chosen” Site
74	Wednesday 16 th November 2016	AGM	85 villagers including members of the NP Group present – 57 from Heathfields/Searle Way/Spring Lane + 28 from the rest of the village Presentations included explaining the context underpinning the development of our NP; the progress – achievements since last AGM; the timetable – next steps for both CBC and the NP Group; a financial report; election of officers and a Q&A session. All those present agreed there should be a single strategic Site that would accommodate “up to 150” houses rather than having piecemeal development throughout the village Annex J contains a photograph of this event
75	Monday 21 st November 2016	Meeting with Arbora Homes	Developer of the Heathfields” Site. Produced a “floor plan” for the Site that did not include or indicate the pre-existing bridleway. Arbora has the option on a much bigger piece of adjoining land – too big for our purposes. Prepared to offer land for a new village hall
76	Tuesday 22 nd November 2016	Meeting with Ted Gittins	He wants the NP Group to reconsider Site 063, less the field to the West of Turkey Cock Lane. NP Group not prepared to reconsider Site 208 as it cannot absorb 150 houses and the policy is to go for a single Strategic Site rather than piecemeal development across the village
77	Monday 28 th November 2016	Update to NP web site	NP Status report updated

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78	Friday 2 nd December 2016	Written brief sent to 4 Landowners - Agents	Telling them of the village meeting on 21 st January 2017 where the villagers will be undertaking a second ranking exercise; asking if there were any additional points they wanted to raise; suggesting they might present an indicative road layout/"floor plan" of their site; and posing 4 questions, 2 about the village hall; building homes for "downsizers"; and why villagers should choose their site for development
79	Friday 2 nd December 2016	Exchange of emails with John Parker, vicar of EAG	The Parochial Church Council are supportive of pursuing the idea of a Community Hub on the site of the EAG church NP Group asked him to hold fire on the next step of consulting the Diocese until it was clear which Site will be the one chosen by the village and engagement takes place with the land owner – agent – developer
80	Saturday 3 rd & Sunday 4 th December 2016	Stand at the EAG Friendship Club Christmas Fayre	Number of enquiries answered and copies of the "flyer" for the village meeting on 21 st January 2017 handed out
81	Friday 9 th December 2016	Visit to the Ambrose Avenue GP surgery	Meeting to inform the practice about the proposed addition of "up to 150" houses in EAG; confirmation that EAG is in their catchment area; and their ability to cope with additional patients. The Practice Manager confirmed they already have plans in place to increase the number of nurse practitioners and they would be able to cope with any new patients from EAG that may wish to register with them <i>This meeting indicated that a specific Objective and Policy that might reflect the need for additional GP/primary care services, are not required for inclusion in the NP</i>
2017			
82	Friday 6 th January 2017	Visit to the Winstree Road GP surgery	Meeting to inform the practice about the proposed addition of "up to 150" houses in EAG; confirmation that EAG is in their catchment area; and their ability to cope with additional patients. The Practice Manager confirmed they are aware of the proposed additional housing locally, Stanway in particular they would be able to cope with any new patients from EAG that may wish to register with them <i>This meeting indicated that a specific Objective and Policy that might reflect the need for additional GP/primary care services, are not required for inclusion in the NP</i>
83	W/e 8 th January 2017	Distribution of village "flyer"	Notice of forthcoming village consultation meeting

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

84	Wednesday 11 th January 2017	Presentation to the Parish Council	<p>Provided an update on progress EAG Methodists confirmed that worship is to cease at EAG and move to Stanway (an increasingly elderly and reducing congregation)</p>
85	Saturday 21 st January 2017	Village consultation meeting	<p>Villagers asked to rank Site226; revised Site 155; the new “Heathfields” Site; amended Site 063 against each other, giving reasons 254 villagers attended – 259 ranking sheets completed</p> <p>Voting showed support for the 4 sites as follows: Site 226 = 68.9% - Site 155 = 14.7% Site 063 = 11.6% - HF Site = 4.8%</p> <p>Annex K contains a photograph of this event</p> <p><i>The views expressed and the data from this meeting have been included in the NP</i></p>
86	Monday 23 rd January 2017	Met the agent and potential developer for Site 039	<p>Telephone call out of the blue from Pegasus Group on 18th January – potential developer Hopkins Homes Explained Site 039 came last out of 9 sites in the Spring 2016 consultation round – villagers want to retain the open nature/views within the village and our VDS Design Guide 50 specifically reflects this opinion</p>
87	Tuesday 24 th January 2017	Sustrans National Cycling Organisation	<p>Discussed potential cycle routes – paths General advice received – willing to undertake a formal study of potential options at a cost of £350 per day – a 4 day project Report sent to Chair of Parish Council for advice on next steps</p> <p><i>The outcome from this meeting has directly influenced the drafting of Policy EnvP4 in the NP</i></p>
88	Wednesday 8 th February 2017	Presentation to the Parish Council	<p>Gave feedback from the village consultation meeting; Parish Council confirmed Site 226 is now the “chosen” Site for development of up to 150 houses; they confirmed they are content to have one Strategic Site (226) for development of up to 150 houses; and they accepted the recommendation from the NP Group that in due course, the Village Settlement Boundary should be extended to include Site 226 – see Serial 115</p> <p><i>The decision taken by the Parish Council has been included in the NP</i></p>
89	Friday 10 th February 2017	Update to NP web site	<p>Informing readers of the outcome of the Parish Council meeting of 8th February 2017</p>
90	Friday 10 th February 2017	Note sent to the 4 landowners/agents whose land was considered at the village consultation meeting on 21st January 2017	<p>Informed of outcome and the first rank preference scores</p>

