



## **Wivenhoe Neighbourhood Plan 2019 - 2033**

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## 1. A BRIEF SUMMARY OF THIS DOCUMENT

*This document was considered by an Independent Examiner in March 2019 who recommended that it goes forward to Referendum by you, the residents of Wivenhoe. If you vote in its favour, it will control what happens here in Wivenhoe in terms of land use and building through to 2033.*

Once the Wivenhoe Neighbourhood Plan is adopted, any planning application for development in the area which goes before Colchester Borough Council (CBC) must be determined in accordance with the planning policies contained in this document and other planning policies which together form the development plan unless other material considerations indicate otherwise.

Section 6 of this document highlights the Key Challenges facing Wivenhoe in the coming years. Section 7 contains the Vision for Wivenhoe which this Plan seeks to achieve. It spells out the Plan Objectives for achieving this vision and the resulting Community Improvements. These were determined after consultation with you, the residents of Wivenhoe, through the survey you were invited to complete in November 2013 and in subsequent consultations.

Section 8 provides some General Policies about Wivenhoe, whilst the following section, Section 9, deals with the importance of maintaining Wivenhoe's rural setting and how this will be achieved together with the importance of the countryside and how this can be protected as well as enhanced.

Section 10 focuses on the importance of Open Spaces, play areas, sports fields and allotments.

Sections 11 and 12 deal with Wivenhoe's Heritage and Community Wellbeing. This means conserving key features of Wivenhoe as well as those facilities residents identified in the November 2013 Survey and also what this Neighbourhood Plan can do to improve life here.

The University of Essex is a significant place of study and learning, as well as for employment and recreational activities. This is covered in Section 13.

Traffic is big issue for everybody; this is discussed in Section 14. New cycletracks are proposed to encourage people to cycle to work as well as for recreational purposes.

This Plan also looks at the potential to create more local employment opportunities. This is discussed in Section 15.

Sections 16 and 17 deal with Housing, how many dwellings and where should they go and what type does Wivenhoe need. And, importantly, what can Wivenhoe expect in return for allowing more development here.

Finally, in Section 19, this plan considers the implications for wildlife from the building of new homes in Wivenhoe and in the surrounding areas. The provision of Open Spaces in the Wivenhoe area is covered in Section 24 Appendix 4.

*The Wivenhoe Neighbourhood Plan Group*

## 2. INTRODUCTION

- 2.1 This is the Neighbourhood Plan for Wivenhoe. It covers the period from 2019 to 2033. It may be reviewed from time to time during this period, but, once approved, it cannot be significantly changed without further public consultation, examination and referendum.

**THIS PLAN CONTAINS POLICIES WHICH WILL SHAPE WIVENHOE'S EVOLUTION AND DEVELOPMENT FROM 2019 THROUGH TO 2033.**

- 2.2 For the first time Wivenhoe will have its own planning policies instead of having to rely solely on more broadly based policies that apply right across the Borough of Colchester. These policies are in general to do with Colchester Borough Council Policies and National Planning Policy Framework policies but do take into account local factors which are important and sometimes unique to Wivenhoe.
- 2.3 The development plan for Wivenhoe up to 2033 consists of the planning policies adopted by the local planning authority, Colchester Borough Council, and this Neighbourhood Plan. The Neighbourhood Plan for Wivenhoe has been checked against the Borough's emerging Local Plan to ensure there are no

inconsistencies between them.

### **Drawing up this Plan**

- 2.4 This Plan has involved some 30 people over a three-year period under a Steering Committee that was set up under the auspices of Wivenhoe Town Council. Meetings of the Steering Committee have been open to the public and minutes of these meetings have been made freely available on its web site - see address below.
- 2.5 The Committee and its various Working Groups have analysed, researched and consulted with residents. The starting point was a 12 page questionnaire delivered to every household in Wivenhoe (3,339 households). The 980 questionnaires which were returned (29% response rate) were analysed in detail and form an important basis for this Plan together with all of the comments and feedback gained from many public engagements - see Appendix 1 for full details of this public engagement.
- 2.6 Throughout this period, the Steering Committee has kept its web site ([www.wivenhoeneighbourhoodplan.org.uk](http://www.wivenhoeneighbourhoodplan.org.uk)) updated to ensure residents have access to the latest information and to allow them to comment on any aspect of it at any stage.
- 2.7 This Plan therefore reflects a consensus of views of Wivenhoe residents gained during this three- year period. It takes into account the work in drawing up the non-statutory Wivenhoe Town Plan which was published in 2008. It also reflects the engagement that has been undertaken with statutory bodies and other stakeholders including local landowners.

### **Principal Purpose of the Plan**

- 2.8 The principal purpose of the Neighbourhood Plan is to guide development within the Neighbourhood Plan area and provide guidance to anyone wishing to submit a planning application for development within the Neighbourhood Plan area. Neighbourhood Plans can therefore be a powerful tool in shaping the development of a neighbourhood.
- 2.9 If supported by a majority vote in a public referendum, this Plan will have a legal status in the Borough's planning framework. It will ensure the community's views on the future of the town, and in particular planning matters, are material planning considerations.

### 3. HOW HAS THIS PLAN BEEN CREATED

- 3.1 On 14th March 2013 the Wivenhoe Neighbourhood Plan Group (WNPg) was founded under the auspices of Wivenhoe Town Council for the purpose of creating a Neighbourhood Plan for Wivenhoe. This Committee and its subsidiary Working Groups has comprised some 30 individuals who have all given their time unpaid.

The Steering Committee has been able to obtain funding support from Locality through the Community Development Foundation to pay for such things as printing of Survey forms and publication of the Survey results, creation of a web site and professional help from:

- **Planning Aid UK (Rachel Hogger) with general advice about the creation of Neighbourhood Plans**
  - **Jonathan Crane, Place Services, ECC for reviewing the SEA Scoping Report and writing the SEA Assessment Report**
  - **Chris Bowden, Navigus Planning, who has helped to write the draft Plan and its policies from notes provided by the Steering Group.**
- 3.2 Since 2013 the WNPg has also worked closely with officers from Colchester Borough Council's (CBC's) Spatial Planning Department and we are grateful for their support in helping us to draw up this Plan. In late 2016, they reviewed a final draft of the Plan to ensure it is not inconsistent with CBC Local Plan proposals which are due to cover the period to 2033, the same period as this Plan covering the whole of the Wivenhoe NP area.
- 3.3 The WNPg recognised from its inception that communication and engagement with the local community was an imperative, resulting in:
- **reports of progress of the Plan to Wivenhoe Town Council each month and this meeting is usually attended by CBC Ward Councillors, so they too have been kept informed**
  - **a website being created in mid-2013 ([www.wivenhoeneighbourhoodplan.org.uk](http://www.wivenhoeneighbourhoodplan.org.uk)) which has been kept constantly maintained and refreshed with a substantial make-over in mid-2015**
  - **articles about the Wivenhoe Neighbourhood Plan (WNP) appearing in:**
    - **each edition of the widely-read quarterly magazine, Wivenhoe News, since mid-2013**
    - **each of the Wivenhoe Town Council's newsletters that are distributed to each household twice a year**
    - **the tri-annual Wivenhoe Society newsletter with its nearly 400 members**
    - **the local free monthly newspaper from time to time, promoting events and news about the Plan**
  - **delivery of a Survey Questionnaire to every household in the Wivenhoe Parish in November 2013, with its associated publicity, which really brought to the attention of local residents the seriousness of this project**
  - **many public consultation events being organised since the start of the WNP project in 2013. See Appendix 1 for a full list of these events and engagement with the public.**

#### How to read this document

- 3.4 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. There is also a summary of how each policy contributes towards the objectives of the plan.
- 3.5 The policies themselves are presented in the yellow boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.
- 3.6 Proposals for action, which do not have the force of planning law, have also been included in other boxes shaded in blue.
- 3.7 Where an overlap with an existing Colchester Borough Council (CBC) Local Plan policy has been identified, the relevant CBC Local Plan policy has been highlighted.



## 5. LOCAL CONTEXT

### Wivenhoe is a special place

- 5.1 Many residents have told us they consider Wivenhoe a special place. Many residents refer to Wivenhoe as a 'village' whereas it is a town.
- 5.2 Why do people living here consider Wivenhoe 'special'?
- It has a strong sense of identity
  - A place with a long history and a maritime heritage
  - A river-side setting
  - A rural feel, with lots of trees, woods and open countryside
  - An open, friendly and caring community with many societies and organisations.
  - A strong community of local artists which goes back for several decades
  - Good bus links to Colchester and easy train services to London
  - Good local primary schools
  - A low crime rate and safe place to bring up children
- 5.3 The University of Essex, which lies across the fields in the northern part of the Wivenhoe Neighbourhood Plan area, is both separate to the residential part of Wivenhoe yet is valued as an important asset to Wivenhoe. It provides not just huge employment opportunities for Wivenhoe people but, for many, a place of mystery and academic learning. There is pride in its growing reputation and importance attracting students from over 130 countries around the world. All these things help to make Wivenhoe a special place in which to live.

### History of Wivenhoe

- 5.4 Wivenhoe is located on the north bank of the River Colne where it gradually widens into a wildlife and bird-rich estuary, surrounded on both sides by wooded areas and open agricultural land that affords distant views. It has a much-prized rural feel that belies its proximity to the larger conurbation of Colchester and its ready commuter access to London.
- 5.5 Mentioned in the Domesday Book, it grew as two villages. One had its focus on the river with fishing and boat-building, boat maintenance and later, sailing with workers who earned their living in the winter trawling for sprats and in the summer crewing for wealthy yacht-owners on the South Coast and in the Mediterranean. The other was Wivenhoe Cross, just a short step away, with a more agricultural feel, although the chimney at the rope works would have dominated the sky-line. Today, these two communities have become one.



Boats alongside Wivenhoe Quay



- 5.6 Wivenhoe has long been recognised as an historic town with its maritime heritage. In the Council for British Archaeology's list of towns of architectural and historic importance (Historic Towns 1965) it was one of a number of Essex towns which were noted as being 'outstanding'. There are 74 buildings that are listed by English Heritage and a further 76 assets on the Colchester Local List. Part of Wivenhoe was designated a Conservation Area in 1969.
- 5.7 Slightly outside the residential part of Wivenhoe, but still in the Wivenhoe Neighbourhood Plan area, lies Wivenhoe Park: 264 acres of beautiful parkland originally home to the Rebow family and later the Gooch family, but purchased in 1964 as a place to establish the University of Essex. The Wivenhoe Park campus has grown steadily to become a significant place of research and learning for some 10,500 students on this University campus.



**In one of the University Squares after a Graduation Ceremony**

- 5.8 Its growth over these 50 years has been watched with considerable interest by the Wivenhoe community. Many residents visit the facilities at the University including its on-site Lakeside Theatre to use its sports and gymnasium facilities and to attend public lectures. A lot of students and staff live in Wivenhoe (at least 285 students live in private student only rented accommodation with a total of 500 students altogether living in Wivenhoe; of the 2,254 people employed at the University, in full and part-time posts, 670 of them live in Wivenhoe). The University has therefore become very significant in Wivenhoe without dominating Wivenhoe's character.
- 5.9 Wivenhoe itself is a thriving community with a strong sense of identity. It has a substantial number of local organisations, clubs and societies, many local artists and a history that all give it a distinctive character. The highly valued river, countryside and green spaces also combine to give it a unique flavour, to which is added a reputation as an interesting and caring community. The University, and its many students, academic and administrative staff who choose to live in Wivenhoe, add another dimension to life here. Wivenhoe is considered by the majority of residents to be a very friendly, attractive, open-minded community, who also value the proximity to Colchester, the University of Essex and the rail connection with London. All these aspects of the town provide a rich diversity of opportunities for leisure and work that greatly enhance the quality of life here.



Wivenhoe Quay on an annual Regatta day

### **A sensitive environment**

- 5.10 Wivenhoe falls within the Borough of Colchester and is classified by the Borough as a Rural District Centre. It provides some facilities for neighbouring areas and has good transport links. The Settlement area is zoned as predominantly residential. It is physically separated from the University by open green fields.
- 5.11 The area to the north of the A133 is classified as a green field site and contains three wildlife sites and a local nature reserve.
- 5.12 Much of the land adjacent to the current Settlement area falls within the Coastal Protection Belt (See Colchester Borough Council Local Plan 2001 - 2021).
- 5.13 Of the remainder of the undeveloped land within the Parish but outside the Coastal Protection Belt, 22.7 hectares is designated as Proposed Open Space both in the 2010 Colchester Borough site allocations and in the Emerging Colchester Borough Council Local Plan proposals.
- 5.14 The land to the east of the Settlement area falls within a Mineral Safeguarding Zone although this land is no longer being used for sand and gravel processing since 2017.
- 5.15 On the southern side of Wivenhoe is the River Colne which narrows as it approaches Wivenhoe. It is because of the river that Wivenhoe evolved as it did with boat and later ship-building yards operating both upstream and downstream of the Quay from where a lot of fishing boats operated. Today the river is used only by sailing and other pleasure craft as commercial traffic ended in the 1990s. The river is highly valued by Wivenhoe residents for many different reasons as well as by wild-life of many types and varieties.



## Enjoying Wivenhoe's Rural Setting



The rural approach on the A133 road leading towards Wivenhoe

- 5.16 On approaching Wivenhoe by car from Colchester on the A133, people are struck by the rural nature of the road with established trees on either side of the highway and then green fields before entering the residential part of Wivenhoe.



The B1028 road at the entrance to Wivenhoe, passing by the University campus and coming from the A133

- 5.17 This rural feel is highly valued by local residents. It is much appreciated when walking through Wivenhoe Woods and on the many permissive as well as public footpaths here.
- 5.18 There are highly valued views of the River Colne and its estuary that can be enjoyed when walking along Alresford Road, on Ballast Quay Road or across the field on the permissive footpath, all of which are on high ground. See the important vista map (Figure 15 on page 31).



**In Wivenhoe Woods, in the springtime with the bluebells.**

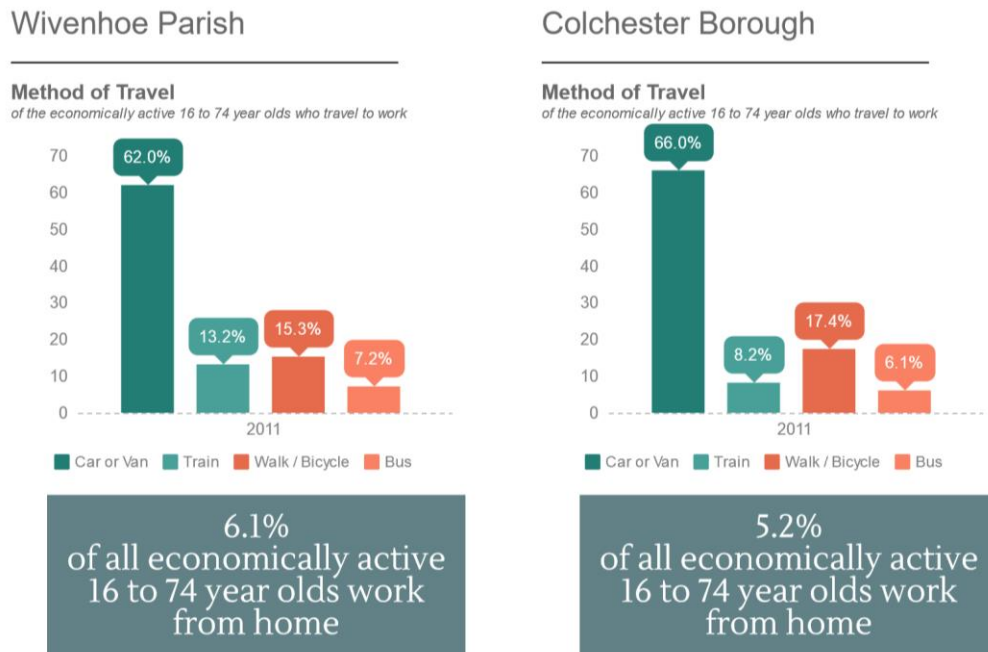


**View along the edge of the river taken from Ferry Marsh looking towards the tower blocks at the University of Essex with Wivenhoe Woods on the right.**

## **Transport Facts**

- 5.19 Wivenhoe is linked to the wider road network by the A133 which, particularly at rush hour, is frequently congested at that part known as Clingoe Hill on the approach to the roundabout at Greenstead. Links to the wider road network including the A120 and A12 are poor.
- 5.20 Within Wivenhoe, there are two roads which carry the brunt of the traffic - the B1028, which links to the A133, and Rectory Road, a minor road which links to Alresford. Both of these are also residential streets within the settlement area. Congestion on these roads was an issue for many residents in the survey.
- 5.21 Wivenhoe has a railway station with direct trains to London which makes it very popular with daily commuters. Unfortunately the station is not fully accessible for most people with disabilities or parents with push-chairs. The station is less conveniently located for the University which would like an additional station, one that would be situated more conveniently for the University and its students and employees.

- 5.22 There is a very frequent bus service to Colchester and a less frequent one to Brightlingsea and other places in the Tendring area which lie to the east of Wivenhoe.
- 5.23 There is a permissive cycle track alongside the river linking Lower Wivenhoe, the University and Colchester, A new shared-use footpath and cycle track to link Upper Wivenhoe and the University was completed in 2016.
- 5.24 The graphic below shows data for journey to work, Wivenhoe is slightly less car dependent than the Borough and has a slightly higher percentage of people who work from home.



**Figure 3: Analysis of method of travel and work from home. Source 2011 census.**

## Wivenhoe's socio-economic profile

### Population

- 5.25 The Parish Area has a very different age structure to the area comprising the University campus and the land to the north of the A 133, In the WNP area as a whole 10,025 persons were recorded in the 2011 Census, The Parish contained 7,629 people and the non-parished area 2,396, In this latter area the Campus dominates with 2,214 students living in communal educational establishments in 2011, The Campus area also has a few family flats for students,
- 5.26 The age profile for the population living on the University Campus plus land to north of A133 is shown in this table:

### Percentages in each age group (source: 2011 Census)

| Under 18 | 18 to 24 | 25 to 59 | 60 and over |
|----------|----------|----------|-------------|
| 1.6%     | 90.4%    | 8.0%     | 0.0%        |

Future growth on the Campus area will depend on how many new student residences are built, The University has expressed a desire to accommodate more students on campus and some land has been designated for this purpose,

- 5.27 The land north of the A133 was included in CBC's Local Plan Issues and Options consultation in 2014 as a potential area for strategic growth,

- 5.28 The Parish of Wivenhoe covers the main settlement area, Around 500 persons living in the Parish were registered in 2011 as University of Essex students, Some of these students are likely to be permanent residents, some are students with families, In 2011 there were 285 students in Wivenhoe Parish who were living in all-student households, Offsetting this, some Wivenhoe young people were studying elsewhere.

#### Age distribution for Wivenhoe Parish - 2011

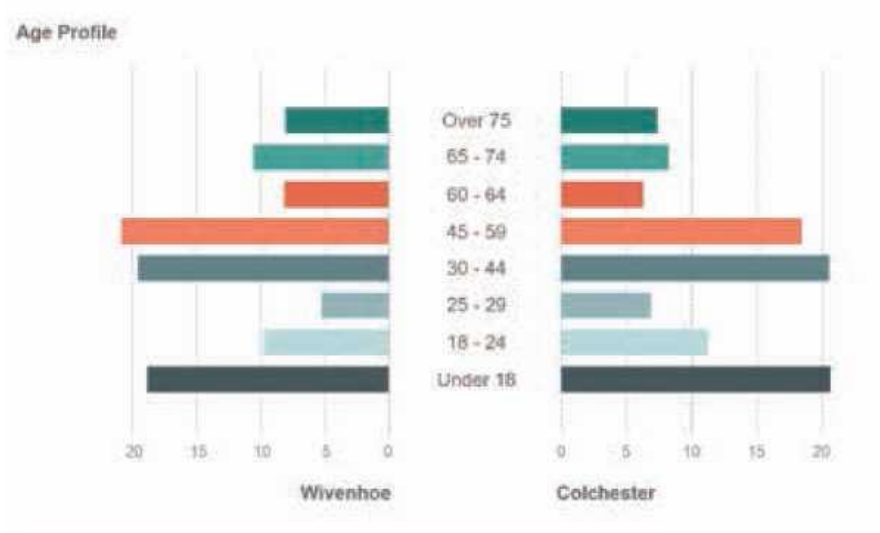


Figure 4: Age distribution in the Wivenhoe Parish Area

- 5.29 From the diagram, it can be seen that the percentage in each of the age groups under 45 is lower than for Colchester and is correspondingly higher for each age group of 45 and over. The same is true for a comparison for England as a whole, except for the age group 18 to 24 where there could be a student effect for Wivenhoe.
- 5.30 Of particular concern is the relatively high proportion in the 60 + ages. Ignoring migration and making assumptions about survival rates, the number aged 75 to 84 in the Parish area is likely to rise from 439 in 2011 to 631 by 2021, a rise of 37% and the number over 85 is expected to rise from 175 to 300, a 71% increase. This poses a problem for appropriate housing and social care provision.



## Household composition

- 5.31 The household composition in 2011 in Wivenhoe is affected by the age structure. The overall picture is that Wivenhoe Parish contains a relatively high proportion of one and two person households compared to Colchester Borough and a relatively low proportion of households containing dependent children.

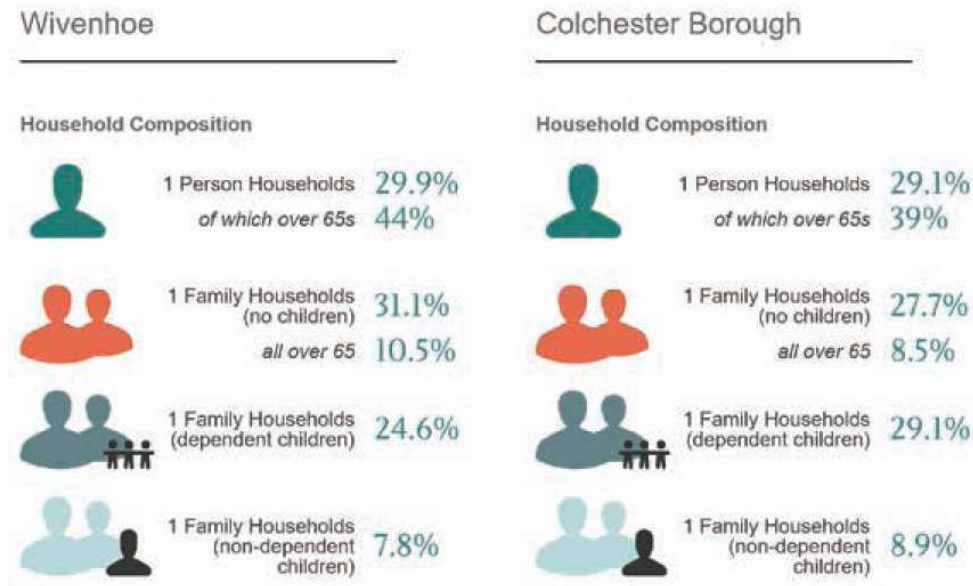
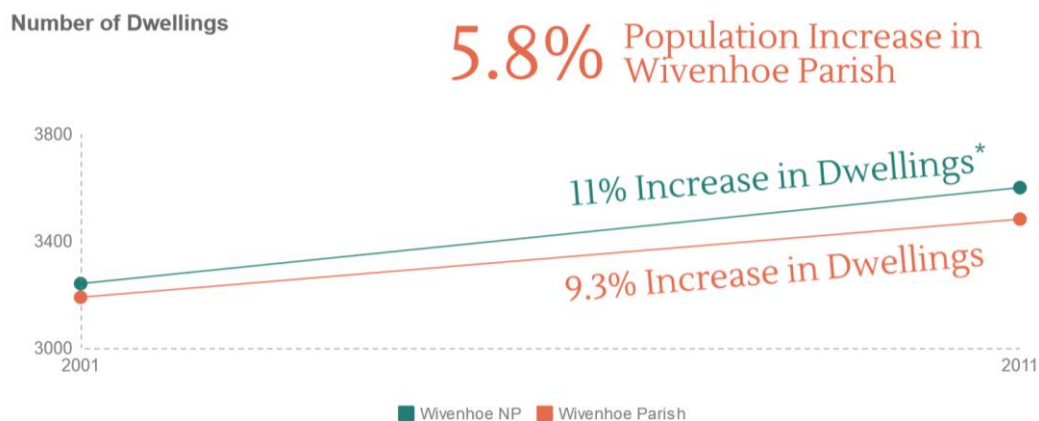


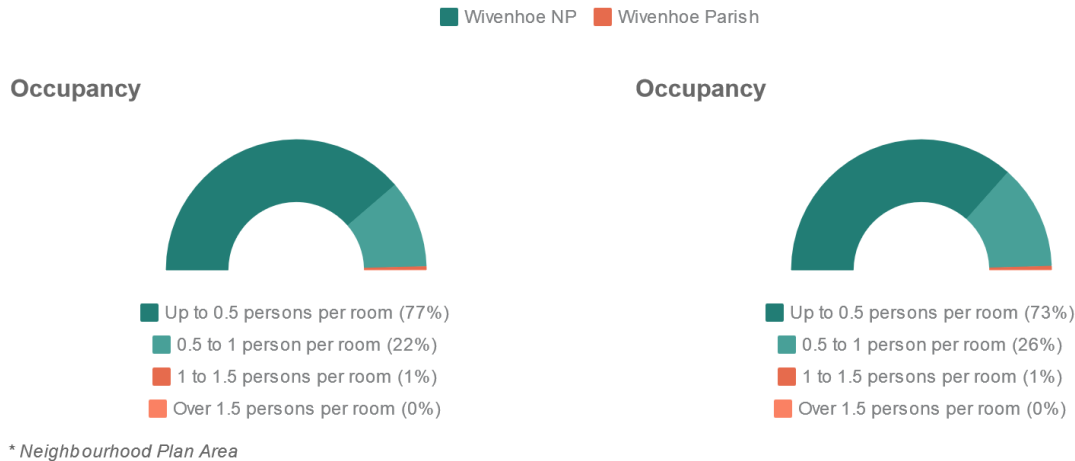
Figure 5: Analysis of Household composition

## Housing characteristics

- 5.32 One of the challenges facing Wivenhoe is to make a more efficient use of the housing stock. Although many of the new homes built in Wivenhoe between 2002 and 2011 were family homes, the population grew at a lower rate than the number of dwellings and there is more under-occupancy in Wivenhoe than Colchester.

