

# EIGHT ASH GREEN NEIGHBOURHOOD PLAN

## EVIDENCE BASE (as at 17<sup>th</sup> November 2018)

### INTRODUCTION

1. In developing the Neighbourhood Plan (NP) for Eight Ash Green (EAG), we have consulted –looked at – researched a wide variety of papers, publications and reports.
2. In addition, we have consulted/met with a considerable number of stakeholders so as to collate information and data, relevant to or specific to EAG as well as background/data information that will help set our work in context of both Colchester Borough and where appropriate, the County of Essex. Details of all our meetings and consultations are included in our Consultation Statement – they are not included here although they do form part of our overall Evidence Base.
3. It is important therefore to read this document in conjunction with the following documents, all available on our website at [www.eightashgreen.net](http://www.eightashgreen.net) :
  - a. The NP;
  - b. Project Plan;
  - c. Basic Conditions Statement;
  - d. Consultation Statement;
  - e. Village Settlement Boundary;
  - f. Site Selection Process;
  - g. Assessment of sites put forward in EAG;
  - h. The Neighbourhood Plan Objectives and Policies – Supporting Evidence;
  - i. Regulation 14 Process – Consultation – Outcomes;
  - j. The March 2017 questionnaire and Technical report setting out the results;
  - k. The Village Design Statement of 2013

as this will help provide an all-inclusive picture of our work.

4. The self explanatory table below sets out the various documents – reports – surveys we have consulted/undertaken, in date order.

Serial	Item	Date(s)	Relevant Information	Remarks
1	Design Manual for Roads and Bridges	1992	<ul style="list-style-type: none"><li>• Highways England publication (to be updated in 2018)</li><li>• Volume 7 Pavements Design and Maintenance</li></ul>	Relevant to our Policy FF6 regarding the pavement on the A1124 by the chosen location for development in the village of Fiddlers Field

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2	Essex Design Guide	October 1997	<ul style="list-style-type: none"> <li>• Development criteria</li> <li>• Building Form</li> <li>• Service and Access</li> <li>• Case Studies</li> </ul>	For residential and mixed use areas
3	Landscape Character Assessment	November 2005	<ul style="list-style-type: none"> <li>• EAG is in the E2 South Colchester Farmlands Area</li> </ul>	Commissioned by Colchester Borough Council (CBC) from Chris Blandford Associates
4	CBC Core Strategy	Adopted December 2008 Amended July 2014 (Focussed Review)	<ul style="list-style-type: none"> <li>• Sustainable Development Policies – SD1-3</li> <li>• Centres and Employment Policies – CE1</li> <li>• Housing Policies – H1-4</li>   <li>• Build design and character – UR2</li> <li>• Public Realm Policies – PR1-2</li> <li>• Transport and Accessibility Policies – TA1-5</li> <li>• Environment and Rural Communities Policies – ENV1-2</li> <li>• Energy, Resources, Waste, Water and Recycling Policies – ER1-2</li> </ul>	<p style="text-align: center;">Local Development Framework</p> <ul style="list-style-type: none"> <li>• Indicative housing densities:-</li> <li>• Very high = over 75 du/ha</li> <li>• High = over 50 du/ha</li> <li>• Moderate = over 40 du/ha</li> <li>• Low 30 – 40 du/ha</li> </ul> <p>[CBC Core Strategy fed into development of our NP as appropriate]</p> <p>[See also Section 3 of our Basic Conditions Statement]</p> <p>[See also Serial 7 below]</p>
5a	EAG Parish Plan questionnaire  ( 40% per cent response rate)	July 2009	<ul style="list-style-type: none"> <li>• Possible <i>location</i> of any new housing</li> <li>• <i>Types</i> of housing to be permitted</li> <li>• Types of businesses + location</li> <li>• Forms of personal transport – work and social purposes</li> <li>• Use of public transport</li> <li>• Standard and use of pavements and footpaths</li> <li>• Traffic congestion</li> <li>• Cycling paths</li> <li>• Protection of the countryside</li> </ul>	

