

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

SITE SELECTION PROCESS

INTRODUCTION

1. In undertaking a Site Selection process to help determine the future, most appropriate location for domestic housing in Eight Ash Green, the Neighbourhood Plan Group undertook a detailed, on-going programme of consultation to include Colchester Borough Council; land owners; developers and/or their agents but primarily members of the village. The latter were seen as the primary audience or customers recognising, not only the democratic process but also the fact that it is their village and they are the ones to be mainly affected by additional housing. It was and is still felt that their views should be paramount.
2. The following paragraphs set out both the background to the work of the Neighbourhood Plan Group in respect of this issue as well as the various steps undertaken, the time line and how the village arrived at a chosen location. Reference is also made to the assessment undertaken by the Neighbourhood Plan Group of the various *sites* put forward for potential development. See also the separate document “Assessment of Sites put forward in Eight Ash Green”. Other supporting information (dates and activities) are contained in the Consultation Statement, available on the Neighbourhood Plan website.¹

CALL FOR SITES

3. In early 2015, the Parish Council became aware of the “Call for Sites” exercise initiated by Colchester Borough Council whereby the Borough Council had asked landowners to put forward land for potential development. The exercise ran from January to February 2015.

¹ www.eightashgreen.net

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4. Recognising this may well affect Eight Ash Green, at their meeting on 10th February 2015, the Parish Council proposed that a Neighbourhood Plan should be developed for the village. Following an initial village meeting on 22nd April 2015 attended by 131 villagers (some 10 per cent of the adult population), where the meeting supported the Parish Council's proposal, a Neighbourhood Plan Group was formed.
5. After getting agreement from Colchester Borough Council to designate and agree the formal Neighbourhood Area (May to June 2015), in August, the Neighbourhood Plan Group received confirmation of the ten *sites* that were put forward by landowners for potential development in Eight Ash Green. See map at Annex A. [Colchester Borough Council subsequently agreed that Site 148 was for Stanway as it was outside the agreed Neighbourhood Area for Eight Ash Green, thus leaving nine potential *sites* in the village].
6. At a meeting with Colchester Borough Council on 6th October 2015, the Neighbourhood Plan Group received the first, formal confirmation that Eight Ash Green would be expected to accept some new housing as part of the proposed Local Plan. In January 2016, it was formally agreed by the Parish Council and notified to the Borough Council, that the Neighbourhood Plan Group would allocate land for development rather than leaving it to the Council/the Local Plan to decide the location for future development.
7. The Neighbourhood Plan Group recognised the need to assess each of the remaining (nine) *sites* and based upon a proforma used by the Borough Council as their Strategic Land Availability Assessment tool, the Group developed their own – see blank copy at Annex B. From October to November 2015, this was used by the same members of the Group to undertake a physical assessment of all of the nine *sites*.
8. A further meeting took place on 14th December 2015 with Colchester Borough Council to:-
 - a. Discuss the results of the physical assessments of the nine *sites* undertaken by the Neighbourhood Plan Group to include the content of their assessment proforma
 - b. Receive a report on the “top-down – desk based” assessment exercise undertaken by Colchester Borough Council of the nine *sites* identified in Eight Ash Green [who only revealed their “traffic light” assessments in outline eg 4

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sites were at red and 5 at amber but without saying which was which] ie no physical examination of the *sites* by them at that stage

- c. Inform the Neighbourhood Plan Group that should none of the nine *sites* be found suitable for development, then an assessment should be made of three other possible (reserve) locations, identified by the Borough Council, even though they had not been put forward for development by the respective landowners.
9. As a result of both their own assessments and the discussions with Colchester Borough Council, the Neighbourhood Plan Group recognised there was a need to speak to each of the respective landowners:-
 - a. To discuss their Call for Sites application form;
 - b. Ascertain how firm their plans were and how flexible they were prepared to be to meet any potential needs of the village eg would they set aside land for a new village hall; and
 - c. To fully understand the reasons why their land had been put forward and what they were offering or suggesting for their patch.
 10. The meetings subsequently took place between February and April 2016. The Neighbourhood Plan Group found a wide variation of responses that included a clear floor plan for one site; a fixed and outdated plan; one that put forward the potential for light industrial premises; and one for a 64 bed care home. However, the majority said they wished to see some form of residential housing and they were prepared to be flexible. A summary of the discussions with all of the landowners is at Annex C.
 11. Following advice from Colchester Borough Council about the need to have three possible reserve *sites* already identified by them, on 14th March 2016, the Neighbourhood Plan Group carried out a physical assessments of these *sites*, Heath Road (“POS 001”); the A1124 – Wood Lane corner (“POS 002”); and the Eight Ash Green dentist’s car park (“POS 003”) – see map of the *sites* at Annex D.

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FIRST CONSULTATION PROGRAMME - *SITES*

12. However, in the middle of the meetings arranged by the Neighbourhood Plan Group with each of the landowners, a further meeting was held with Colchester Borough Council on 8th March 2016, who informed the Group they were just about to publish their “Preferred Options” consultation paper² which was to make reference to a development *site* in the village as part of the Call for Sites exercise, although they did not know the precise number of houses at that stage. (The Neighbourhood Plan Group did not know, until late Spring of 2016, the actual number of dwellings the village would be expected to accommodate).
13. Given that a Neighbourhood Plan is being developed for Eight Ash Green, it is the function of the Plan to allocate a *site* for any future housing. It therefore became apparent there was a need to consult the residents of the village urgently so that the “Preferred Options” consultation paper would properly reflect the views of the villagers about the *site* they thought would be best. The Neighbourhood Plan Group then set up three meetings in the village hall with the villagers in the Spring of 2016 [two small focus groups of 24 and 33 people respectively (19th March) plus an open meeting attended by an additional 153 villagers (10th April)] where they were asked to complete a ranking sheet in respect of all of the nine Call for Sites against each other. A copy of the ranking sheet is at Annex E.
14. To enable the villagers to make an informed choice about which *site* they preferred, at each of the three meetings, the Neighbourhood Plan Group laid out a separate table for each of the nine *sites* where a designated Information Pack was on display that included:-
- a. a map of each site – see example at Annex F;
 - b. a photograph of each site – see example at Annex G;
 - c. the results of the physical assessment carried out by the Neighbourhood Plan Group – see example at Annex H;
 - d. a summary of the meeting with the appropriate landowner and/or agent of what they were offering/proposing for/on their site – see Annex C; and

² (2016) Colchester Borough Council Preferred Options – The Preferred Options stage of the Colchester Borough Council Local Plan 2017 - 2033

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e. a map showing all of the nine Call for Sites – see Annex A.

15. Members of the Neighbourhood Plan Group were present at all three consultation meetings alongside displays of background information that included the Vision statement; a pie chart showing the breakdown of the current housing in the village by type; a map of the formal Neighbourhood Area; and a map of the nine Call for Sites. None of the landowners were asked to attend as it was thought best to have an entirely neutral or factual meeting with no undue pressure being applied by interested parties. The Neighbourhood Plan Group did not express any preferences for any particular *site(s)* nor did it attempt to influence how people should vote. ie the Group was there simply to answer questions and in an enabling role to help the villagers complete the ranking sheet.

16. A grand total of 242 rankings sheets were completed by way of the three consultation meetings held in the village hall and visits to members of the village eg the Senior Citizens Friendship Club. The outcome of the ranking exercise showed that only three out of the nine *sites* produced a “Net Promoter Score” ie the positives outweighed the negatives with *Site 226* (now being referred to as “Fiddlers Field”) being the preferred location for future development by the village. Sites 155 and 150 came second and third respectively. Details of the comments made and ranking can be found at Annex I.

17. *Site 226* (now called “Fiddlers Field”) was the preferred location because the villagers liked the proposed road linking the A1124 and Fiddlers Hill capable of taking HGV traffic; it has good easy access; it is close to the local primary school; it is on the edge of the village; and there would be minimal disruption and interference with existing housing. The Neighbourhood Plan Group subsequently informed all the landowners of the outcome of the three meetings as well as informing the Parish Council on 11th May 2016.

18. *Site 150* was rejected by the Parish Council at its meeting on 11th May 2016 as adoption could lead to coalescence with Stanway, contrary to the Vision statement for the village. *Site 150* was subsequently also rejected by Colchester Borough Council as “unsuitable” on the same grounds.³ *Site 155* was recognised as being the next *Site* of choice, should

³ (July 2016) Colchester Borough Council Local Plan Strategic Land Availability Assessment

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the Fiddlers Field site fall for some reason. It is worth noting that the *sites* considered by the Neighbourhood Plan Group for inclusion in the Neighbourhood Plan have been from the Colchester Borough Council “Call for Sites” process and the resultant assessments by the Borough Council can be found in their Strategic Land Availability Assessment.