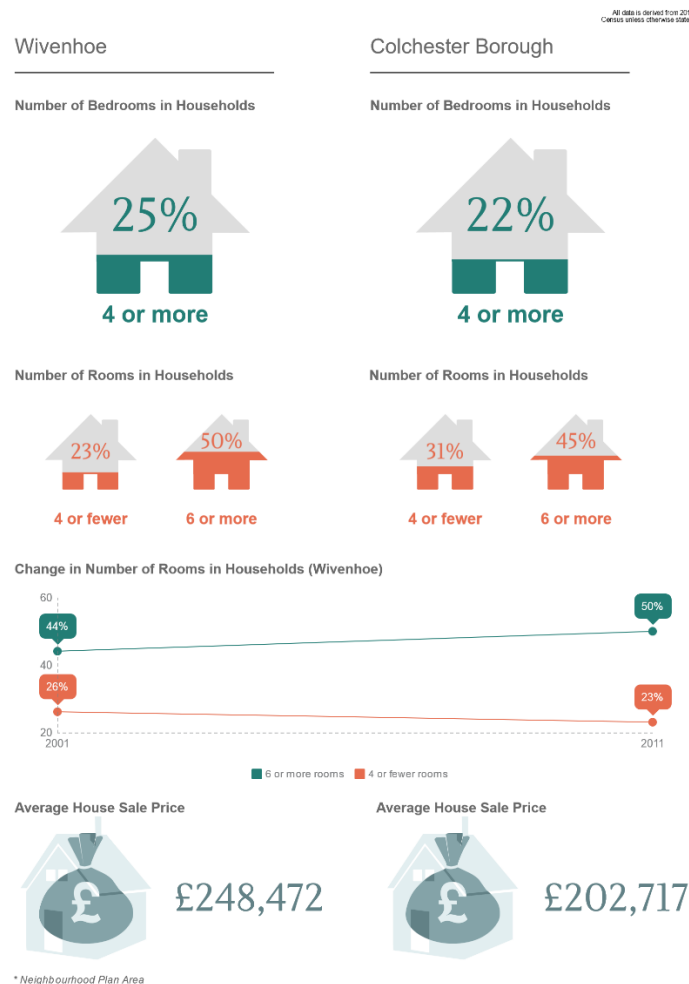
Figure 6: Increase in the number of dwellings since 2001





**Figure 7: Analysis of occupancy in Wivenhoe compared to Colchester Borough**

5.33 Dwelling size in Wivenhoe is larger than Colchester Borough as a whole but similar to Tiptree (which is another rural district centre).



**Figure 8: Analysis of dwelling sizes**

5.34 The data on age structure shows that, like many areas in the wider region, the number of older residents is set to significantly increase. An ageing society will be of more importance to Wivenhoe because, as discussed in 5.29 and 5.30, the town has an older population in comparison with Colchester Borough as a whole. This issue

is further exacerbated by the lack of supported/sheltered housing in Wivenhoe as a proportion of older people compared to Essex as a whole. It also does not have a care home.



Figure 9: Supported housing

### Wivenhoe's economic characteristics

- 5.35 Wivenhoe is a relatively fortunate place. The NP area contains five geographical areas for the purposes of deprivation data. Two of the areas fall in the tenth decile for the index of deprivation, two in the ninth decile, and one in the eighth (the higher the decile the less deprived the area is).
- 5.36 Residents of the Parish have on average more educational qualifications than those of Colchester as a whole and are more likely to be in skilled occupations.

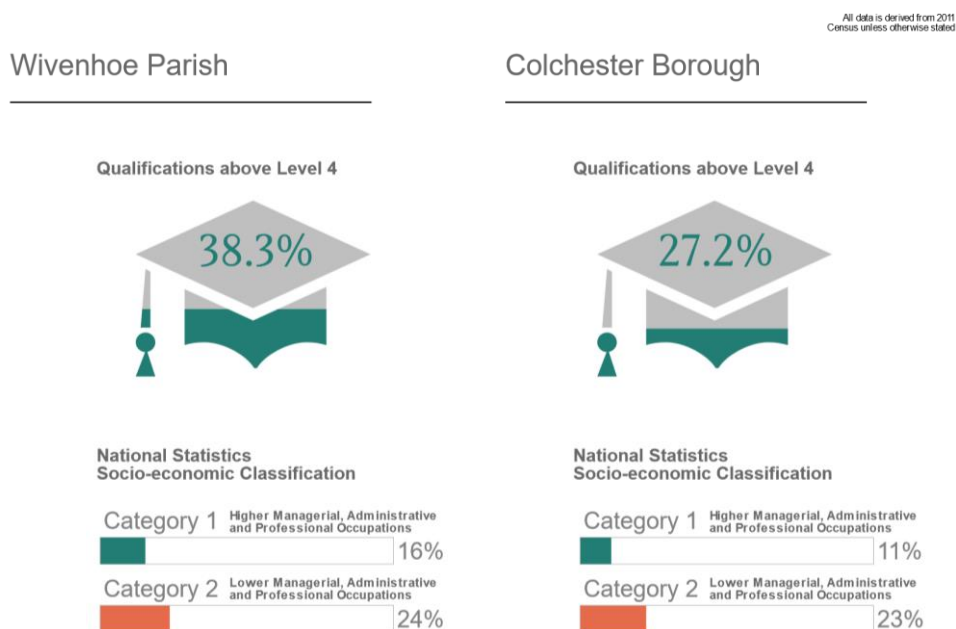
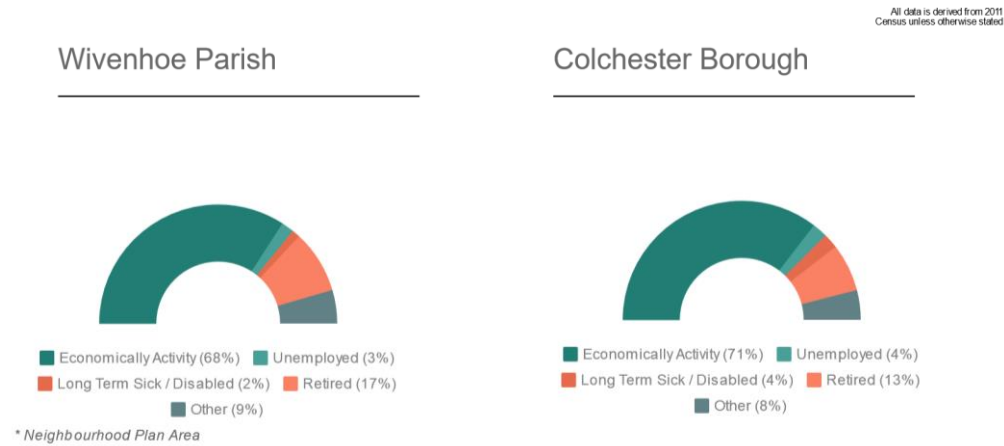


Figure 10: Analysis of people by employment



- 5.37 In 2011 those aged 16 to 74 in the NP area were slightly less likely to be economically active than in Colchester as a whole.



**Figure 11: Analysis of people by employment**

## 6. CHALLENGES FOR WIVENHOE

- 6.1 This Plan has been based upon the results of the Residents' Survey, undertaken at the end of 2013, and various public consultations held since 2013. All the information obtained has been carefully analysed.
- 6.2 It has revealed the following key challenges facing the community of Wivenhoe. These are:
- **To maintain Wivenhoe's distinct character as a community separate from others and to preserve its rural feel**
  - **The cost of housing, especially for single people or those with modest incomes because of the premium that properties in Wivenhoe command**
  - **With the projected increase in the number of much older people living in our community in future years, to ensure we have adequate housing provision and other services to ensure that they are properly looked after.**
- 6.3 One of the main issues for local residents is traffic and concerns that additional development would exacerbate the already overburdened road infrastructure here in Wivenhoe.
- 6.4 The Neighbourhood Plan seeks to address the need for more housing and house types, where they should be built, the community benefits which can come from new development, and much more. Additional housing must be added sensitively and in such a way that it will not unduly impact the majority of residents or stretch existing services to a breaking point.
- 6.5 We have defined what the Wivenhoe Neighbourhood Plan seeks to achieve in a Vision Statement for the Wivenhoe of the future. In order to achieve the Vision we have created a number of detailed Objectives - see the next Section.

## 7. VISION AND OBJECTIVES

### Vision for Wivenhoe

7.1 The vision for the Wivenhoe Neighbourhood Plan area is as follows:

By the end of the Plan period, in 2033, Wivenhoe will still be a thriving and vibrant community but will be an even better place in which to live, work and to visit by:

- protecting and enhancing its distinctive character, rich heritage and natural assets such as the river and its rural setting, and those areas which are important to wildlife and biodiversity
- improving access to the river and other countryside areas by people for recreational purposes whilst respecting sensitive environmental habitats
- securing more green spaces
- adding new community facilities
- ensuring traffic flows are improved by creating additional footpaths and cycle-ways in order to encourage sustainable travel modes and ensuring new housing is located in areas which do not significantly impact upon the existing road network in Wivenhoe at peak times
- providing additional homes that will give a better overall mix of housing in Wivenhoe and that will meet the needs of local people.

### Objectives of the Neighbourhood Plan

7.2 The principal objectives of the Neighbourhood Plan (as identified through engagement with the community and public consultation events as described in Appendix 1) are as follows:

- Objective 1:** Maintain Wivenhoe's rural setting
- Objective 2:** Protect and foster Wivenhoe's natural environment for the benefit of people, flora and wildlife
- Objective 3:** Preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats
- Objective 4:** Conserve and enhance Wivenhoe's heritage assets, and protect and improve positive features which contribute to the townscape
- Objective 5:** Protect and improve existing community facilities, and negotiate additional facilities in consequence of new development
- Objective 6:** Encourage the use of sustainable modes of transport and reduce reliance on the private car
- Objective 7:** Create more local employment opportunities
- Objective 8:** Ensure Wivenhoe's infrastructure is adequate to meet the needs of its residents
- Objective 9:** Ensure new residential development meets the needs of the local community
- Objective 10:** Development should seek to improve resilience to climate change and to minimise the potential impact of flooding.

7.3 The University is an important part of Wivenhoe that provides huge opportunities for local employment as well as learning and recreation. Many of these objectives apply to different aspects of the University and the historic Wivenhoe Park in which it sits. A further general objective is to foster a more engaged relationship with the University of Essex and not just in planning matters.

### Community Improvements

7.4 The table below highlights the specific improvements to Wivenhoe's infrastructure which have been identified during the Survey and the various public consultation events that have been held. This Plan aims to achieve these improvements to infrastructure in return for permitting more new development.

7.5 Many of these 'improvements' will come from landowners as and when planning consent is obtained on land which they own. See Section 17 - Site Allocations and the relevant policies.

7.6 A levy is also applied to all new housing that is built. In the future, when the CBC Local Plan is approved, this levy will be called the Community Infrastructure Levy (CIL) and will be applied to all

residential properties (other than social housing). All communities with an approved Neighbourhood Plan are granted 25% of CIL revenue when received; if there is no approved Neighbourhood Plan, the community receives just 15%.

| Items for Improvement   | Definition of Improvement  |
|---|--|
| A new Cemetery (a traditional one as well as a 'green' one) with car parking spaces | A new traditional-style cemetery to be situated on Elmstead Road which could also be large enough to include an area for trees and 'green' burials   |
| Allotments  | New allotments located adjacent to existing allotments and also behind Broomgrove School   |
| Open Spaces - for wildlife etc  | A green corridor of trees from the existing wildlife site at Broadfields to Gravel Pit Grove, including the two fishing lakes, as a natural habitat for all forms of wild life that can be protected in the future   |
| Open Spaces - for recreation as well as the benefit of flora and wildlife           | Land behind the Cricket Club to be left as a meadow.   |
| New cycletracks and footways  | Cycletrack and shared footway from Croquet Gardens and The Cross to Broad Lane Sports Ground<br>Cycletrack and footway between Croquet Gardens and the Quarry site<br>A footpath along part of Elmstead Road from Broadfields to the Broad Lane Sports Ground<br>Cycletrack and footway from Broomgrove School to the cycletrack to University joining it at a point close to the Fire Station |
| Playing Fields (for football and rugby)   | Some land alongside Broad Lane Sports Ground for more sports pitches   |
| Local play areas for children   | Required in any significant development in line with existing CBC policies   |
| Community rooms and indoor hall space   | New development will be expected to contribute towards improved indoor hall space in both upper and lower Wivenhoe, especially to serve the needs of young people as well as the wider needs of a growing community  |
| Social housing  | Provide more affordable social housing for rent as well as land to be given to build more housing for rent by older Wivenhoe people  |

**Table 1: Areas for improvement to infrastructure identified by Survey and at Consultation Events**

## 8. WIVENHOE GENERAL DEVELOPMENT POLICIES

*This section deals with policies which affect the different parts of Wivenhoe generally.*

- 8.1 The Wivenhoe Neighbourhood Plan area is defined in Section 4 with a map. This area includes:
- **Wivenhoe Parish - shown in purple in this map**
  - **the University of Essex campus (Wivenhoe Park) - and shown in green**
  - **the land to the north of the A133 (Salary Brook and Home Farm) - shown in red**
- 8.2 Wivenhoe town is classed as a 'Rural District Centre' in the Colchester Borough Core Strategy. It is within the Wivenhoe Parish area. The first policy below relates just to Wivenhoe Parish - Policy WIV 1.
- 8.3 The Wivenhoe Proposals Map in Section 19 of this Plan shows proposed settlement boundary in the Wivenhoe Parish area.

### **POLICY WIV 1:**

#### **Wivenhoe Town Settlement Boundary**

**A Settlement Boundary for Wivenhoe Town is designated and identified on the Wivenhoe Proposals Map.**

### **POLICY WIV 2:**

#### **Wivenhoe Town Settlement Boundary**

**Except where supported by other policies in the development plan, development outside the Settlement Boundary, as identified on the Wivenhoe Proposals Map, should:**

- (i) demonstrate that it needs, or is compatible with, a countryside location; and**
- (ii) be appropriate in terms of its scale, siting, and design; and**
- (iii) protect, conserve or enhance landscape and townscape character, including maintaining settlement separation; and**
- (iv) protect, conserve or enhance the interests of natural and historic assets; and**
- (v) apply a sequential approach to land at risk of fluvial or coastal flooding in line with national planning policy and guidance (or any successor document); and**
- (vi) protect habitats and species and conserve or enhance biodiversity; and**
- (vii) provide for any necessary mitigating or compensatory measures; and**

### **The University Area**

- 8.4 Most of the University area is already covered by Colchester Borough site allocations and by existing permissions. It is not proposed to change the designations which will continue to be shown on the Wivenhoe Proposals map with the exception of one site designated for University academic expansion. This site is discussed in paras 9.17 to 9.19. The site in question lies partly in the University area and partly within Wivenhoe Parish.

### **Land north of the A133 known as Salary Brook and Home Farm**

- 8.5 This land, whilst in the Wivenhoe Neighbourhood Plan area, was included in CBC's Local Plan Issues and Options consultation as a potential area for strategic growth. Wivenhoe Town Council and this Plan recognise its importance to the Borough as such. Settlement separation is discussed further in paragraphs 9.9 and 9.10.

- 8.6 It is recognised that in order to meet Colchester’s strategic housing needs some development may be necessary on this land but development here will have a negative impact upon the Wivenhoe Parish.
- 8.7 In the 2009 Colchester Borough Council report Assessment of open countryside between settlements in the Borough of Colchester this area was identified as contributing to the separation of Wivenhoe from the Colchester settlement area. There is also concern that large scale development in this location could lead to increased congestion on the already overloaded A133.
- 8.8 The area also falls within the priority area for two of Wivenhoe’s three schools. If it is decided in the emerging Colchester Local Plan that a garden suburb should be built on this site then the Borough will determine the precise settlement boundary for the development. It should be noted that this will affect the availability of school places and the possibility of new housing development in Wivenhoe unless new schools are provided at an early stage to serve this new garden suburb. See also paras 12.13 - 12.15.

**POLICY WIV 3:****Development within the Wivenhoe Neighbourhood Plan area to the north of the A133**

**Any strategic housing or other large-scale development within the Wivenhoe Neighbourhood Plan area to the north of the A133 must provide adequate school, health and other community facilities on the site at an appropriate stage to serve this proposed new community to mitigate any impact resulting from large-scale development on the services and facilities in Wivenhoe.**

## 9. COUNTRYSIDE AND THE ENVIRONMENT

*This section deals with the widely differing parts of Wivenhoe, their importance to residents and wild life, and how they should be protected.*

### Landscape character

- 9.1 The Wivenhoe Neighbourhood Plan area is mainly encompassed by the Wivenhoe Farmland Plateau landscape character area. Also present are the Colne River Valley Slopes, Colne Drained Estuarine Marsh and Wivenhoe Urban Landscape.
- 9.2 The Colchester Borough Landscape Character Assessment<sup>1</sup> (LCA) summarised the key characteristics of the relevant parts of the Wivenhoe Farmland Plateau as:
- **Small, irregular patches of woodland;**
  - **Plateau, predominantly arable farmland consisting of medium to large arable irregular fields with 'gappy' field boundaries;**
  - **Well-connected network of lanes and footpaths traversing the area;**
  - **Distinctive Wivenhoe Park and Lodge adjacent to the University of Essex buildings.**
- 9.3 The LCA recommends a landscape strategy objective of preserving and enhancing these areas. The specific planning guidelines are to:
- **Conserve the landscape setting of Wivenhoe and southern Colchester (Greenstead);**
  - **Ensure that any appropriate new development responds to historic settlement pattern and uses materials which are appropriate to local landscape character;**
  - **Conserve open views along the Colne Valley and towards Wivenhoe.**
- 9.4 An assessment of open countryside between settlements in the Borough of Colchester<sup>2</sup> provides evidence that the character of the landscape between the settlements of Wivenhoe and Colchester makes a high contribution towards the separation of settlements. It summarises at paragraph 2.4.1 as follows:
- “Any new built development, as defined, on the land identified as providing a high contribution to the separation of settlements is likely to seriously undermine both the sense of settlement separation, and the strong rural character of land outside the university campus. In spite of the visual enclosure provided by field boundary hedgerows, woodland and campus trees, new development would result in a diminished sense of leaving one settlement and entering another for people travelling along the roads and public footpaths between the settlements. Any new development south of the campus is likely to result in visual coalescence with existing campus buildings. There is potential for some new built development to be accommodated within the University Campus, provided that the new buildings are not visually obtrusive. Any new development on the eastern side slopes of the River Colne Valley would be visually prominent and is likely to be perceived as an extension of Colchester in views from the railway, from western parts of the valley and from viewpoints further to the west.”*

<sup>1</sup> Chris Blandford Associates (2005) Colchester Borough Landscape Character Assessment, for Colchester Borough Council

<sup>2</sup> Chris Blandford Associates (2009) Assessment of open countryside between settlements in the Borough of Colchester, Final Report



## Settlement Coalescence and Rural Approach to Wivenhoe

- 9.5 The community of Wivenhoe is particularly concerned about encroachment from any possible expansion of the University Campus or other development south of Boundary Road and the A133. The community considers it vital that a gap is preserved between such growth and the distinct community of Wivenhoe. We also want to ensure protection from potential coalescence in the long term from any other direction.
- 9.6 It is important therefore that development in the Wivenhoe Neighbourhood Plan area is provided with an appropriate and clear policy context to ensure that the character of the local landscape is properly respected and that coalescence with either the University or any strategic expansion of East Colchester or from future development in the Tendring District is prevented.
- 9.7 The following are priorities in order to retain the separation of the settlement area and maintain the rural approaches to the town. [See Objective 1]:
- **Physical separation between the settlement area and the University Campus**
  - **Protection of Wivenhoe Parish land on the eastern side of Colchester Road from further development**
  - **Preservation of the rural approach to Wivenhoe adjacent to the A133.**



Daytime traffic on Clingoe Hill

- 9.8 This important objective of maintaining Wivenhoe's rural setting starts for anyone leaving the built-up area of Colchester on entering the A133 on Clingoe Hill from the Greenstead Roundabout, when travellers initially see many trees on either side of the dual carriageway. Maintaining this rural approach to Wivenhoe is considered best preserved through the creation of a distinct and substantial (30 metres) corridor of trees and bushes on the northern side of the A133, extending from Greenstead Roundabout to at least the junction with the B1027, or further along the A133 towards Slough Lane. It will help obscure any development that could take place in this northern area of the Wivenhoe Neighbourhood Plan area. It will also assist and encourage the movement of wildlife around any potential new development in the wider area, and would enhance the visual value of the ancient parkland within the University of Essex.

### ACTION:

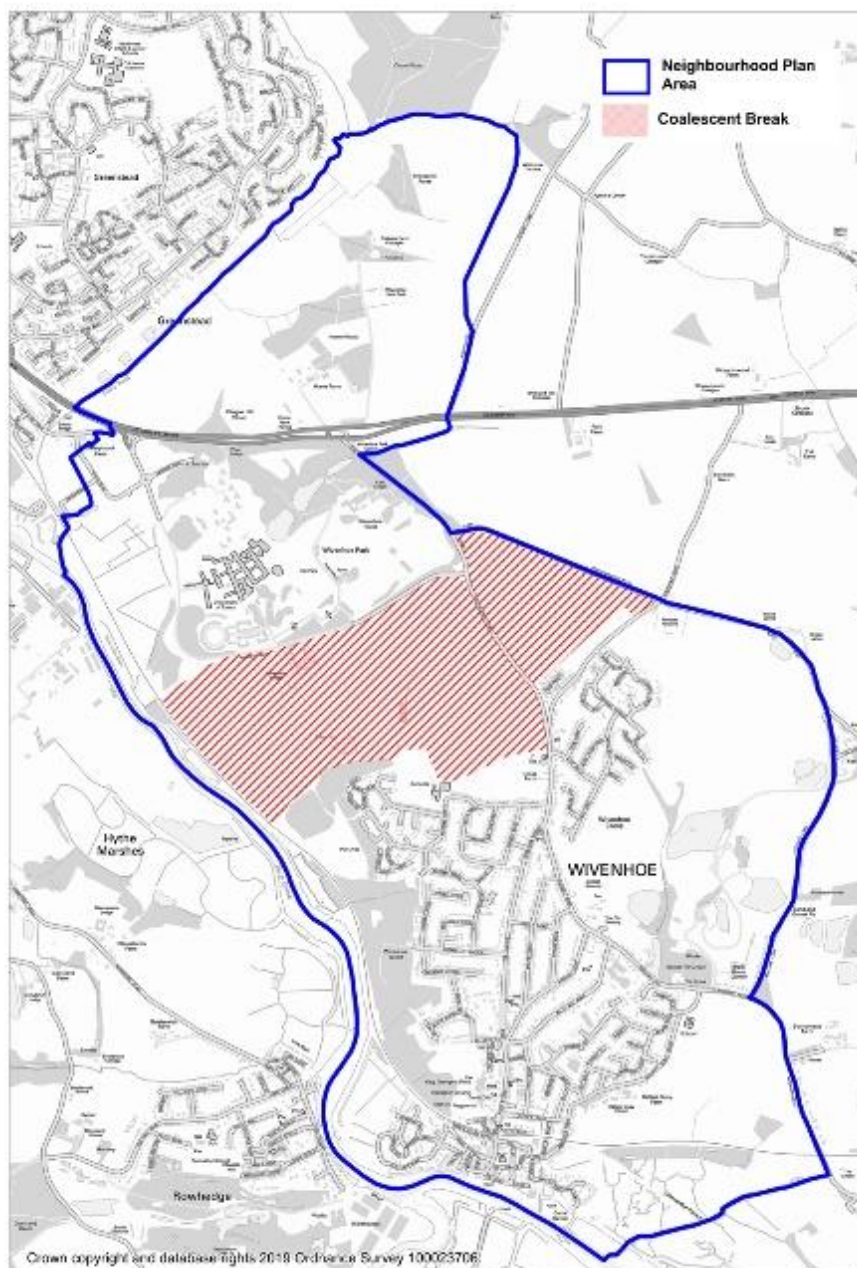
**If land to the north of the A133 is to be developed, the Town Council will work with Colchester Borough Council and anyone else involved in the planning of development in this location to seek to secure a strip of land adjacent to the A133 is planted as a tree belt of approximately 30 metres wide to preserve the rural approach to Wivenhoe and to be a green corridor for the benefit of wildlife.**

- 9.9 In addition, any new garden suburb on land to the north of the A133 should be separated from the Greenstead area of Colchester by a green break. There is an existing nature reserve and wildlife site at Salary Brook on the boundary with Greenstead. In the map below (Fig. 12) the area shown for this green break is indicative rather than definitive as the precise boundaries would be decided in the event of a major development on the site. See action on next page.

### **ACTION:**

**Wivenhoe Town Council to support any proposal to extend the existing Salary Brook nature reserve and wild life site to create a more substantial green break between the existing development at Greenstead and Longridge Park and any new development to the east of this land.**

- 9.10 The following map (Fig.12) shows the proposed Coalescence Break between Wivenhoe settlement area and the University on either side of Colchester Road. This is also shown on the Proposals Map.



**Figure 12: The coalescence break in the Wivenhoe Neighbourhood Plan area**

- 9.11 The following policy is very much guided by the requirements of Policy WIV1 in respect of development outside of settlement boundaries. It would commonly preclude residential development or any commercial or leisure development that was not of a small-scale nature appropriate for such a rural setting.

**POLICY WIV 4:**

**Settlement Coalescence**

**All development proposals within the Coalescence Break illustrated on Figure 12 and the Proposals Map should satisfactorily demonstrate that they will not unduly reduce the physical and visual separation between, or contribute to the coalescence of, the Wivenhoe settlement with the University of Essex campus.**

**Protecting the Setting of the River Colne**

- 9.12 There are many places in the WNP area from where views of the River Colne and its estuary can be enjoyed. The riverside walk along the Wivenhoe Trail as well as views from the train are much valued by lots of people every day, as are the vistas from the footpath leading to the University and the permissive track linking to Alresford Road. Views of Wivenhoe are also appreciated by people on the opposite bank of the river at The Hythe, Rowhedge and Fingringhoe. For river users the rural backdrop provides a tranquil and beautiful setting
- 9.13 Land in the WNP area which is presently designated Coastal Protection Belt is shown in the map on the next page (Figure 13). This designation has a long history. Responsibility for identifying Coastal Protection has now passed to Colchester Borough Council and the present boundaries may change.