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5b	EAG Parish Plan Technical Report	July 2011		Bar charts showing the results of the questionnaire
5c	EAG Parish Plan	16 <sup>th</sup> July 2011	<ul style="list-style-type: none"> <li>• History of village</li> <li>• The modern parish</li> <li>• Summary of the questionnaire results</li> <li>• EAG Village Envelope map</li> </ul>	Launched at Village Festival
6	CBC Provision of Community Facilities	Adopted 28 <sup>th</sup> September 2009 Updated July 2013	<ul style="list-style-type: none"> <li>• What is a community facility? eg a village hall</li> <li>• Why are they important?</li> <li>• National and Local planning guidance</li> <li>• How are they identified?</li> </ul>	Supplementary Planning Document
7	CBC Development Policies	Adopted October 2010	<ul style="list-style-type: none"> <li>• Sustainable Development Policies</li> <li>• Centres and Employment Policies</li> <li>• Housing Policies</li> <li>• Public Realm Policies</li> <li>• Transport and Accessibility Policies</li> <li>• Environment and Rural Communities Policies</li> <li>• Energy, Resources, Waste, Water and Recycling Policies</li> </ul>	Local Development Framework  [See Serial 4 above]
8	CBC Affordable Housing	August 2011	<ul style="list-style-type: none"> <li>• Definition of Affordable Housing</li> <li>• Delivery of Affordable Housing</li> </ul>	Supplementary Planning Document
9	Census	2011	<ul style="list-style-type: none"> <li>• Population</li> <li>• Housing</li> <li>• Economy</li> <li>• Income</li> <li>• Health</li> </ul>	Relevant sections and policies incorporated into our NP as evidence
10	CBC Green Infrastructure Strategy (GIS)	October 2011	<ul style="list-style-type: none"> <li>• GIS Action Zone – Colne Valley which is right on the northern edge of our NA but there is no specific reference to EAG</li> </ul>	Final Executive Summary  Strategy to cover period to 2025
11	Colchester Cycling Delivery Strategy	30 <sup>th</sup> January 2012	<ul style="list-style-type: none"> <li>• Refers to National Cycling Network from London to Fakenham which passes through Eight Ash Green (Route No 13)</li> <li>• Appendix 1 document shows Eight Ash Green</li> <li>• Colchester designated as a “Cycling Town”</li> </ul>	Provides guidance for those involved in development to help deliver cycling infrastructure  In 2008

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12	National Planning Policy Framework	March 2012	<ul style="list-style-type: none"> <li>• Sets out the Government's planning policies for England and how these are expected to be applied</li> </ul>	Relevant sections, policies etc incorporated as evidence into both our NP and our Basic Conditions Statement (see Serial 85)
13	Essex County Council (ECC) Local Transport Plan (Essex Transport Strategy)	23 <sup>rd</sup> March 2012 (June 2011)	<ul style="list-style-type: none"> <li>• No specific reference to EAG</li> </ul>	High level Strategy document with little or no detail
14a	EAG Village Design Statement questionnaire (1,500 copies distributed - 206 returned = 14 per cent return rate)	June 2012	<ul style="list-style-type: none"> <li>• Number of houses to be permitted</li> <li>• Housing numbers</li> <li>• Housing density</li> <li>• Design and materials of new housing</li> <li>• Solar panels and wind turbines/farms</li> <li>• Protection of the countryside</li> <li>• Public Rights of Way</li> </ul>	
14b	EAG Village Design Statement Technical Report	July 2013		Pie - bar charts showing the results of the questionnaire
14c	EAG Village Design Statement	20 <sup>th</sup> July 2013 November 2013	<ul style="list-style-type: none"> <li>• History and character of the village</li> <li>• The Village Greens</li> <li>• Defined Settlement Areas</li> <li>• Environment</li> <li>• Access to, through and within EAG</li> <li>• Recreation, Social and Education</li> <li>• Business</li> <li>• OS map of EAG</li> <li>• Drawing showing:- <ul style="list-style-type: none"> <li>○ Parish Boundary</li> <li>○ Listed buildings in EAG</li> <li>○ Footpath network</li> <li>○ Local amenities eg PH, school, village hall, places of worship, nature reserves, River Colne</li> </ul> </li> <li>• Design Guidance Statements</li> </ul>	Launched at Village Festival Hard copies distributed to every household in the village
15	CBC Air Quality Management Guidance	August 2012	<ul style="list-style-type: none"> <li>• EAG not in a poor Air Quality Management Area (AQMA)</li> </ul>	Map of AQMAs See Serial 57
16	Ordnance Survey OS map 184 - Colchester	2013	<ul style="list-style-type: none"> <li>• Explorer map that includes Colchester and the Parish of EAG</li> </ul>	Cross references made to our NP to include specific open fields and the National Cycle Network Route No13 that runs through EAG