19. It is worth noting that the three “reserve” sites POS 001 to 003, referred to in paragraph 11 above, were never put to the village asking for their views as to suitability about future development. This is because they have not been offered by the landowner for potential development – they were and remained only “back stops” should all nine *sites* fail. If the latter were to happen, then, in conjunction with Colchester Borough Council, the Neighbourhood Plan Group would have to approach the landowner and only then, if they were willing to offer up the land, would the Group have to carry out the same process regarding information gathering and placement of the details before the village.

NUMBER OF DWELLINGS

20. The Neighbourhood Plan Group only became aware for the first time of the precise number of dwellings the village would be expected to absorb at a meeting with Colchester Borough Council on 27th May 2016. This quantum was subsequently confirmed in Policy SS7 of the “Preferred Options” consultation paper published on 5th July 2016. It showed that Eight Ash Green was to “identify specific site(s) for housing allocations to deliver up to 150 dwellings”. [Colchester Borough Council Policy SS7 has now been superseded by Policy SS5 where the words “up to” have been deleted so that the Policy is only satisfied by the delivery of this number of dwellings, not a lower number].
21. Having got a clear steer about the numbers, the Neighbourhood Plan Group informed the village both by way of a flyer distributed to every household in July 2016 – see Annex J and in the Neighbourhood Plan regular article in the village newsletter of November 2016 – see extract Annex K.

SECOND CONSULTATION PROGRAMME - *SITES*

22. At a meeting with Colchester Borough Council on 16th September 2016, the Neighbourhood Plan Group were told that a potential new *site* had come forward for development at Heathfields (or HF), not included in the previous response to

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the Call for Sites, as well as significant changes being notified in regard to two existing *sites* (063 and 155) which amended their original offer.

23. A physical assessment of the (new) HF *site* was undertaken by the Neighbourhood Plan Group on 31st October 2016, on the same basis and using the same proforma used in the earlier exercise in October-November 2015 – see paragraph 7 above. Meetings were then held, on the exactly the same basis as set out in paragraph 9 above, on 24th October 2016 with the owner of *site* 155; with the agent for the new HF *site* on 21st November 2016; followed by a further meeting with the agent in respect of site 063 on 22nd November 2016.
24. A further open village meeting was held on 21st January 2017 (attended by 254 villagers) where the villagers were asked to rank the one new and two amended *sites* as well as the preferred Site 226 (now being referred to as “Fiddlers Field”). A revised map was displayed showing just the three sites – HF; an enlarged 155; a reduced 063; and 226 – see Annex L.
25. In preparation for the meeting, a letter was delivered to each of the four landowners – agents and a copy is at Annex M. All the four landowners – agents responded so along with an updated Information Pack, (see paragraph 14 above), the Neighbourhood Plan Group presented the following additional items at each of the four dedicated tables:-
- An agreed summary of the latest meeting(s) with the landowners – agents
 - A “floor plan”, prepared by landowners – agents of what the site might look like once it was developed
 - The answers to each of four questions posed in the letter.
26. Three of the four landowners and two of their agents were present on 21st January except for site HF whose representatives did not attend despite being invited to do so. *Site* 226 (Fiddlers Field) remained the clear favourite with the villagers attracting 68.9 per cent of the vote, with site 155 remaining in second position with a 14.7% first choice preference. Site 063 came third with 11.6% first choice preference and the HF site being ranked last with a 4.8% first choice preference.

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27. As a result of both the 2016 and 2017 consultation exercises, Fiddlers Field, has now become the “Chosen” site for the village and is the location being put forward in the Neighbourhood Plan for the future development of domestic housing in the village.
28. On 10th February 2017, the Neighbourhood Plan Group informed each of the four landowners and/or agents of the outcome of the 21st January village consultation meeting and a “Message from the Vice-Chairman” note informing all the villagers of the result was distributed to every household – see extract at Annex N, reinforced by an article in the March 2017 village newsletter – see Annex O.
29. The development of 150 dwellings on a single strategic location of “Fiddlers Field” (formerly Site 226) at the western edge of the village was subsequently endorsed by the Parish Council at its meeting on 8th February 2017.
30. For the record, the Neighbourhood Plan Group was advised by Colchester Borough Council that as part of the January 2017 consultation meeting, it did not need to include the rejected sites from the Spring 2016 consultation exercise because there had been no material change to their offering.
31. In conducting their physical assessments of the ten sites, the Neighbourhood Plan Group noted the pros and cons of each site and the outcome of their internal deliberations are set out in Annex P. The assessments were not specifically shared with the villagers because throughout the whole process, the Group has acted as “honest broker” simply putting the facts to the villagers eg by way of summarising the meetings with the landowners (Annex C). At no stage has the Neighbourhood Plan Group tried to influence or sway the votes being cast or views being expressed by the villagers as a consequence of the assessments undertaken by the members of the Group even though they are all villagers themselves of course.
32. However, as can be seen from the details in Annex P, it shows that the views of the Neighbourhood Plan Group coincides/strongly reinforces the views expressed by the villagers in determining that Fiddlers Field should be the chosen location for the development of 150 houses. This **combination** of views (villagers and Neighbourhood Plan

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Group) provides a clear demonstration of why the Fiddlers Field site was considered to be the most suitable for the village.

SINGLE STRATEGIC SITE

33. The choice of either having a single “strategic” site for the development of 150 houses or having a number of smaller developments/sites spread across the village was put to the villagers at the Neighbourhood Plan Group Annual General Meeting on 16th November 2016. They fully endorsed the single “strategic” site option which was also referenced to in the ranking form villagers were asked to complete at the 21st January 2017 meeting; it was approved by the Parish Council at its meeting on 8th February 2017; it was also specifically mentioned in the village newsletter of March 2017; it was one of the displays at the subsequent open village meeting on 6th May 2017 (102 villagers attended); as well as being included in v17 of the Neighbourhood Plan also available for inspection and comment on 6th May 2017. No one has come forward to either object to this proposal or put forward an alternative.

34. The criteria adopted and supported by the villagers in deciding what site the proposed 150 dwellings should be built are:-

- The chosen site must be supported by the majority of the villagers
- The site must have direct access to the A1124, the main arterial road through the village
- All 150 dwellings must be only on a single strategic site
- The site must not encroach upon the open nature and views within the village
- The site must not lead to coalescence with Stanway, Colchester or the proposed West Tey Garden Community/New Town.

35. Further details showing the reasons why these criteria have been chosen are at Annex Q.

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ASSESSMENT OF THE ENVIRONMENTAL CHARACTERISTICS

36. The Neighbourhood Plan Group used their proforma at Annex B, to undertake an assessment of the environmental characteristics in respect of all nine original “Call for Sites” locations as well as the HF *site*, thus helping to understand the suitability of all these *sites*. The completed assessment proformas were made available to the villagers at both the two 2016 and one 2017 consultation events as per paragraphs 14 and 25 above. The results of using these criteria are set out in Annex R.

37. The assessment of the *sites* clearly demonstrate the truly rural nature of the village whereby, for example, the vast majority are greenfield sites; most support agriculture in one form or another; flooding is not an issue with the village occupying the high ground; only one location may have air quality issues; hedgerows and trees abound; and biodiversity is what might be anticipated from an area of lovely countryside.

SUMMARY

38. By making use of the comprehensive range of information obtained by the Neighbourhood Plan Group and presented to the villagers, the people living here have assessed all the details and options put forward in respect of the ten *sites* and on more than one occasion, have made a clear choice that Fiddlers Field (formerly Site 226) is their preferred choice for the development of 150 dwellings as part of the continued expansion of the Borough of Colchester. This was not some random decision taken on their part - some 50 per cent of the village have lived in Eight Ash Green for 16 years or more and therefore know the village intimately and are therefore best placed to decide what they feel is the best option for the future). The villagers also agree there should be a Single Strategic Site for the future expansion of housing in the village.

39. Collectively, the over-arching physical assessments of the *sites* undertaken by the Neighbourhood Plan Group (example at Annex H with full details in the separate document “Assessment of Sites put forward in Eight Ash Green”); the detailed assessment of the *sites* as measured against a number of criteria as shown in Annex P; and the specific

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environmental assessment shown in Annex R all come together to produce a comprehensive picture of the village, reflecting why the villagers choose the option of Fiddlers Field.

40. The Neighbourhood Plan Group has regularly kept the Parish Council informed of progress by way of presentations/papers as well as the villagers either by way of specific flyers or “updates” delivered to every dwelling; the articles in the quarterly village newsletter; or by regular updates to the Neighbourhood Plan website. Full details can be found in the Consultation Statement.