View of the land from the River Colne towards the University - Area A in map Fig 14 below



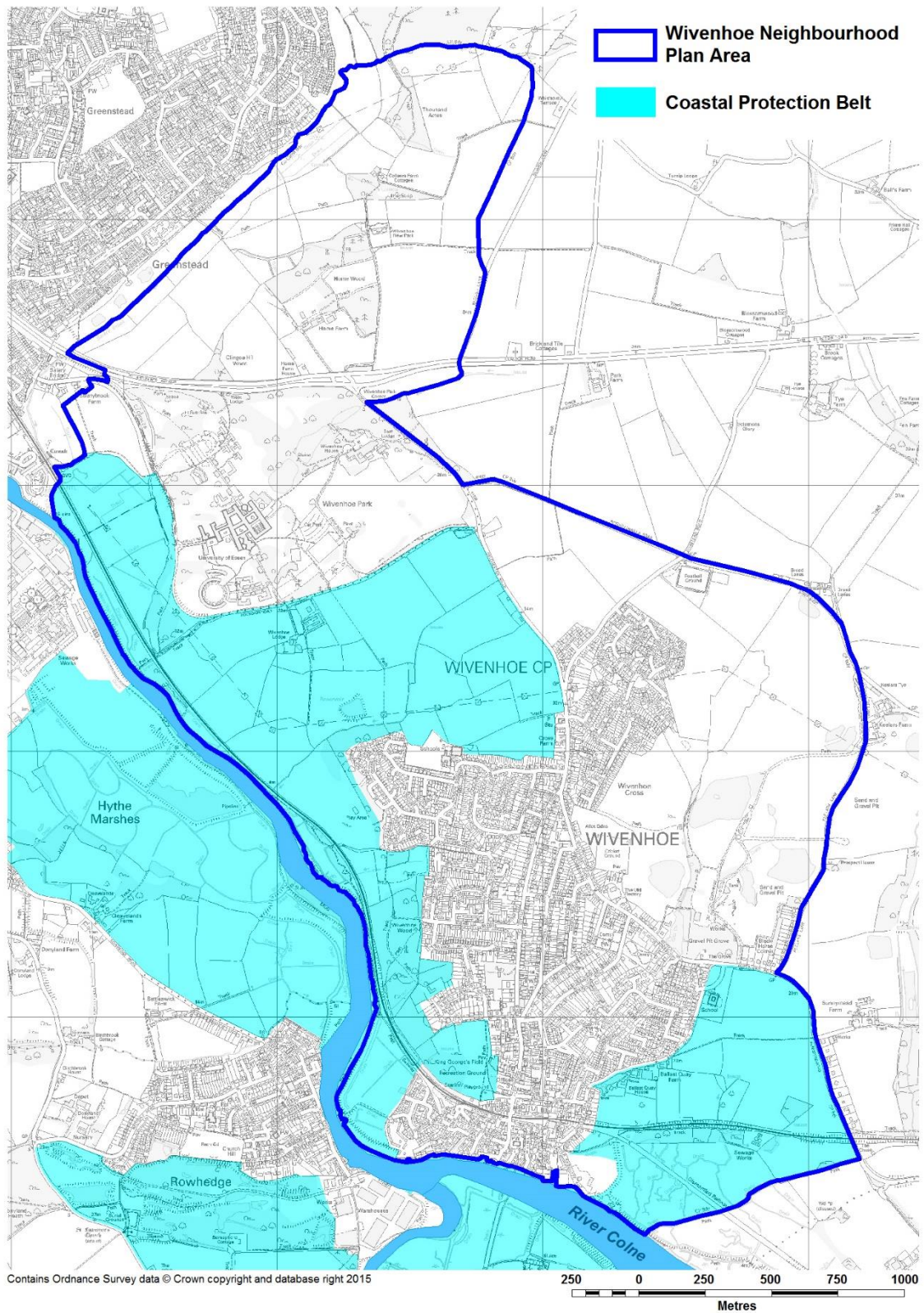
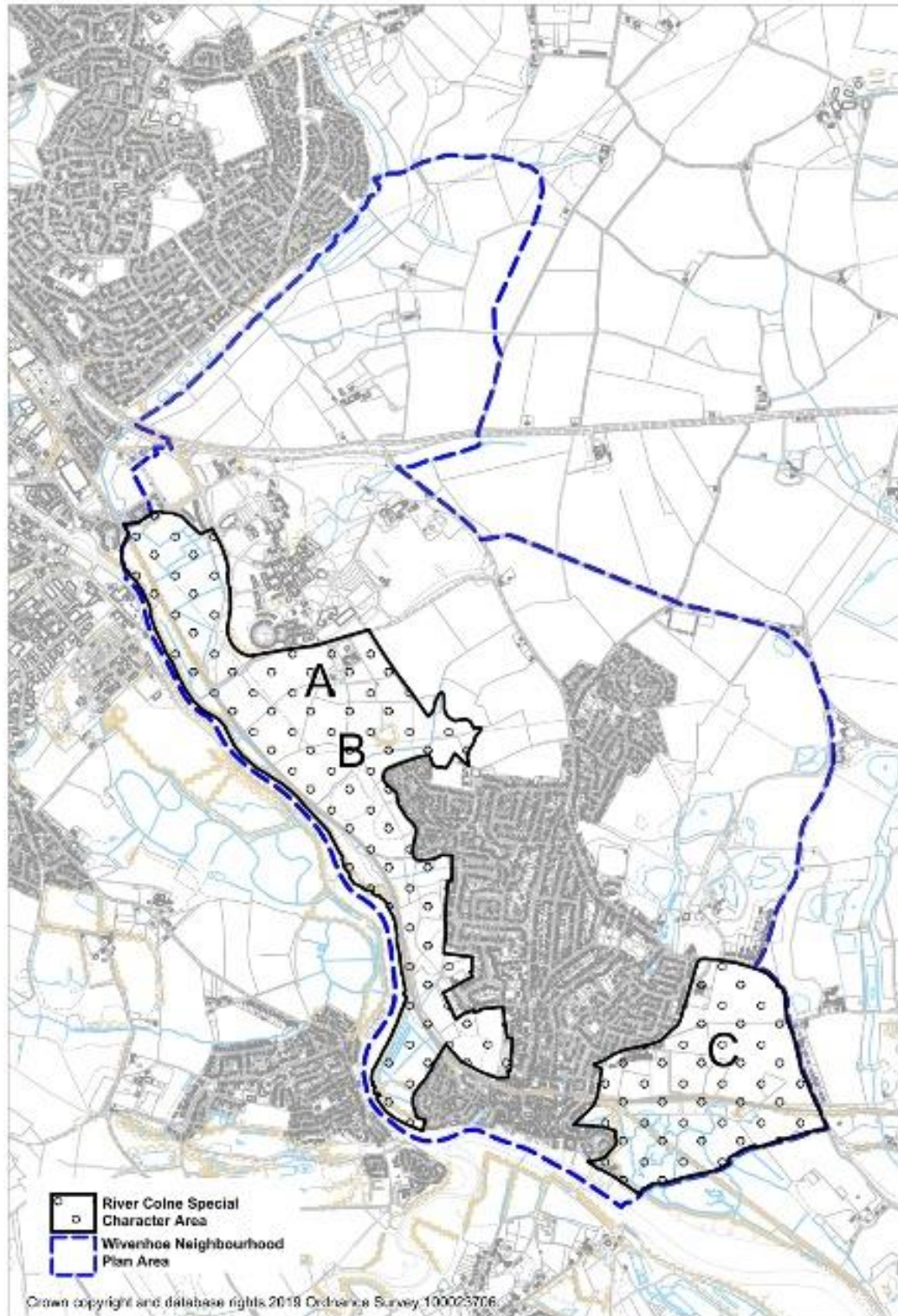


Figure 13: Map showing the current Coastal Protection Belt in the WNP area shaded in blue

## River Colne Special Character Area



**Figure 14: Map showing the areas from which views of the River Colne and from the river need to remain unspoilt by development (labelled the River Colne Special Character Area in the Proposals Map, see Policy WIV 5).**





**View across the River Colne to fields between the river and towards Colchester Road - Area B in map Figure 14 above**

- 9.14 Open land such as fields between the University and the Wivenhoe residential area (see picture above) contribute highly to the view from both banks of the River Colne. The river can also be seen from above the public footpath which crosses from Jack Hatch Way in Wivenhoe's Lower Lodge Estate to Boundary Road by the University.



**View of fields beside Millfields School as seen from Fingringhoe on the other side of the River Colne opposite Wivenhoe Sailing Club - Area C in map Figure 14 above.**

- 9.15 All the land beside Millfields Primary School and Alresford Road can be seen from the opposite side of the river. The river and its estuary can be seen from all points around these fields (see picture below). There are especially good views of the river and estuary from the much used permissive track across the field.





The view of the River Colne and its estuary taken from Alresford Road. Area C in map Figure 14 above



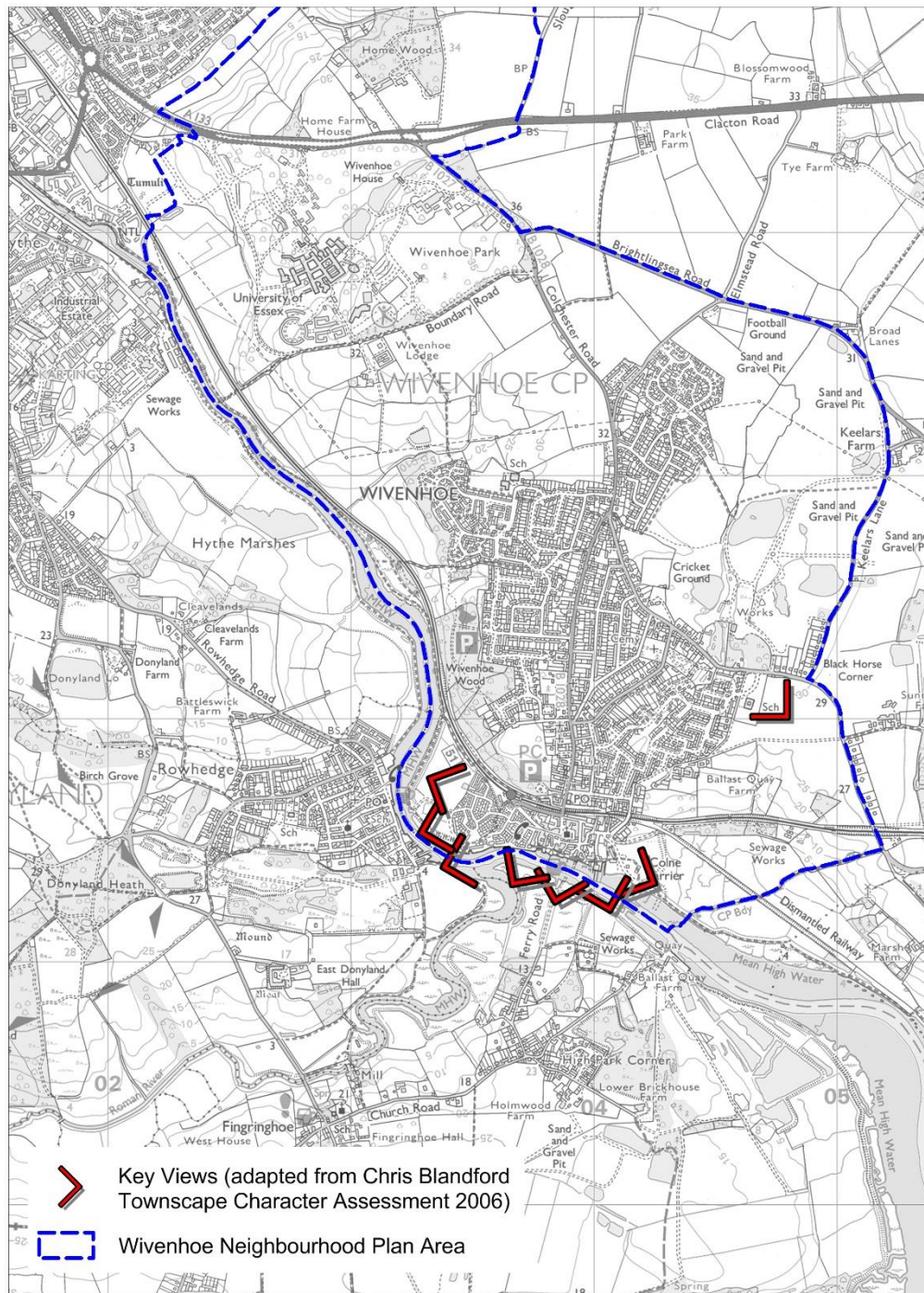
View of the estuary of the River Colne (picture taken from a point adjacent to Millfields Primary School). Area C in Figure 14. The permissive track runs adjacent to the fence showing in the middle ground. This vista corresponds to that shown to the north east in Figure 15 on the following page.



View from Rowhedge looking across the river to the University, Area A in Figure 14 above.

- 9.16 A study undertaken by Colchester Borough Council in 2006 by Chris Blandford Associates, provides an analysis of key views in Wivenhoe (shown as red arrows in Figure 15).

### Key Views from Wivenhoe



**Figure 15: Map highlighting key views in Wivenhoe from the Townscape Character Assessment commissioned by Colchester Borough Council from Chris Blandford Associates in 2006**



**POLICY WIV 5:****Protecting the Setting of the River**

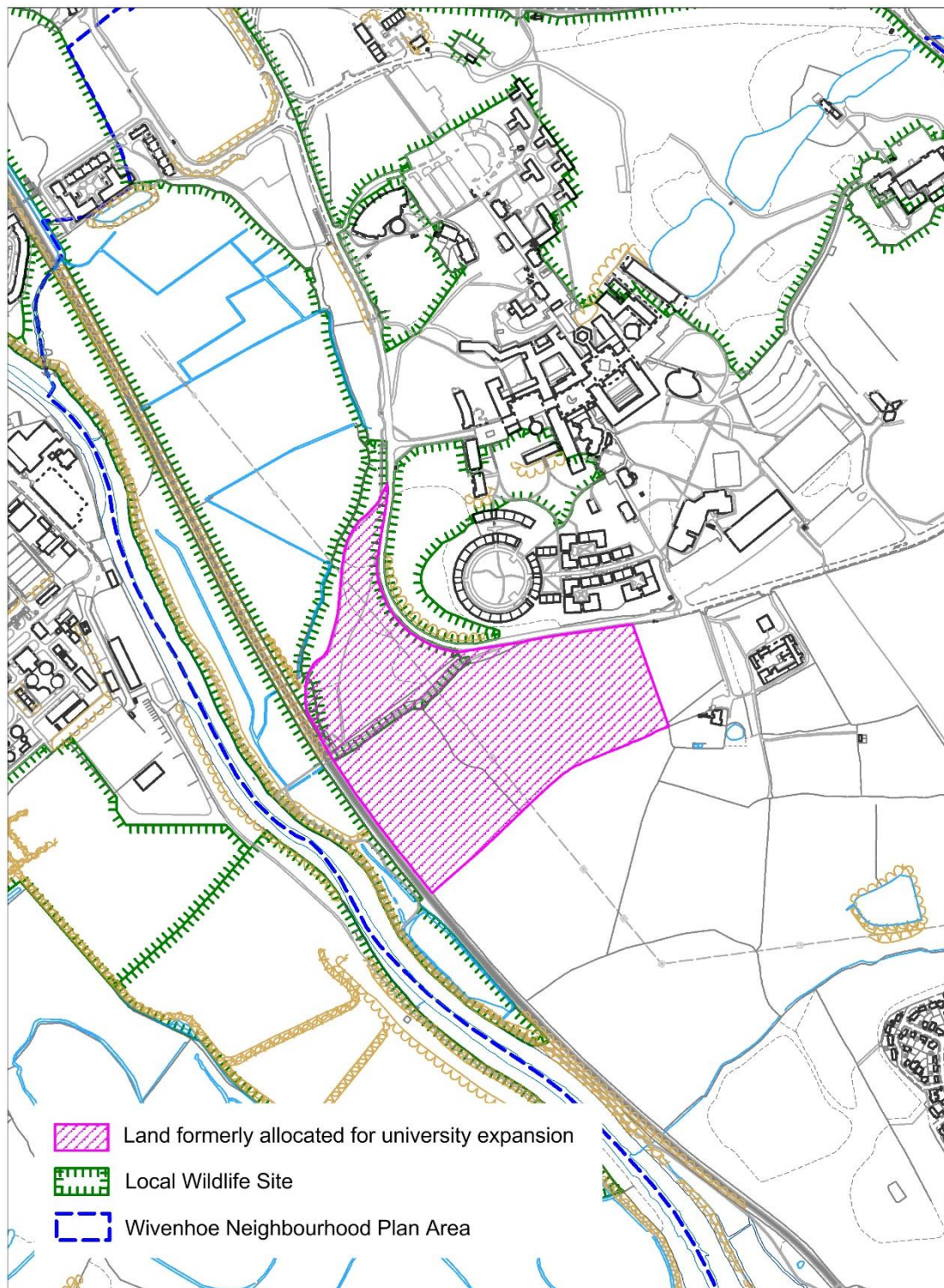
**Countryside that contributes vistas of high value towards the River Colne and its estuary, or that can be clearly viewed from the river or land on the Rowhedge and Fingringhoe side of the river and which is shown on Figure 14 and the Proposals Map as the River Colne Special Character Area should be protected from development which significantly detracts from these vistas or views. Any development proposal should satisfy the following conditions:**

- (I) Demonstrate a need to be located in the River Colne Special Character area; and**
- (II) Be safe from flooding and not have an unacceptable impact on the estuarine coast; and**
- (III) Not significantly impact on the landscape character, on important nature conservation, or on maritime uses; and**
- (IV) Have economic and social benefits important to the well-being of the estuarine coast; and**
- (V) Take into account the effects of climate change; and**
- (VI) Must not hinder any proposed coastal path.**

- 9.17 The adopted Colchester Borough Local Plan proposes the expansion of the University of Essex on to land south and west of Boundary Road although it is proposed to remove this allocation in the emerging Local Plan. This area is of high landscape value as evidenced in the Open Countryside Assessment Report and has been highlighted as an area of importance to the actual and perceived separation of Wivenhoe from the University of Essex campus. It also contains a wooded wild life site. As a result the Wivenhoe Neighbourhood Plan Steering Group have been in discussions with the University of Essex and Colchester Borough Council regarding the future development plans of the University.

Whilst the development of the Campus is constrained by a number of environmental and heritage issues, the University is of the view that it should be able to accommodate its growth needs, up to 2024 /2025, within its existing land ownership. However, beyond that date, it is likely that it will need to expand beyond its current boundaries. Discussions with the University have revealed that it is willing to forgo the expansion allocation, as set out in the adopted Colchester Local Plan 2001 - 2021, provided that an appropriate, replacement, allocation is made. Therefore, in agreement with the University and Colchester Borough Council, the Town Council supports the removal of this designation from the adopted Colchester Borough Local Plan 2001 - 2021 and the identification of a replacement allocation in the emerging Local Plans or any subsequent Strategic Growth DPD relating to the proposed Tendring Colchester Borders Garden Community (see para 13.12). The current University expansion designation is referenced in the adopted Core Strategy as a proposed development in the East Colchester Growth Area and specifically in the Site Allocations DPD under Policy EC7. Following the removal of this proposed expansion site, the land should revert to protection from inappropriate development in accordance with Policies WIV3 and WIV4 of the Wivenhoe Neighbourhood Plan relating to settlement separation and landscape impact, respectively.

## Former University Expansion Land



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**Figure 16: Map of the University campus area highlighting the land previously allocated for University expansion which is also partly a wild life area (see also Figure 17).**

- 9.18 The area of land that was allocated in 2010 for University academic expansion is shown on the map above - Figure 16 - (outlined in pink) and has not been included in the Wivenhoe Proposals map.

**ACTION:**

**The Town Council supports the proposal in the emerging Local Plan to remove the designation of land for University expansion to the south and west of Boundary Road as shown on the Borough Council's Proposals Map in the current adopted Local Plan 2001 – 2021.**

### **Protecting areas important to wildlife and biodiversity**

- 9.19 There are a number of designations which protect the landscape and biodiversity within the Neighbourhood Plan area. The various designations do to some extent overlap. The reasons for designation differ. The sites between them cover maritime habitats, river marshland pasture, ancient woodlands, parkland habitat and a site important to invertebrates.
- 9.20 The Upper Colne marshes are designated as a Site of Special Scientific Interest (SSSI). It has several geographically discrete parts and includes land on both sides of the river and extends into Tendring. The estuary foreshore is particularly important for birdlife and the marshes support a water vole population. There is an SSSI of geological interest (Wivenhoe Gravel Pit). The boundary of Wivenhoe is only about 800 metres from a Ramsar site on the River Colne, from a Special Area of Conservation and from a Special Protection Area, all of which overlap. Possible impacts on these European sites from development in Wivenhoe and any in combination effects with development elsewhere is discussed both in the Habitats Regulations Screening report and in the Appendix 4 of this document. Wivenhoe Park at the University is a listed Historic Park and also a Biodiversity Action Plan (BAP) site.
- 9.21 There are two local nature reserves: one in Wivenhoe Parish including Wivenhoe Woods and part of Ferry Marsh with an area of 25.3 hectares; the other is the Salary Brook nature reserve in the area to the north of the A133 with an area of 17.09 hectares.
- 9.22 There are also several Local Wildlife sites. There are 3 in the area to the north of the A133 with a combined area of 30.52 hectares. Much of the University Campus is also designated with a combined area of 38.13 hectares. There is a marshland area to the west of the University Campus (22.2 hectares). Within the Parish Area, in 2016 a new area was designated a Local Wild Life Site being part of Ferry Marsh, and one of the sites has also been greatly extended from behind Broadfields to include the meadow behind Field Way and the cricket ground down to and including Gravel Pit Grove. These three sites give a combined area of 58.1 hectares. See maps below (Figures 17 and 17a).



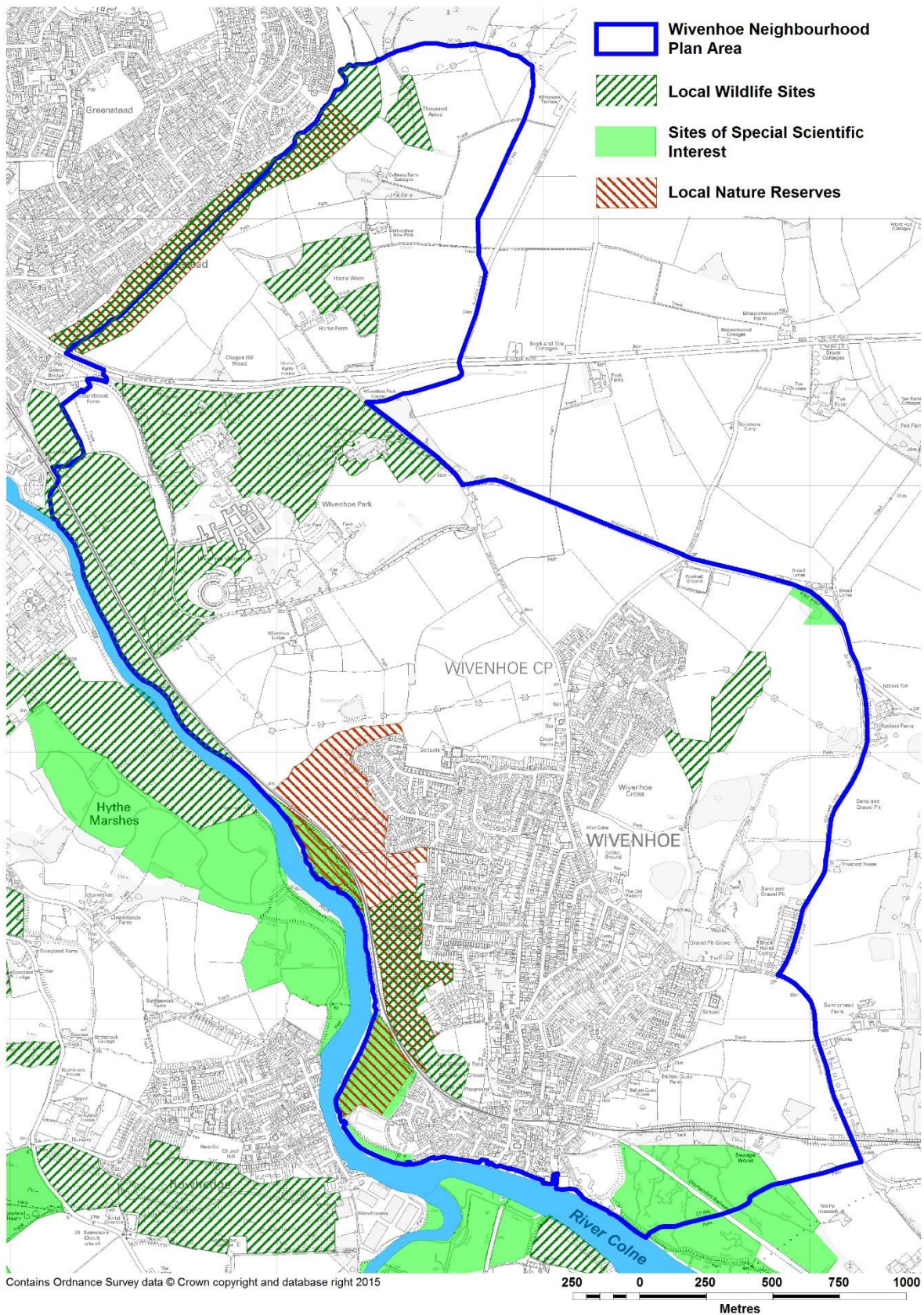
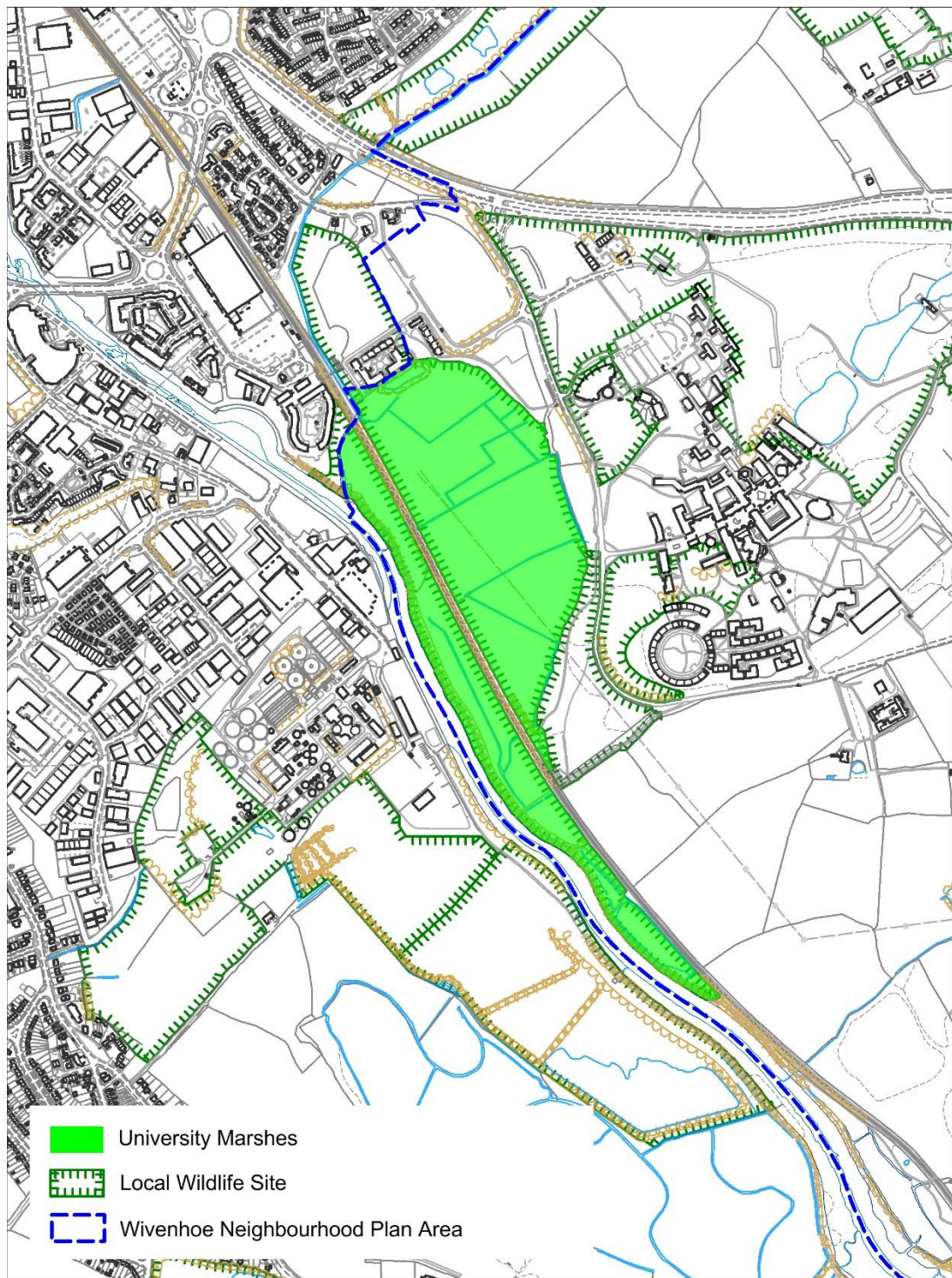


Figure 17: SSSIs, local nature reserves and local wildlife sites before additions in 2016





## University Marshes



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**Figure 18: Co140 University Marshes, Colchester (22.2 ha)**

### POLICY WIV 6

#### University Marshes

This area of land which is a designated wild life site and which also contributes to the Green Corridor between the Wivenhoe Settlement area and Colchester should be protected from development.