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17	Colchester Employment Land Needs Assessment	January 2015	<ul style="list-style-type: none"> <li>No references to EAG</li> </ul>	
18	CBC Issues and Options paper	January 2015	<ul style="list-style-type: none"> <li>Colchester has grown by an average of 800 new homes each year over the last 40 years</li> <li>Over 65s projected to increase by some 50% between 2012 and 2032 (Colchester)</li> <li>2011 census shows some 65% of residents both live and work in the Borough (Colchester)</li> <li>Some 30% of Colchester Borough's population live in rural areas</li> <li>2011 census shows car dominates the mode of transport to work – some 55% of all journeys</li> <li>Highways Agency report (March 2013) – in peak periods the A12 between J25 at Marks Tey and J29 at the A120/Crown Interchange is at capacity. “Theoretically, the road has no spare capacity at peak times to accommodate more vehicles”</li> <li>The Anglian Water Services catchment area is under “serious water stress”</li> <li>“High level analysis (of the gas infrastructure) indicates the low pressure infrastructure may require reinforcement”</li> <li>ECC is increasing school places to cater for the growth currently taking place</li> <li>It will be important to consider the needs of pedestrians, cyclists and equestrians in the design of any new development</li> </ul>	<p>Average household size (persons) 2.33 [2011 Census] x 800 x 40 = 74,560 more people</p> <p>An aging population will increase demands on health and social care</p> <p>Junction 26 is the exit off the A12 for EAG</p> <p>“New developments in Colchester will mean that network upgrades are needed”</p>
19	Greater Essex Demographic Forecasts 2013-2037	May 2015	<ul style="list-style-type: none"> <li>No specific reference to EAG</li> </ul>	Phase 7 Main Report – a highly technical report not suitable for the “lay reader”
20	CBC “Call for Sites” map	2 <sup>nd</sup> June 2015	Shows nine sites but Site 148 is for Stanway and Site 226 (now known as Fiddlers Field)not shown	

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21	Colchester District Health Profile 2015	2 <sup>nd</sup> June 2015	<ul style="list-style-type: none"> <li>• Population</li> <li>• Life expectancy</li> <li>• Adult health</li> <li>• Detailed health summary</li> </ul>	Public Health England
22	Map of EAG Neighbourhood Area (NA)	June 2015	NA = the Civil Parish Boundary	CBC agreed the NA
23	Rural Community Council for Essex (RCCE) Neighbourhood Profile of EAG	July 2015	<ul style="list-style-type: none"> <li>• Population breakdown (nos, ages, ethnic)</li> <li>• Number of households</li> <li>• Housing ownership and affordability</li> <li>• Types of housing *</li> <li>• Health and disability data</li> <li>• Economy – people in or out of work</li> <li>• Skills types and levels</li> <li>• Transport data</li> <li>• Quality of the environment</li> </ul>	Deprivation data Benefits and earnings data Crime data
24	Traffic Survey	August 2015	<ul style="list-style-type: none"> <li>• ECC survey of 2014 measured traffic flows and numbers at 4 distinct locations in the village which confirms local knowledge that traffic is heaviest at peak times eg 09.00 (all locations) and 17.00/19.00/21.00 depending on location</li> </ul>	A1124 is classified as a Category UAP3 road at some 60% capacity  Asked ECC to undertake a fresh survey at 4 new points in the village – costs of £5,890 that does not include the time to process the APNR data is prohibitive  See Serials 38; 46; 74 and 75
25	CBC “Call for Sites” map	22 <sup>nd</sup> September 2015	<ul style="list-style-type: none"> <li>• Map now shows ten Sites including Site 226 (now known as Fiddlers Field), with Site 148 still for Stanway</li> </ul>	
26	Neighbourhood Plan Group (NPG) Housing Survey of EAG	October 2015	<ul style="list-style-type: none"> <li>• Breakdown of housing numbers and types                             <ul style="list-style-type: none"> <li>○ Detached houses = 37%</li> <li>○ Semi detached houses = 19%</li> <li>○ Terraced houses = 21%</li> <li>○ Bungalows = 18%</li> <li>○ Semi detached bungalows = 1%</li> <li>○ Flats = 4%</li> <li>○</li> </ul> </li> </ul>	680 dwellings
27	Local Footpaths map	7 <sup>th</sup> October 2015	<ul style="list-style-type: none"> <li>• Overlay of footpaths onto CBC “Call for Sites” map</li> </ul>	