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

91	W/c 13 th February 2017	Update note delivered by hand to every household in the village	Confirmed the outcome of the 21 st January 2017 village consultation meeting; brief summary of the presentation to the Parish Council on 8 th February 2017; and “notice” of the open village, drop-in meeting of 6 th May 2017 Copies placed in PH; fish and chip shop; garage; 3 x PC notice boards ; and village hall
92	Friday 17 th February 2017	Met the owners of the EAG Dental Practice	Confirmed to them that their desire to build some houses on their land is a planning matter for the Parish Council and not the NP Group
93	W/c 6 th March 2017	Questionnaire delivered by hand to every household in the village	Two copies per household – for return by 31 st March 2017 Annex L shows the front cover of our questionnaire (which is available on our website)
94	Tuesday 21 st February 2017	Meeting with CBC	Discussed draft questionnaire and Objectives and Policies
95	Tuesday 21 st February 2017	Met with Gladman Developments	The land agents for Site 226 – discussed their proposals and our respective timetables. Invited them to the Parish Council meeting on 12 th April and the open village meeting on 6 th May 2017
96	Saturday 25 th February 2017	Focus Group meeting to consider the draft Objectives and Policies for inclusion in the NP	Sixteen villagers split into three groups - considered particular sections of the O&P plus asked to reaffirm a number of Design Guidelines from the 2013 Village Design Statement <i>The views expressed were included in the early drafts of the Objectives and Policies, subsequently modified</i>
97	March 2017	Progress report in village newsletter	Brief report of the 2016 AGM; the 21 st January 2017 village consultation meeting; and summary of the presentation to the Parish Council on 8 th February 2017. Informed the village about the Focus Group meeting on 25 th February and notice given about the forthcoming Questionnaire and “notice” of the open village, drop-in meeting of 6 th May 2017
98	Monday 10 th April 2017	Meeting with Brick Kiln Farm	Obtained details about the farm and plans for expansion – dead against commercial solar farms. Owners moderate the use of nitrates – EAG in a “Nitrate Vulnerable Zone”
99	Tuesday 11 th April	Meeting with CBC	Discussed housing issues and our proposals to give people “with a local connection”, an element of priority to any of the affordable homes that will come up for rent on Site 226
100	Wednesday 12 th April 2017	Presentation to the Parish Council	Report of initial results from the questionnaire
101	Thursday 13 th April 2017	Update to the NP Web site	Copy of our report to the Parish Council

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

102	Tuesday 18 th April 2017	Meeting with Guy French at Bullbanks Farm	Obtained details about the farm (250 acres – arable use only + 25 acres of woodland) and their moderate use of nitrates – EAG is a “Nitrate Vulnerable Zone”. Also against commercial solar farms. Concerns relate to ensuring retention of the agricultural character of their land and trespassers (usually dog owners) who wander over their land, not keeping to marked PRow. No plans to diversify eg holiday lets.
103	Thursday 20 th April 2017	Note sent to Parish Council	Note recommending that in due course, the Village Settlement Boundary (VSB) should be extended to include Site 226 (the “Chosen” site for future development of “up to 150 dwellings” as part of the CBC Local Plan) and that the PC should review the remainder of the existing VSB, setting out the results of their review and the reasons behind their decision(s) – see Serial 116
104	W/c 24 th April 2017	Distribution of two flyers	Informing villagers of 6 th May open meeting and one asking for details about who is on the CBC Housing Register and wishes to rent a property ie to help establish potential Housing Needs in EAG
105	Thursday 4 th May 2017	Distribution of electronic flyer	Informing those villagers, who are on our electronic database, of 6 th May open meeting
106	Friday 5 th May 2017	Distribution of the Technical Report setting out the full results from our 2017 questionnaire	Copies sent to PC members and CBC + on our website Annex M shows the front cover of the Technical Report (which is available on our website)
107	Saturday 6 th May 2017	Village Open Day	102 villagers attended (M=58 + F=44) coming from all parts of the village, majority aged 50+ but all ages down to age 15 Purpose was to provide information regarding the 21 st January 2017 village meeting; copies of the Technical Report setting out the results of the 2017 Questionnaire; hard copies of the draft NP and SA/SEA; as well as asking for responses to a number of proposed Objectives and Policies. At our invitation, Gladman Developments (the land agents for our “Chosen” Site 226) also had a display Annex N contains a photograph of this event <i>The views expressed provided confirmation of both the direction and content of the NP</i>
108	Tuesday 9 th May 2017	Update to NP website	NP Status report updated to include the revised Vision statement (eg reference to the West Tey Garden Community/village) and the “present position as at 8 th May 2017”.
109	Wednesday 10 th May 2017	Presentation to the Parish Council	Parish Council asked to note v17 of the NP and v17 of the SA/SEA. PC agreed to set up a sub-group to consider the VSB – see Serial 116