## Ferry Marsh

- 9.27 Much of Ferry Marsh is designated as an SSSI. Part of the SSSI is owned by Colchester Borough Council and is a nature reserve. Part is privately owned including some of the designated SSSI (see the map below). That part of Ferry Marsh which is not designated as an SSSI is designated as a Local Wild Life Site. On the Borough audit of open spaces, the site currently in private ownership, is indicated as a potential nature reserve. This would be supported by the community as it forms a natural extension of the existing Colne Nature Reserve.

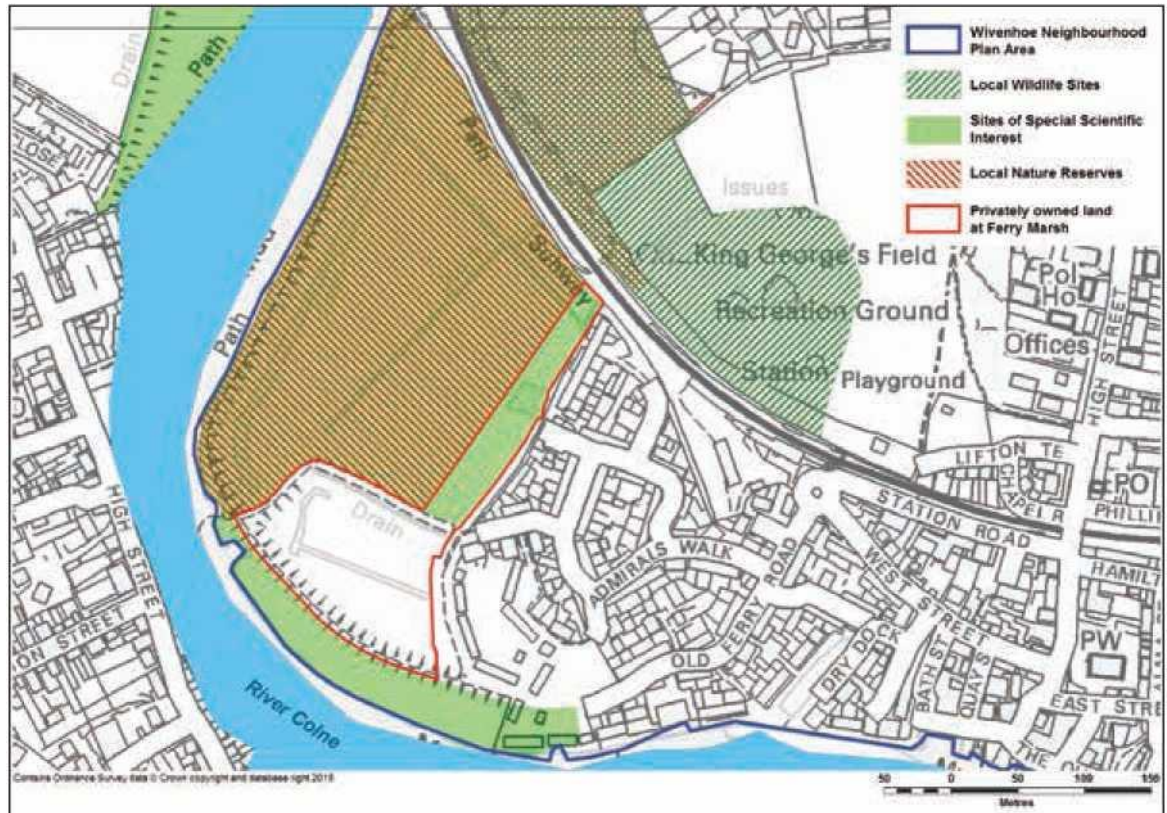


Figure 19: Map showing the SSSI area, nature reserve and privately owned land at Ferry Marsh

### ACTION:

The Town Council would support the designation of the whole of Ferry Marsh as indicated on Figure 19 as a nature reserve.

## The River Colne and access to it

- 9.28 The River Colne is a very important feature of Wivenhoe for many reasons. It gives Wivenhoe its distinct character and the very reason why Wivenhoe exists today. People value it and want to enjoy it. Access to it needs protecting.



**Wivenhoe waterfront from the opposite bank**



**View of Wivenhoe from a boat on the River Colne**

- 9.29 People value the ability to walk from the boundary of the Neighbourhood Plan area adjacent to the Hythe to the boundary with Tendring on a route which is almost continuously adjacent to the river. Natural England is currently producing proposals for a stretch of the England Coast Path from Salcott to Jaywick. It is likely this would include all of this pedestrian link. A stretch of this route, “the Wivenhoe Trail” is also discussed in section 14.12. Part of the public footpath downstream to the east of Wivenhoe is under threat from proposals to re-align the seawall defences post-2025 and it is important that this path be re-routed if the seawalls are breached.

Residents and visitors alike enjoy the view of and closeness to the river when walking along the waterfront. Residents also enjoy using the river for sailing, boating and kayaking/canoeing. Being able to launch boats is important to residents and a new public slipway was completed in May 2016. All these facilities should be protected.

### **ACTION:**

**To reduce the possible impact on wildlife from a potential future increase in people using this footpath alongside the river, given the importance of the area for bird species, the Wivenhoe Town Council to put up a notice at the start of the downriver footpath close by the Sailing Club and to request that dog owners keep dogs under control.**



**POLICY WIV 7:****Access to the River Colne**

a) except as provided in b) proposals for development affecting access to the River Colne will be supported which satisfy the following:

- (i) the existing footpaths/pedestrian route adjacent to the River Colne should be protected; and
- (ii) access to the river for people to launch small craft should be retained; and
- (iii) the importance of the river for wildlife must be recognised in any proposals to increase access to the river.

b) Proposals that would result in enclosure of further parts of The Quay will be opposed.

**Trees in the Neighbourhood Plan area**

9.30 Whilst there is some protection for trees in the Conservation Area there are not many tree preservation orders within the remainder of the Parish. Some have lapsed. There is more protection for trees on the Campus area and for land on the north side of the A133. The following map taken from the Blandford Townscape report identifies trees and hedgerows important to the landscape and townscape within the Parish.



Figure 20: This map, from a study undertaken for Colchester Borough Council in 2006 by Chris Blandford Associates, gives a townscape character assessment of Wivenhoe. Those spaces marked in dark green highlight visually significant areas of trees and woodland.

**ACTION:**

One or two voluntary tree wardens should be appointed to work with the Colchester Borough Arboricultural Officer to monitor trees in the NP area, suggest trees suitable for Tree Preservation Orders and foster a programme of planting trees in suitable locations.



## 10. RECREATION AND OPEN SPACES, PLAY AREAS, SPORTS FIELDS AND ALLOTMENTS

- 10.1 Open Spaces can be quite large tracts of land including parks and nature reserves; they can be sports fields; they can be children's play areas; they can be small areas of land within the built environment which provide a local amenity or are important for the townscape. In the Adopted Local Plan 2001 - 2021 Policy DP15 (revised 2014) gives protection to all these different kinds of area. The policy states:

*Development, including change of use, of any existing or proposed public or private open space, outdoor sports ground, school playing field forming part of an educational establishment and allotments (as identified on the Proposals Map) will not be supported unless it can be demonstrated that:*

- (i) Alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users;*
- (ii) The proposal would not result in the loss of an area important for its amenity or contribution to the green infrastructure network or to the character of the area in general; and*
- (iii) It achieves the aims of the Colchester Parks and Green Spaces Strategy.*

*Development proposals resulting in a loss of indoor recreation or sporting facilities must additionally demonstrate that:*

- (iv) There is an identified excess provision within the catchment of the facility and no likely shortfall is expected within the plan period; or*
- (v) Alternative and improved recreational provision will be supplied in a location well-related to the functional requirements of the relocated use and its existing and future users.*

*In all cases, development will not be permitted that would result in any deficiencies in public open space requirements or increase existing deficiencies in the area either at the time of the proposal or be likely to result in a shortfall within the plan period. Additionally, development that would result in the loss of any small incidental areas of open space, not specifically identified on the Proposals Map but which contribute to the character of existing residential neighbourhoods, and any registered common, heathland or village green or which contribute to green infrastructure will not be permitted.*

Note: Additionally, development that would result in the loss of any small incidental areas of open space, not specifically identified on the Proposals Map but which contribute to the character of existing residential neighbourhood, will not be permitted.

In the explanation of DP15 it is stated that:

The existing sport, leisure, public and private open spaces including allotments within the Borough, represent important assets serving the communities in which they are located (or in some instances wider areas). This importance can relate not only to their function, but also to the amenity value and contribution to the character of an area in general in providing 'green lung', opportunities for a well-designed and inclusive public realm, and visual breaks in the built environment.

The Borough is consulting on a new Local Plan. The provisions of Policy DP15 are included but are split between policy DM17, Retention of Open Space and Recreational Facilities, and DM 4 - Sports Provision.

- 10.2 Figure 21 on page 42 shows existing areas designated as Open Space within the Wivenhoe Parish area with the exception of two areas which are proposed for housing under policies WIV28 and WIV29. It also includes some additional small spaces which are either local amenity spaces or areas which contribute to the visual appearance to the townscape. Evidence from the community survey and public consultations shows those areas identified as "play areas" and contain children's play equipment are highly valued and much used. Older children also appreciate informal areas with ball games often played in these areas. Table 2 on page 43 lists the areas shown on the map. Additions to the Borough list are indicated in Table 2.
- 10.3 The currently designated Open Spaces all fall within the Wivenhoe Parish area. However, a large part of the University Campus site is designated as an historic park which gives protection from development.
- 10.4 The University area contains a number of sports facilities, both indoor and outdoor. These will continue to be protected under the relevant (including any emerging) Borough Policies.

- 10.5 The land to the north of the A133 contains a nature reserve which also provides a local recreational space. If the forthcoming new CBC Local Plan includes development on this land to the north of the A133 then provision for Open Space must be included as part of the overall plan for the area.
- 10.6 A clear message from the survey was that residents value all Wivenhoe's open green spaces very highly. The following map identifies existing and proposed new Open Spaces, sports fields, play areas and allotments in the Wivenhoe Parish Area. The map includes all areas designated as Open Space by Colchester Borough Council in its 2010 site allocations map with the exception of one area proposed for housing. It also includes some areas not shown on the 2010 map. These are some small amenity areas which were not explicitly mapped. The 2010 map also did not show the current allotments. The map for Wivenhoe in the emerging Local Plan shows all the sites on the Wivenhoe Proposals map as Open Space. Figure 21 is then followed by Table 2 which lists them all. Further information on the larger Open Spaces is given in Appendix 4.

## WIVENHOE NEIGHBOURHOOD PLAN RECREATIONAL SPACES

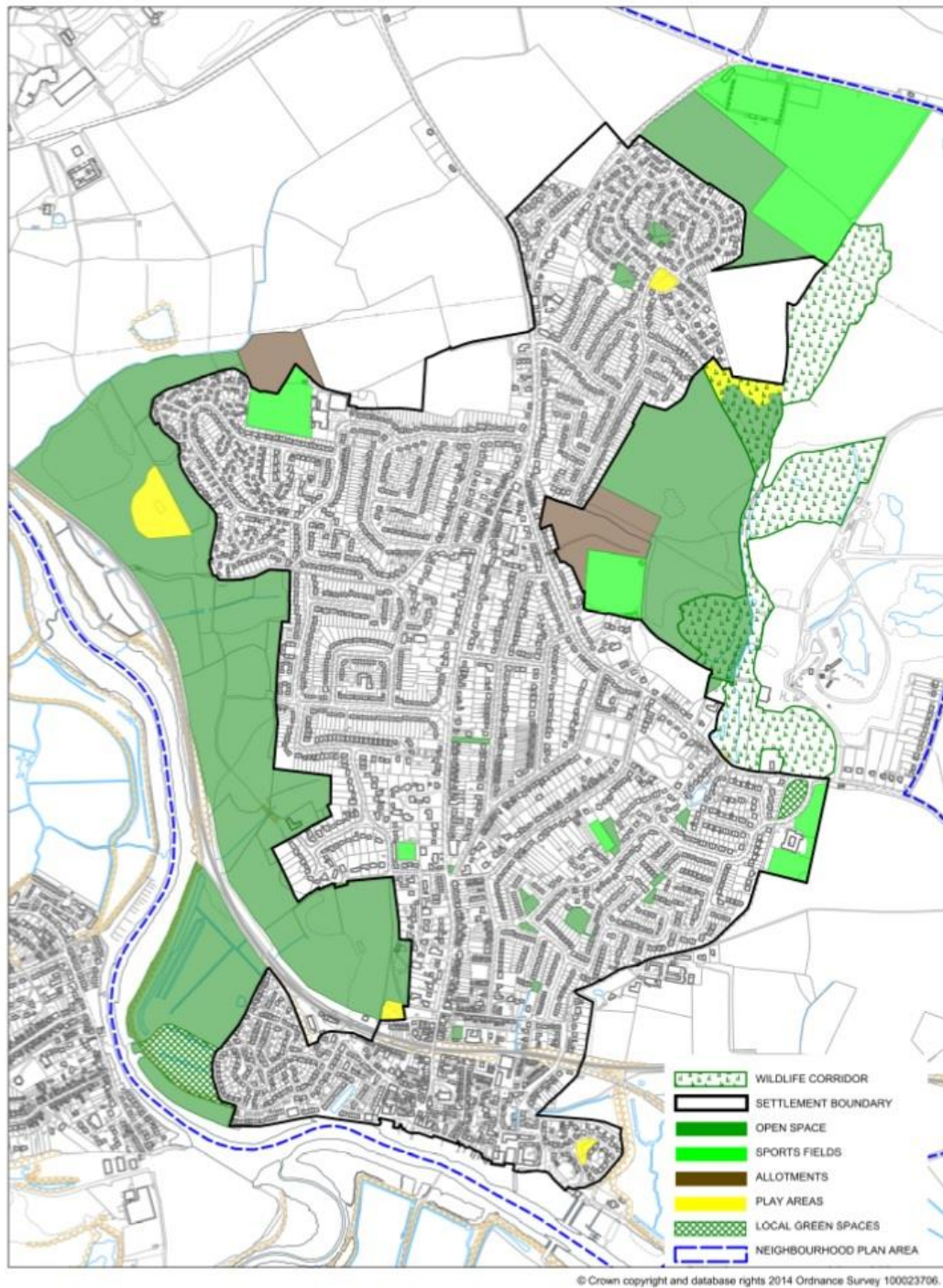


Figure 21: Open Spaces Proposals Map for the Wivenhoe Parish area.

| Site Name                                       | Type                   | Area ha | Comment   |
|---|------------------------|---------|---|
| Boudicca Walk                                   | Open Space             | 0.16    |   |
| The Nook  | Open Space             | 0.04    |   |
| Valley Road                                     | Open Space             | 0.01    | The small area on Valley Road side has been added   |
| Nottage Close                                   | Open Space             | 0.2     |   |
| Bobbits Way                                     | Open Space             | 0.3     | Part of this is shown on the LDF map as “private open space” and part as “public open space”      |
| Bowes Road                                      | Open Space             | 0.29    | Land opposite Millfields School   |
| Colne Estuary                                   | Open Space             | 32.2    | Wivenhoe Woods and KGV fields   |
| Ferry Marsh                                     | Open Space             | 7.11    | Nature reserve and some privately owned land  |
| Land behind Cricket Club                        | Open Space             | 13.9    | Privately owned, several permissive footpaths and a public footpath around part of its perimeter. |
| Land adjacent to Broad Lane                     | Open Space             | 6.15    | Privately owned   |
| Hereward Close                                  | Open Space             | 0.15    | Small Amenity Space, Addition to Borough map  |
| Turner Close/ Milford Close                     | Open Space             | 0.07    | Small Amenity Space, Addition to Borough map  |
| Sandford Close                                  | Open Space             | 0.03    | Small Amenity Space. Addition to Borough map  |
| Triangle at the Co-op                           | Open Space             | 0.01    | Important to townscape. Addition to Borough map   |
| Smith’s Corner                                  | Open Space             | 0.08    | Important to townscape, pedestrian route. Addition to Borough map                                 |
| Henrietta Close                                 | Open Space             | 1.18    | Addition to Borough map: publicly owned amenity space, also wildlife site.                        |
| Mede Way  | Play Area              | 0.2     |   |
| Henrietta Close                                 | Play area              | 0.7     | Addition to Borough map: publicly owned, been used as play area for many years                    |
| Lower Lodge                                     | Play area              | 1.19    | Included in the informal recreation area  |
| KGV play area                                   | Play area              | 0.17    | Included in the park area that also includes an informal football area.                           |
| Cooks Shipyard                                  | Play Area              | 0.12    | Addition to Borough map: play area for relatively new development                                 |
| Broad Lane                                      | Sports pitches         | 8.09    | Including a football stadium  |
| Cricket Club                                    | Sports pitch           | 1.59    |   |
| Bowls Club                                      | Sports                 | 0.12    | Addition to Borough list  |
| Phillip Road Ball Court                         | Sports/Youth           | 0.05    | Addition to Borough list  |
| Millfields School                               | School playing fields  | 0.96    |   |
| Broomgrove School                               | School playing- fields | 1.35    |   |
| Rectory Road                                    | Allotments             | 1.60    | Existing allotments   |
| Additional allotments at:<br>Rectory Road       | Allotments             | 0.80    | See Policy WIV 28   |
|   |                        | 1.50    | See Policy WIV 31   |
| Part field adjacent to Broad Lane Sports Ground | Sports Field           | 2.00    | New sports pitches  |

|   |            |      |  |
|---|------------|------|--|
| Part field adjacent to Broad Lane Sports Ground | Open Space | 4.73 | Privately owned, designated as proposed open space |
|---|------------|------|--|

**Table 2: List of Open and Recreational Spaces, Play Areas and Sports Fields within the Wivenhoe Parish Area**

**POLICY WIV 8:**

**Protection of Open Spaces, Play Areas, Sports Fields & Allotments**

Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe Proposals Map (Figure 21) shall be protected from development unless:

- (i) the proposal would not result in the loss of an area important for its amenity, including its contribution to the green infrastructure network and to the townscape character of the area unless one of the following circumstances applies; and
- (ii) alternative and improved provision is provided in a location well related to the functional requirements of the relocated use and its existing and future users or
- (iii) an assessment of the open space or playing field has been undertaken and this clearly shows the area to be surplus to requirements or
- (iv) In the case of the school playing fields at Broomgrove School and Millfields School the land is required for school expansion.

**Additional Play Areas, Sports Fields and Allotments**

- 10.7 The survey of Wivenhoe residents identified an existing need for improved and additional play areas and sports pitches. If the population of Wivenhoe is to increase in the future, this will put pressure on existing facilities. There is also a need for increased indoor hall provision in upper and lower Wivenhoe for sports and social activities. See more about this requirement in Section 12 - Community Wellbeing section.
- 10.8 There is a long waiting list for allotments and this has been the case for at least 5 years with up to 65 people on the waiting list. Wivenhoe Town Council owns the of land 1.93 hectares (4.77 acres) that contains around 136 plots. Increasing allotment provision is an objective of this Plan.
- 10.9 Additional allotments are proposed on two sites. Extra playing fields are also proposed on 2 hectares of the land adjacent to Broad Lane Sports Ground in line with Policy WIV 9 below. This extra land should allow space for an all-weather 4G artificial sports surface at the Ground to widen the opportunity for additional sports activities to take place there. These are shown on the Wivenhoe Proposals Map in section 19.



**POLICY WIV 9:****Provision of Additional Sports Pitches, Play Areas & Allotments**

**Otherwise acceptable development proposals in Wivenhoe Parish will be supported where they contribute to the cost of providing additional sports / recreation land and / or facilities in the Wivenhoe Parish to mitigate the impact of development through Section 106 contributions and or secured through a Community Infrastructure Levy as appropriate.**

**Local Green Spaces**

- 10.10 The National Planning Policy Framework (NPPF) allows local communities to identify Local Green Spaces which are important to them. A criterion for a Local Green Space is "where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife".
- 10.11 In addition to the protection given by the current Borough policy DP15 and Policy WIV8 the following two areas, Ferry Marsh and the area opposite Millfields School, are proposed for a Local Green Space designation.

**Ferry Marsh:**

- 10.12 This is shown as an Open Space on the 2010 Colchester Borough Council's Site Allocations map. The area proposed for Local Green Space designation is shown on the map below outlined in red (see Figure 22) is mainly privately owned with a small strip owned by Colchester Borough Council. A Site of Special Scientific Interest SSSI lies to the north of the site. The proposed Local Green Space has recently been designated as a Local Wildlife Site. It is important to the community, partly as a recreational walking area but also for its views and vistas (see figure 15) from the Townscape Character Assessment) and its wildlife. Ferry Marsh as a whole, which includes the nature reserve forms a green oasis adjacent to the relatively densely populated parts of Wivenhoe and of Rowhedge on the other side of the river, see Figure 19.
- 10.13 Also see the earlier section (paragraph 9.27 and associated pictures) which deals with Ferry Marsh as a habitat for wildlife and the important vistas from the site.



**View across Ferry Marsh towards Rowhedge**





View along the edge of the river in winter taken from Ferry Marsh looking towards the tower blocks at the University of Essex with Wivenhoe Woods on the right



Walkers at Ferry Marsh

**Local Green Space \* Ferry Marsh**



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**Figure 22: Site of proposed local green space on Ferry Marsh**

**Open area opposite Millfields School**

- 10.14 This area was originally intended as a green amenity space for the Dene Park estate. See map below (Figure 23). Covenants were put in place to protect it at that time. When built in the 1970s, the Dene Park estate was part of Tendring but it became part of Wivenhoe in 1997. Ownership of this parcel of amenity land remained with Elmstead Parish Council.
- 10.15 In 2011, Elmstead Parish Council put forward proposals to set aside the covenants and sell the land for development. This move was strongly opposed by Wivenhoe residents and Wivenhoe Town Council. The Dene Park estate is not well provided with public amenity space and the area is important to the local community. This was confirmed at a well-attended meeting held in Millfields School followed by a packed public meeting, organised by Wivenhoe Town Council, held in the William Loveless Hall on 24th September 2011. At this meeting, planning consultants for the potential developer presented a case for building on this land opposite the school and, despite substantial benefits to the school being offered, the meeting voted unanimously for this land to be retained as open space.



**Land opposite Millfields School**



### Local Green Space - Land opposite Millfields School



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**Figure 23: Map indicating the area to be designated a Local Green Space (area marked in green)**

#### **POLICY WIV 10:**

#### **Local Green Spaces**

That part of Ferry Marsh (as shown on the map in Fig. 22) and the area of land opposite Millfields School (as shown on the map in Fig. 23) shall be designated as Local Green Spaces



## 11. HERITAGE & TOWNSCAPE POLICIES

*One of the objectives of the Neighbourhood Plan is to conserve and enhance Wivenhoe's heritage assets and to protect and improve positive features which contribute to the townscape.*

- 11.1 Wivenhoe has 74 buildings on the National Heritage list and a further 76 assets (some of which are parcels of land and vistas) on the Colchester Local List. Wivenhoe also contains a Conservation Area which was established in 1969.

### Conservation Area

- 11.2 As can be seen in the map below (Figure. 25), the majority of Wivenhoe's listed buildings lie within the Conservation Area.