15th November 2018

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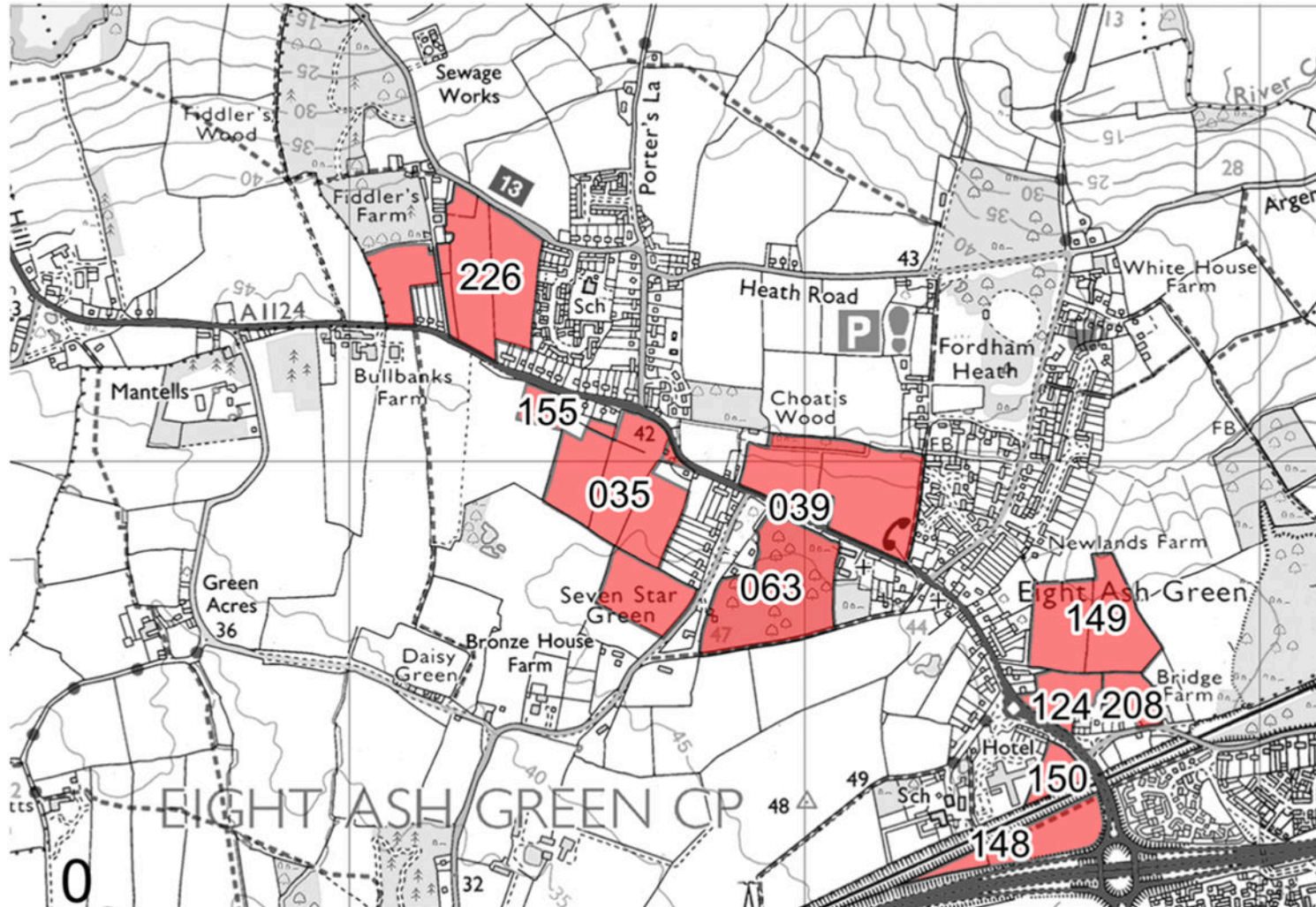
ANNEXES

- A: The original map of Eight Ash Green, showing the ten “Call for Sites” locations
- B: Blank copy of the Neighbourhood Plan Group site assessment proforma
- C: Summaries of the discussion with the nine “Call for Sites” landowners
- D: Map showing the three “Reserve” sites
- E: March and April 2016 Ranking sheet
- F: Example of a map of a site
- G: Example of a photograph of a site
- H: Example of the findings from the physical assessment of a site
- I: 2016 ranking exercise - comments and ranking
- J: July 2016 flyer
- K: Extract from the village newsletter article of November 2016
- L: Revised map showing sites HF; 155; 063 and 226
- M: Letter to landowners of 2nd December 2016
- N: Extract from the “Update” note of February 2017 giving the result of the 21st January meeting
- O: Extract from the article in the March 2017 village newsletter
- P: Neighbourhood Plan Group site assessments
- Q: Criteria for a Single Strategic Site
- R: Neighbourhood Plan Group environmental assessment

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Annex A

The original map of Eight Ash Green, showing the ten “Call for Sites” locations



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Annex B

Blank copy of the Neighbourhood Plan Group site assessment proforma CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	
DATE SURVEYED	
CBC REFERENCE NUMBER	
SETTLEMENT	
SIZE OF SITE	
PROPOSED USES	

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.		
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.		

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Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.		
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		
9	Would access require changes to be made to the current road layout?	Give your views as a "non-expert" but with your local knowledge.		
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		

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Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		
17	Do any existing rights of way eg footpaths, bridleways, PRoW or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.		
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		

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Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		
28	How close is the nearest Pharmacists? (Km)	Values for walking, cycling and by road		
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		

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Annex C

Summaries of the discussion with the nine “Call for Sites” landowners

SITE 035 – MEETING WITH OWNER AND DEVELOPER

- + 100 dwellings at approx. 15 – 20 houses per hectare (low density)
- + Village housing mixed types, no formal plans yet but would listen to village proposals on type of houses – affordable housing would be included and possibly some bungalows
- + A bigger scheme such as this one could have some benefits for the village.
- + Road access would be via a new roundabout at the junction with Wood Lane and the A1124
- + Would be open to providing adequate open spaces and buffer zones between existing housing and any new development
- + Owner and Developer prepared to be flexible about the number and type of houses/amenities that may be requested and the layout of the site (no plan or layout of the site at present)

SITE 039 – MEETING WITH AGENT

- + 83 dwellings at approx 30 houses per hectare (medium density)
- + Mixed housing with some social
- + The plan includes a football pitch and some village amenities, possibly a village hall if an arrangement regarding the present VH site could be agreed, ie to build two houses on the present VH site
- + Road access would be via The Walk
- + A footpath/bridleway between The Walk and Wood Lane might be added
- + Agent has been trying to develop this site for some time
- + Agent has fixed ideas about the number of dwellings, the layout of the site and the proposed amenities (has a long standing, pre-determined plan/layout of the site)

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SITE 063 – MEETING WITH LANDOWNER

- + No specific number of houses in mind
- + To provide residential and affordable homes
- + Prepared to offer one acre on either parcel of land for a village hall plus 5% of receipts from sale of the land
- + Access to both parcels of land via Turkey Cock Lane should access not prove possible via A1124
- + Layout of housing on eastern parcel of land to be on the eastern side
- + Landowner prepared to be flexible about types, numbers and layout of housing

SITE 124 – MEETING WITH LANDOWNER

- + A Dutch developer wants to build a 64 bed ‘progressive care home’ along with a GP surgery to include a physiotherapist as well as a dental surgery. In addition, a ‘care village’ may be built on the western side of the site if the land can be purchased from the landowner
- + The site is too small to offer amenities for the village such as a village hall or sports pitch
- + Road access would be via a new road directly off the Holiday Inn roundabout at the western end of the site which will double up as an access road for Site 149
- + The trees that currently exist on the site have all self-seeded in the last few years. The vast majority will need to be dug up, leaving a few on site as part of any landscaping. The larger trees that were specifically planted with the agreement of the Parish Council along the southern border (ie along the A1124) would remain so as to help screen the care home from the road, as would the trees on the northern border (ie on the boundary with Site 149)
- + The proposed layout of the site exists which the NP Group has asked to see
- + The existing layby and bus stop on the southern border (ie along the A1124) would remain
- + IF the proposed care home and other amenities are not approved, the developer may be willing to build residential properties

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SITE 149 – MEETING WITH LANDOWNER AND DEVELOPER (SAME AS FOR SITE 150)

- + No specific number of houses in mind but minimum of 30 required for site to be financial viable
- + If necessary the Owner and Developer are prepared to consider only developing part of the site as part of the CBC Call for Sites exercise, eg the western field nearest the A1124
- + Mixed housing with some affordable housing – would design a scheme appropriate to the site – ‘What’s best for the village’
- + Open to discussion about amenities the village may want as part of any development
- + Road access would be via Site 124 (first choice) or Site 208 (second choice)
- + Owner and Developer prepared to be flexible about the number and the of houses/amenities that may be requested and the layout of the site (no plan or layout of the site at present)

SITE 150 – MEETING WITH LANDOWNER AND DEVELOPER (SAME AS FOR SITE 149)