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28	EAG NPG surveys of the nine CBC Call for Sites	October – November 2015	<ul style="list-style-type: none"> <li>• These covered:-               <ul style="list-style-type: none"> <li>○ Site used for crops, meadow or livestock?</li> <li>○ Greenfield or Brownfield or other?</li> <li>○ Any contamination?</li> <li>○ Inside or outside of the Village Envelope?</li> <li>○ Any restrictive covenants eg SSSI?</li> <li>○ Access from the public highway</li> <li>○ Any potentially dangerous access points from the public highway?</li> <li>○ Would access require any changes to the current road layout?</li> <li>○ Distance to existing public transport</li> <li>○ Is site prone to flooding?</li> <li>○ Is there mains drainage/sewage on or close to site?</li> <li>○ Is there access to mains electricity, gas, telephone, broadband?</li> <li>○ Any potential air quality issues?</li> <li>○ Is site on a slope?</li> <li>○ Is there any existing hedging – woodland – fencing – tree preservation orders – ponds on or close to the site?</li> <li>○ Are there any existing PRow, footpaths, bridleways, cycle ways that cross or border the site?</li> <li>○ Any potential public safety issues?</li> <li>○ Any archaeological remains on site?</li> <li>○ Any mineral deposits on site?</li> <li>○ Biodiversity – what habitats or wildlife exist on site?</li> <li>○ Any protected species on site?</li> <li>○ Effect of development on views and vistas</li> <li>○ How many existing properties</li> </ul> </li> </ul>
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			<ul style="list-style-type: none"> <li>○ would be affected and how?</li> <li>○ How close is site to the nearest:-             <ul style="list-style-type: none"> <li>▪ Primary school</li> <li>▪ Secondary school</li> <li>▪ Nearest doctors surgery</li> <li>▪ Nearest pharmacist</li> <li>▪ Nearest supermarket</li> </ul> </li> <li>○ Would development of site lead to coalescence between settlements?</li> <li>○ Any issues to prevent/limit development</li> </ul>	
29	EAG Infrastructure Audit	November 2015	<ul style="list-style-type: none"> <li>• This shows:-             <ul style="list-style-type: none"> <li>○ Allotments – location</li> <li>○ Ancient Milestone – location</li> <li>○ Broadband – providers</li> <li>○ Business – types</li> <li>○ Bus stops – location and numbers</li> <li>○ Car park – location</li> <li>○ Clubs/societies/activities – types</li> <li>○ Conservation-Protected Areas</li> <li>○ Cycle paths – National Route No 13</li> <li>○ Dentists – locations</li> <li>○ Dog poo bins – numbers (9) and location</li> <li>○ Electrical sub-stations – numbers and locations</li> <li>○ Farms – list</li> <li>○ Fire hydrants – numbers (21) and locations</li> <li>○ Footpaths</li> <li>○ Gas pipeline markers – numbers (3) and locations</li> <li>○ Grit bins – numbers (6) and locations</li> <li>○ Hotel</li> <li>○ Listed buildings – numbers (13) and locations</li> </ul> </li> </ul>	



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			<ul style="list-style-type: none"> <li>○ Litter bins - numbers (10) and locations</li> <li>○ Local Wildlife Sites - numbers (5) and locations</li> <li>○ Medical facilities (none in EAG itself)</li> <li>○ Parish Council - details of meetings and notice boards (3)</li> <li>○ Pedestrian crossings - numbers (2) and locations</li> <li>○ Ponds - numbers (8) and locations</li> <li>○ Post boxes - numbers (4) and locations</li> <li>○ Public seating/benches - numbers (23) and locations</li> <li>○ Public telephone box - numbers (1) and location</li> <li>○ Public House - number (1) and location</li> <li>○ Radio mast - numbers (1) and location</li> <li>○ Religious sites - numbers (2) and locations</li> <li>○ Restricted parking areas - numbers (2) and locations</li> <li>○ Restricted parking via yellow lines - numbers (3) and locations</li> <li>○ Roads</li> <li>○ Sewage works - number (1) and location</li> <li>○ Schools - numbers (2) and locations</li> <li>○ Shops - numbers (3) and locations</li> <li>○ Speed limit signs - numbers (8) and locations</li> <li>○ Sports clubs and facilities - numbers (3) and locations</li> </ul>
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			<ul style="list-style-type: none"> <li>○ Time capsule - number (1) and location</li> <li>○ Trees (specially dedicated) - numbers (3) and locations</li> <li>○ Village flagpole - number (1) and location</li> <li>○ Village Hall and Village Sign</li> <li>○ Water pumping station/facility - numbers (4) and locations</li> <li>○ Wells - numbers (3) and locations</li> <li>○ Woods - numbers (4) and locations</li> </ul>	
30	Strategic Housing Market Assessment Update (A joint Braintree District Council; CBC; Chelmsford City Council; and Tendring District Council document)	December 2015	<ul style="list-style-type: none"> <li>● Population</li> <li>● Housing</li> <li>● Economy</li> <li>● Income</li> <li>● Health</li> </ul>	Another “high level” document
31	CBC Authority Monitoring report	December 2015	<ul style="list-style-type: none"> <li>● Statistical profile of Colchester</li> </ul>	Provides contextual setting for EAG
32	CBC “The English Indices of Deprivation 2015”	2015	<ul style="list-style-type: none"> <li>● Seven domains of deprivation:- <ul style="list-style-type: none"> <li>○ Income (22.5%)</li> <li>○ Employment (22.5%)</li> <li>○ Education, Skills, Training (13.5%)</li> <li>○ Health &amp; disability (13.5%)</li> <li>○ Crime (9.3%)</li> <li>○ Barriers to Housing &amp; Services (9.3%)</li> <li>○ Living Environment (9.3%)</li> </ul> </li> <li>● EAG not listed in either the most or least deprived areas of Colchester</li> <li>● EAG = 6<sup>th</sup> (1 being the most deprived and 10 the least)</li> </ul>	An analysis of relative deprivation in small areas within the Borough of Colchester
33	Colchester Local Wildlife Sites Reviews 1 - 4	February 2016	<ul style="list-style-type: none"> <li>● Report sets out the types of trees contained on the site as well as the ground flora; ownership and access; habitats; selection criteria; rationale; condition of the site; management issues; and review schedule</li> </ul>	Titles to each of the 4 Reviews fails to disclose contents or areas covered - Grrr!