A report was produced by Qube for Colchester Borough Council, 2007, entitled "Wivenhoe Conservation Area, Appraisal and Management Guidelines". There was an exhaustive public consultation to explain the recommendations at the time but the report was not officially adopted and no actions have been taken. One of the recommendations was that the Conservation Area should be extended as in the map below. At a WNP consultation day general support was expressed by residents for the proposed Conservation Area extension. The designation of conservation areas is a Borough responsibility and so can only be covered in the Neighbourhood Plan by a proposal for action rather than a Wivenhoe Policy.

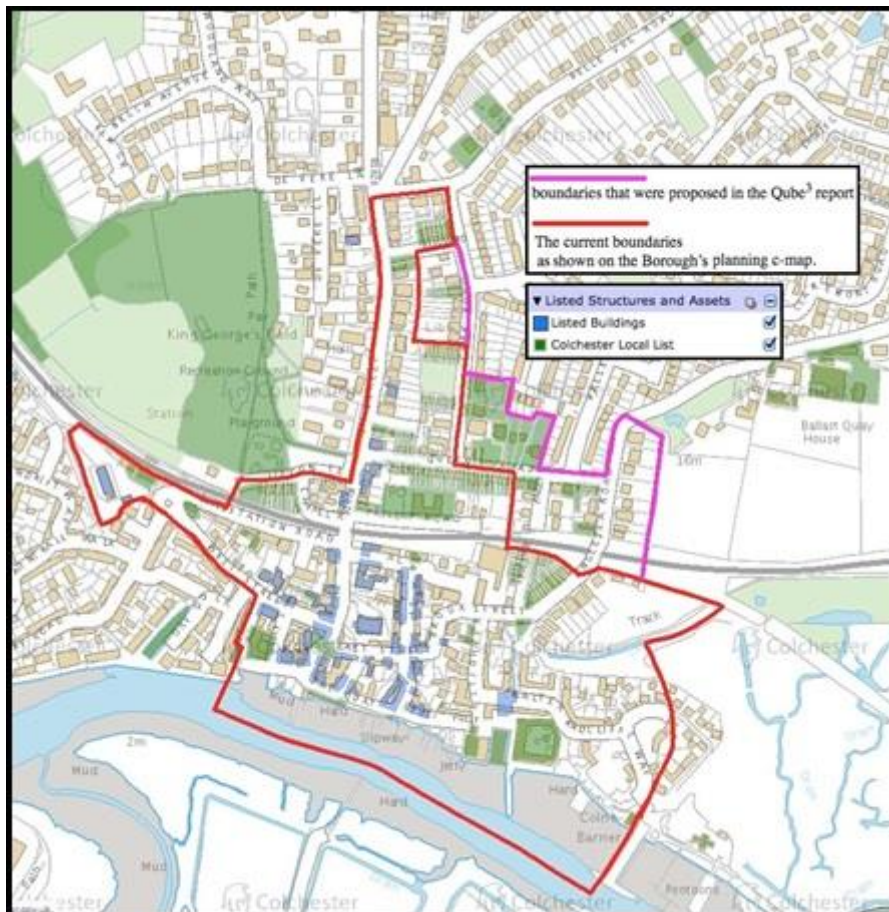


Figure 24: Map of the present and proposed Conservation Area

### ACTION:

Proposals from the Borough Council to extend the Conservation Area (as shown in Fig. 24) will be supported.

- 11.3 The Qube report also suggested that Article 4 (ii) Directions should be put in place. In contrast to many Conservation Areas elsewhere, there are currently no Article 4 Directions imposed. Such directives help to limit detrimental changes. The fact that the Conservation Area in Wivenhoe has sustained relatively little damage since 1969 is actually due more to the large number of listed buildings and the individual good taste of owners of the properties than to the conservation area status. Much of the charm of the Conservation Area derives from the architectural unity of the various Victorian terraces and this is gradually being lost because of changes occupiers have made, particularly to the fenestration and by applying rendering. Again this is a measure that the Borough would have to introduce. There would need to be consultation with property owners who would be affected and proposals should take into account the cost of compliance.

#### **ACTION:**

**The imposition of Article 4 (ii) Directions on visually sensitive properties in the Conservation Area would be supported following consultation with all affected property owners.**

#### **The Goods Shed**

- 11.4 The old railway building beside the station was designated as a Grade II listed building. It was regrettably severely damaged by fire in September 2015 and has since been delisted.

It is currently designated for “leisure, culture and tourism. It had proved difficult to find a use for the building. If it is restored, it is proposed that the use designation should be extended to increase the chance that a viable use can be found for the building, and if not restored, the remains of the building should be removed and the space used for additional car parking. The proposed development in the emerging Local Plan of a garden settlement to the north of the A133 will increase pressure on the existing parking at the station and add to the current problems with on-street parking if no additional dedicated parking space is provided.

#### **POLICY WIV 11:**

##### **The Goods Shed, Station Yard, Wivenhoe**

**Development proposals for commercial, residential, cultural or leisure uses will be supported where they protect or enhance the historical features of the building."**

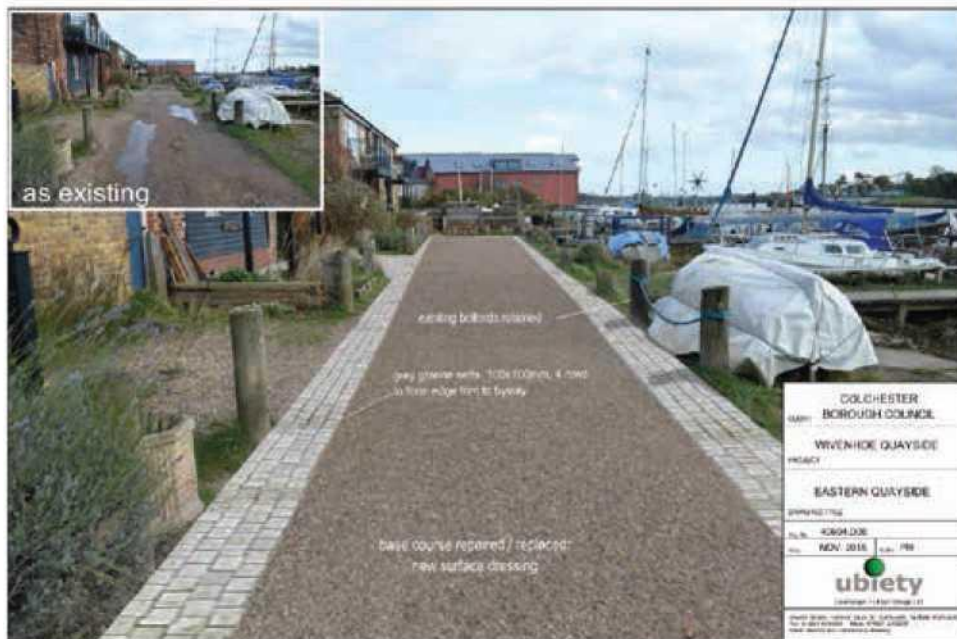
#### **The Quay**

- 11.5 There is a much-used walk from Ferry Marsh, along West Quay to that part of The Quay with the pretty bow-fronted cottages, passing the bottom of Anchor Hill, then the area more popularly thought of as The Quay to the bottom of Bethany Street, along The Folly to Walter Radcliffe Way, round by the so called Wet Dock with its small fishing boats, past the Lord Nelson block through Pearl Walk and into Walter Radcliffe Way finishing at the Colne Barrier.



**The central part of The Quay at Wivenhoe**

- 11.6 The section of the Quay between Rose Lane and the bottom of Anchor Hill with its riverside pub is particularly popular with residents, especially because of the Rose & Crown pub which is situated there. The Quay has become Wivenhoe's top visitor attraction. It lies in the heart of the historic area of Wivenhoe and is used for various public gatherings and events such as the annual regatta.
- 11.7 This area is a BOAT (byway open to all traffic). As a BOAT, pedestrians and other users have equal priority with vehicular traffic. Parking greatly detracts from the appearance and amenities of the Quay and moving traffic can be a safety hazard especially for children playing there.
- 11.8 The surface of the road between Rose Lane and Bethany Street is particularly poor being un-made and full of large holes which fill with water after it has rained. This presents a real difficulty for people with children's buggies, wheelchairs and those people with poor vision. This surface needs improvement.

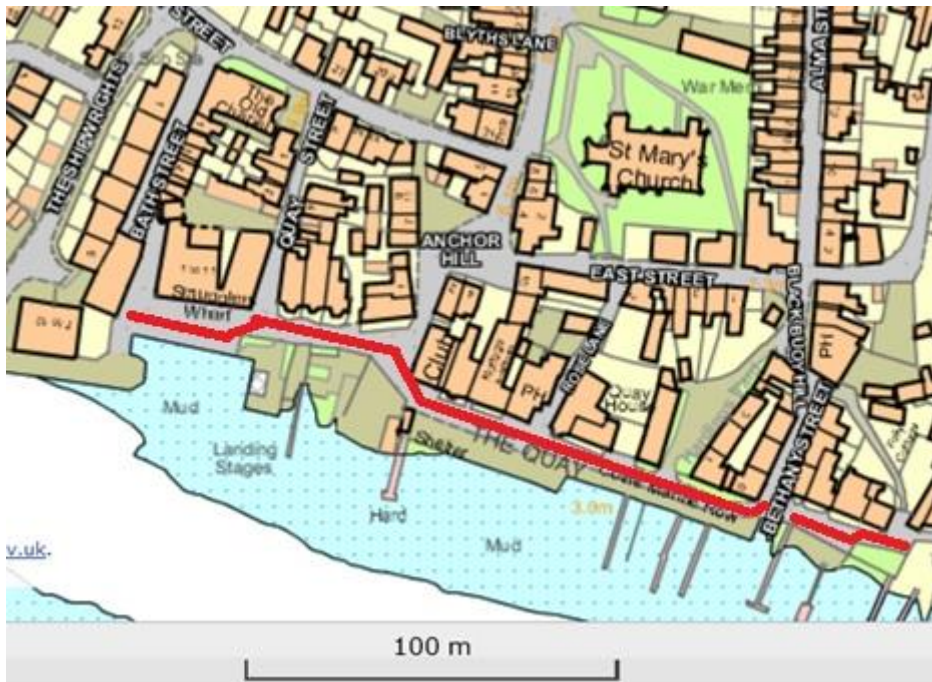


**Figure 25: An urban designer working for Colchester Borough Council created this image of how the road surface between Rose Lane and Bethany Street could be improved.**

- 11.9 Measures are needed to restrict parking along the length of the Quay excepting cars for people with disabilities and frontagers without on-site parking. Seating for customers of the Rose and Crown also reduces parking and this seating and other benches on this part of the Quay is appreciated by both visitors and residents.



- 11.10 Vehicular traffic along all parts of the waterfront from Bath Lane to the Wet Dock by Walter Radcliffe Way should be restricted to essential vehicles only, primarily those belonging to frontagers, delivery vehicles, service and emergency service vehicles. The design of this area should be such as to naturally deter vehicles other than those mentioned.



**Figure 26: The Quay at Wivenhoe showing the entire length covered by policy WIV11**

- 11.11 Noting that The Quay is a popular stopping off point for cyclists using National Cycle Route 51 as well for other people visiting The Quay by bicycle, a cycle parking place should be provided in a part of The Quay where pedestrians would not be affected
- 11.12 To enhance this valuable community heritage asset the following policy should apply to the Quay area. Wivenhoe Town Council and Colchester Borough Council must work together to improve it for the benefit of all residents and visitors to Wivenhoe. The image above (Figure 26) is one of several ideas that this urban designer has put forward for discussion and action provided the funds can be found to pay for improvements if and when agreed.

#### **POLICY WIV 12:**

#### **The Quay at Wivenhoe**

Proposals for development in the Quay area (from Bath St to Walter Radcliffe Way) as shown on Figure 26 will be supported which:

- (i) recognise its designation as a BOAT (Byway Open to All Traffic); and
- (ii) recognise its location within the Wivenhoe Conservation Area; and
- (iii) promote the area as a place of heritage value and of importance to residents and visitors to Wivenhoe; and
- (iv) protect and enhance people's safety when walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and
- (v) do not impede the view of the river or from it; and
- (vi) do not lead to additional car parking spaces on the Quay; and
- (vii) contribute to the enhancement and maintenance of the Quay's surface to ensure it is safe and accessible to all pedestrians.



## Street Scene

11.13 The appearance of the townscape, in particular the more historic parts, is affected by street clutter and overhead wires. Any remedies require joint action.

### **ACTION:**

The following actions would be supported:

- The possibility of placing overhead lines underground should be explored with the utility companies and any subsequent replacements of street lights should be in accordance with the Essex County Council's (ECC's) policy for lighting in conservation areas.
- The Town Council, the Borough and ECC should work together to reduce the number of street and traffic signs and to ensure that policy on street lighting, street furniture and double yellow lines is consistent with ECC's policy and that any road resurfacing is done in a manner to enhance the Conservation Area.
- The unsightly traffic signs on the roundabout at the Station should be removed or repaired.
- The Town Council should work with the Borough Council to set up some NEAT (Neighbourhood Environment Action Team) groups.

### **ACTION:**

A joint initiative between Wivenhoe Town Council, Colchester Borough Council and Essex Highways to enhance the Quay area would be supported to include measures to:

- Protect and enhance people's safety when walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and
- Improve the surface of The Quay to make it free from potholes and better suited for babies in buggies, people in wheelchairs or people with difficulty in walking so that people can travel safely along its full length; and
- Restrict parking excepting for people with disabilities and for frontagers without on-site parking.

## Townscape

11.14 The townscape of Wivenhoe contains a number of different character areas:

- Historic settlement areas - pre 18th century to 19th century
- 'New streets' - 1860-1914
- 1920s-1970s
- Post-war larger estates 1960s-1980s
- Late 20th century, 21st century larger estates
- Some smaller infill development of various dates.

## Infill and Backland Development

11.15 Residential development in the Wivenhoe Neighbourhood Plan area will be focused on the site allocations, with 'windfall' development continuing to come forward mainly on infill sites.

- 11.16 Colchester Borough Council's development policies DPI, Design and Amenity, and the Supplementary Planning Document, Infill and Backfill, already cover issues such as overlooking, access etc.
- 11.17 Apart from two sites which already have outline planning permission, the main potential for infill or backfill development is on existing garden sites. The proposal below therefore relates to the use of garden sites within Wivenhoe. The objectives of the policy are to ensure that infill development respects and reflects the character of the area, conserves attractive features of the townscape, and does not lead to additional on-street car parking.
- 11.18 Garden sizes within Wivenhoe vary. This to some extent reflects the age in which the properties were built. The Victorian terraces and the late twentieth century/early twenty first century houses were built to higher densities than interwar and sixties/seventies developments. Some individual Victorian properties are also characterised by large gardens. The survey revealed that nearly two-thirds of those who answered the question were happy with the current size of their garden. Some wanted a larger one (18%) and the remainder wished to downsize their garden or have no garden at all. This suggests that the size distribution of gardens in Wivenhoe is largely appropriate for people's preferences.
- 11.19 Development on part of an existing garden or redevelopment of a site with an existing property would reduce the availability of larger gardens for future generations.
- 11.20 A loss of larger gardens would detrimentally affect the appearance of Wivenhoe. Within the settlement area there are relatively few trees apart from those within private gardens. Trees and greenery in some of the larger gardens are visible from the highways and other properties and help to soften the effects of some of the higher density development.
- 11.21 It will be important that any permitted infill respects the density and scale of housing within the immediate locality and avoids the appearance of cramming.
- 11.22 Concern was expressed in the survey about traffic flows on many of Wivenhoe's roads and in the Conservation Area and there was concern that infill could exacerbate this problem.

#### **POLICY WIV 13:**

#### **Infill and Backland Development on Garden Sites**

**Proposals for development within the curtilage of existing dwellings lying outside the settlement boundary should be refused unless they meet the conditions of Policy WIV 2.**

**Within the settlement boundary proposals must comply with all the following criteria:**

- (i) Ensure that the design of the proposed development reflects the character of the surrounding townscape including respecting the scale, mass and height of surrounding properties and avoid the appearance of cramming;**
- (ii) Ensure that neighbouring properties amenities are not adversely affected;**
- (iii) Not result in the loss of gardens which are visually or functionally important to the surrounding townscape;**
- (iv) Ensure that the risk of surface water and fluvial flooding is not increased on site or to surrounding properties and take every available opportunity to reduce any such risk;**
- (v) Include adequate on-site car parking on both the existing property and the proposed site so as not to increase the need for additional on-street car parking;**
- (vi) Ensure that there is no adverse impact on wildlife;**
- (vii) Include mitigation measures where appropriate and necessary to do so to prevent any unacceptable increase in traffic flows on residential streets as a result of the proposal.**

## **Extensions and Conversions**

11.23 The various twentieth and twenty-first century estates and streets were laid out to a design and any extensions or additions should respect this. An example of this is the provision in the 1960-1980 developments of green areas on corners and in front of properties to provide a sense of space. The Blandford Town Character Assessment (2006) discusses the architectural features of the different areas of Wivenhoe. For those extensions which are not covered by permitted development rights the following policy (Policy WIV13) should apply.

### **POLICY WIV 14:**

#### **Extensions, Additions and Conversions of Residential Properties**

**Extensions, additions and conversions will be supported where they:**

- (i) are designed to conserve townscape features of existing streets and estates where these make a positive contribution and**
- (ii) protect greenswards adjacent to the highways."**

## 12. COMMUNITY WELLBEING POLICIES

### Community Facilities and Recreational Provision

12.1 In the Adopted Local Plan 2001 - 2021, there are two policies which relate to community facilities, sports facilities and open spaces: Policy DP4 entitled “Community Facilities” and Policy DP15 entitled “Retention of Open Space and Indoor Sports Facilities”, both of which were revised in 2014.

12.2 The following statement appears in CBC Policy DP4:

Support will be given to the provision of new community facilities, and to the retention and enhancement of existing community facilities, where these positively contribute to the quality of local community life and the maintenance of sustainable communities in accordance with other policy requirements.

Any proposal that would result in the loss of a site or building currently or last used for the provision of facilities, services, leisure or cultural activities for the community, or is identified for such uses by the Site Allocations DPD / Proposals Map, will be supported in cases where the Council is satisfied that:

- (i) An alternative community facility to meet local needs is, or will be, provided in an equally or more accessible location within walking distance of the locality (800 m); or
- (ii) It has been proven that it would not be economically viable to retain the site/building for a community use; and
- (iii) The community facility could not be provided or operated by either the current occupier or by any alternative occupier, and it has been marketed to the satisfaction of the Local Planning Authority in order to confirm that there is no interest and the site or building is genuinely redundant; and
- (iv) A satisfactory assessment has taken place that proves that there is an excess of such provision and the site or building is not needed for any other community facility or use.

Note: Colchester Borough Council is currently in the process of producing a new Local Plan covering the period 2017 - 2033. The relevant policy number in the consultation draft (2017) is DM 2.

The wording of this policy is very similar to that in the current Local Plan 2001 - 2021.

### Indoor venues

12.3 Wivenhoe has a variety of indoor venues that are used for events, talks, classes etc. The venues vary in what activities they can accommodate, the hours when they are available, accessibility for the disabled, membership restrictions etc. There is particular pressure on these venues at peak times, for example in early evenings.

12.4 There is now only one large, publicly owned hall, the William Loveless Hall, built in 1963, when the population of Wivenhoe was considerably smaller (about 3,500, less than half the present population). There is a somewhat smaller general purpose hall owned by the Congregational Church and another very small hall/meeting room owned by the Methodist Church. In Appendix 3, a list of the various venues is given along with notes on their suitability for different activities and their availability.

12.5 Wivenhoe has many clubs and organisations which have to share the one large hall, the William Loveless Hall. When the building is used by the pantomime group or the Wivenhoe Gilbert & Sullivan Society for a production over several days, the hall has to be closed to other hirers for the week. There is a general shortage of hall space to hire for these clubs and organisations. In the community survey, 78 households stated that they had problems booking community facilities because the facilities were not available, and there was a strong desire for improvements to indoor as well as outdoor leisure amenities.

12.6 In deciding whether a community asset is surplus to requirements under the Borough policy DP4, account needs to be taken of whether any alternative venue or alternative provision can provide for the same range of activities and has the same degree of availability as the threatened facility so that like is compared with like.



- 12.7 The Phillip Road Centre was closed in 2013. This was large enough to be used by the Wivenhoe Youth Theatre and particularly by Wivenhoe's well-supported Youth Club. The Youth Club is still without a permanent home.
- 12.8 The most desired amenity was a swimming pool but, given the high cost of operating such a facility, the only realistic possibility of a swimming pool in the Wivenhoe Neighbourhood Plan area would be at the University of Essex. However, there are no plans to build one there at the present time or in the foreseeable future.
- 12.9 There was also specific support for a gym as well as general support for more community space capable of supporting a wide range of leisure, fitness, and educational, recreational and socialising activities for young people through to older generations.
- 12.10 In light of the limited availability of existing community facilities, particularly during peak periods, it is considered particularly important that the existing community facilities in Wivenhoe are protected. Therefore, the loss of any such facility will only be permitted if there is equivalent re-provision within an equally accessible location.
- 12.11 The Neighbourhood Plan therefore seeks to improve and enhance indoor as well as outdoor sports and recreation facilities particularly to cope when there are more people living in Wivenhoe. Policy WIV 8 deals with outdoor sports facilities whilst the policy below deals with indoor facilities for sports and other forms of recreational social activity.



**The car park at Broad Lane Sports Ground**

- 12.12 To meet this demand from existing and future Wivenhoe residents:
- a) a new sports / multi-purpose hall is required which should be located at Broad Lane Sports Ground in the upper part of Wivenhoe together with an improved, all-weather car park to service this new hall and the existing sports pitches and tennis courts, and
  - b) an enlargement of the William Loveless Hall in lower Wivenhoe is required to extend the capacity of this hall to positively contribute to the overall quality of local community life.

**POLICY WIV 15:****New Indoor Community Facilities**

Financial contributions from development sites within the Parish of Wivenhoe for new indoor sports and recreational facilities should be used to provide additional facilities within or immediately adjacent to the Settlement Area to address both the existing shortfall and to provide for the needs of an increased population.

**POLICY WIV 16:****Indoor Community Facilities**

Support will be given to otherwise acceptable provision of new or improved indoor community facilities.

Proposals that would result in the loss of an indoor community facility will only be permitted if alternative and equivalent indoor community facilities are provided or if there is strong evidence that the facility is surplus to requirements or economically unviable, including evidence that it has been properly marketed for at least 12 months.

Proposals that would result in the loss of indoor community facilities will only be permitted if equivalent facilities are provided or there is evidence that the facility is surplus to requirements or no longer viable. Any alternative facilities must comply with the following criteria:

- (i) the layout and scale of any proposed facility should be suitable for the same or a wider range of activities as the existing facility; and
- (ii) in respect of its opening hours and restrictions of public use, the availability of the facility should be at least equal or where possible enhanced; and
- (iii) the location of the alternative provision should be in close proximity to the existing facility and easily accessible by foot.

**Education****Primary School Places**

- 12.13 This Neighbourhood Plan recognises the importance of maintaining adequate primary school places at schools within the Wivenhoe Settlement area for all children of primary school age who live in the Wivenhoe Settlement area.

**Health**

- 12.14 It is anticipated that by the time the Neighbourhood Plan is adopted, Wivenhoe will have a new health centre at Phillip Road. It is not yet clear at what point in time the potential new garden suburb will have its own medical facilities or whether the Wivenhoe Medical Practice will be required to look after the residents from this area until it is sufficiently well developed to have its own medical practice.

- 12.15 It is essential that the new health centre in Wivenhoe has adequate resources to cope with its current population and the projected increase and for any new demands from growth on land to the north of the A133.

### 13. THE UNIVERSITY OF ESSEX

- 13.1 The University of Essex has become a prestigious University in the UK. It celebrated its 50th year of existence in 2014/15 since being founded in 1964. It has an international reputation for the quality of its research and has a justifiable reputation for excellence in teaching in many subjects provided by 16 academic departments. It operates from a principal campus at Wivenhoe Park with other much smaller centres in two other locations in Essex (Loughton and Southend). The University has partnerships with many other academic establishments.
- 13.2 Overall it has almost 12,000 students who are based on three campuses: Wivenhoe Park with around 10,500 students with others studying at Loughton and Southend. The student population includes 3,200 post-graduates. The University is looking to grow its student numbers by 20% over the next 5 years.
- 13.3 Some 500 students live in the residential part of Wivenhoe, of which 285 (source 2011 census data) live in private student-only rented accommodation.
- 13.4 The University is a major employer in the area with 2,254 people employed across the three campuses (1,968 full time equivalent posts); 670 of those employees live in Wivenhoe.
- 13.5 The University has been promoting new buildings in and around the Wivenhoe campus area over the last 5 years with more student accommodation, and more academic buildings including the recent Business School which opened in 2015, a major extension to the library building, the new Albert Sloman Lecture Hall and the Silberrad Centre housing student services and study facilities. More buildings are planned.
- 13.6 An important enterprise of the University is the creation of the Knowledge Gateway which the University aspires to make one of the prime locations for research and business in Essex. It will offer businesses office space up to 5,000 sq feet (435 m2) and bespoke units from 5,000 to 120,000 sq feet (460 to 11,148 m2 ) on a design and build basis.



**An artist's impression of the Knowledge Gateway. The present academic and on-campus student accommodation are shown in the top right of the picture with the latest student buildings at the bottom. Source University of Essex website**

- 13.7 Facilities on the Wivenhoe campus include the Sports Centre, Lakeside Theatre, and bars and restaurants which are all available for Wivenhoe residents to use. The University also runs many lectures and other events which are open to the public.
- 13.8 Wivenhoe House Hotel is both a school, teaching hotel management and catering, as well as having bedrooms and dining facilities. Wivenhoe House Hotel welcomes the public to take advantage of its facilities.
- 13.9 The University is valued as a very important asset for Wivenhoe. This Plan supports its growth.
- 13.10 The new cycle track alongside Colchester Road (B1028) will assist in helping to meet the objective of reducing car usage between Wivenhoe Town and Wivenhoe Park.



- 13.11 The University hopes to grow its student population by 20% over the next 5 years (from 2015) and to 20,000 in the longer term. It is understood that there is sufficient space in the Wivenhoe campus area to provide additional student accommodation to meet this expansion.
- 13.12 Whilst it is expected that the growth of the University will largely be accommodated on land already owned by the University up to 2024/2025, it will need to expand beyond the boundaries of Wivenhoe Park at some point in the future. A new allocation for University expansion is likely to be identified as part of the new garden community or as a direct land allocation in the emerging Colchester and/ or Tendring Local Plans. The Town Council will work with the University and Colchester and Tendring Councils to agree an approach to the University's long term expansion.
- 13.13 It is recognised that this land on the north side of the A133 is within the Wivenhoe Neighbourhood Plan area and that it could be allocated as a strategic development site for housing in the emerging Colchester Local Plan.
- 13.14 See paragraph 9.18 regarding the land by Boundary road which was zoned in 2010 for University expansion.