- + Current plan shows 28 dwellings but this is an ‘indicative’ plan only
- + A mixture of dwellings to include houses with 4 bedrooms, 3 bedrooms, 2 bedrooms, 2 bedroom bungalows and 1 bedroom flats – reflecting the finding from the Parish Plan questionnaire (p14)
- + Site only big enough to offer a play space
- + Road access via Halstead Road but the developer is prepared to consider two separate entrance and slip roads on to/from the dual carriageway
- + A noise reduction fence will be placed on the southern boundary of the site adjacent to the railway line to include a widening of the green boundary shown on the indicative plan
- + Owner and Developer prepared to be flexible about the number and type of houses (a small site)

SITE 155 – MEETING WITH LANDOWNER (AND SON WHO IS A PLANNER)

- + No specific number of houses in mind but is looking to provide low density housing (or alternatively, light industrial premises)
- + If necessary, the Owner is prepared to consider increasing the size of the proposed development if the villagers thought this

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was the best site for the village

- + Would design a scheme appropriate to the site – ‘What’s best for the village’
- + Should the size of the site increase the Landowner is open to discussion about amenities the village may want as part of any development, eg football pitch
- + Road access would be via the A1124
- + No plan or layout of the site at present (no developer involved at present) – a gas main and a water pipe are located in the wider field to the west of the site
- + Landowner is very flexible about what number and type of housing should be built but the need for starter/affordable housing is high on his agenda

SITE 208 – MEETING WITH AGENT (TOWN PLANNER)

- + No specific number of houses in mind – site put forward at a late stage in the CFS process
- + To provide residential and affordable homes
- + Site too small to offer any amenities for the village
- + Access directly on to the Old Halstead Road
- + Small pond in bottom right hand corner of site – dry in November 2015
- + Agent suggested perhaps up to 25 houses or possibly 3 or 4 houses as a ‘frontage development’

SITE 226 – MEETING WITH LANDOWNER AND PLANNING CONSULTANT

- + Maximum number of dwellings circa 200 (high density)
- + Mixed housing with some affordable housing but nothing definite at present
- + Open to discussion about amenities the village may want as part of any development – part of site to be gifted to the community in perpetuity
- + Road access would be via a new link road between Fiddlers Hill and A1124 with a roundabout at each end – a link road

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

helping to divert heavy traffic from going past the school entrance as well as off Wood Lane – no houses would ‘front’ on to the new link road

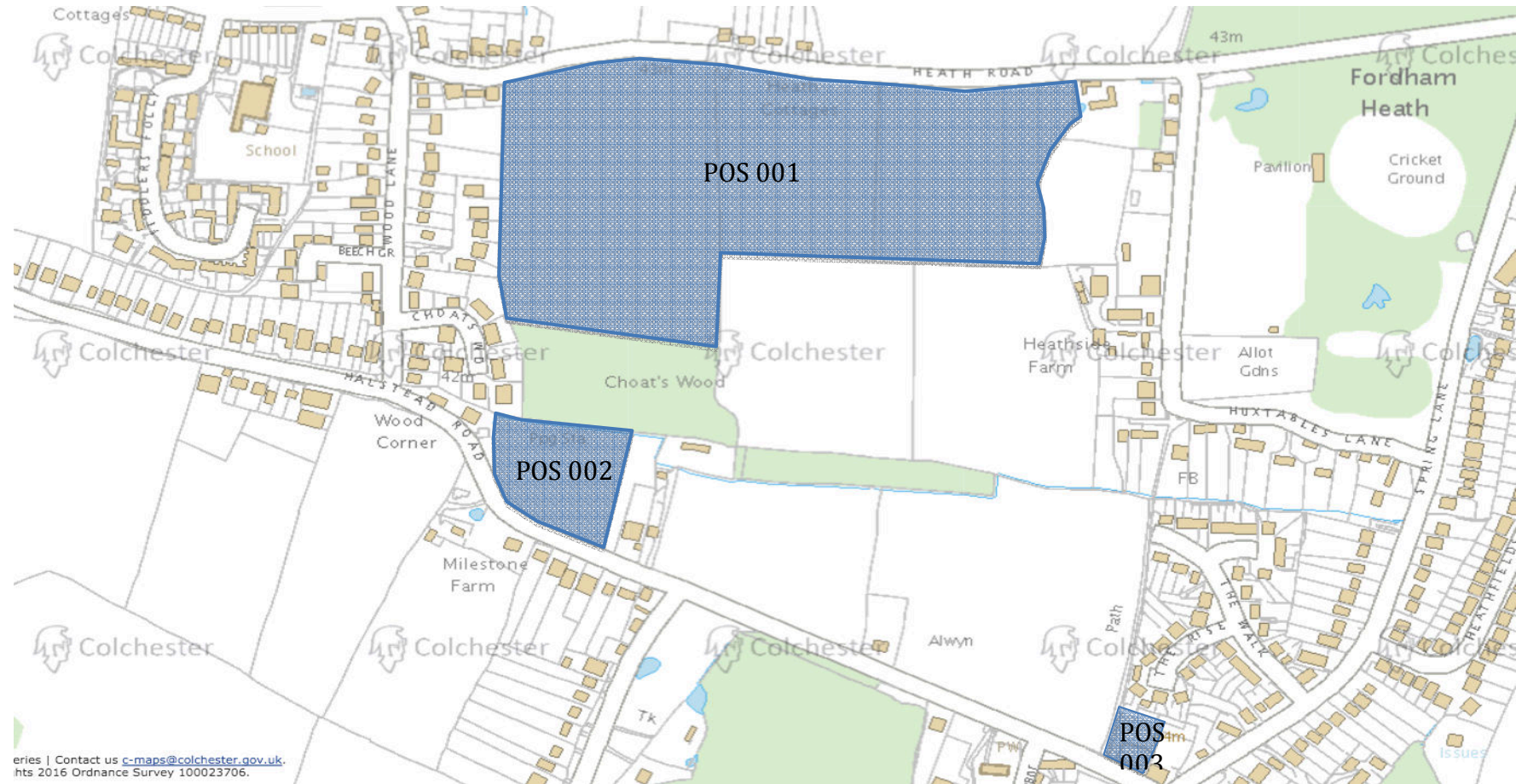
- + The young trees and low scrub in Field 3 are part of a ‘set aside’ scheme to be dug up in due course
- + A water pipe is located in the central field, ie Field 2
- + Owner and Consultant prepared to be flexible about the number of houses/amenities that may be requested and the layout of the site (no plan or layout of the site at present)

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex D

Map showing the three "Reserve" sites

POSSIBLE OTHER SITES (NOT PUT FORWARD)



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Annex E

March and April 2016 Ranking Sheet

RANKING OF CFS SITES

Please look at all of the information about each site.

Members of the Neighbourhood Plan Group are here to help answer any questions you may have.

Please number the sites from 1 to 9 with **1 being your best choice site for development and 9 being your worst choice site for development**. Each site should have a different ranking.

We realise you may not want any development at all, but please help us by ranking all 9 of the sites against each other.

SITE	YOUR RANKING FROM 1-9	BRIEF REASONS FOR YOUR CHOICES
SITE 035		
SITE 039		
SITE 063		
SITE 124		
SITE 149		
SITE 150		
SITE 155		
SITE 208		
SITE 226		