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

110	Thursday 11 th May 2017	Application to the Neighbourhood Plan Independent Examination Referral Service (NPIERS)	Asking them to test the robustness of both our NP and SA/SEA
111	Friday 26 th May 2017	Meeting with Ceri Daniels Head of EAG Primary School	New head aware of proposals for Site 226 which will require an expansion of school places in due course - currently has 123 pupils with a capacity of 140. Showed her p36 of current draft (v17) of NP (Objectives and Policies in respect of "Education") should she wish to add to let us have any comments.
112	Tuesday 13 th June 2017	Documentation sent to NPIERS	V 17 of our NP; v17 of our SA/SEA; our 2013 VDS; and our Basic Conditions Statement
113	Wednesday 14 th June 2017	Presentation to the Parish Council	Outcome from the CBC Local Plan Committee meeting of Monday 12 th June 2017; the present position of the NP Programme (referral to the NPIERS in May); the next steps (NPIERS comments – revision of the NP and SA/SEA – informal submission of the NP and SA/SEA to CBC – 6 week public consultation); reminder of NP Group documentation on the website; and Gladman Development submission of their planning application to CBC in respect of Site 226
114	Thursday 15 th June 2017	Further documentation sent to NPIERS	Consultation Statement (as at 14 th June 2017) + Basic Conditions Statement (as at 5 th May 2017)
115	July 2017	Progress report in village newsletter	Distribution of questionnaire; analysis of results presented to the Parish Council on 12 th April 2017; published results in a Technical Report on NPG website; village open meeting on 6 th May 2017 (see Serial 107) + referral to the NPIERS
116	Monday 10 th July 2017	Submission (from the "Chair" of the proposed PC sub group) to the PC regarding the VSB	Reminder to Parish Council of their decision taken on 8 th February 2017 that the VSB should be extended to include Site 226; to note the decision taken by CBC to remove the VSB from Seven Star Green; and to recommend that no further changes be made to the VSB – See Serial 109
117	Wednesday 12 th July 2017	Visit to CBC Local Plan public consultation meeting	Confirmed Plan remains as presented at CBC Local Plan Committee meeting on 12 th June 2017 – EAG Policy SS5 (was SS7) and extract taken from CBC Sustainability Appraisal Environment Report of June 2017
118	Wednesday 12 th July 2017	Presentation to the Parish Council	Report on NPG position regarding the Gladman Developments Planning Application No 171529 to include next steps eg to clarify a number of points regarding the village hall and link road In noting CBC proposed removal of the VSB around Seven Star Green and the recommendation as set out in the submission as per Serial 116, the Parish Council agreed no further changes should be made to the VSB

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

119	Friday 14 th July 2017	Meeting with CBC	Discussed Gladman Development planning application 171259; obtained initial feedback on v17 of our NP and v17 of our SA/SEA + Consultation Statement – Evidence Base – Basic Conditions Statement (sent to CBC on 7 th July 2017); a brief discussion about our Regulation 14 consultation; confirmation we need not complete Equality Impact Assessment as we can rely on the overarching one completed by CBC for the Local Plan; feedback from the EAG PC meeting 12 th July 2017 [Consultation with NPIERS suspended – CBC to check content of NP first]
120	Saturday 15 th July 2017	Stand at EAG Music Festival	Copies of the draft NP (v17); the draft SA/SEA (v17); and the 2017 Questionnaire Technical report on display + details of the key documentation on the NPG website + list of “tabs” on the website Annex O contains a photograph of this event
121	Monday 7 th August 2017	Meeting with Tony Doubleday	Visited his site at Moat Farm to see progress on development and to obtain a detailed “floor map” of the site for the NP
122	Friday 11 th August 2017	Update to NP website	Report of meetings with CBC; collaboration with RCCE; reporting to the Parish Council; how we have kept the village informed; record of other meetings; village meetings – Spring 2016 -the Focus Group meeting of 25 th February 2017 and 6 th May 2017 open village meeting; and our other work strands eg revisions to the NP
123	Friday 8 th September 2017	Meeting with CBC	Met to discuss v19 of our NP Exchange of emails followed – comments on the NP from CBC on 12 th September and NPG response on 20 th September 2017 <i>Comments from CBC fed into the NP</i>
124	Wednesday 13 th September 2017	Presentation to the Parish Council	Report setting out the delays over the summer – 9 weeks vis a vis the NPIERS + 9 weeks vis a vis CBC + report back of meeting with CBC on 8 th September 2017
125	Wednesday 11 th October 2017	Presentation to the Parish Council	Informed Parish Council that NPG will be meeting CBC on 27 th October 2017 to clarify their comments on v19 of the NP – email of 12 th September refers – see Serial 123 Informed Parish Council about the forthcoming AGM on Saturday 18 th November 2017 Informed PC about the subtle difference between CBC Policy SS7 of 2015 which mentions “..up to...” 150 houses (in EAG) and the now SS5 of 2017 which does not contain the words “..up to...” ie we are expected to take our full quota of 150 houses
126	October 2017	Progress report in village newsletter	Report on availability of the questionnaire Technical Report; how to access the Gladmans planning application 171528; and reminder of AGM on Saturday 18 th November Annex P sets out a copy of the progress report