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			<ul style="list-style-type: none"> <li>• Co43 - Fiddlers Wood in Review 1</li> <li>• Co47 - Daisy Green Grove + Co55 - Seven Star Green + Co60 - Fordham Heath + Co68 - Iron Latch Lane Woods and Meadow are all in Review 2</li> </ul>	
34	EAG "Possible Other Sites" map	March 2016	<ul style="list-style-type: none"> <li>• This shows the location of three sites looked at by EAG NP Group for potential development other than the nine CBC "Call for Sites" locations</li> </ul>	Heath Road, A1124 corner, dentist's car park
35	EAG NPG surveys of the three "Possible Other Sites"	14 <sup>th</sup> March 2016	<ul style="list-style-type: none"> <li>• Details as per Serial 28 assessed</li> </ul>	
36	A profile of people living in Colchester	April 2016	<ul style="list-style-type: none"> <li>• Ageing population</li> <li>• Health</li> <li>• Housing</li> <li>• Children and young people</li> <li>• Education</li> <li>• Employment</li> <li>• Transport</li> </ul>	No specific references to EAG but useful context setting
37	ECC Strategic Assessment/Strategic Environmental Assessment (SA/SEA) report	June 2016	<ul style="list-style-type: none"> <li>• Housing</li> </ul>	Preferred Options Non-Technical summary
38	Colchester Local Plan Traffic Modelling	8 <sup>th</sup> July 2016	<ul style="list-style-type: none"> <li>• No specific reference to either the A1124 or to EAG except in "Table A.2 Housing by Local Plan Scenarios" which shows across the 5 scenarios of the report, the number of houses planned for EAG is "150"</li> </ul>	A highly Technical Report not written in plain English for the "layman" See Serials 24; 46; 74 and 75
39	Map of flood risk from surface water	July 2016	<ul style="list-style-type: none"> <li>• Shows that any major risk of flooding is only on the northern boundary of our NA along the River Colne ie not where any proposed housing may take place</li> </ul>	Environment Agency map of 2016 See Serial 70
40	Nitrate Zone map	July 2016	<ul style="list-style-type: none"> <li>• Shows EAG as a Nitrate Vulnerable Zone</li> </ul>	
41	CBC Settlement Boundary Review	July 2016	<ul style="list-style-type: none"> <li>• EAG listed under "Sustainable Settlements"</li> <li>• The review sets out the issues (pros and cons) of most of the Call for Sites localities confirming that "site specific allocations will be made through the Neighbourhood Plan"</li> <li>• Reference is made to the villagers</li> </ul>	Confirmation that CBC intend to remove the Settlement Boundary ie the Village Envelope from Seven Star Green ie SSG to be treated as "countryside" which means there will be a general presumption <b>against</b> new development

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			<p>preferring Site 226 whilst also “promoting” CBC’s preference of Site 039 – the bottom choice for EAG residents</p>	
42	CBC Strategic Land Availability Assessment (SLAA)	July 2016 – updated August 2016	<p>For all potential Sites, SLAA shows the assessment criteria, justification and notes setting out the RAG “scoring” in respect of the 4 Stages set out below:-</p> <ul style="list-style-type: none"> <li>• Stages 1 and 2 initial sieve process</li> <li>• Stage 2 - suitability and sustainability</li> <li>• Stage 3 – availability</li> <li>• Stage 4 – achievability</li> </ul> <p>EAG Sites – overall scoring:-</p> <ul style="list-style-type: none"> <li>• Site 035 (RNW01) = A</li> <li>• Site 039 (RNW02) = A</li> <li>• Site 063 (RNW09) = A</li> <li>• Site 063 (RNW70) = A</li> <li>• Site 124 (STN38) = <b>R Failed at Stage 2</b></li> <li>• Site 149 (STN14) = A</li> <li>• Site 150 (STN15) = <b>R Failed at Stage 1</b></li> <li>• Site 155 (RNW19) = A</li> <li>• Site 208 (STN20) = <b>R Failed at Stage 2</b></li> <li>• Site 226 (RNW67) = A (EAG preferred Site)</li> </ul>	<p>Based on the National Planning Practice Guidance, the CBC SLAA has applied a minimum site area of 0.24ha or 5 dwellings for residential development for inclusion in the Local Plan</p> <p>Site 226 now known as Fiddlers Field</p>
43	CBC Draft Local Plan – Part 2: Sustainability Appraisal Environmental Report	July 2016	<ul style="list-style-type: none"> <li>• Population of Colchester</li> <li>• Housing</li> <li>• Policy SG7 <u>Neighbourhood Plans</u> – confirmation that our NP Group “..will allocate development sites..”</li> <li>• Policy SS7 <u>Eight Ash Green</u> – confirmation that our NP Group will:-             <ul style="list-style-type: none"> <li>○ Define a new Settlement Boundary for EAG</li> <li>○ Identify specific site(s) for housing allocation to deliver up to 150 dwellings</li> <li>○ Set out any associated policies needed to support this housing delivery</li> </ul> </li> </ul>	<p>Explanation of the difference between a Sustainability Assessment and a Strategic Environment Assessment</p>