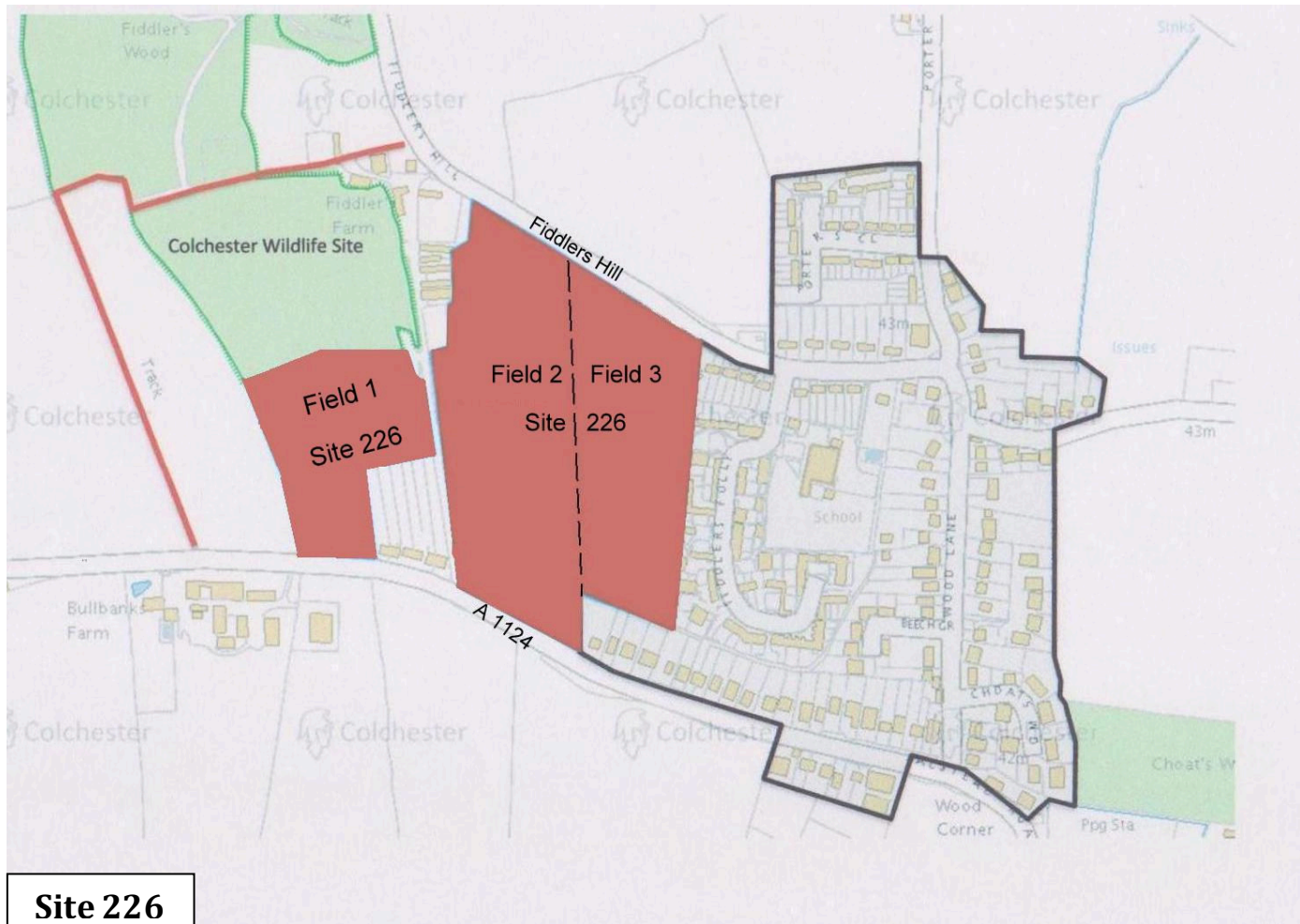
Please tick if you are a Landowner/Agent/Developer/Planner

Please Tell Us the site nearest to where you live

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex F

Example of a map of a site



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex G

Example of a photograph of a site



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex H

Example of the findings from the physical assessment of a site

CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	LAND TO SOUTH OF HALSTEAD ROAD. GRID REFERENCE TL 945 254
DATE SURVEYED	2ND NOVEMBER 2015
CBC REFERENCE NUMBER	CBC SITE 150
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	0.95 HECTARES
PROPOSED USES	RESIDENTIAL/AFFORDABLE HOUSING/OFFICE/LIGHT INDUSTRIAL/ENERGY GENERATION

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.	YES	Crops
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.	NO	None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	See Attached Map
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.	NO	None on Magic

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	NO	All traffic would have to pass along a narrow single carriageway in front of the existing properties to access a roundabout.
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.	NO	
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		20m from a bus stop.
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		The site is lower than the road but no Knowledge of flooding.
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		Very close to the A12 and railway.
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?	NO	

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Hedgerow on 2 sides with a fence on the other.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	YES	There is a railway embankment along one side of the site
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Common farmland wildlife.
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Small effect on adjacent houses and Hotel.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		6 Houses and the main entrance to the hotel.
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road	N/A	1.84 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road	N/A	1.78 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road	N/A	1.14 Km
28	How close is the nearest Pharmacists? (Km)	Values for walking, cycling and by road	N/A	0.89 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road	N/A	0.89 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Not at present but if site 148 (in Stanway) is developed then yes
31	Are there any issues that would prevent/limit development?	Describe any not previously covered	NO	

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex I - 2016 Ranking Exercise



EAG Neighbourhood Plan Site Ranking Analysis

Background

Colchester Borough Council's (CBC) 'Call for Sites' received 9 proposed sites from the area in and surrounding Eight Ash Green. The Neighbourhood Plan committee has researched each site and met with all landowners along with agents and developers where applicable. These results and feedback from this research have been made available to villagers via focus groups, the Friendship Club and an open village meeting where respondents have been asked to rank each of the sites in order of preference for development.

Results

- Analysis of the results show that only 3 of the 9 sites have a positive (but significant) Net Promoter Score (NPS) – see slide 2 for details

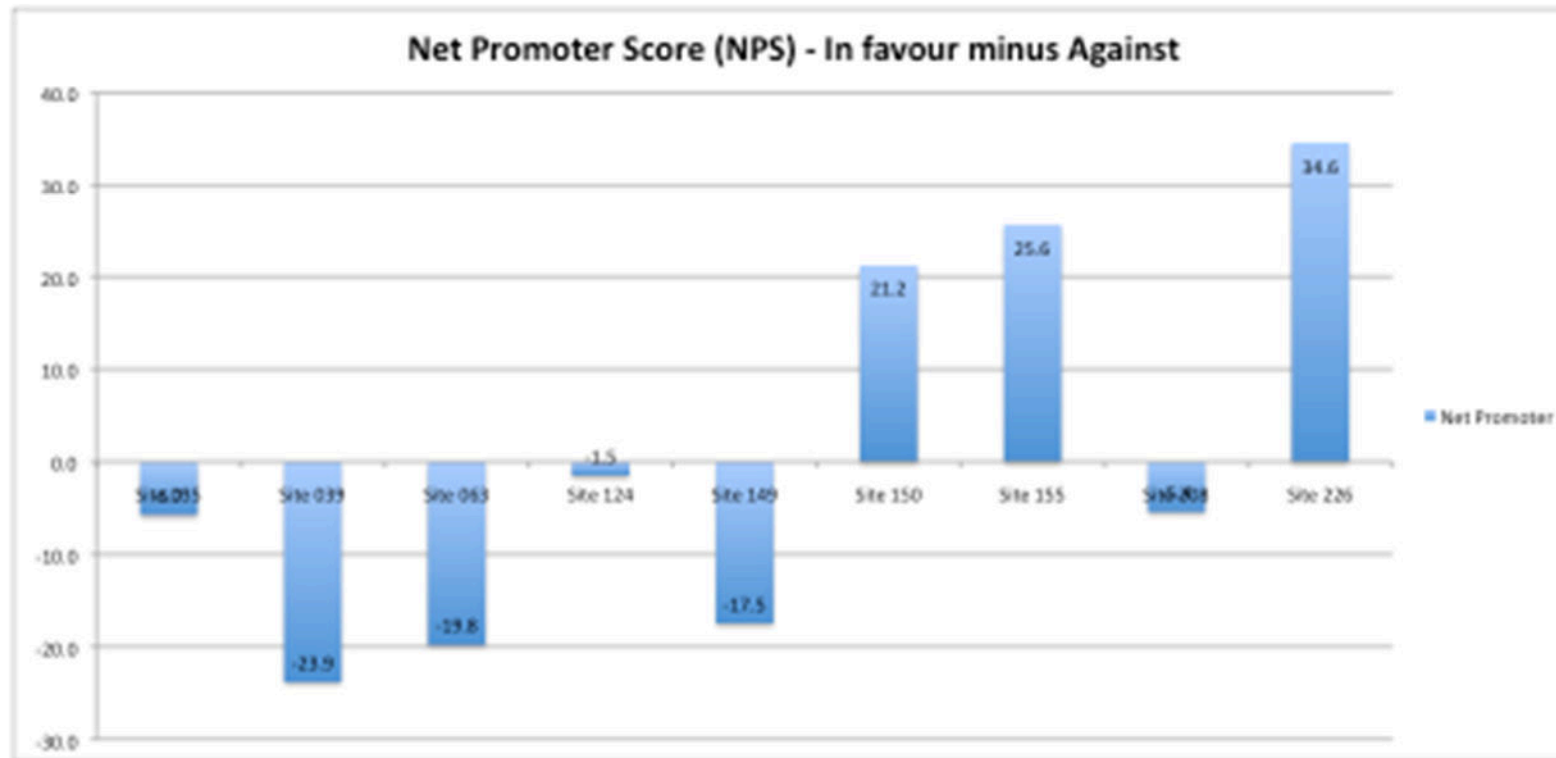
EIGHT ASH GREEN NEIGHBOURHOOD PLAN

A total of **242** ranking forms have been completed:

Focus Groups	55
Friendship Club	15
Open Meeting	154
Ad Hoc	18

Only 3 sites (150, 155 & 226) have a positive NPS score:

- Rank 1-3 – In favour
- Rank 4-6 – Neutral
- Rank 7-9 - Against



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 035 has an NPS score of -5.7 (6th/9)

In Favour: 69 (32.9%)
 Neutral: 60 (28.6%)
 Against: 81 (38.6%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Low density housing planned
- A new roundabout would be beneficial and safer
- Limited impact on existing houses

Neutral (Rank 4-6) Themed Reasons & Comments

- Low density housing and flexible approach
- Poor access
- Would cause congestion and traffic problems

Against (Rank 7-9) Themed Reason & Comments

- Fills the village in which would be detrimental
- Too large a scale development
- Poor access
- Traffic problems/congestion and on a dangerous bend