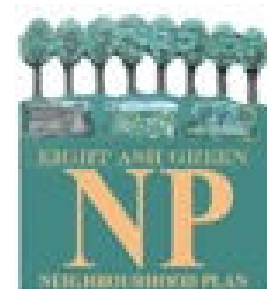
EIGHT ASH GREEN NEIGHBOURHOOD PLAN

127	Friday 27 th October 2017	Meeting with CBC	Following the meeting on 8 th September and subsequent exchange of emails, the way forward resolved – CBC to comment on major issues, style and layout of NP for the NP Group to determine <i>Comments from CBC fed into the NP</i>
128	w/c 6 th November 2017	Flyer distributed to every household in the village	Notice of 2017 AGM
129	8 th November 2017	Presentation to the Parish Council	Report back from meeting with CBC on 27 th October; update on planning application 171528 (Site 226); two papers presented regarding Projects and Section 106 (both for inclusion in the NP)
130	17 th November 2017	Meeting with Ceri Daniels Head of EAG Primary School	Discussion about proposal in the NP about new pedestrian access routes from Site 226 to the school which she supports
131	18 th November 2017	AGM	50 villagers attended. Presentations included a report on activities since the 2016 AGM; update on progress with the NP; next steps; finance report; and Q&A session
132	November 2017	Update to NP website	Revised Vision statement; “Read about it” and “Present Position” updated
133	13 th December 2017	Presentation to the Parish Council	V22 of the NP submitted for approval (Parish Council unanimously approved v22 with some minor recommendations, <i>subsequently incorporated</i>).
2018			
134	5 th January 2018	Meeting with CBC	Discussed the proposed link road on Site 226; v24 of the NP (submitted to CBC on 17 th December 2017); the Regulation 14 consultation; the timetables for the planning application for Site 226 and the CBC Local Plan <i>Oral comments from CBC fed into the next draft of the NP – v25</i>
135	10 th January 2018	Presentation to the Parish Council	Reported back from the CBC meeting of 5 th January 2018
136	11 th January 2018	Meeting with Janet Flower and Robert Chamley, owners of Site 226	Unusually, they were not present at the Parish Council meeting on 10 th January, so they were briefed about the meeting with CBC on 5 th January 2018. Both fully supported the building of a direct road linking the A1124 and Fiddlers Hill
137	12 th January 2018	Update to NP website	Correct Vision statement and “Present Position” updated Annex Q sets out details of the update
138	w/c 5 th February 2018	Distribution of village “Flyer”	See Annex R Informing all those shown in Annex S about the Regulation 14 process; how they obtain site of the NP (and supporting documentation); and how to respond

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

139	12 th February – 25 th March 2018	Regulation 14 consultation	Six week public consultation 633 hits on the NP website 117 hits on the comments form 70 comments form completed Responses from Marine Management Organisation; Sustrans; National Grid; Historic England; Natural England; Environment Agency; Richard Schofield & Mr Bokenham (land owners)
140	13 th February 2018	Meeting with Gladman Developments	Liaison meeting to discuss progress and respective timescales, particularly in respect of the road linking the A1124 and Fiddlers Hill
141	14 th February 2018	Presentation to the Parish Council	Report of progress; the Reg 14 consultation; and the village drop-in meeting on 10 th March 2018
142	16 th February 2018	Article in Essex County Standard	Notification of the Reg 14 consultation to include website and the village drop-in meeting on 10 th March 2018
143	2 nd March 2018	Article in Essex County Standard	As per Serial 142 above
144	w/c 5 th March 2018	Distribution of village newsletter	Reminding villagers of how to comment on the draft v26 of the NP and the village drop-in meeting on 10 th March 2018
145	9 th March 2018	Article in Essex County Standard	As per Serial 142 above
146	10 th March 2018	Village drop-in meeting	Designed primarily to help people to complete the Reg 14 comments form – <i>comments on v26 of NP taken on board for v27 of NP</i> 22 people attended
147	14 th March 2018	Presentation to the Parish Council	Report of progress to include future timetable
148	23 rd March 2018	Article in Essex County Standard	Final reminder of consultation (..closure date is Sunday..)
149	w/c 2 nd April 2018	Update to NP website	Revised, new text bringing website up to date with developments
159	10 th April 2018	Meeting with CBC	Discussed their comments on v26 of the NP and next steps
160	11 th April 2018	Presentation to the Parish Council	Summary of meeting with CBC and next steps/timetable

**Flyer informing villagers of the initial
Eight Ash Green Neighbourhood Plan meeting**



Take notice that

A Village Meeting

**On the Neighbourhood Plan will be held in the Village
Hall on 22 April 2015 at 7.00 pm Everyone Welcome**

You really need to be there!

Neighbourhood Plan – What’s in it for us?

Introduction

Neighbourhood Plans have been introduced by Government to encourage local communities to have a much greater say on community planning. This means the future development of Eight Ash Green would be in our own hands, rather than with third parties such as Developers, Colchester Borough, Essex County Council or Central Government.

Eight Ash Green already has a Parish Plan and Village Design Statement. These were put in place following a detailed and lengthy consultation with villagers, and completed by village volunteers. Both were adopted by Colchester Borough Council as supplementary planning guidance. They provide an aspirational plan for the future of our village, but they are not intended to specify the extent and location of future development.

The 2017-2032 Borough Local Plan

Colchester Borough Council has just started work on the Borough Local Plan for 2017-2032, which entails finding sites for some 16,000 new homes. Several local land-owners see Eight Ash Green as ideally situated for large-scale development, and have made representations in the initial call for development sites. Unless tightly controlled, we could see 600 to 1000 new houses being built by 2032, which would completely change the character of the Village.

If we have a Neighbourhood Plan, local people will be able to influence the extent of development, where that development takes place, and what other infrastructure should be provided. However, **“No Development” is not an option**. All villages will be asked to take some development to provide for their local needs, typically 20 - 50 homes between 2017 and 2032, according to the size of the village.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

So the first action is for the Village to decide whether it wants a Neighbourhood Plan. **If it does, then a Plan will be produced by the Parish Council but we need volunteers to help us.** A Neighbourhood Plan will determine the future development of our community and the additional facilities that should be provided.

If we decide not to proceed with a Neighbourhood Plan, then the decisions on any future development in our Village will be imposed on us by Colchester Borough Council or by Central Government.

What is the Neighbourhood Plan and Why Bother?

A Neighbourhood Plan would be based on the proven evidence-based need for residential development, and a decision by the village on where it should be located. The Draft Neighbourhood Plan must be reviewed by a Government Planning Inspector, and adopted by the Village in a referendum. The Approved Neighbourhood Plan then becomes a statutory part of Colchester Borough Council's planning policy.