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			<ul style="list-style-type: none"> <li>○ Our NP will set out the policy framework to guide the delivery of any infrastructure/community facilities required to support the development</li> <li>○ Proposals for development outside of the identified broad areas of growth will not be supported</li> </ul>	
44	Meeting the demand for school places in Essex	"Summer 2016"	<ul style="list-style-type: none"> <li>● Reference to the "Holy Trinity Church of England" – the EAG Primary School as part of "Planning Group 2 (PG 2) NEQ1 Colchester"</li> </ul>	Reception Forecasts table for PG 2 shows a shortfall every year from 2016/17 to 2025/26 except 2018/19
45	Essex Rural Partnership – A Strategy for Rural Essex	August 2016	<ul style="list-style-type: none"> <li>● 2016 – 2020 Priorities include "promoting the benefits of Neighbourhood Planning...(to) give communities greater influence over their future development"</li> <li>● A consultation exercise carried out in July 2015, coupled with a subsequent questionnaire found:- <ul style="list-style-type: none"> <li>○ Better broadband is important for rural business</li> <li>○ Our rural landscapes and communities are what is most special about rural Essex</li> <li>○ New housing provision to be developed sensitively, providing affordable housing in a way that is appropriate to rural communities, avoids over-development and is supported by transport and other services</li> <li>○ "A large number of rural residents say that local young people struggle to get on the property ladder in their community"</li> </ul> </li> <li>● One of the key messages from the evidence from the work carried out by the ERP shows</li> </ul>	A "high level" strategy document so it is not surprising there is no specific reference to EAG but as a rural parish, important to consider how such a report may affect or influence our village

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			that “people in rural areas tend to live longer and are more likely than their urban counterparts to describe their health as very good or good”	
46	ECC Transport website	16 <sup>th</sup> August 2016	<ul style="list-style-type: none"> <li>Major and Other schemes – no reference to A124</li> </ul>	See Serials 24; 34; 74 and 75
47	Eight Ash Green Tree Survey	28 <sup>th</sup> September 2016	<ul style="list-style-type: none"> <li>Trees located along footpaths and roads were inspected</li> <li>The majority of these trees were found to be in good condition with no visible major defects although some mature Oak trees did have some deadwood present throughout the crown</li> </ul>	Arboriculture Assessment by Richard Fordham, Tree Surgeons  See Serial 51
48	EAG NPG survey of the “Heathfields” site	31 <sup>st</sup> October 2016	<ul style="list-style-type: none"> <li>Details as per Serial 28 assessed</li> </ul>	A new site submitted for potential development
49	Objectively Assessed Housing Need Study	November 2016 update	<ul style="list-style-type: none"> <li>A highly technical, district wide report that confirms the CBC annual target of building 920 houses pa; it quotes average house prices; population growth; and the make-up of future housing need</li> </ul>	No references to EAG
50	ECC report “Primary School Places in Colchester”	December 2016	<ul style="list-style-type: none"> <li>In response to the growth in pupil numbers, ECC is to commission additional permanent places at 5 schools – Eight Ash Green Holy Trinity school is not one of them</li> </ul>	Proposals to increase provision from September 2018  The report confirms our meeting with the Head of EAG school that they are able to cope with any extra pupils that may result from an additional 150 houses in EAG – see Serial 44
51	Tree Information – Survey	26 <sup>th</sup> January 2017	Prepared by Ian Keen Ltd	Relevant to the Sustainability of our village Part of documentation from Gladman Development in support of their Planning Application no 171529