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 039 has an NPS score of -23.9 (9th/9)

In Favour: 59 (27.1%)
 Neutral: 48 (22.0%)
 Against: 111 (50.9%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Would join the village up
- Good amenities being offered
- Would have limited impact on existing houses

Neutral (Rank 4-6) Themed Reasons & Comments

- Access not great
- Would cause traffic and congestion problems

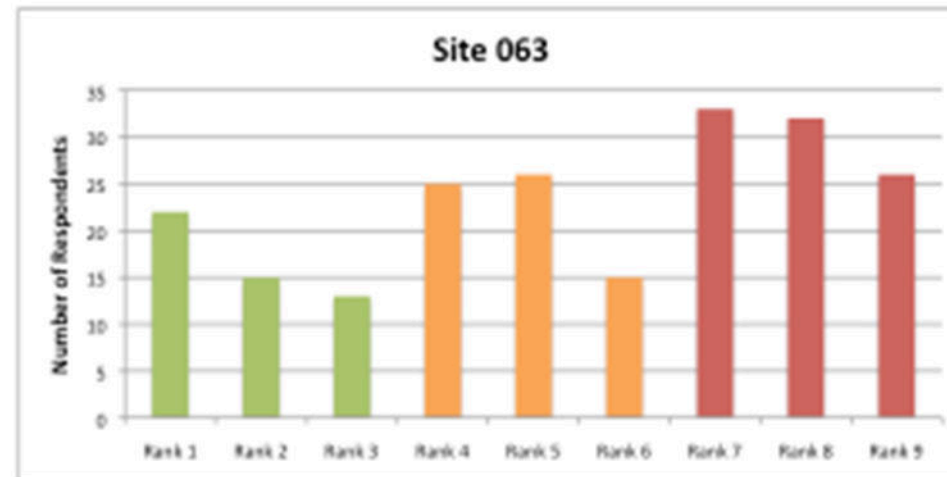
Against (Rank 7-9) Themed Reason & Comments

- Access via The walk a big problem
- Site too large
- Would cause traffic problems on Spring Lane and the A1124
- Would fill in the space and be detrimental to the village character
- Would spoil the open feel to the village

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 063 has an NPS score of -19.8 (8th/9)

In Favour: 50 (24.2%)
 Neutral: 66 (31.9%)
 Against: 91 (44.0%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Good access
- Currently waste ground and unused
- Would link the village

Neutral (Rank 4-6) Themed Reasons & Comments

- Would have limited impact on existing houses
- Amenities offered
- Easy access

Against (Rank 7-9) Themed Reason & Comments

- Difficult access
- Negative impact and access issues onto the A1124
- Site too large
- Detrimental impact on Seven Star Green

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 124 has an NPS score of -1.5 (4th/9)

In Favour: 61 (29.9%)
 Neutral: 79 (38.7%)
 Against: 64 (31.4%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Care Home and GP surgery a useful provision
- Good access to the roundabout
- Least traffic chaos

Neutral (Rank 4-6) Themed Reasons & Comments

- Near an access road
- It wouldn't cause too much disruption
- Currently unused land
- Would create traffic problems

Against (Rank 7-9) Themed Reason & Comments

- It would cause more traffic problems and congestion
- We don't need any more Care Homes
- It would diminish the separation from Stanway

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 149 has an NPS score of -17.5 (7th/9)

In Favour: 50 (24.3%)
 Neutral: 70 (34.0%)
 Against: 86 (41.7%)



In Favour (Rank 1-3) Themed Reasons & Comments

- It would cause lower congestion
- Good for connections to the A12 and A1124
- Flexibility of development

Neutral (Rank 4-6) Themed Reasons & Comments

- A better, larger site
- A good site but poor access or needs site 208/124 for access
- Too big

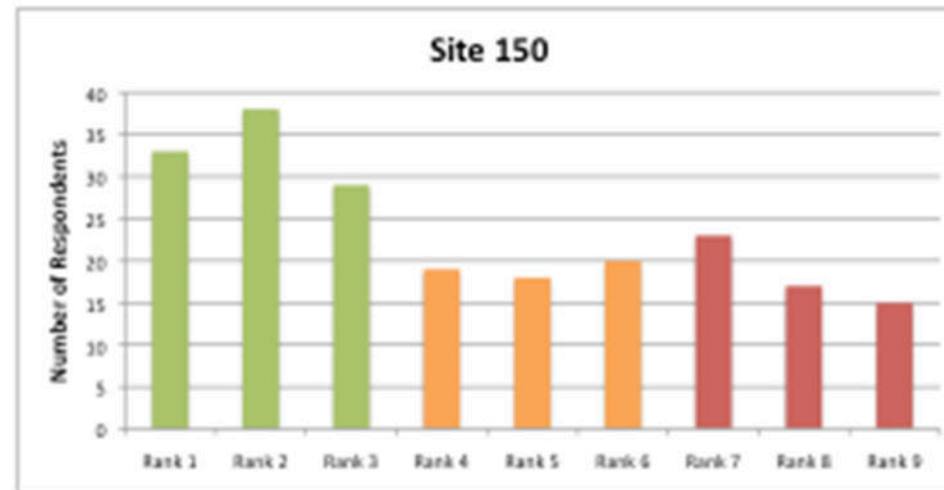
Against (Rank 7-9) Themed Reason & Comments

- Site too large and could expand
- Problems with access
- Would cause more traffic onto an already busy road
- Would add further congestion

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 150 has an NPS score of +21.2 (3rd/9)

In Favour: 100 (47.2%)
Neutral: 57 (26.9%)
Against: 55 (25.9%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Smallest site with least impact
- Most traffic would not go through the village
- Good access
- Convenient to road and A12
- Sensible use of unused land

Neutral (Rank 4-6) Themed Reasons & Comments

- Acceptable but awkward access
- Adds to traffic congestion onto A12
- Would spoil the entrance to the village

Against (Rank 7-9) Themed Reason & Comments

- Traffic and congestion a concern
- Reduces the gap between Eight Ash Green and Stanway
- Too small and near the railway line

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 155 has an NPS score of +25.6 (2nd/9)

In Favour: 88 (42.5%)
Neutral: 84 (40.6%)
Against: 35 (16.9%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Small scale site with easy access
- Minimal impact on existing village housing & neighbours
- Owner attitude and flexibility
- Low density affordable housing

Neutral (Rank 4-6) Themed Reasons & Comments

- Small site so limited development
- Low disruption
- Too much traffic and more congestion
- Too small

Against (Rank 7-9) Themed Reason & Comments

- Too small
- Not enough information. Sketchy plans.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 208 has an NPS score of -5.4 (5th/9)

In Favour: 49 (24.1%)
 Neutral: 94 (46.3%)
 Against: 60 (29.6%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Good access to town, amenities and A12
- Low disruption to the village

Neutral (Rank 4-6) Themed Reasons & Comments

- Land currently not used
- Good road connections and near the A12
- Easy access
- Would erode the 'green' division between Eight Ash Green and Starway
- Would cause increased traffic congestion

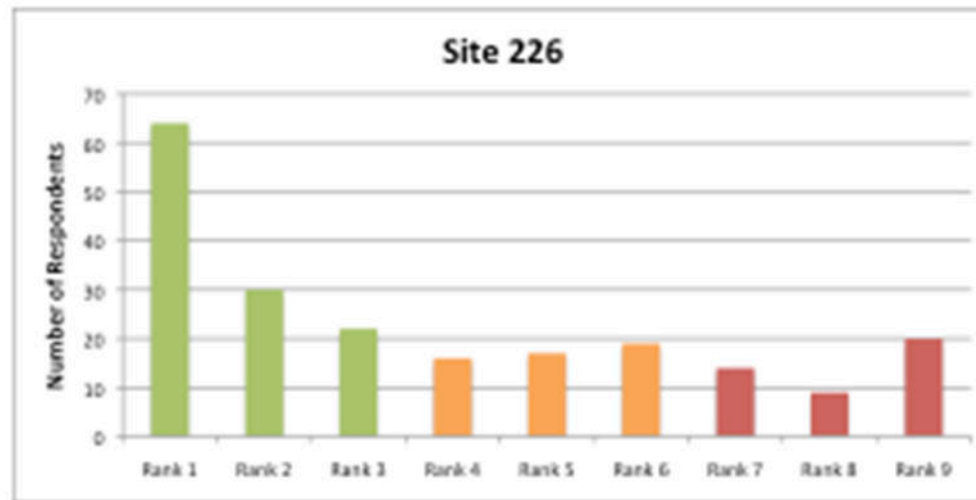
Against (Rank 7-9) Themed Reason & Comments

- Would cause serious congestion and traffic issues
- Bad access
- Risk of further development (would give access to site 149)

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Site 226 has an NPS score of +34.6 - the highest of the 9 sites