The key points include:

1. ❖ Acceptance that future development will occur, but any change will be greatly influenced by the approved Neighbourhood Plan. ▪
2. ❖ A focus on what the types, numbers and location of housing the village community believe is needed in the future. ▪
3. ❖ A demonstration that the plan for the future is both acceptable to the majority of residents and complies with legal statute. ▪
4. ❖ An acceptance that the Neighbourhood Plan means that the prospect of future development is linked to benefits that accrue for the community as a whole. ▪
- 5.
6. **What if we do not have a Neighbourhood Plan?** ▪ Initially nothing will alter for a while, unless and until we become the target for developers. **There has already been a presentation to the Parish Council by a major developer.** For communities without a Neighbourhood Plan there is already a presumption in favour of the developer to build where they can show a need and or a reason to develop. ▪ Without a Neighbourhood Plan, development can be imposed upon the Village without taking into account the views of residents. ▪
- 7.
8. **What happens next?** ▪ Before the Village can start producing a Neighbourhood Plan, we have to demonstrate to Colchester Borough Council that:
 - ❖ We have consulted with the Village and there is a broad majority agreement in favour of producing a Plan. ▪
 - ❖ There is general agreement on the boundary of the plan (eg the whole Civil Parish, part of the Village, or just the central areas). ▪
 - ❖ The Parish Council has passed a resolution that the Neighbourhood Plan should proceed, and that it will be the statutory body responsible for the Plan. ▪

PLEASE COME TO THE MEETING TO HELP US DECIDE THE WAY FORWARD

Progress Report in Village Newsletter July 2015



NEWS FROM THE EAG NEIGHBOURHOOD PLAN GROUP

Neighbourhood Plans have been introduced by Government to encourage local communities to have a much greater say on community planning. This means the future development of Eight Ash Green would be in our own hands, rather than with third parties such as Developers, Colchester Borough, Essex County Council or Central Government.

As you will remember, we held a village meeting on 22nd April to let you know the reasons why we need to develop a Neighbourhood Plan (NP) for our village (basically so that we could have some local control about future development in EAG rather than having something imposed on us – no development is not an option) and to secure your agreement about the boundary or Area the NP should cover.

The response we received was good with 131 villagers attending (10% of the adult population) and it was a lively meeting. Since then, the NPG has been doing a number of things:-

- ◆ Primarily, via the Parish Council, as required in the process, we have made a formal submission to Colchester Borough Council for approval of our proposed NP Area – the Parish boundary which has now gone out to public consultation
- ◆ Getting the basic infrastructure of the Group in place such as agreeing the Constitution; putting a Project Plan together; allocating the responsibilities and tasks for the members of the Group (more volunteers would be welcome please); setting up a website at www.eightashgreen.net
- ◆ preparing a list of issues the Group will need to cover – investigate; agreeing the Vision for the village; asking the Rural Community Council for Essex for details of the Neighbourhood Profile for EAG etc

Looking ahead, we will be holding regular meetings to take what is a substantial amount of work forward and we will be having a stand at the EAG Village Festival on 18th July where you will have the opportunity to hear first-hand about progress and ask us questions.

The map on Page 17 shows those areas of the village where land-owners have submitted their sites to Colchester Borough Council for inclusion in the available land bank. This does not give any planning rights.

Leon Coombs, Chairman

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Map to go with Progress Report July 2015

Call for Sites Eight Ash Green

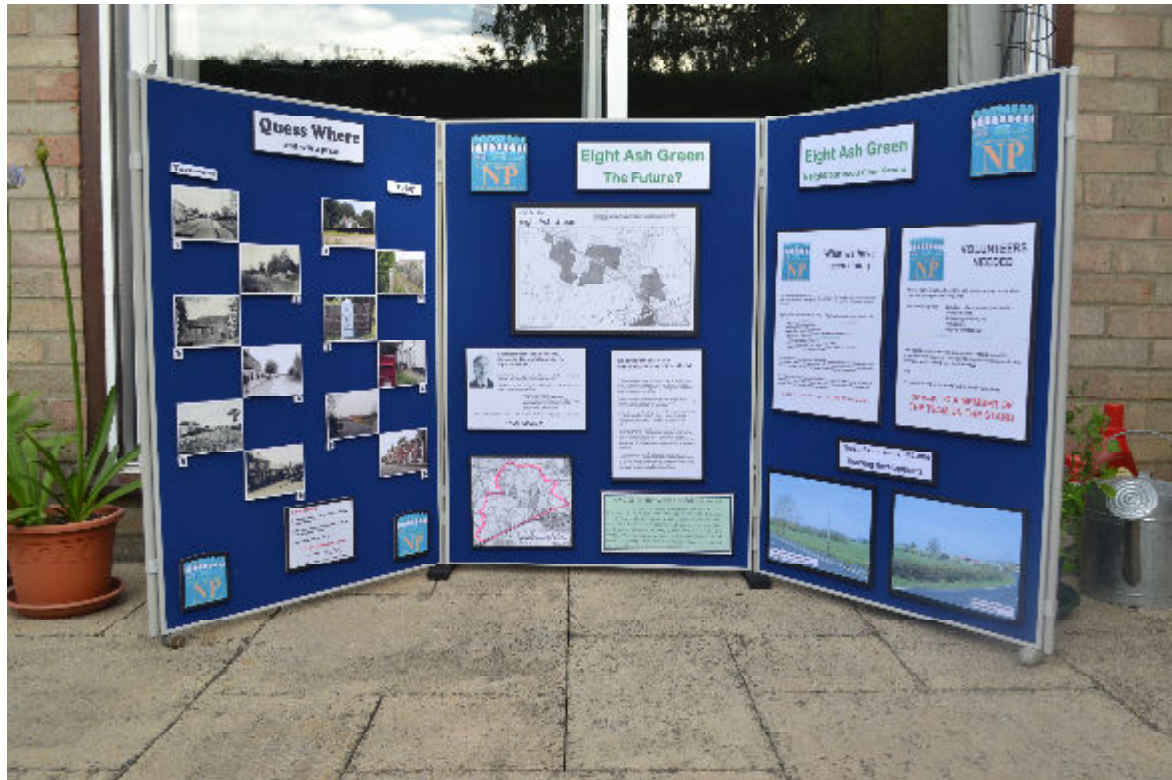
Please Note: These sites have been submitted to the Council for consideration only. No assessment by officers has been carried out as to the suitability of these sites and no decision has been made on whether they will be allocated for development in the new Local Plan.



