

EIGHT ASH GREEN NEIGHBOURHOOD PLAN

VILLAGE SETTLEMENT BOUNDARY

1. “Village Settlement Boundary” is the new terminology for what used to be called the “Village Envelope”. In the developing the Neighbourhood Plan, there are three aspects, one for Colchester Borough Council and two for Eight Ash Green.

2. First, as part of the development of their proposed Borough wide Local Plan, Colchester Borough Council has conducted a Settlement Boundary Review¹ and this has included a study of those areas across the Borough classified as “countryside”. This is where countryside policies will apply which means there will be a general presumption against new development unless it accords with the special circumstances set out in their Local Plan or the National Planning Policy Framework. Historically, these areas have previously been included within Settlement Boundaries (Village Envelopes) for reasons that are not always clear, so the intention is to remove them.

3. For Eight Ash Green, the Seven Star Green settlement boundary is not considered sustainable as it is located south of Halstead Road (the A1124) and is separated by this main road from the key facilities in the village. This means the Settlement Boundary (Village Envelope) for Seven Star Green will be removed and has been welcomed and supported by the village.

4. Second, the Colchester Borough Council Policy SS5 set out in the publication draft of the Local Plan², places a requirement on the Neighbourhood Plan to “Define a new Settlement Development Boundary for Eight Ash Green”. Following the decision to accept 150 dwellings on Fiddlers Field (formerly Site 226), on 8th February 2017, the Parish Council agreed to the principle that the current Settlement Boundary will be extended to include the Fiddlers Field site.

5. Third, in addition to extending the Village Settlement Boundary to include Fiddlers Field, the Parish Council is obliged to consider the whole of the boundary. On 12th July 2017, after considering a range of options, the Parish Council decided that the only change to be made to the Village Settlement Boundary would be the extension to include the Fiddlers Field site. The reasons for their decision included:-

- Over the Local Plan period 2017 to 2033, based on the Colchester Borough Council’s Objective Assessment of Housing Need, the village should grow by 150 houses and these are to be accommodated on the single strategic location on the Fiddlers Field site
- New residents moving into the village can have their needs met by the new, additional housing on the Fiddlers Field site

¹ (July 2016) *Colchester Borough Council Local Plan Settlement Boundary Review*

² (May 2017) *The publication Draft stage of the Colchester Borough Council Local Plan 2017-2033*

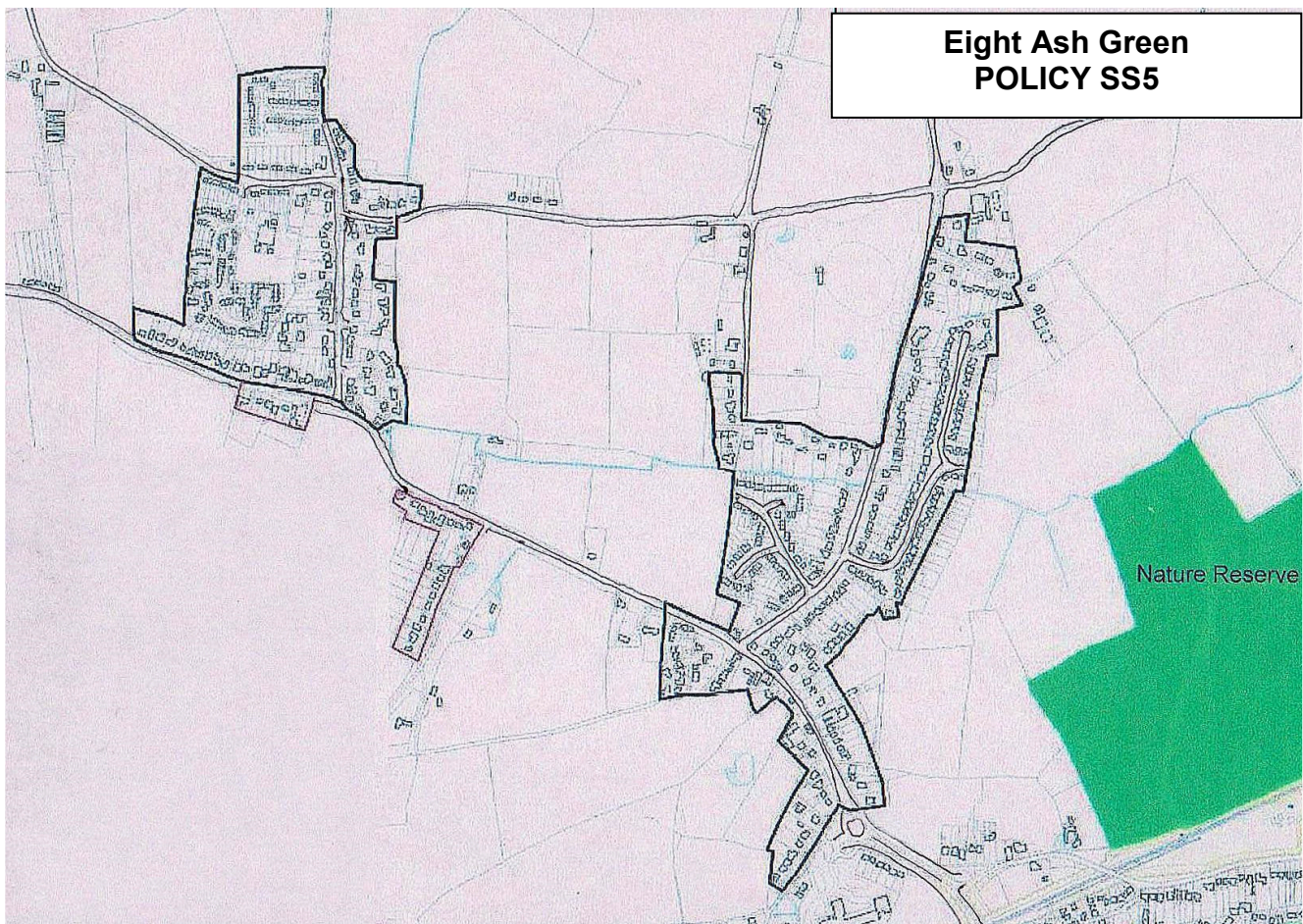
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- The Parish Council felt there was no justification for additional building elsewhere because such provision would be in excess of the Colchester Borough Council's Objective Assessment of Housing Need
- Ad hoc changes to the boundary would set a precedent which would be impossible to defend elsewhere in the village.