In Favour: 116 (55.0%)
Neutral: 52 (24.6%)
Against: 43 (20.4%)



In Favour (Rank 1-3) Themed Reasons & Comments

- Relief road taking lorries and other traffic away from Wood Lane & Fiddlers Hill
- Proposed roundabouts to slow traffic, in particular on A1124
- Good and easy access
- Close and easy access to school, shops etc
- Best position on the edge of the village
- Minimal disruption and interference with existing housing

Neutral (Rank 4-6) Themed Reasons & Comments

- Good potential if size reduced
- Preference for low-medium density housing rather than high
- Further traffic congestion to already busy A1124

Against (Rank 7-9) Themed Reason & Comments

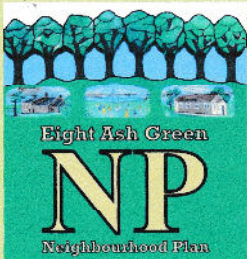
- Extends the village too far
- Site too large and too high a density housing proposed

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex J

July 2016 Flyer

**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

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex K

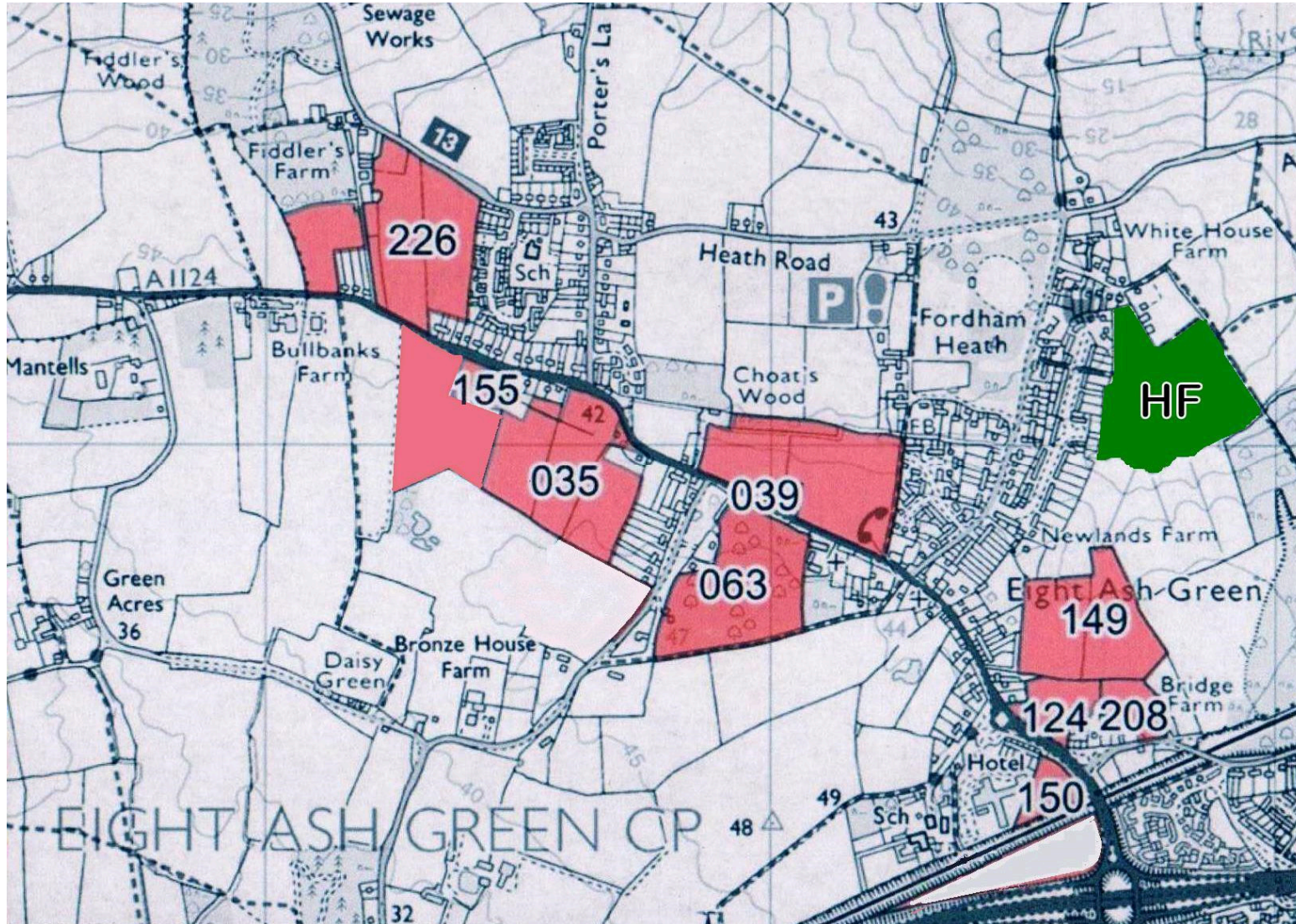
Extract from the village newsletter article of November 2016

“Colchester Borough Council (CBC) published their “Preferred Options” consultation paper in July. It confirmed that the village is expected to accept “up to” 150 houses over the CBC Local Plan period 2017 – 2033, also that our Neighbourhood Plan will allocate the Site for any new development.”

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex L

Revised Map of Call for Sites showing changes and additions (HF, 155, 063, and 226)



EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex M

Letter to landowners of 2nd December 2016

EIGHT ASH GREEN CONSULTATION MEETING - SATURDAY 21st JANUARY 2017

Dear

I am writing to let you know that the Eight Ash Green (EAG) Neighbourhood Plan Group will be holding an all day consultation meeting for the villagers on Saturday 21st January 2017 in the village hall. At the drop in meeting, we will ask the village to rank, in order of preference giving their reasons, which they believe should be the single strategic Site for development of up to 150 houses in EAG in support of the Colchester Borough Council Local Plan.

Along with a map of your Site, a copy of our survey form and a photograph of the Site, we intend to present a summary of our previous meetings with you as per the attached Annex. Can you let us know if there are any brief points you would like to add please?

You will wish to know that two of the four potential locations we will be presenting to the meeting has already submitted a “floor plan” of their Site showing an indicative layout of roads and pavements; public open space; and in one case, proposed native species hedge and tree planting ie not the specific number, type or locations of individual houses. So as to ensure the villagers are able to make an effective comparison between all four Sites at the event in January, you may wish to consider whether you would want to follow that example and let us have a similar “floor plan” of the potential road layout in readiness for the meeting.

Finally, it would be helpful if you were able to let us have a written response to the following questions please, which we can also set out at the meeting:-

- Q 1 – Are you willing to offer some land on your Site to provide for a new village hall and car parking?
- Q 2 – If not on your land, are you willing to build a new village hall and a car park on land elsewhere in the village?

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

- Q 3 The NP Group recognises that detailed discussions have not been held yet about precise number, type or locations of individual houses to be built, but as a matter of principle, will you be willing to provide for smaller homes to be built that will allow elderly residents to “down size” eg by way of bungalows?
- Q 4 – Could you let us have a brief statement as to why the village should choose your Site to accommodate up to 150 houses please?

To summarise, we are asking you to:-

- a) let us have any brief additional points you would like to make to the summary notes as set out in the Annex
- b) consider letting us have a proposed “floor plan” of your Site
- c) let us have a written response to the questions posed above.

We look forward to hearing from you – a reply by 31st December would be most helpful. I am happy to discuss if anything is not clear.

John Allcock

Vice Chair

Eight Ash Green Neighbourhood Plan Group

John.morseminus@tiscali.co.uk 07772 749 262

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex N

Extract from the “Update” note of February 2017 giving the result of the 21st January meeting

Message from the Vice Chairman

Site 226 is the “chosen” site

“At the village drop-in consultation meeting on Saturday 21st January 2017, you were given the opportunity to tell us which of the 4 sites being put forward for development in the village should be the location for “up to 150 houses” as part of the Colchester Borough Council’s Local Plan, [The 4 sites were Site 226 + Site 063 (modified proposal) + Site 155 (modified proposal) + Heathfields or HF (new site)].

Your votes have been counted and you have confirmed the earlier 2016 consultation exercise as Site 226 was again your firm choice with Site 155 second. The order for the first rank preferences were Site 226 (68.9%); Site 155 (14.7%); Site 063 (11.6%); and Site HF (4.8%).

We reported these findings to the Parish Council on Wednesday 8th February and they have agreed that Site 226 is to be the “chosen” site for development and will be the one we promote in the Neighbourhood Plan.

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex O

Extract from the article in the March 2017 village newsletter

“Because a new site was submitted to us for potential development (the Heathfields or HF site) and two sites (063 and 155) wished to offer or change their original proposal, we held a further public consultation meeting on 21st January where we asked you to rank these three sites, as well as the 2016 preferred site 226, against each other.

As you know from the “Message from the Vice-Chairman” note we distributed to every household last month, Site 226 came out top again followed by site 155, 063 and the HF site.