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX D

Neighbourhood Plan display for the Eight Ash Green Music Festival July 2015



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX E

Presentation at Eight Ash Green Friendship Club



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX F

Focus Group Meeting 12 April 2016



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX G

Letters to businesses in Eight Ash Green

LETTER TO BUSINESSES

Dear Sir,

I am writing to you in my capacity as Secretary of the Eight Ash Green Neighbourhood Plan (NP) Group.

Our NP Group has been charged by the EAG Parish Council to produce a NP for the Parish. We are proposing to meet with those firms that occupy business premises in EAG (ie they do not operate from a private home/address) as a NP is not just about housing but also the effective use of land which includes businesses. We note your business is run from a domestic property so unless you have a particular need or wish to meet with the NP Group, we do not propose to suggest a meeting. If you wish to discuss this further, please let me know using the email below.

Yours sincerely

Steve Brown

Secretary, Eight Ash Green Neighbourhood Plan Group

contact@eightashgreen.net

LETTER TO HOME BUSINESSES

Dear Sir,

I am writing to you in my capacity as Secretary of the Eight Ash Green Neighbourhood Plan (NP) Group.

Our NP Group has been charged by Eight Ash Green Parish Council to produce a NP for the Parish and we believe it will be to our mutual benefit to meet with you. We see our discussions as covering: -

- An introduction to Neighbourhood Plans and what they hope to achieve
- Where we are, at present, with preparing a plan for Eight Ash Green (EAG)
- Where you would see your business, now and in the future in our village
- Whether you would like to put the views of your business forward regarding the development of our village.

We would be more than happy to visit you and seek your involvement as part of the process of putting together the NP for the Parish. A NP is not just about housing but also the effective use of land, which includes businesses. If you feel this would be beneficial to you and your Business please contact me (by email if possible) to agree a mutual date and time when we can meet.

We look forward to meeting with you.

Yours sincerely

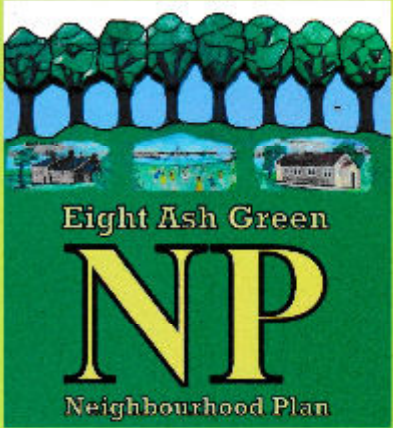
Steve Brown

Secretary, Eight Ash Green Neighbourhood Plan Group

contact@eightashgreen.net

Flyer distributed to every household in EAG re CBC Consultation Event

**EIGHT ASH GREEN
NEIGHBOURHOOD
PLAN**



IMPORTANT MESSAGE

You may well have seen articles in the local press quoting a figure of 150 additional houses for our village as part of the Colchester Borough Council Local Plan proposals.

Colchester Borough Council will be holding a Consultation Event on Monday 18 July in the Village Hall from 4 pm to 8 pm regarding their Preferred Options paper about future development across the Borough and specifically what this means for Eight Ash Green.

If you want to know what is planned for the future in Eight Ash Green it is important you attend this event.

The EAG Neighbourhood Plan Group will also be there to answer any questions you may have.

By now you will have seen the July edition of the village newsletter explaining the activities the Neighbourhood Plan Group have recently undertaken on your behalf.

The Neighbourhood Plan Group will man a stand at the Village Fun Day on Saturday 16 July. Please come and talk to us on the day and ask any questions you may have about future development in Eight Ash Green.

For more information please contact
John Allcock, Vice Chairman of the NPG on 07772 749 262

Letter to Eight Ash Green Community Groups

Dear Sir/Madam,

I am writing to you in my capacity as Secretary of the Eight Ash Green Neighbourhood Plan (NP) Group.

Our NP Group has been charged by the EAG Parish Council to produce a NP for the Parish. We are proposing to offer to meet with those Community Groups that meet in EAG. As a NP is not just about housing but about all the activities in the village, we would like to give Community Groups the chance to meet with us, if they wish to. If you have a particular need or wish to meet with the NP Group, please contact us on the email below and suggest a date and location for a meeting. We are trying to record and note in the NP all of the activities and clubs in the Village.

We have no direct influence about how the village is managed; this is proper to the Parish Council, but we are working at their request to gather information and evidence.