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				See Serial 47
52	Article in Essex County Standard	27 <sup>th</sup> January 2017	A report showing that the residents in Colchester have increased their recycling rate from some 43% in 2014/15 to some 48% in 2015/16	This compares very favourably with the national rate which shows a decline from 45% down to 44%  Relevant to the Sustainability of our village
53	Archaeological Desk-Based Assessment	January 2017	Prepared by CgMs Consulting	Relevant to the Sustainability of our village Part of documentation from Gladman Development in support of their Planning Application no 171529
54	Housing White Paper	February 2017	<ul style="list-style-type: none"> <li>• Proposals aimed at: <ul style="list-style-type: none"> <li>○ LAs</li> <li>○ Private developers</li> <li>○ Local communities</li> <li>○ Housing Associations</li> <li>○ Lenders</li> <li>○ Utility companies</li> <li>○ Infrastructure providers</li> </ul> </li> <li>• To identify opportunities for villages to thrive eg by helping meet the need to provide homes for local people who currently find it hard to live where they grew up</li> <li>• Identifies (no 6) the proposed “Garden Town” for north Essex (Colchester – Braintree – Tendring) ie West Tey</li> </ul>	“Fixing our broken housing market”  Proposals to strengthen the NP process eg further funding 2018 – 2020  Strong protection of the Green Belt  Proposed definition of Affordable Housing
55	Article in Essex County Standard	10 <sup>th</sup> February 2017	Report about dog fouling in Fordham Heath close to Holy Trinity Primary School	Relevant to the Sustainability of our village
56	CBC Housing and Homeless Summary	February 2017	Key information about housing stock, housing register, housing options service and development of new homes	
57	Air Quality Screening report	February 2017	Prepared by Wardell Armstrong	Relevant to the Sustainability of our village

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				Part of documentation from Gladman Development in support of their Planning Application no 171529  See Serial 15
58	EAG Speed watch data	March 2017	Confirms that vehicles consistently exceed the speed limit eh along Spring Lane and the A124	Relevant to the Sustainability of our village
59	EAG NP Questionnaire	March 2017	Provides data – information about:- <ul style="list-style-type: none"> <li>• Current residency (length, type, location, ownership, bedrooms)</li> <li>• Future intentions</li> <li>• Types of properties needed in the village</li> <li>• “First letting” of new rented homes</li> <li>• Support for the link road on Site 226</li> <li>• Employment (status, location, in the village)</li> <li>• Transport (work and/or leisure, car ownership, cycling, use of PRoW)</li> <li>• Infrastructure (solar panels, access to gas, smart meters)</li> <li>• Broadband (type)</li> <li>• Village Hall (new one – location or retain existing one)</li> <li>• Environment questions related to EAG</li> <li>• Personal details (gender, age, disability)</li> </ul>	See Serial 61
60	EAG Waiting List	10 <sup>th</sup> April 2017	Details of the number of households on the waiting list for properties in EAG	16 households all told – 9 in the top 3 categories  Received from the CBC Affordable Housing Officer
61	Questionnaire Technical Report	5 <sup>th</sup> May 2017	Setting out the full results – outcomes from the Questionnaire	See Serial 59



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62	CBC Publication draft of the Colchester Borough Local Plan 2017 – 2033	May 2017	Sets out the vision, strategy, objectives and policies for planning and delivery across the Borough	<p>Relevant sections, policies etc taken into account in the development of our NP and incorporated into our Basic Conditions Statement eg</p> <ul style="list-style-type: none"> <li>• DM1 – Health &amp; Wellbeing</li> <li>• DM10 and 21 - Housing Diversity</li> <li>• DM 12 - Housing Standards</li> <li>• DM 15 - Design &amp; Amenity</li> <li>• DM17 – Retention of open spaces</li> <li>• DM20 – Sustainable Transport</li> <li>• DM21 - Sustainable Access to Development</li> <li>• DM24 - SUDS</li> <li>• DM25 – Renewable Energy, Water, Waste &amp; Recycling</li> <li>• ENV1 – Environment</li> <li>• ENV3 – Green Infrastructure</li> </ul>
63	Affordable Housing Statement	May 2017	Statement prepared by Gladman Development	Part of documentation from Gladman Development in support of their Planning Application no 171529
64	Built Heritage Assessment	May 2017	Prepared by RPS CgMs	Part of documentation from Gladman Development in support of their Planning Application no 171529
65	Design and Access Statement	May 2017	Prepared by CSA Environment	Part of documentation from Gladman Development in support of their Planning Application no 171529