6. The effect of these changes are shown below, first a map of the current Settlement Boundary (Village Envelope) and second, a map showing the new Settlement Boundary (Village Envelope) with the *inclusion* of the Fiddlers Field site and the *exclusion* of Seven Star Green.

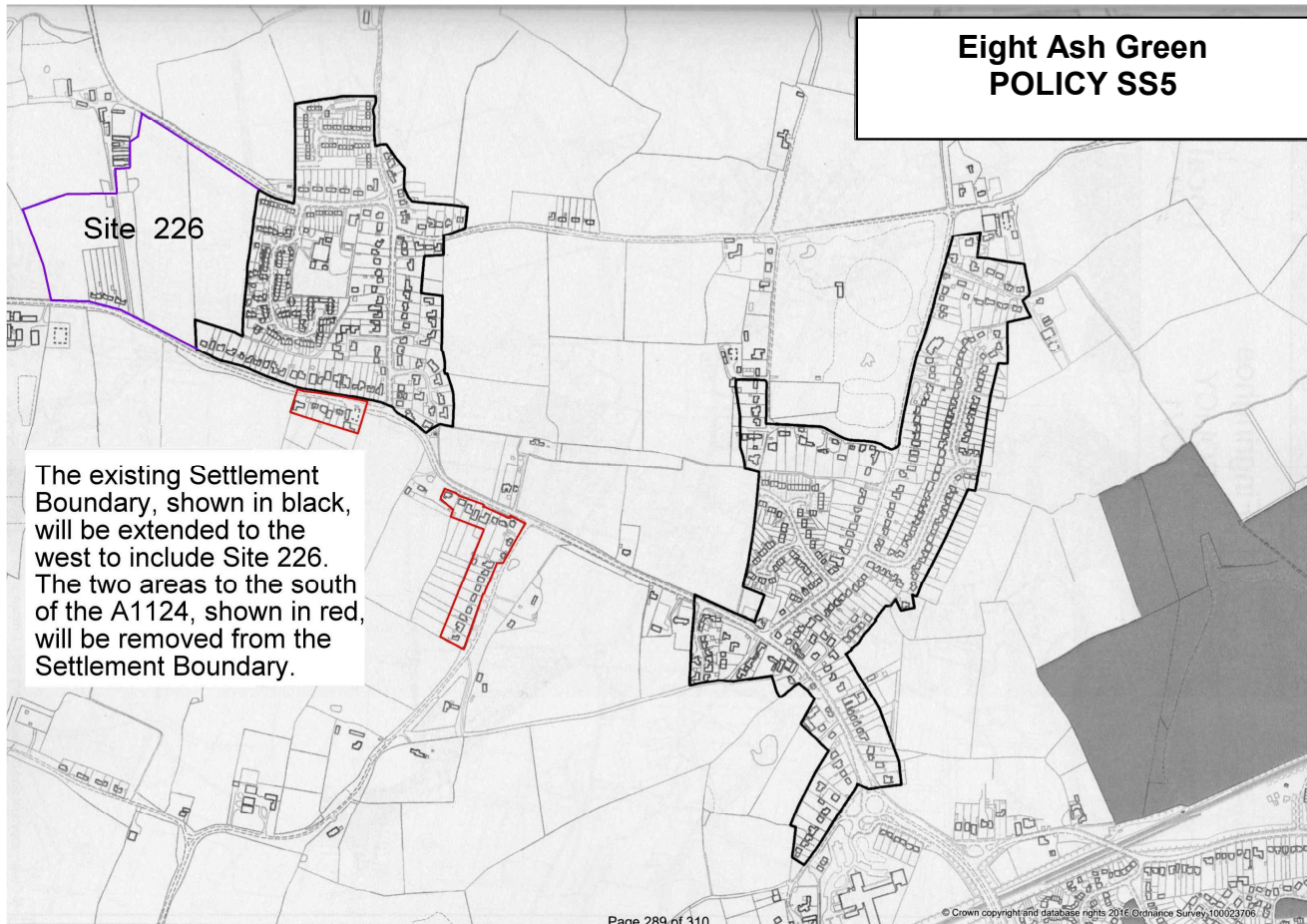
7. Both the Neighbourhood Plan Group and the Parish Council recognise however, the Settlement Boundary may be subject to further review within the Local Plan period of 2017 – 2033.

Map of the current Settlement Boundary (Village Envelope)



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Map showing the proposed new Settlement Boundary (Village Envelope)



Site 226 is now known as “Fiddlers Field”