We reported the results to the Parish Council (PC) at their meeting on 8th February who decided the following:-

- Site 226 is the “Chosen” site for future development of “up to 150 houses” in the village
- Site 226 is the site that will be promoted in the Neighbourhood Plan
- The development of “up to 150 houses” is to take place only on a single Strategic Site in the village ie Site 226”

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

Annex P

Neighbourhood Plan Group site assessments

Primary assessment criteria ⁴	Sites and Hectare (Ha) size										Remarks
	035	039	063	124	149	150	155	208	226	HF	
	6.7	6.6	8.0 3.5	1.6	5.8	0.95	0.8 6.0	1.14	7.982	13	
1. Big enough to cope with 150 houses	Y	Y	Y 8.0 Ha site	N Only 64 bed care home proposed	Y	N	Y 6.0 Ha site	N	Y	Y	
2. Road access to A1124	Y	N Poor option put forward	Y	N Only via a very busy round-about	N No access to any road	N Only via an existing slip road	Y	N Poor access	Y	N Via busy estate road	Sites 039 and HF only via an existing busy residential road. Sites 149 and 208 "landlocked"
3. Retention of views/open spaces	Loss of open views within the village	Loss of open views within the village			Loss of open space for dog walkers						
4. Coalescence	N	N	N	Y	N	Y	N	Y	N	N	

⁴ See Annex Q - Criteria for a single Strategic Site for the development of 150 dwellings in EAG - first or Primary set of assessment criteria

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Met all Four of the Primary set of Criteria (covered in Serials 1 – 4)	N	N	Y	N	N	N	Y	N	Y	N	
Secondary assessment criteria ⁵	Sites and Hectare (Ha) size										Remarks
	035	039	063	124	149	150	155	208	226	HF	
	6.7	6.6	8.0 3.5	1.6	5.8	0.95	0.8 6.0	1.14	7.982	13	
5. Proximity to Primary School	0.86 km	1.15 Km	1.2 Km	1.79 Km	1.79 Km	1.8 Km	0.82 Km	1.79 Km	1.06 Km *	2.0 km	* Only 200m if link road across Site 226 from A1124 is put in place
6. Proximity to Secondary School	3.02 Km	2.63 Km	2.99 Km	2.02 Km	2.0 Km	1.7 Km	3.19 Km	2.02 Km	3.45 Km	3.0 Km	
7. Proximity to doctor's surgery	2.4 km	2.06 km	2.38 km	1.36 km	1.4 km	1.1 km	2.57 km	1.36 km	2.85 km	2.0 Km	
8. Proximity to pharmacy	2.15 km	1.74 km	2.1 Km	1.13 km	1.1 km	0.9 km	2.33 km	1.13 km	2.56 km	2.0 Km	
9. Proximity to nearest	2.15 km	1.74 km	2.1 Km	1.13 km	1.1 km	0.9 km	2.33 km	1.13 km	2.56 km	2.0 km	

⁵ Only 3 Sites (063 – 155 – 226) have met all the first or Primary set of assessment Criteria for a single Strategic Site for the development of 150 dwellings in EAG ie Serials 1 -4 above. Whilst the relevant information or data have been included in the various columns in respect of the Secondary set of criteria for completeness – see Serials 5 to 14 below, as all the other Sites have been rejected as unsuitable, the table now only sets out the suitability (colour coded as appropriate) for the three Sites (063 – 155 – 226) that “passed” the first or Primary set of assessment criteria.

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supermarket											
10. Proximity to bus stops	50m	Adjacent	100m	Adjacent	500m	20m	200m	500m	50m	1km	A second bus stop near Site 226 on the A124 is 200m away
11. Housing to South of the A1124	Y	N	Y	N	N	Y	Y	N	N	N	
12. Loss of wildlife habitat			Y	Y				Y			No specific identifiable loss on orange sites
13. Adjacent to Railway line	N	N	N	N	N	y	N	N	N	N	
14. Prow-Bridleway	N	On edge of site	On edge of site	N	N but dog walkers use the site	N	Edge of site	N but dog walkers use the site	N	Y On the site	
NPG Assessment of the 3 sites across both the Primary and Secondary criteria			1				0		0		
			4				4		1		
			9				10		13		

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Ranking by villagers	6	9	8	4	7	3	2	5	1	-----	2016
	-----	-----	3	-----	-----	-----	2	-----	1	4	2017

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Annex Q

Criteria for a Single Strategic Site

Serial	Criteria	Why	Remarks
1	The chosen Site must be supported by the villagers	Without the support of the village, the NP will fail at the Referendum stage	a) Villagers given the opportunity to vote for their preferred site via the:- Three Ranking exercises in March/April 2016, & The single Ranking exercise in January 2017
2	The Site must have <u>direct access</u> on to the A1124	New, additional traffic should not be using existing busy estate roads Access to the HF site would be via Heathfields – already a very busy housing estate road Site 039 access is proposed via the Walk/the Rise – a busy existing housing estate	a) 150 houses additional houses potentially means 300 cars + entering or leaving the Site + numerous delivery vans eg Tesco, Amazon etc going in and out b) All this traffic should not be adding to the burden found on an existing housing estate, posing a danger to children and/or elderly residents c) Short term – all the builders vehicles/vans/trucks etc – noise/dirt etc Sites 035; possibly 063; 150; 155; and 226; would have direct access on to the A1124, with Site 124 only having access via a very busy roundabout. Site 208 is “landlocked” The access proposed by the landowner for Site 063 is via Turkey Cock Lane which is a very narrow, unlit rural road

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3	All 150 houses only on a single Strategic Site	<p>Building on multiple Sites would make it difficult to limit the number of houses to only 150 as per the CBC Local Plan ie if multiple sites were chosen, each of which could accommodate 150 houses for example, then each developer would attempt to build up to the maximum on their site, thus “breaching” the 150 number</p> <p>Maximum contribution via S106</p>	<p><u>Villagers have agreed to one Strategic Site</u></p> <ul style="list-style-type: none"> a) By way of AGM on 16th November 2016 b) in the ranking form they were asked to complete at the 21st January 2017 meeting; it was also referred to in the village newsletter of March 2017; it was one of the displays at the subsequent open village meeting on 6th May 2017 (102 villagers attended); as well as being included in v17 of the Neighbourhood Plan also available for inspection on 6th May. c) There is no appetite for the 150 houses to be built across numerous sites in the village – the strong preference is for them to be built on a new single site chosen by the villagers. d) The present estates are well defined with distinct boundaries and any extension to these could lead to the development of urban sprawl and/or ribbon development difficult to control. <p><u>PC agreed to this</u></p> <ul style="list-style-type: none"> e) at their meeting on 8th February 2017

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4	The Site must not encroach upon the open nature and views within the village	Villagers value not just the open views looking out from the village but also the open views <u>within</u> the boundaries of the village	VDS DG 50 states “The open fields to the east of DSA 7 and to the west of DSA 1 and should not be built on so as to preserve the open aspect of the village, much valued by the villagers”
5	The site must not lead to coalescence with Stanway, Colchester or the proposed West Tey Garden Community/Village	Desire by villagers to maintain a distinct, separate, open rural village with a definitive boundary	Both the Parish Council and Colchester Borough Council would not support any development that could potentially lead to coalescence

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Annex R

Neighbourhood Plan Group environmental assessment

Criteria	Sites									
	035	039	063	124	149	150	155	208	226	HF
Current use of site	Meadow Livestock	Crops	Orchard Meadow	Small trees Scrub	Crops	Crops	Crops	Trees Scrub	Meadow	Crops
Greenfield (G) or Brownfield (B)?	G	G	G	B	G	G	G	G	G	G
Contamination on the site?	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any
Any restrictive covenants eg SSSI?	No	No	No	No	No	No	No	No	No	No
Is site prone to flooding?	No	No	No	No	No	No	No	No	No	No
Potential air quality issues?	None aware of	None aware of	None aware of	None aware of	None aware of	Yes – borders main railway line	None aware of	None aware of	None aware of	None aware of

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Is the site on a slope?	No	Northern edge of site on a slope	No	No	No	No	No	No	No	Yes
Existing hedgerows, trees, ponds?	Edge of site only	Edge of site only	Yes - orchard	Yes – site full of trees	Trees	Edge of site only	Edge of site only	Yes – site full of trees	Yes	Edge of site only
Any archaeological remains?	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen
Any mineral deposits?	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen	None seen
Biodiversity	As would be expected on an open, rural field	As expected on an open, rural field	Next to protected area of Seven Star Green	Haven for wildlife as site inaccessible to humans	As would be expected on an open, rural field	As would be expected on an open, rural field	As would be expected on an open, rural field	Haven for wildlife as site generally, inaccessible to humans	As would be expected on an open, rural field	As would be expected on an open, rural field
Any protected species?	Not aware of any	Not aware of any	“Old orchard habitat site” on southern boundary	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any	Not aware of any