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66	Ecological Impact Assessment	May 2017	Prepared by CSA Environment	Part of documentation from Gladman Development in support of their Planning Application no 171529
67	Health Impact Assessment	May 2017	Statement prepared by Gladman Development	Part of documentation from Gladman Development in support of their Planning Application no 171529
68	Landscape and Visual Impact Assessment	May 2017	Prepared by CSA Environment	Part of documentation from Gladman Development in support of their Planning Application no 171529
69	Noise Assessment report	May 2017	Prepared by Wardell Armstrong	Part of documentation from Gladman Development in support of their Planning Application no 171529
70	Flood Risk Assessment	June 2017	Prepared by Lees Roxburgh	Part of documentation from Gladman Development in support of their Planning Application no 171529  See Serial 39
71	Foul Drainage analysis	June 2017	Prepared by Utility Law Solutions	Part of documentation from Gladman Development in support of their Planning Application no 171529
72	Planning Statement	June 2017	Statement prepared by Gladman Development	Part of documentation from Gladman Development in support of their Planning Application no 171529
73	Copies of displays by Gladman Development at the 6 <sup>th</sup> May 2017 Village Consultation meeting	June 2017	To include copies of the written feedback from residents of EAG	Part of documentation from Gladman Development in support of their Planning Application no 171529
74	Transport Assessment	June 2017	Prepared by PRIME Transport Planning	Part of documentation from Gladman Development in support

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				of their Planning Application no 171529  See Serials 24; 38; 46 and 75
75	Travel Plan	June 2017	Prepared by PRIME Transport Planning	Part of documentation from Gladman Development in support of their Planning Application no 171529  See Serials 24; 36; 46 and 74
76	Utilities Statement	June 2017	Statement prepared by Gladman Development	Part of documentation from Gladman Development in support of their Planning Application no 171529
77	CBC Sustainability Appraisal Environmental Report	June 2017	Sustainability Appraisal	Reference to CBC Policy SS5 in respect of EAG
78	CBC Planning Officer	October 2017	“ECC has identified the need for an extra 45 primary school places (in EAG) to accommodate the level of development proposed”	Response to the Gladman Development planning application
79	CBC Statement of Community Involvement	March 2018	CBC carrying out a consultation exercise to include updated guidance on Neighbourhood Planning	Consultation runs from 28 <sup>th</sup> March 2018 to 9 <sup>th</sup> May 2019
80	Health Check	13 <sup>th</sup> May 2018	Health Check on v27 of our NP	Following the 6 week (42 days) Regulation 14 public consultation on v26 of our NP, a revised version (v27) was sent to Ann Skippers a Planning Consultant for a “Health Check”
81	Electric cars – charging facilities for new homes	9 <sup>th</sup> July 2018	<ul style="list-style-type: none"> <li>Report of government proposal that new homes need to be fitted with electric car charging points</li> </ul>	Directly supports Policy FF11 in our NP
82	The Neighbourhood Plan Objectives and Policies – Supporting Evidence	July 2018	V26 of the NP contained the supporting evidence underpinning the NP, distributed for public consultation under Regulation 14. As this level of detail is not required for the subsequent submission stages of the process eg under Regulation 15, all the Supporting Evidence details have been remitted to a separate	Following advice from the Planning Consultant who undertook the Health Check – see serial 80

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			document	
83	Site Selection Process	July 2018	Sets out the background to the work of the NP Group; the various steps taken in selecting a site for development as part of the proposed new Local Plan for Colchester; the time line; and how the village arrived at the chosen location of Fiddlers Field	
84	Regulation 14 Process – Consultation – Outcomes		Contains details of the Regulation 14 process – consultation – outcomes	Includes details of the comments received and what changes, if any, were made to the NP
85	National Planning Policy Framework	July 2018	<ul style="list-style-type: none"> <li>• 2018 revision of the 2012 NPPF (see Serial 12)</li> <li>• Sets out the Government’s planning policies for England and how these are expected to be applied</li> </ul>	Providing a NP can be submitted to the appropriate Local Authority on or before 29 <sup>th</sup> January 2019, the policies in the 2012 NPPF will apply [paragraph 214]
86	Assessment of sites put forward in EAG		<ul style="list-style-type: none"> <li>• The assessment of sites undertaken by the NP Group</li> </ul>	Collated in a single document Assessments displayed to villagers as part of the 2016 consultation meetings

## Legend

AQMA = Air Quality Management Area  
 CBC = Colchester Borough Council  
 du/ha = Dwelling units per hectare  
 EAG = Eight Ash Green  
 ECC = Essex County Council  
 ERP = Essex Rural Partnership  
 GIS = Green Infrastructure Strategy  
 NA = Neighbourhood Area  
 NP = Neighbourhood Plan  
 NPG = Neighbourhood Plan Group  
 NHS = National Health Service  
 OS = Ordnance Survey  
 PRoW = Public Rights of Way  
 RCCE = Rural Community Council for Essex  
 SA/SEA = Sustainability Assessment – Strategic Environment Assessment

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SSSI = Site of Special Scientific Interest