You are most welcome of course, to attend any of our village meetings/information or consultation events regarding our Neighbourhood Plan

Yours sincerely

Steve Brown
Secretary, Eight Ash Green Neighbourhood Plan Group
contact@eightashgreen.net

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX J

Neighbourhood Plan Group Annual General Meeting 16 November 2016



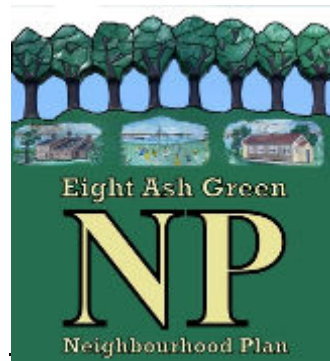
EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX K

Eight Ash Green Village Consultation Meeting 21 January 2017



Front cover of Eight Ash Green Neighbourhood Plan Questionnaire

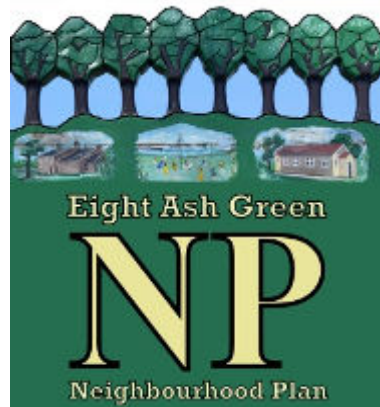


Questionnaire

If you care about the future of **Eight Ash Green**,
please complete this questionnaire



Front cover of Eight Ash Green Neighbourhood Plan Technical Report



**NEIGHBOURHOOD PLAN
QUESTIONNAIRE**

TECHNICAL REPORT

May 2017

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

ANNEX N

Neighbourhood Plan Open Village Meeting on 6 May 2017 attended by Gladman Developments



Neighbourhood Plan Stand at the Eight Ash Green Music Festival July 2017



Progress Report in Village Newsletter November 2017



EAG NEIGHBOURHOOD PLAN GROUP John Allcock, Vice-chairman, Nov 2017

As we indicated in our last report, in March we distributed a Questionnaire to every house in the village asking for views on a wide variety of issues.

We analysed the responses and reported the results to the Parish Council on 12th April. A copy of the results are contained in a Technical Report which is available on our website at www.eightashgreen.net

On 6th May, we held a village meeting (102 people attended) where we provided copies of the results from the questionnaire completed by 477 villagers (a 33 per cent response rate); the draft Objectives and Policies regarding the future development of the village to be included in the Neighbourhood Plan; and copies of the draft of the Neighbourhood Plan itself.

In June, Gladman Developments submitted their planning application for Site 226 which can be viewed on the Colchester Borough Council (CBC) website that includes all their documentation and the various responses. (Go to "planning" - "view or comment on planning applications on line" - "search applications on line" - and enter "171529"). The Parish Council responded to CBC on the planning application on 7th July.

We are working towards holding the statutory 6 week public consultation on the Neighbourhood Plan and are currently in discussion with CBC about both the mechanics of this and the Plan itself.

Much more details will be available at our Annual General Meeting (AGM) which is scheduled for Saturday 18th November at 2.00pm in the village hall. The Agenda will cover:-

- Welcome and introductions

- The purpose of the AGM

- A presentation by the Neighbourhood Plan Group covering:

 - An update of the main activities since the 2016 AGM

 - The present position on the Neighbourhood Plan

 - The next steps and future timetable

- Financial report

- Questions and answers

- Election of Officers

- Summary and closure

Please come along to hear both what has been happening and the next steps – it's not a done deal yet!

We look forward to seeing as many of you as possible at the AGM.

Update to Eight Ash Green Neighbourhood Plan website 12 January 2018

A VISION STATEMENT FOR THE PARISH OF EIGHT ASH GREEN

The Vision for Eight Ash Green is that it should remain a small village located in a rural setting, mainly consisting of residential dwellings interspersed with open farm land but also containing some small business premises. Eight Ash Green should continue to enjoy wide open spaces within the village with uninterrupted views of the countryside. It should remain clearly separated from other nearby villages. It is not and should not become a suburb of Stanway, Colchester or the proposed West Tey Garden Community/New Town.

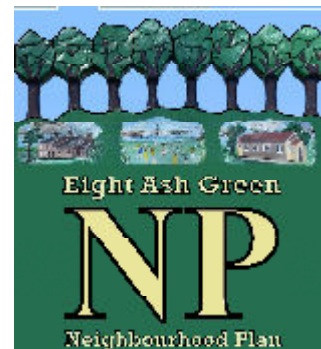
PRESENT POSITION

Following a meeting with Colchester Borough Council on Friday 5 January 2018 where we discussed the latest draft of our Neighbourhood Plan, it was agreed we should press ahead with the six week Regulation-14 consultation and preparations to implement this are now in progress.

John Allcock, Vice-chairman

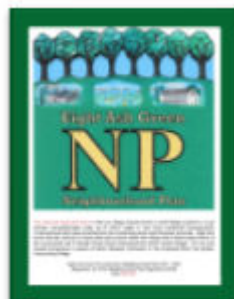
Regulation 14 Flyer Distributed to Villagers of Eight Ash Green
February 2018

EIGHT ASH GREEN NEIGHBOURHOOD PLAN



Tell us what you think about the Neighbourhood Plan!

Following consultations with the villagers of Eight Ash Green, other interested parties and Colchester Borough Council, the Neighbourhood Plan Group has fine tuned the Neighbourhood Plan and it is now available on our website at www.eightashgreen.net



Before we submit the Neighbourhood Plan to Colchester Borough Council for their formal approval, it is really important we know what you think about the Plan

Please look at it and respond via our website at www.eightashgreen.net

If you do not have access to the internet and you would like to see a hard copy please contact Jenny Jones on 01206 768252

*For more information please contact
John Allcock, Vice Chairman of the NPG on 07772 749 262*