**ACTION:**

**The Town Council supports the consideration of land on the north side of the A133 for University expansion and/or Knowledge Gateway expansion."**

## 14. GETTING AROUND WIVENHOE

- 14.1 Wivenhoe can be considered well connected; buses and trains provide frequent services to London, Colchester and other nearby towns. There is a good network of major roads to larger towns and cities, although Clingoe Hill, the road from Wivenhoe to Colchester is a well-known pinch-point for traffic trying to get into Colchester or to other places. The close proximity of the University encourages commuting to it on foot and by bicycle and the completion of a dedicated cycleway to the University from Wivenhoe further encourages this. As a result of these features Wivenhoe has a lower than average use of the car for commuting in the region and a consequential higher than average use of other modes, including public transport and cycling.

### Cars and traffic

- 14.2 In the Survey conducted in November 2013, traffic was the biggest issue mentioned by residents. Congestion on Clingoe Hill was frequently mentioned.

#### **ACTION:**

**The Town Council will work with appropriate partners to seek road improvements and traffic management measures with a view to reducing the impact of increased traffic on the A133 and surrounding road network.**

- 14.3 Traffic flows degrade historic buildings, our environment and our lives. In deciding on the location of new housing or commercial developments, the impact of increased traffic flow in the Conservation Area should be kept to a minimum.
- 14.4 In choosing sites for future development, an important objective is to avoid increasing traffic levels on key roads in the Wivenhoe settlement area at peak hour times. The sites proposed for housing development are all on the edge of the current built-up area towards the north of the town, which should encourage traffic towards the main feeder routes such as the A133, B1027 and B1028 and away from the main part of the town. In line with Borough policies, developments which are likely to generate 30 two-way peak hour vehicle trips or more will require a Transport Assessment, and applications that result in lower but still significant transport considerations will require a Transport Statement at the planning application stage. The cumulative impact of any development(s) on existing traffic flows must be considered.
- 14.5 Wivenhoe residents are very concerned with the level of traffic at peak times particularly on the main routes through the Wivenhoe Parish area. The responsibility for issues with traffic management lies with ECC Highways, and for parking of cars on the highway with North Essex Parking Partnership (NEPP) which includes councillors and highways officers from ECC.

#### **POLICY WIV 17:**

##### **Traffic in Wivenhoe**

**Development proposals which generate traffic will be supported where:**

- (i) it is demonstrated that there will not be any significant or adverse increase in traffic within the Wivenhoe Settlement Boundary; and**
- (ii) appropriate measures to reduce car traffic movements including the promotion of others modes of transport such as cycling, walking and public transport provision are taken.**

**ACTION:**

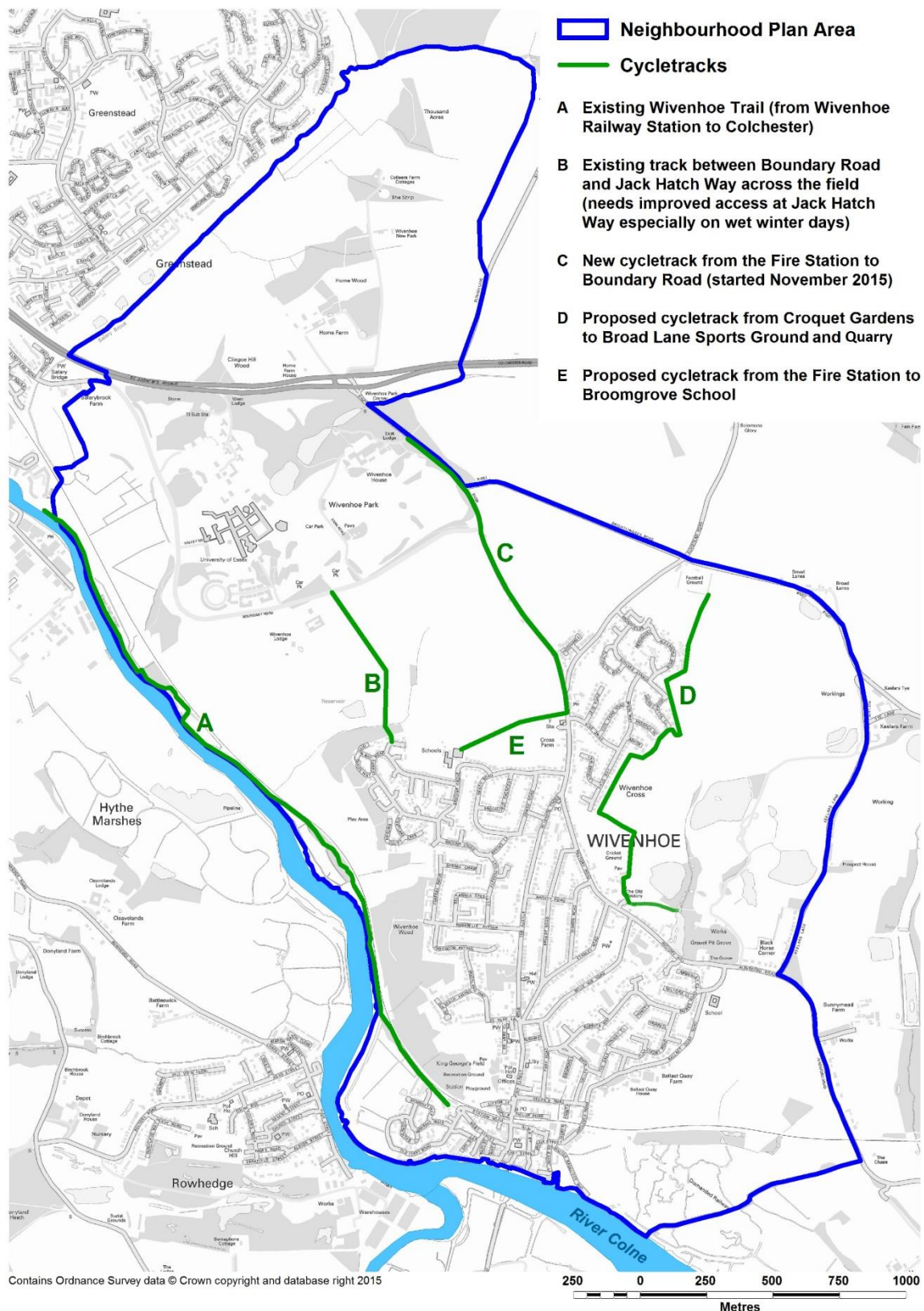
**To ensure better traffic flow on principal roads through the Wivenhoe Parish area (B1028 to Wivenhoe Station, Rectory Road and Belle Vue Road) additional parking restrictions on these roads will be strongly supported. The purpose of the restrictions will be to provide sections of road where vehicles can pull in to allow traffic travelling in the opposite direction to pass. Wivenhoe Town Council should work with the North Essex Parking Partnership to achieve this outcome.**

**Walking and cycling**

- 14.6 Walking and cycling are also important leisure activities for residents and a network of public and permissive footpaths already provide easy access to the surrounding countryside.
- 14.7 The Neighbourhood Plan seeks improvements for all pedestrians and cyclists in order to encourage more walking and cycling to Wivenhoe's shops, services, places of work and schools including the University, to reduce car dependence and parking issues.
- 14.8 Linking new housing schemes into this network of foot and cycleways is vital to encourage more walking and cycling, less use of the car and to improve connectivity for these residents to the local community. Such improvements have a range of benefits including:
- **Providing genuine alternatives to the private car as a means of accessing shops and services;**
  - **Providing health benefits through increased walking and cycling;**
  - **Facilitating less congestion at busy times by encouraging children walking to and from school and people walking to the station and shops rather than 'jumping in the car' for a short journey.**
  - **Providing a safer environment for the community of Wivenhoe.**
- 14.9 Additional residential development within the Wivenhoe Parish will be expected to contribute to this network of footways and cycle tracks. The four sites allocated below in WIV 28 to WIV 31 contain site specific requirements for improvements to footpaths, footways and cycle tracks. The following policy applies to all development including infill and backfill.

**POLICY WIV 18:****Improvements to Pedestrian and Cycle Provision**

**All new development including infill and backfill will be expected to link into the existing network of cycle paths, public and permissive footpaths and footways and where appropriate financial contributions will be required to improve pedestrian and cycle provision**



**Figure 27: Map showing existing cycle routes and additional routes that could come with new housing development as proposed in Policies WIV 28, WIV 29 and WIV 30.**

14.10 The map (Figure 28) shows three existing cycle paths, A, B and C and new cycle track / footpaths proposed in the policies WIV 28 - WIV 31, D and E. D provides for a cycle track from Croquet Gardens to Broad Lane Sports Ground and links into the road network at The Cross. E links the proposed new allotments to Colchester Road by the Fire Station and could benefit people going to Broomgrove School if appropriate access to the school grounds could be provided.



- 14.11 Regarding the track marked B in Figure 28, the landowner is willing to consider it having a hardened surface provided the track can be relocated alongside an existing hedgerow. The present track (public right of way) has an earthen surface which needs reforming each year after ploughing. The track is well used by people coming and going from the University.



The start of the track across the ploughed fields to Boundary Road from Jack Hatch Way. This part is particularly muddy in winter months

#### **ACTION:**

1. **Improve access to the track across the fields from Jack Hatch Way to Boundary Road on land owned and managed by Colchester Borough Council; and**
2. **Consider whether there is an alternative route that the public right of way across these fields could follow alongside a hedgerow so that an all-weather, hardened surface could be added through grant funding in order to create a path better suited to cyclists and pedestrians, and whether such a path would be welcomed by users of this existing track.**

- 14.12 The Wivenhoe Trail is a footpath for walking and with permissive rights for cycling along the River Colne for 2 miles. It provides an excellent route for walking and cycling for commuting or leisure purposes for Wivenhoe residents, and for those people living in Colchester and for visitors to the area. For 20 years the Wivenhoe Trail has provided a greater choice for those travelling into Colchester avoiding congestion, promoting healthy active lifestyles and forming part of a strategic green link. This strategic link in the cycle network, linking Wivenhoe to Colchester, is part of the National Cycle Network route 51 linking Harwich to Colchester across Tendring. People can head north from Colchester on NCN Route 1 following the North Sea Cycle Route / EuroVelo 12. For most of its length, the path is designated a public footpath with permissive use for cyclists. In 2016, part of the Wivenhoe Trail has also been identified by Natural England as a part of the England Coastal Path (Salcott to Jaywick section).



The Wivenhoe Trail alongside the River Colne used by people walking and on bicycles

- 14.13 In particular, the Trail provides a traffic-free connection to the major employment and education attractor in east Colchester - the University of Essex. This is the only district centre in the Borough connected to the main urban area by a traffic-free route which is useable most of the time.
- 14.14 Given the considerable number of people who use the route to access the University and the east side of Colchester, as well as use it for recreational purposes, the route must be retained and enhanced for shared-use walking and cycling.

#### **ACTION:**

**Given the importance of the Wivenhoe Trail, the Town Council will take action to try and ensure that:**

- (i) rights should be secured by ECC and Sustrans over those parts not in public ownership; and it should be part of the England Coast Path; and**
- (ii) accessibility to the Wivenhoe Trail from other parts of Wivenhoe as the Lower Lodge area should be improved; and**
- (iii) in some places the Trail should be widened to allow people on foot and on bicycles to pass each other more easily; and**
- (iv) its surface should be maintained along its length with a material that is consistent with its natural setting.**

## 15. EMPLOYMENT POLICIES

- 15.1 The University is substantially the largest employer in Wivenhoe with some 670 of its staff at the present time living in the Wivenhoe settlement area. The University provides a wide range of employment opportunities, both full and part-time, which is welcomed.
- 15.2 In addition, the 'Knowledge Gateway' the business enterprise being established by the University of Essex is likely to provide a lot more employment opportunities in the future.
- 15.3 In addition to the University, there are many small businesses in Wivenhoe of a retail or service nature, many of which are run by a single person, and some from home.
- 15.4 Other people work in places such as Colchester and London, and commute by bus, car or train each day to these locations.
- 15.5 The Neighbourhood Plan seeks to encourage more opportunities for full-time and part-time working within the Wivenhoe Neighbourhood Plan area. This was identified as desirable in the survey of residents.
- 15.6 The Wivenhoe Neighbourhood Plan supports:
  - more 'small' retail businesses
  - more office space for rent by small businesses or self-employed individuals
  - homes that incorporate adequate provision for home-working
  - a few light industrial or commercial units that could be situated away from existing or planned future residential developments which provide a wide range of job opportunities
  - growth in the Knowledge Gateway office and workshop facilities.

### **POLICY WIV 19:**

#### **General Employment.**

**Proposals to convert existing business or commercial properties into residential properties will be supported where it can be demonstrated that:**

- (i) the commercial premises or land in question has not been in active use for at least 12 months; and
- (ii) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results both of a full valuation report and a marketing campaign, the detailed content of both reports to be agreed with the Local Planning Authority lasting for a continuous period of at least 12 months or any other agreed timescale as appropriate but not usually less than the 12 month period.

**Proposals to build or redevelop properties within the Wivenhoe Settlement Boundary as well as on sites for employment use designated on the Proposals Map suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:**

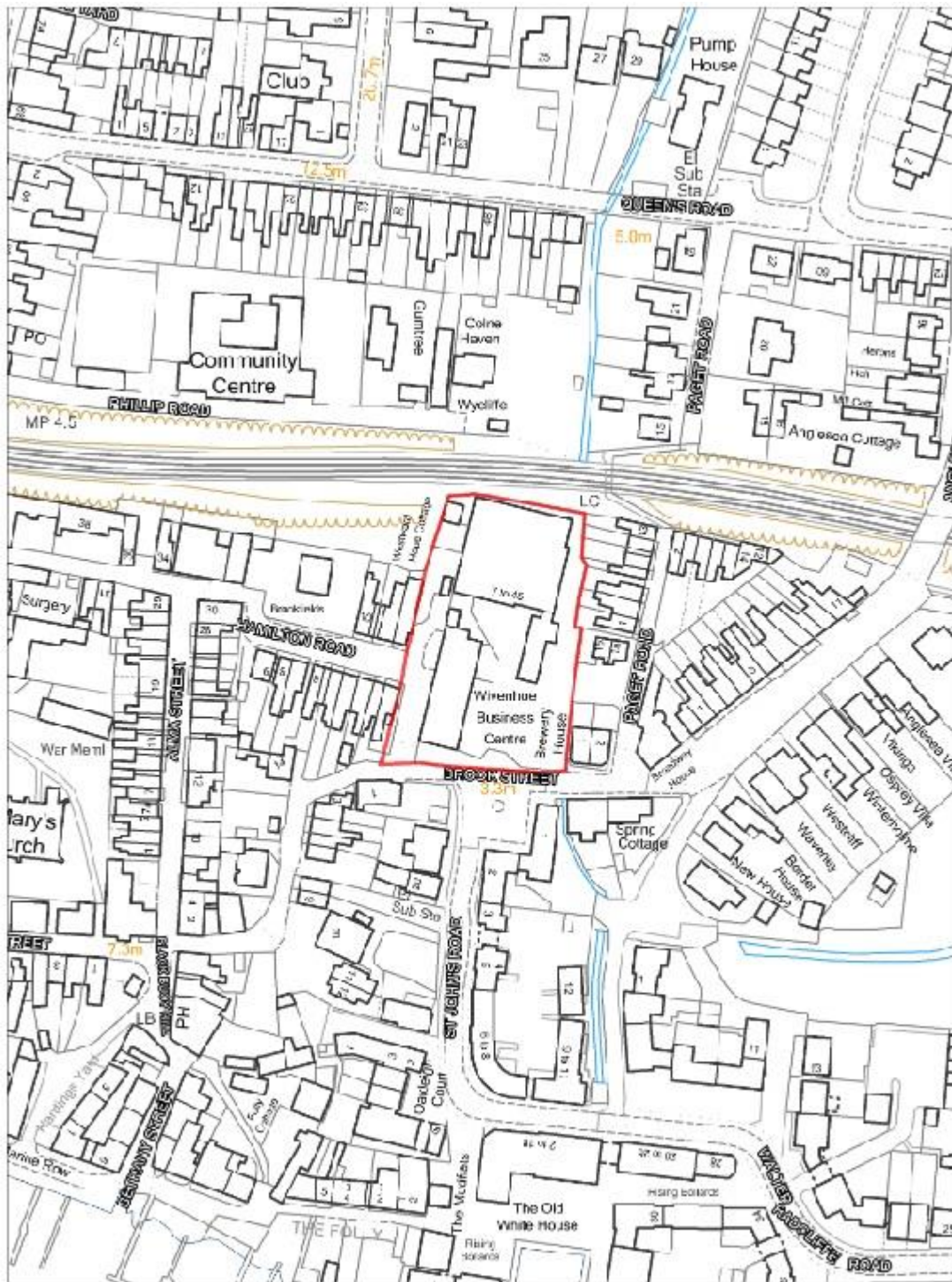
- a) being sympathetic in design and layout to the area in which they are proposed; and
- b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements.

#### **Employment Zones Business Centre in Brook St**

- 15.7 The Brook Street business centre is the principal source of employment land in the Wivenhoe settlement. The business centre accommodates a number of small enterprises in some 25 units

which not only provide local employment opportunities but also contributes to the vitality of the town. As the only business centre of its kind in Wivenhoe it is important the Neighbourhood Plan recognises the significant role it plays in supporting the local economy by safeguarding it for suitable employment uses.

### Brook Street Employment Site



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**Figure 28: Brook Street Business Centre**

- 15.8 This site should be retained for a range of business and commercial uses that are consistent with it being located in a predominantly high-density residential area.



**POLICY WIV 20:****The Brook Street Business Centre**

**The Business Centre at Brook Street as shown on Figure 28 is an important place for small businesses and provides valuable local employment opportunities and is designated as an employment zone and as such will be safeguarded for employment uses.**

**Cedric's Garage**

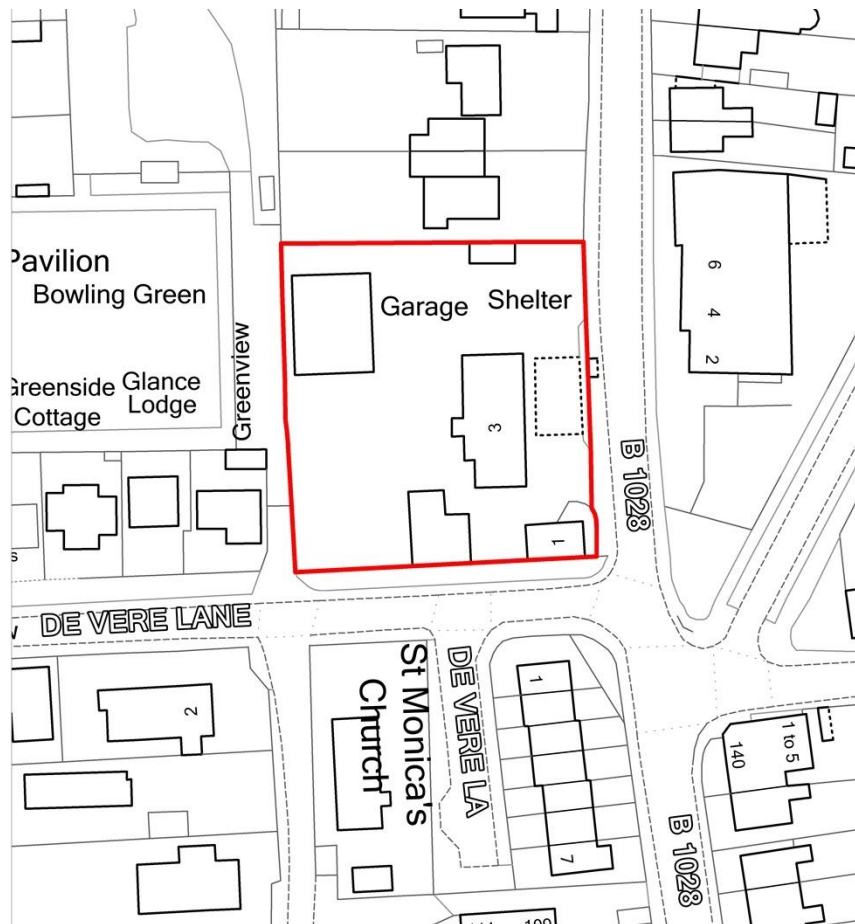
- 15.9 This site has been acquired by the East of England Co-operative Society with existing planning consent to build 24 residential dwellings (19 x 2 bedroomed apartments and 5 x 3/4 bedroomed town houses with parking for 25 cars). This consent was originally obtained in 2006 (F/ COL/05/2103 303004757). Colchester Borough Council has since confirmed that this permission is extant given the work which was undertaken on the site subsequent to this planning consent being obtained.



**The Cedric's site with the 1864 Gatehouse building and former coach business buildings**

- 15.10 A car repair workshop, servicing and MOT station has been established on this site since 1982 and attracts some 40 - 50 customers every week. An additional car valeting business was started more recently and appears successful. The business which sold petrol, and that was separate to the car servicing business, ceased operations many years ago.

- 15.11 Across the road from this site lies Wivenhoe's largest retail supermarket, serving many customers each week as well as providing full and part-time employment opportunities.



**Figure 29: The Cedrics site on The Avenue opposite the East of England Co-operative store**

- 15.12 The community would favour a carefully and sensitively designed scheme which could provide Wivenhoe with a mixture of business and residential accommodation at what could be a new 'heart' for Wivenhoe and a place for people to live, work and shop.
- 15.13 Whilst the extant permission for residential development is recognised, this site could, in the community's view, accommodate three-storey flats with businesses on the ground floor and dwellings above. There are already flats above the Co-op store and in the former three-storey Park Hotel at the adjacent road junction, as well as three-storey town houses close by in De Vere Close.

#### **POLICY WIV 21:**

#### **Cedric's Site**

**Proposals for redevelopment of this site will be supported providing they are sympathetic in design and layout to the surrounding area. Proposals for a mix of uses are particularly encouraged by the community.**

#### **Knowledge Gateway Business Park**

- 15.14 This important site at the University is already designated an Employment Zone.

### **A new commercial and light industrial centre for Wivenhoe**

- 15.15 In order to provide further local employment opportunities and to promote growth there is a need for a site for small businesses and light engineering uses. Such a site needs to be located where it will not increase traffic flow on Wivenhoe's congested spinal route which leads to the river.
- 15.16 A possible site is to the north of the land owned by Tarmac, accessed from Keelars Lane. To the east of this site, there is already a plant hire business on the Tendring side of Keelars Lane. A potential area is shown on the map (figure 30) below.
- 15.17 This proposed site is by the main HGV entrance to the Wivenhoe Quarry site, used by up to 25 lorries a day, and already has good access off the B1027 Brightlingsea Road.
- 15.18 The landowner has expressed some interest in using this site for commercial/light industrial use but the precise area will need to be defined. A total area of 2 hectares is proposed. The map in Figure 30 is indicative of the proposed location but the precise location will need to be defined in discussions with the landowner.
- 15.19 The chosen area must be sufficiently far removed from the SSSI geological site located on the boundary with the Brightlingsea Road not to interfere with this site, on land off Keelars Lane, close by an existing business and warehouse building.

#### **POLICY WIV 22:**

### **A Commercial/Light Industrial Business Centre**

**Development proposals for office and/or light industrial use (use class B1) on a two hectare site off Keelars Lane (as defined in Figure 30) will be supported.**

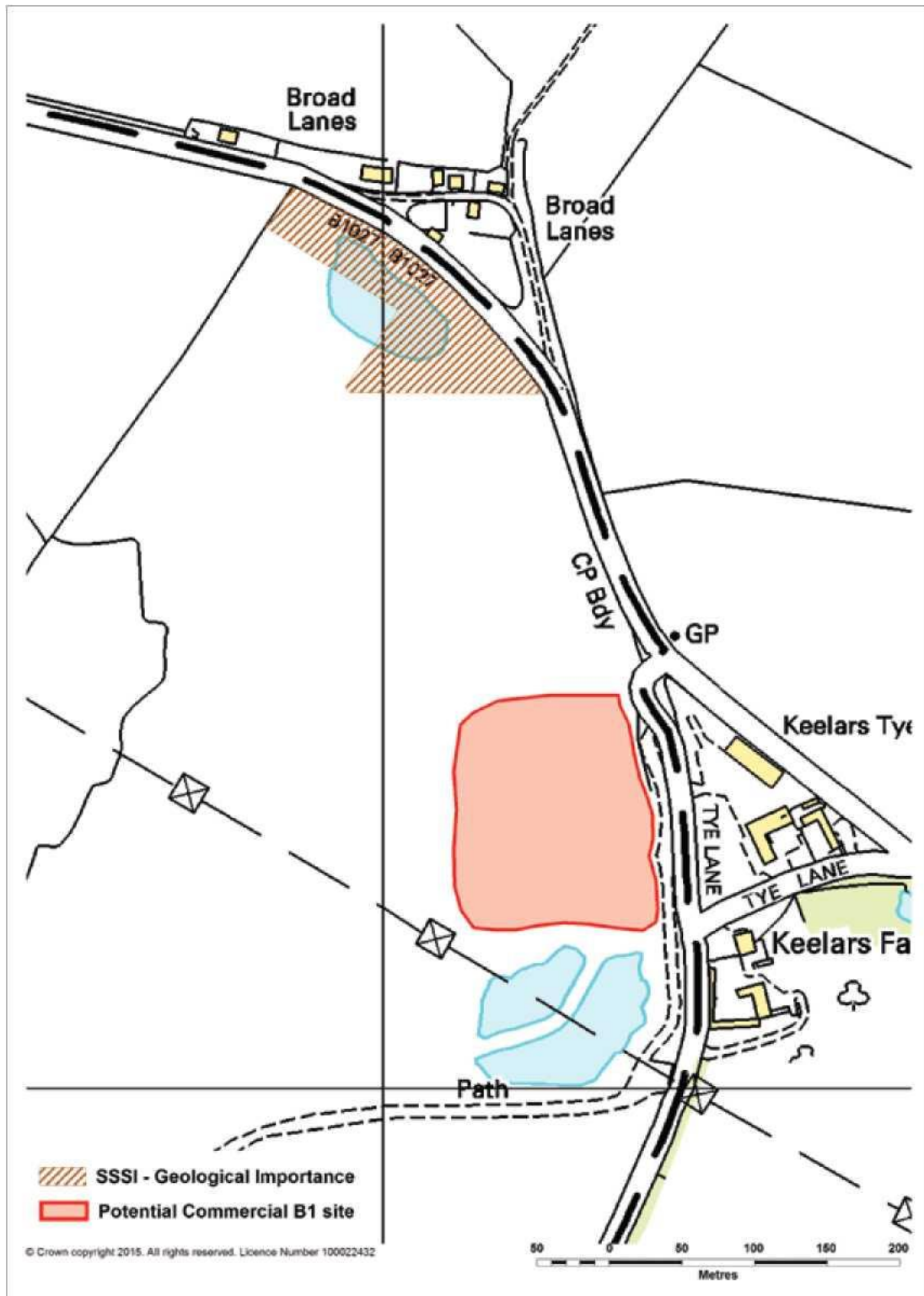


Figure 30: Site of a potential new business park for light commercial and office use off Keelars Lane to create more local employment opportunities



## 16. HOUSING POLICIES

- 16.1 It is recognised that Wivenhoe needs to expand the number of available houses in the Wivenhoe Parish area and to achieve a better mix of housing types which is currently dominated by family housing.
- 16.2 The way we live, our happiness and our view of our community are immensely affected by the architecture and the quality of our buildings. Every building must make a positive contribution to the townscape. Good architecture is one of the most important features of our life: every building should lift the spirits and delight us.
- 16.3 Internally, houses should be designed to allow flexibility in occupation particularly for people with disabilities and for people who are thinking about their needs in older age. Although Government may have stopped promoting the Lifetime Homes Standard (see Appendix 2 for an explanation of what this standard means) this Plan encourages all future homes to be built to this standard. The sentences which follow in bold text are intended to assist with the interpretation of Policies WIV23, WIV24, WIV25, WIV26 and WIV27.
- 16.4 The design of any new housing development in the area should take into account the following points clearly put forward in local consultation:
- **Small groupings are preferred to large developments**
  - **Innovative layouts are encouraged for all schemes**
  - **Linear road design and intrusive parking is to be avoided.**
- 16.5 The design of any new housing in the area should:
- **include an emphasis on sustainability and environmental measures with low energy consumption and the use of micro-generation methods should be in line with Building Regulations with the aim to be zero carbon and to meet Lifetime Homes Standard**
  - **consider the orientation of houses and their relationships to each other to take advantage of solar gain and minimise heat loss**
  - **incorporate flexibility for alteration, adaptation of dwellings and future expansion**
  - **avoid a pastiche of existing styles**
  - **meet the minimum size standards calculated by the Royal Institute of British Architects : RIBA Case for Space.**

See: <http://bit.ly/ribacaseforspace>

### Wivenhoe Parish Area

- 16.6 Detailed analysis has taken place of all the sites submitted to both the Wivenhoe Neighbourhood Plan Group and Colchester Borough Council as well as other areas of land which could be suitable for future allocation. A number of criteria were used to assess the proposals and the following conclusions reached:
- **Development is to be sited to allow easy pedestrian and cycle access to the rest of the Wivenhoe settlement area and should be within 400 metres of a bus stop.**
  - **Sites and types of development are to be preferred which will not lead to a significant increase in peak hour traffic on already busy roads such as Rectory Road, the High St and the Avenue.**
  - **New housing development must be sympathetic to existing house types.**
- 16.7 As reported in the Socio-economic profile (paras 5.32-5.34), Wivenhoe's housing stock is biased towards larger homes compared to Colchester as a whole. Another need, again identified both by the data on the age structure of Wivenhoe's population and supported by survey views, is housing aimed specifically at older age groups. There is a need to redress this imbalance to provide smaller homes that first time buyers can afford or which are suitable for older people wishing to downsize. In the survey, respondents supported the building of smaller rather than larger houses. These issues are discussed more fully in the section on proposed housing types below.
- 16.8 There is a strong preference for the following types of additional homes:

- smaller properties for single occupants of any age, or young couples as starter homes, for sale on the open market or for rent.
  - an increased range of homes suited for people whose family has grown up, and who might be active retirees, through to homes designed for much older people with varying physical abilities to allow them to continue living independently. These latter homes might include ‘sheltered housing’ with warden or care services provided, and preferably built to the HAPP1 (Housing our Ageing Population:
  - Plan for Implementation - see Appendix 2 / Para 22.2) standard for older persons housing.
  - homes for retirees which might include spacious apartments that are attractively designed and large enough to entertain in or have family or friends to stay, as well as bungalows for those people thinking ahead to when they are less mobile and need to live in level-access accommodation. That is, homes should be built to the Lifetime Homes standard.
  - homes also for much older people who do not want the bother of looking after such a large space, and who might be considered as ‘frail’. These are homes that can be maintained on a much smaller budget and where the householder can live independently for longer. There are different names
  - by which such properties are known by, such as supported housing, sheltered housing, extra care housing. As we can expect to live longer, at least on average, the demand for this type of home is likely to grow.
  - locally managed almshouses, which come into this category; these give housing priority to Wivenhoe people, or their close relatives, in need of housing and who are aged over 60.
- 16.9 Having new housing focused on these housing types will in time achieve a better mix of housing overall in the Wivenhoe Parish area, and will in particular free-up some of the existing family-sized homes for new families as people move into homes more appropriate to their needs.
- 16.10 The Wivenhoe Neighbourhood Plan recognises the need for a residential care home for people unable to live independently. There is no care home in the Wivenhoe Parish area and residents are forced to leave Wivenhoe if they can no longer live independently. Having better homes suited for independent living, and where care services can be brought in as required, will help delay this need for some people, but will only delay and not eliminate the need altogether.
- 16.11 It is difficult to ascertain numbers of Wivenhoe residents currently in out-of-area care homes, but it is felt that a care home of up to 30 beds is needed in Wivenhoe in the future. This home will need to cope with close care requirements for people suffering from dementia and other medical conditions.
- 16.12 There are a number of additional considerations:
- Any application for development of family-type housing must prove that there is adequate educational and medical provision within the Wivenhoe Neighbourhood Plan area before it will be approved.
  - A proportion of new homes should be available on an affordable-rental basis and that ideally preference for such properties would be given to people already living in the Wivenhoe Parish area or having close family connections with people already living in the area.
- Any new development should adhere to the Design and Access Policy [WIV 27] shown below:
- Some self-build and shared-equity projects will be encouraged.
  - All new development schemes will be expected to contribute to the need for more community facilities in the Wivenhoe Parish area to mitigate the additional use of facilities arising from an increase in the number of residents.
  - Remove permitted development rights on all new developments in order to preserve the nature of Wivenhoe’s housing stock as far as possible, especially with regard to the conversion of bungalows into two storey houses.

### **Extra homes in the Wivenhoe Parish area**

- 16.13 Through careful analysis, discussions and surveys of Wivenhoe residents, the Neighbourhood Plan proposes that in the period to 2033:

- **another 250 homes should be built on 4 sites in the Wivenhoe Parish area; plus**
  - **an indeterminate number of in-fill or backland properties from the sub-division of existing plots in the settlement area; plus**
  - **the existing planning consent for 24 properties at the Cedric's Garage site.**
- 16.14 It also recognises that the land on the north side of the A133, Salary Brook and Home Farm, which is in the Wivenhoe Neighbourhood Plan area, is viewed by Colchester Borough Council as a potential strategic development site to meet Colchester Borough's need for more housing in the period to 2033. This area of land could easily take 1,000+ homes.
- 16.15 There are also proposals by Tendring District Council to allocate land adjacent to this area on which to build approximately 1,000 houses during the period up to 2033. This could mean 2000+ houses on the north side of the A133, as a 'garden suburb' that could grow substantially post-2033.
- 16.16 If these developments were to proceed, they will have an impact on Wivenhoe as some of those new residents may look to Wivenhoe, at least initially, for medical services and primary school places. Wivenhoe would also be an attractive place for travel to London by train and for recreational needs.
- 16.17 In its emerging Local Plan 2017 - 2033, Colchester Borough is proposing 250 new homes for the Wivenhoe settlement area. 1,250 further dwellings are proposed within the Wivenhoe Neighbourhood Plan area as part of a garden settlement to the north of the A133. There are constraints on increasing the supply of housing in the Wivenhoe Parish area. Expansion to the north of the current Settlement area would lead to settlement coalescence, conflicting with policy WIV3. Much of the Parish area falls either in the current Coastal Protection Belt or is designated as Open Space in the Borough Local Plan 2001 - 2021. Some of the land has wildlife designations (SSSI, Local Nature Reserve, Local wildlife sites) or falls within the Mineral and Waste Protection Zone.

**POLICY WIV 23:****Additional dwellings in the Wivenhoe Parish**

**Proposals for new residential development will be supported on the four sites allocated for development in Policies WIV28-31 with a cumulative capacity of around 250 dwellings and additionally on windfall sites within the settlement boundary**

**POLICY WIV 24:****New Infrastructure**

**Proposals for new residential development should provide evidence that local infrastructure will be provided and/or improved relative to the size and scale of the development proposed. This requirement will apply to all infrastructure, including education provision and flood prevention (fluvial, sea and surface water)**

**Housing mix appropriate for the needs of all residents**

- 16.18 As stated above, engagement with the community of Wivenhoe highlighted the issue of the ageing population. This is supported by the demographic (see the Socio-economic section, paras 5.25 onwards).
- 16.19 The Colchester Borough Council Strategic Housing Market Assessment for the Borough as a whole shows that very high proportions of the population cannot afford to buy their own home or to rent privately. This is particularly true in the Wivenhoe Parish area where open market housing is more expensive than in many parts of Colchester or places in Tendring District.

- 16.20 Policy H3 of the 2001 - 2021 Colchester Local Plan Focused Review recognises this and the importance of providing a range of tenures. New dwelling provision should seek to address this, including making provision for first-time buyers and the needs of people wishing to rent on the open market. This will partly be addressed through the provision of a greater proportion of smaller homes - see 16.29. However, it is also imperative that these smaller dwellings have the flexibility to provide for the needs of both young first-time buyers and older people looking to downsize.
- 16.21 An analysis of the housing stock (see socio-economic section - paras 5.32 and 5.34) shows that there is a high proportion of three / four-bedroomed houses in the Wivenhoe Parish area compared to smaller homes more suited for first-time buyers and for single people.
- 16.22 The survey of households in December 2013 indicated a desire to see more housing reflecting concerns of many people in the community about vulnerabilities and difficulties as they, or family members, get older.
- 16.23 It is considered paramount to provide a housing stock that addresses the needs of all residents of Wivenhoe, not least an ageing population as well as younger first-time home owners, by building homes better suited for older people and more-affordable homes for young people.
- 16.24 This Neighbourhood Plan will therefore seek to achieve a better mix of homes in the Wivenhoe Parish area.

### Types of new homes

#### PROPOSED HOUSING TYPES ACROSS ALL FOUR SITES:

| Homes for older people | Homes with 1 or 2 bedrooms | Homes with 3 bedrooms | Homes with 4+ bedroom | Total |
|------------------------|----------------------------|-----------------------|-----------------------|-------|
| 50                     | 85                         | 75                    | 40                    | 250   |

- 16.25 **Homes for older people:** The 50 homes specified in the table is a minimum number. The range of housing that is suitable for older people is discussed in paragraph 16.8. The homes for older people could be bungalows or single level apartments. If apartments are provided in buildings of two or more storeys then a lift should be incorporated. Preferably such housing should be built to the Lifetime Homes Standard or HAPPI standard (for more information on these two standards please see Appendix 2). Homes for older people could include almshouses and also sheltered housing for the frail elderly. Whilst a totally sheltered housing scheme, with a dedicated on-site care warden, is unlikely to come forward in Wivenhoe, specialist provision may be capable of coming forward as part of one of the residential-led allocations. Such providers are becoming more common and can deliver packages tailored to the needs of individuals that will promote independent living.
- 16.26 **Homes with 1 or 2 bedrooms:** This is the minimum number of this size of homes across the 4 sites in addition to any smaller dwellings in the 'homes for older people' category. These could also be designed as homes for older people but could be for single people, or for young couples. They might be bungalows, terraced properties or apartments. Those intended for older people should preferably be built to the Lifetime Homes Standard. They should not be intended as 'family housing'. Some may be smaller and hopefully sold at the lower end of the prevailing property price range.
- 16.27 **Homes with a maximum of 3 bedrooms:** Homes that are 3 bedrooms or less. They could be designed for families or for active retirees, in which case they should preferably be built to the Lifetime Homes Standard.
- 16.28 **Homes with 4 or more bedrooms:** Larger homes with possibly 4 bedrooms, or more, which could also include an office for home-working and / or an annexe to accommodate a relative. The 40 dwellings in the table is a maximum number.
- 16.29 The community survey showed an interest by people in self-build schemes. Developers of sites are encouraged to explore possibilities of offering opportunities to Wivenhoe residents to design and build their own homes.



- 16.30 **Affordable social housing.** Any residential development scheme in the Borough of more than 25 dwellings has to allocate 20% of those properties for what is referred to as 'Affordable Housing'. Until recently Affordable Housing covered 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. Under changes being promoted by Government, it seems that 'starter homes' is likely to be included in this list.
- 16.31 Almost a third of respondents to the Survey (315 households out of 980 which completed the questionnaire) wanted cheaper housing including rented housing at lower cost and cheaper homes for purchase by first time buyers.

### **Residential care home**

- 16.32 A significant number of respondents to the Neighbourhood Plan survey mentioned a need for both sheltered housing and a care home facility. This latter facility, or facilities, should provide both residential care and close care for those people with medical conditions including dementia.
- 16.33 Those Wivenhoe residents who are unable to live independently, or are in need of close care, currently find themselves re-located away from family and friends in homes elsewhere in the Borough. The Neighbourhood Plan therefore seeks to provide the opportunity for a care provider to deliver a new care home at some point during the plan period Borough. The Neighbourhood Plan therefore seeks to provide the opportunity for a care provider to deliver a new care home at some point during the plan period.
- 16.34 The requirement for a Wivenhoe-located care home is estimated up to 30 places for both residential care and close care provision.
- 16.35 Two potential sites have been identified as suitable for a care home, one as part of development at Croquet Gardens (see WIV 28) and one adjacent to land proposed for housing near the Fire Station (see WIV 31). There could be potential for an existing larger dwelling to be converted. Whether proposals for care homes come forward will depend on market factors.

#### **POLICY WIV 25:**

### **Residential Care Home**

**Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area will be supported on appropriate sites.**

### **Climate Change and Flood Risk**

- 16.36 The Plan seeks, as far as possible, to minimise the impact of new development on flooding risks and to encourage resilience to climate change by encouraging sustainable transport and energy efficient housing. There was strong support in the Survey for a greater use of domestic solar panels.

**POLICY WIV 26:****Flooding risk and climate resilience****New development should:**

- (i) be located to minimise the risk of fluvial and surface water flooding; and
- (ii) provide, wherever possible and appropriate to do so, sustainable drainage, as outlined in the Essex County Council SuDs Guide (or any successor document). Wherever possible this should be designed using above ground drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats as well as green and blue corridors; and
- (iii) maximise the use of permeable surfaces wherever possible; and
- (iv) is encouraged to incorporate, at the build stage, technologies such as solar panels, which reduce reliance on fossil fuels.

**Design and Access**

- 16.37 Wivenhoe is an historic town with many fine buildings. It was the strong view of the community that the Neighbourhood Plan should ensure that the town's future development reflects its heritage and that any new development should acknowledge its character and environment. Wivenhoe Town Council acknowledges the duty this puts upon it and the expectation of quality and sustainability in any new build.
- 16.38 Housing developments which have been added to Wivenhoe in the last 15 years have tried to restrict on-highway parking through making the streets more narrow. This design has clearly failed to achieve that objective with cars parked everywhere, many with cars parked with two wheels on the pavement. In areas of new housing, homes must be designed with adequate on-site parking for residents and their visitors.

**POLICY WIV 27:****Design and Access**

Proposals which require a Design and Access Statement should address the following:

- (i) Demonstrate how sustainability and environmental considerations have been taken into account. Design should incorporate flexibility of use, some with potential for future expansion or alteration for lifetime living, with the aspiration that new dwellings meet Lifetime Homes design standards, (as identified in Appendix 2); and
- (ii) Be styled to complement and respect existing dwelling types in the vicinity; and
- (iii) Use good quality materials that complement the existing palette of materials used within the area with the promotion of high quality spaces and natural lighting; and
- (iv) Incorporate space and facilities conducive to working from home, where appropriate, with occupier controlled internet access to fibre, copper and other home office services; and
- (v) Incorporate well-designed access for pedestrians, cyclists and people with disabilities; and
- (vi) Ensure that all homes include outside storage space, and where flats are proposed, include adequate provision of secure outdoor general storage suitable for bicycles; and
- (vii) Where appropriate demonstrate how the proposal integrates into the surrounding countryside, and
- (viii) Where appropriate incorporate play areas with safe access to open and green spaces; and
- (ix) Ensure that gardens are appropriate to the type of dwelling proposed. This may mean that for some types of dwellings such as apartments and flats, or for older people, there may not be any garden, or there are gardens that could be provided under a service arrangement.

**Community Benefits from Residential Development**

16.39 In return for approval of land for residential development, landowners have been willing to recognise the need to provide benefits to the community in return. These direct benefits are shown in the Site Allocation section. See the following section and in particular Policies which accompany each site that this Plan proposes.

16.40 In addition, when each new property is sold, a small element of the sale price is paid to CBC as a contribution towards community infrastructure (open spaces, sports and recreational facilities) and is based upon the number of bedrooms the property has. This in the future is likely to be known

16.41 as the Community Infrastructure Levy (CIL) based upon the value of the property. It can be an amount between £5,000 and £10,000 per property, (excepting affordable social housing which is exempt from CIL). Assuming Wivenhoe's Neighbourhood Plan is approved, 25% of CIL monies from new housing in the Wivenhoe Parish area will go to Wivenhoe Town Council for investment in community projects. How the balance of 75% is spent will be determined by CBC but could also be spent in Wivenhoe.

16.42 Under arrangements which exist under the Adopted Local Borough Plan 2001 - 2021, any planning application considered by CBC Planning Department requires that the planning applicant

completes a legally binding agreement to pay a contribution to CBC towards open space, sports and recreation facilities. In addition to this sum, the developer is required to make a contribution to other community facilities.

- 16.43 The site allocation policies WIV28 to WIV31 set out the minimum community benefits and infrastructure requirements that will be expected as a condition for planning permission to be granted. The Borough Council may seek further provision of community benefits/infrastructure which it considers appropriate to the scale of the development being applied for and which would not render the development unviable.



## 17. SITE ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT

- 17.1 This section of the Neighbourhood Plan is concerned with site allocations for residential development. The Wivenhoe Neighbourhood Plan Group considered all land within the Wivenhoe NP area and what was the most suitable use taking into account views expressed in the Survey, Borough Policies and the physical characteristics of the land. Some land has been considered with Open Space designations, for Sports Facilities and for Play Areas. A site for Commercial Development has been allocated in Section 15 paragraphs 15.15 to 15.19. A policy for de-designation of a site proposed for University expansion is discussed in Sections 9 and 13 together with an alternative site for expansion.
- 17.2 In return for allocating sites for residential development, relevant landowners have committed to offering land for public benefit as sports pitches, play areas, allotments, and a new cemetery as well as new footways and cycletracks. In addition, new housing will attract a cash contribution to community facilities. These commitments are contained in each policy relevant to each site.

### Site allocations for housing

- 17.3 The approach taken is to identify housing allocations which achieve the Objectives of the Neighbourhood Plan given in paragraph 7.2 whilst also providing a clear spatial strategy for addressing housing needs for the area.
- 17.4 In addition, the Colchester Borough Local Plan review is considering a major strategic development in East Colchester which will address some of the Borough's needs.
- 17.5 Some landowners approached the Wivenhoe Neighbourhood Plan Steering Group to put forward sites for development at a fairly early stage in the Plan process and in 2014 the Borough put out a Borough-wide call for sites. This process was repeated in 2015. In total 7 sites have been proposed which all fall within the NP area.

### Site allocation criteria

- 17.6 All of the proposed sites have been assessed using standard site assessment criteria such as vulnerability to flooding, whether the site contains mineral reserves, the quality of agricultural land etc. and also on a set of criteria outlined below. In addition all undeveloped land was evaluated for its suitability for housing, not just the sites proposed by landowners. Much of the land in the Parish Area is affected by existing Borough policies, either falling within the Coastal Protection Belt, or being designated as Open Space on the Borough's current proposals map or lying within a mineral safeguarding zone. There are no unallocated brown-field sites within the NP area.
- 17.7 In assessing suitability for housing development, the following Wivenhoe-specific factors for and against development were considered and assigned scores:

#### Positive Factors

- Proximity to existing bus stops
- Proximity to local shops
- Whether vehicular traffic from new development would add to traffic congestion on those roads within Wivenhoe identified as the most congested (high positive score if less likely to affect traffic on The Avenue, Rectory Road, the High St)
- Whether the site has the potential to add cycle and footpaths links

#### Negative Factors

- Whether the site is important to preserving a settlement coalescence break
- Whether development would affect the setting of the River Colne and valued views to and from the river
- Whether the development would affect SSSI or wildlife sites or other important wildlife habitats
- Whether the site is valued by the community as an Open Space
- Whether there is an alternative use for the site of high socio-economic value

- 17.8 The Wivenhoe Neighbourhood Plan Strategic Environmental Assessment scores both the sites put forward and those rejected according to these criteria although did not consider land to the north of the WNP area since that was an area considered by Colchester Borough Council as land of strategic housing importance.

### **Sites Selected for Possible Future Housing**

- 17.9 Of the seven proposed sites in the NP area, one is for land to the north of the A133 which has been deemed a strategic site by Colchester Borough and so the discussion below focuses on the Wivenhoe Parish Area.



**View of the Colne Estuary from land belonging to Bowes Farm**

- 17.10 Of the six sites within the Parish, two were ruled out according to the criteria listed above in paragraph 17.7. One was the farmland (numbered 078 on the map below Fig. 31) bordering Millfields School and the Alresford Road. This was rated highly for its views across the River Colne and its estuary, and is presently in the Coastal Protection Belt and therefore should remain protected as such (see picture above and on page 30). It was also considered too far from local shops and services. The other was a very small site (numbered 048 on the map below) which is on the edge of Wivenhoe Woods, the Colne Nature Reserve, and is presently covered as part of the Coastal Protection Belt. Although fenced since it was privately acquired, it is generally considered to be part of the green area of the woods and it should be protected from development in the future.
- 17.11 Of the four sites being put forward for housing (subject to future Planning Applications), only one of the sites is being recommended in its entirety but for the other three, only part of each site put forward by the landowner is being proposed in the Plan. The justification for recommending only part of the sites proposed is discussed in the individual site allocations below.
- 17.12 The following sites are proposed for housing allocations in the Wivenhoe Parish area:
- **Land off Croquet Gardens - for up to 25 dwellings (marked 021 on the map) - Note: Only part of this area is allocated for housing - see para 17.14 for details.**
  - **Land behind Broadfields - for up to 120 dwellings (marked 180 on the map) - Note: Only part of this area of this area is allocated for housing - see para 17.30 for details.**
  - **Land at Elmstead Road - for up to 25 dwellings (marked 160 on the map). See para 17.44 for more details.**
  - **Land behind the Fire Station, Colchester Road - for up to 80 dwellings (marked 159 on the map) - Note: Only part of this area is allocated for housing - see para 17.50 for details.**

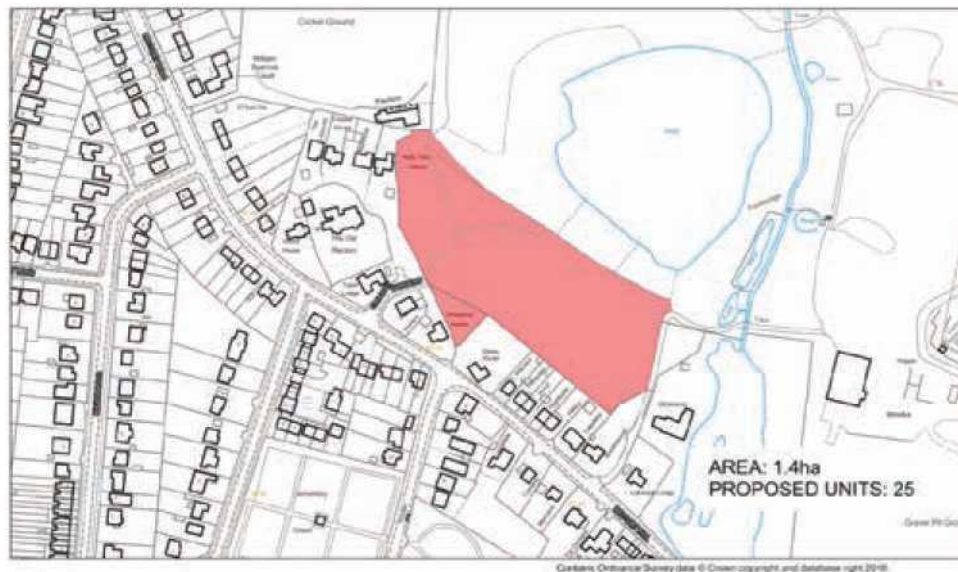
These sites are discussed in more detail in later paragraphs.

17.13 Around 250 new dwellings is proposed for construction in the Wivenhoe Parish area up until 2033 across these four sites. Additionally there could be more homes built on the north side of the A133 which is designated a potential strategic development area by Colchester Borough Council and Tendring District Council.