**PLEASE SEE OVERLEAF
FOR MORE INFORMATION**

REGULATION 14 PRE-SUBMISSION CONSULTATION

BACKGROUND

1. The Regulation 14 Pre-Submission Consultation is being undertaken over a six week period from Monday 12th February 2018 up to and including Sunday 25th March 2018. A co-ordinated publicity campaign has been organised comprising:-
 - A notice and link to the Plan and supporting documentation has been placed on the Eight Ash Green Neighbourhood Plan website at www.eightashgreen.net
 - A flyer (see Annex R) has been distributed by hand and/or email to every household and business in the village explaining how they could access the Plan and respond. The flyer also explains how people/organisations can access a hard copy, if need be.
 - Notifications have been sent to the statutory and non-statutory consultees to include landowners and where appropriate, their agents via email enclosing a copy of the flyer, encouraging them to look at and use the online version of the Plan and comment/response form.
 - An article is to be included in the March, quarterly village newsletter confirming the above and reminding people/organisations about the deadline for responses.
 - Copies of the flyer have been placed:-
 - both inside and outside of the village hall
 - in all three of the Parish Council notice boards
 - the village pub – the Cricketers
 - the village fish and chip shop
 - the village shop; hairdressers and garage
 - the village dental surgery
 - the village primary school
 - the two village bus shelters
 - on facebook
 - A drop-in session is to be held in the village hall on Saturday 10th March 2018 from 13.30 to 16.30 so as to provide a helping hand for anyone in completing the comment/response form.

DISTRIBUTION

2. In accordance with the requirement of The Neighbourhood Planning (General) Regulations 2012, relevant statutory consultees have been informed as set out above a full list of all those contacted either via email; hard copy or by personal contact is as follows:-

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

National and Regional Statutory Consultees	
Anglian Water	Maldon District Council
Affinity Water	Marine Management Organisation
Babergh District Council	National Grid
Braintree District Council	Natural England
British Gas Connections	Neos Networks Ltd
Chelmsford District Council	Network Rail
Civil Aviation Authority	NHS Colchester Estates and Services
Coal Authority	NHS Property Services
Colchester Borough Council	NTL Group Ltd
Easynet Telecommunications Ltd	NWP Spectrum Ltd
EDF Energy	Omne Telecommunications Ltd
EE	Opal Telecom Ltd
Eircom UK Ltd	Orange Personal Communications Ltd
Environment Agency	Regional Communications Team O2
Essex and Suffolk Water	South East Water
Essex County Council	SSE Telecommunications Ltd
Essex Highways	Suffolk County Council
Fibrenet Ltd	Telia Sonera International Carrier Ltd
Gemini Submarine Cabling System Ltd	Tendring District Council
Global Crossing	Thames Water
Highways England	Three
Historic England	UK Power Networks
Homes and Community Agency	Vitesse Networks Ltd
Kingston Communications (Hull) Plc	Vodafone and O2
Lancaster University Network Services Ltd	
Local Statutory Consultees	
Aldham Parish Council	Great Tey Parish Council
Chappel Parish Council	Marks Tey Parish Council
Copford – Easthorpe Parish Council	Stanway Parish Council
Earls Colne Parish Council	Wakes Colne Parish Council
Eight Ash Green Parish Council	West Bergholt Parish Council
Fordham Parish Council	Wormingford Parish Council
Great Horkesley Parish Council	
Community Organisations	
Eight Ash Green Allotment Steward	The Family History Club
Eight Ash Green Cof E Church	The Friendship Club
Eight Ash Green Cricket Club	The Guitar Club
Eight Ash Green Football Club	The Irish Dancing Club
Eight Ash Green Village Hall Secretary	The Karate Club
The village Heath and Greens Coordinator	The Men’s Club
The Animal Behaviour Club	The Singing for Pleasure Club
The Ballroom Dancing Club	The Tai Chi Club
The Christadelphians	The Wednesday Club

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Other Organisations	
British Horse Society	Disability East (EDPA)
Colchester Archaeological Trust	Essex Bridleways Association
Colchester and District Jewish Community	Essex Wildlife Trust
Colchester Bus Users Support Group	Help the Aged
Colchester Cycling Campaign	Natural History Society
Colchester Civic Society	Ramblers
Colchester MIND	Royal Society for the Protection of Birds
Colchester & NE Essex Building Preservation Trust	Rural Community Council for Essex
Colchester Rural Age Concern	Sustrans
Diocese of Chelmsford & Colchester Area	The Royal Association for Deaf People
Landowners - Agents	
Mr R Bokenham	Mr J Scarlett & <i>Mr T Gittins</i>
Mrs J Flower & Mr R Chamley & <i>Gladmans</i>	Mr R Schofield
Messrs J & G French	Mr & Mrs M Burwood & <i>Mr A Thomas</i>
Mr P Johnson & <i>Pegasus Planning</i>	
Developers	
Arbora Homes	Mersea Homes
Hopkins Homes	
Schools	
Doucecroft School	The Holy Trinity Primary School
Businesses	
Alan Bender Ltd	Essex Hydroponics
Aldford Service Station	Fiddlers Farm
Alison Byrne Beauty Products	Happy Fries Fish & Chip Shop
Amour Boutique Hairdressers	Holiday Inn
Auto Aid (UK) Ltd	Little Maltings Feline Lodge
Barn Garden Centre & Cafe	M&J Glazing
Brick Kiln Farm	Moles Seeds
Brickstables Dental Practice	Next Car 4 Less
Bullbanks Farm	Origin Antiques
Bungalow Stores	Pathways Centre
County Broadband	Porters Farm
Cricketers PH	Progressive Mews Care Home
Deja Vu Furniture	RPS Engineering
Dutch Pro Company	Shabby Chic Furniture
Eco Hill Renewable Energy	Visual Engineering
Eight Ash Green Dental Surgery	Walnut Dash & Co Car Interiors
Equestrian Centre	
Public Officials	
Bernard Jenkin MP	Cllr Anne Brown County Councillor
	Cllr Lewis Barber Borough Councillor
	Cllr Brian Jarvis Borough Councillor
	Cllr Dennis Willetts Borough Councillor

EIGHT ASH GREEN NEIGHBOURHOOD PLAN