## Land off Croquet Gardens

- 17.14 Only part of the total area of 16.59 ha put forward by the landowner in the recent Borough Call for Sites is being recommended for housing. The area of approximately 1.4 ha recommended for housing allocation is shown in Figure 31 below:



**Figure 32: The area shaded pink in the above drawing is the land allocated for 25 homes and a residential care home.**

- 17.15 Applying the site assessment criteria above, only this shaded part of the submitted site is being proposed in this Neighbourhood Plan. The entire area is designated as Open Space in the 2010 Borough Site Allocations and the area to the north of the proposed site is also shown as Open Space in the emerging Local Plan. The intention is that most of the land put forward for housing by the landowner should remain as Open Space.
- 17.16 This comparatively small area which has adequate highway access through Croquet Gardens for the scale of development proposed, and is relatively convenient to local facilities and shops, is proposed in this Neighbourhood Plan for housing with a capacity of 25 dwellings and a care home.
- 17.17 The site is close to Wivenhoe Quarry, which is on its eastern boundary. Although the site is within the Mineral Safeguarding Area, mineral extraction in the western area of Wivenhoe Quarry is complete, with mineral resources worked out or completely restored. Mineral and waste infrastructure on the Quarry site, including the coated road stone facility, is protected through the Minerals Local Plan (2014). ECC will need to be satisfied that proposed land uses brought forward through this Neighbourhood Plan, specifically housing development, do not prejudice the continued operation of such infrastructure. Early consultation with ECC on such proposed development is essential, with suggested involvement at the pre-application stage.
- 17.18 This land which is put forward in this plan for development totals approximately 1.4 hectares and is currently leased to a local farmer. The remainder of the land of about 15.2 ha would remain open meadow under these proposals. The western boundary is provided by the residential edge of Wivenhoe.
- 17.19 Vehicular and pedestrian access can be provided from an existing entrance to the site off Croquet Gardens. This will be capable of linking up with the existing pavement, providing safe pedestrian access into the town.
- 17.20 The site does extend development into the countryside but is still considered to relate well to the existing settlement pattern. However, careful design and landscaping will be important, particularly on the eastern and northern boundaries.
- 17.21 The land to the north has been designated a Wild Life Site - see figure 33 including the lake which is leased to a local fishing club.



- 17.22 The site's location close to the centre of Wivenhoe means that the site is well suited to provide for the needs of older people. It is proposed that the site is brought forward for retirement housing which the landowners are willing to accept. One particular advantage of allocating this site for housing for retired people is that this would be less likely to generate peak hour traffic on Rectory Road which is one of Wivenhoe's more congested routes.
- 17.23 All of the properties should be of three bedrooms or fewer with generous living accommodation so as to be attractive to 'active retired' people. The properties should all be designed for independent living for older people (e.g. level access, wet-room style bathroom, low window sills in the lounge, etc)
- 17.24 Accessible public open space will be required to be provided on this site in line with the requirements of Policy DP16 of the Colchester Adopted Development Policies DPD.
- 17.25 The landowners have offered to include a site allocated specifically for a residential care home as well as to meet the 20% social housing requirement.
- 17.26 In addition, as a condition of the development scheme proceeding, the land owners will provide:
- **2 acres of land to be gifted to Wivenhoe Town Council for additional allotments adjacent to the existing allotments**
  - **Land for a shared-use cycletrack and footway with an all-weather surface to connect from Croquet Gardens to the public footpath leading to The Cross and then to continue this path with its hardened surface from The Cross to the northern boundary of their land**
  - **A second shared-use cycletrack and footway to connect Croquet Gardens to the Quarry site**
  - **A small amount of car parking at the end of a service road into the meadow in an informal car parking area for up to 20 cars.**
- 17.27 The meadow will remain privately owned but the public will continue have use of the existing permissive rights of way across it.
- 17.28 The land owners have provided an outline drawing to give an overview of what is proposed. See Figure 33 below.

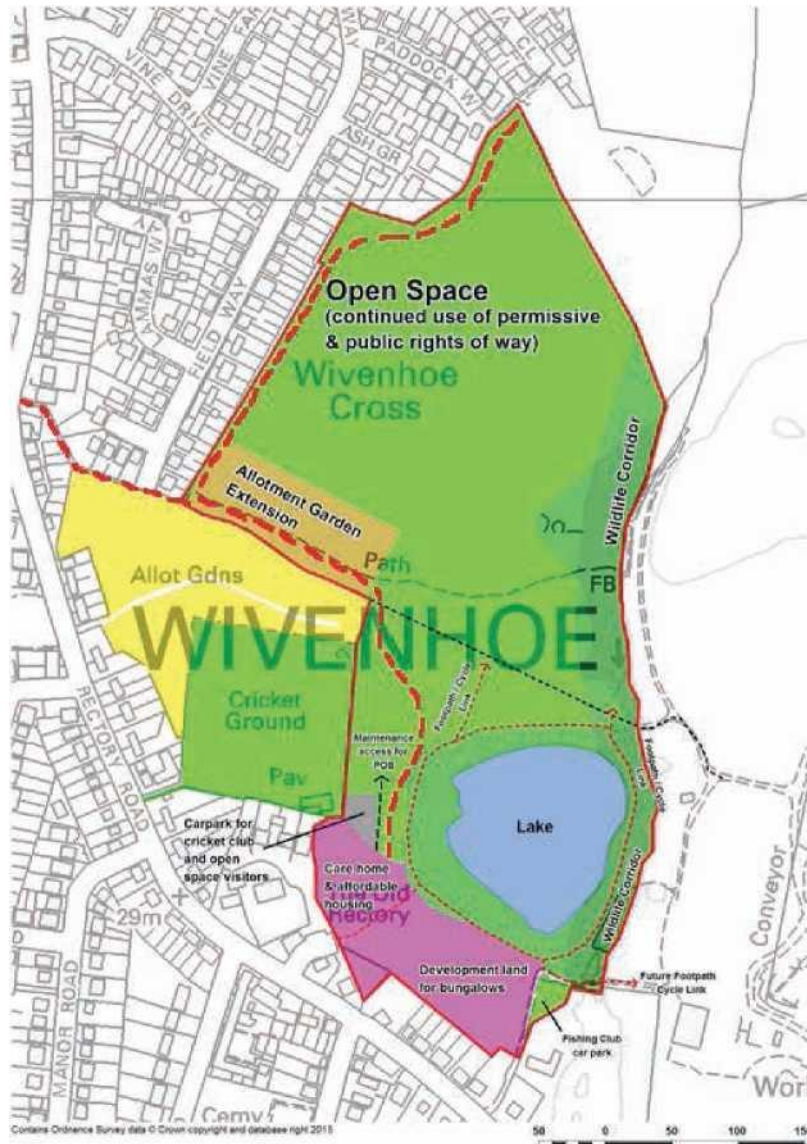


Figure 33: Outline plan proposal put forward by the land owners WL2010 Ltd

- 17.29 The site is considered to be suitable to accommodate 25 dwellings plus a residential care home. This density reflects a balanced approach that seeks to make the best and most effective use of land being brought forward for development whilst respecting the setting and general location of the site on the eastern edge of the settlement.

**POLICY WIV 28:****Land off Croquet Gardens**

An area of 1.35 hectares lying behind Croquet Gardens shown in Figure 32 is allocated for a minimum of 25 residential dwellings and for a residential care home subject to the following conditions:

- (i) all dwellings to each be of three bedrooms or less, and suitable for occupation by older people; and
- (ii) the overall design of the scheme should demonstrate how it will address the needs of older people; and
- (iii) 20% of all properties should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and
- (iv) the development should be appropriately designed to minimise any harmful impacts arising from the Wivenhoe Quarry operations by means of suitable mitigation measures recognising this is an existing operation; and
- (v) suitable landscaping should be provided on the western boundaries of the site in order to ensure that development is well screened from existing properties there; and
- (vi) protective netting to be erected alongside the boundary with the Cricket Club that is suitably high to protect members of the public from stray cricket balls from the cricket ground; and
- (vii) that it can be demonstrated that development will not have a detrimental impact on wildlife, as evidenced through a wildlife survey; and

As shown on Figure 33:

- (viii) 0.8 hectares (2 acres) of land to be gifted to Wivenhoe Town Council for new allotments adjacent to the existing allotments and backing on to the gardens of the properties in Field Way; and
- (ix) the layout to provide:
  - a. all-weather footpaths and cycle tracks from Croquet Gardens to The Cross, and to the boundary with the Quarry site; and
  - b. a shared-use footpath and cycle track linking The Cross to the land in the north owned by Colchester Borough Council; and
- (x) a small area of land to be provided suitable for the informal parking of up to 20 cars for people to access the meadow behind the Cricket Club; and
- (xi) existing public and permissive rights of way to be maintained across the meadow; and
- (xii) contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.

## Land behind Broadfields

17.30 The area proposed for housing by the landowner is shown as site 180 in Figure 31 above.

## Existing land uses at Broadfields

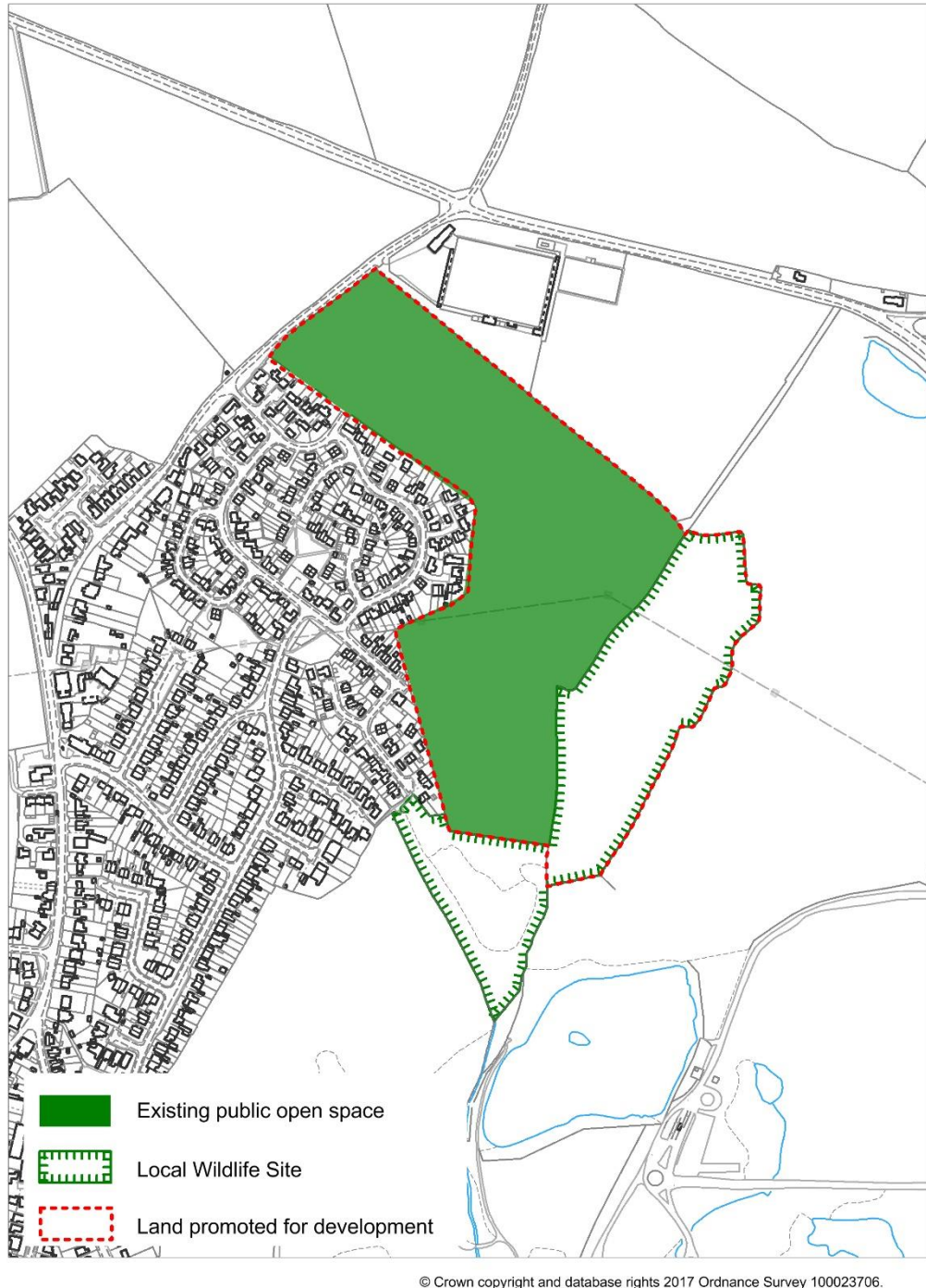
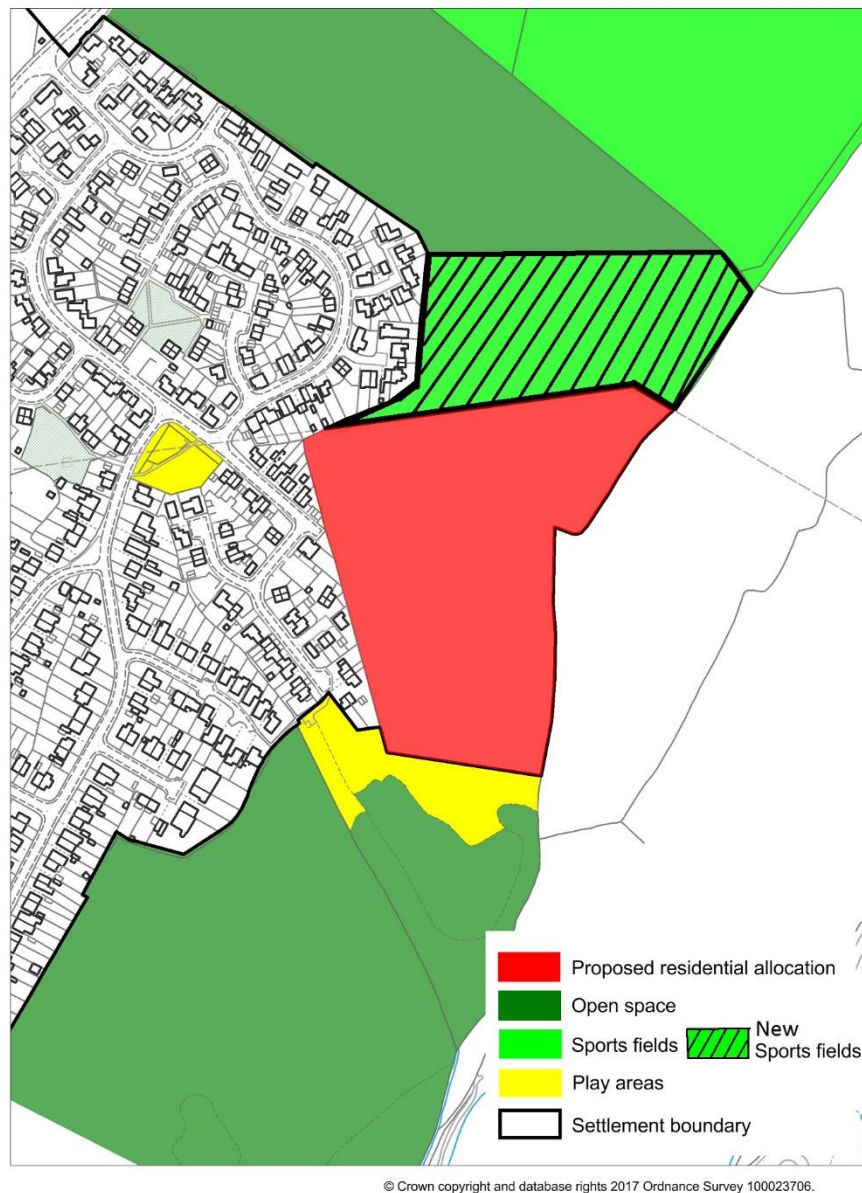


Figure 34: Existing land uses at Broadfields.



## Broadfields residential allocation



**Figure 35: The area marked in red for potential housing is 4.06 hectares.**

- 17.31 Figure 35, which is an extract from the Wivenhoe proposals map, shows the proposed uses for the site put forward by the landowner.
- 17.32 Only part of the area is being put forward for development in this Plan, as shown in the map above (Figure 35). The land allocated for housing will involve a loss of an area designated as Proposed Open Space but in return some of remaining Open Space, which is currently farmland, will be donated for use as playing fields. This proposed new playing field land of 2 hectares is that part of the site, put forward by the landowner, which is shown as bright green in figure 35. The land to the east will continue to be designated as a Local Wild Life Site. The remainder of the site proposed by the landowner is identified in the existing Colchester Local Plan 2001 - 2021 as Open Space. The continued allocation of this land as Open Space will enable it to come forward for sports pitches that are being sought by the Wivenhoe & District Sporting Facilities Trust which manages the existing football ground and facilities situated to the north of the site known as Broad Lane Sports Ground.

- 17.33 It is proposed to allocate 4.06 hectares of the land marked in red in the map above (Figure 35) as land suitable for the erection of 120 dwellings of mixed types and an overall average density of 30 dwellings per hectare. Recognising that this will increase demand by people for more sports and recreational activities, the landowner is willing to offer:
- a) 2 hectares of land as additional sports pitches adjacent to Broad Lane Sports Ground; and
  - b) an all-weather shared use footpath and cycle track to connect this development directly to Broad Lane Sports Ground; and
  - c) a new footpath/cycle track alongside Elmstead Road from Broadfields to Broad Lane Sports Ground
- 17.34 In addition, as a condition of planning consent, the developer will be required to make a contribution towards the improvement of community facilities. This could include the provision of a new hall for sports and other social recreational activity at Broad Lane Sports Ground.
- 17.35 Access to the development area (marked as the red area on Figure 35) can be provided via Richard Avenue. The site can also link up easily with existing pedestrian routes. The site does extend development out into the countryside but is still considered to relate reasonably well to the existing settlement pattern. However, careful design and landscaping will be important, particularly on the eastern boundary.
- 17.36 In order to improve pedestrian and cycle access, a footpath and cycle path should be provided along the frontage of Elmstead Road, at the western edge of the northern field, together with a new shared use all-weather foot and cycleway to directly connect this new development to Broad Lane Sports Ground. These will provide safe non-vehicular access from the existing and proposed sports facilities into the residential areas in eastern Wivenhoe.
- 17.37 A direct cycle route through the new development and a combined footpath and cycle link to link with the carpark at the Broad Lane Sports Ground must be provided. See para 17.33.
- 17.38 There is a public footpath from Henrietta Close to the south of the proposed housing site leading to The Cross. A contribution to upgrading this to a combined footpath and cycle track will be required.
- 17.39 Accessible public Open Space will be required to be provided on the land allocated for housing in line with the requirements of Policy DP16 of the Colchester Adopted Development Policies DPD and Policy WIV 8. See also para 17.33.
- 17.40 The site of 4 hectares is considered to be suitable to accommodate up to 120 dwellings. The types of homes should reflect the types of homes specified in paragraphs 16.25 to 16.31. This density and housing mix reflects a balanced approach that seeks to make the best and most effective use of land being brought forward for development whilst respecting the setting and general location of the site on the eastern edge of the settlement.
- 17.41 As part of this land which is proposed for residential development is within 250m of the boundary of the Wivenhoe Quarry site, it is thereby within the ECC Minerals Consultation Area. Although this part of the Quarry site is where mineral resources have been worked out and the land restored for agricultural purposes, as identified in the Essex Mineral Local Plan (adopted July 2014) Policy S8, ECC must be consulted on any future housing planning application which falls within a Minerals Consultation Area.

**POLICY WIV 29:****Land behind Broadfields**

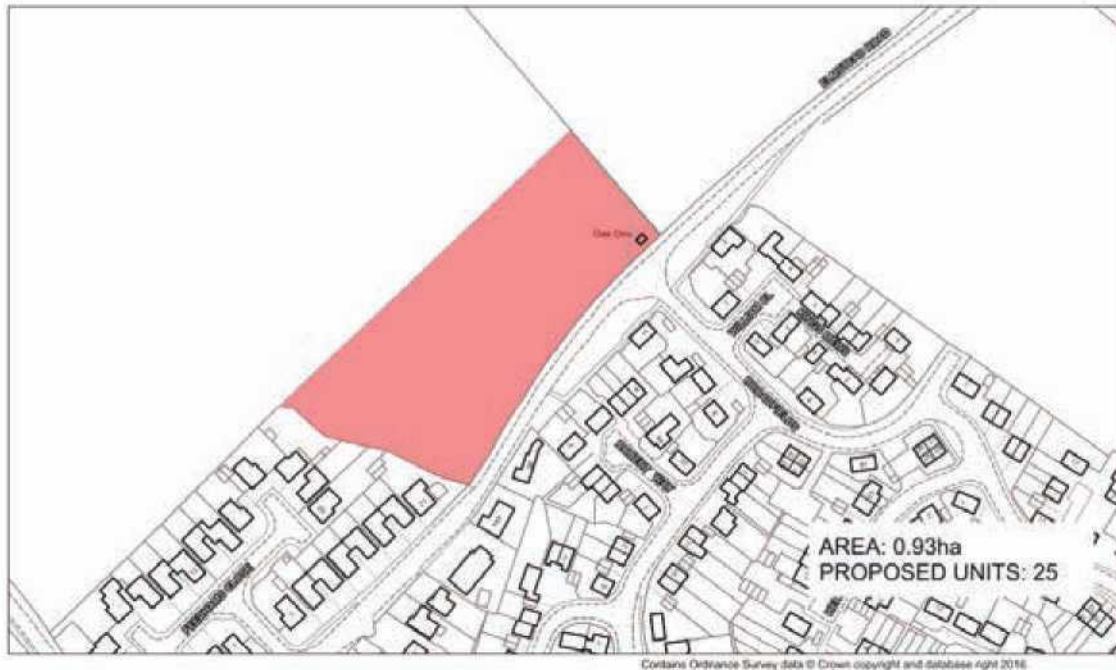
The land behind Broadfields shown in Figure 35 totalling 4.06 hectares is allocated for a minimum of 120 dwellings subject to the following conditions:

- (i) a minimum of 45 dwellings shall be provided with one or two bedrooms which should be designed as homes suitable for older people, single people, or for young couples. They could be bungalows, terraced properties or apartments; and
- (ii) the number of dwellings with four bedrooms or more shall not exceed 25 (these could include an office for home-working and / or an annexe to accommodate a relative); and
- (iii) dwellings, of whatever size, designed for older residents or active retirees should preferably be built to the Lifetime Homes standard; and
- (iv) 20% of all properties should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and
- (v) it can be demonstrated that the development will not have a detrimental impact on wildlife, as evidenced through an appropriate wildlife survey; and
- (vi) vehicle access into the residential part of the site shall be provided from Richard Avenue; and
- (vii) 2 hectares of land to the northern part of the site adjacent to Broad Lane Sports Ground as indicated on Figure 35 shall be provided for additional sports pitches; and
- (viii) a dedicated footpath / cycleway along Elmstead Road to link up Broad Lane Sports Ground with the built-up part of Wivenhoe shall be provided; and
- (ix) a shared-use footpath and cycle track shall be provided directly linking the development to the facilities at Broad Lane Sports Ground and linking with the public footpath to the south of the site; and
- (x) a contribution shall be paid towards the creation of a combined footpath/cycle track linking the new development to the public footpath (FP No. 14) from The Cross; and
- (xi) contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.

Proposals to include some self-build plots within this site allocation will also be supported.

**Land at Elmstead Road**

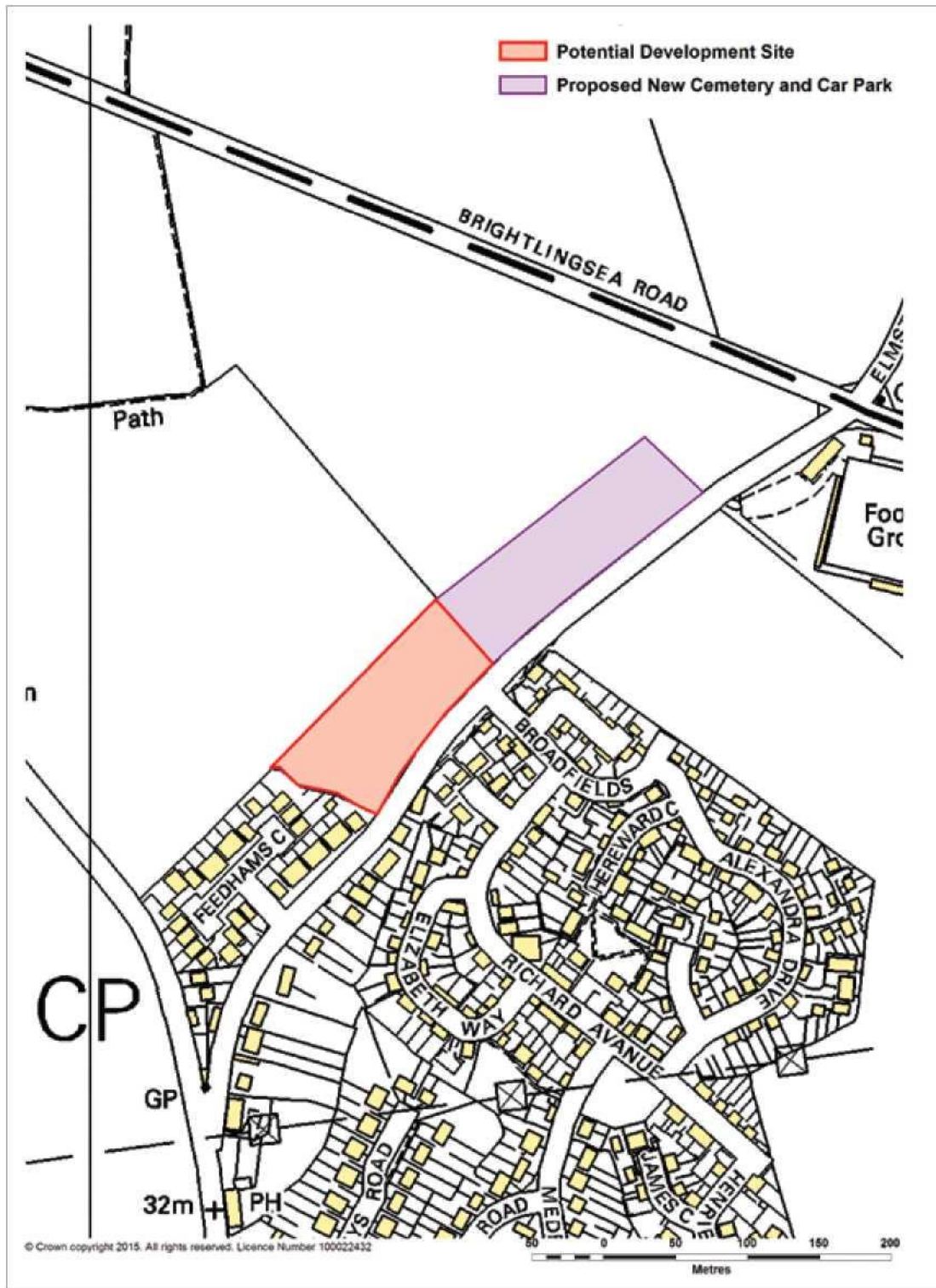
- 17.42 The site shown in the map below (area 0.93 hectares) has been put forward for development by the landowner. It is currently within an agricultural field and falls within an area which is assessed as making a 'high' contribution towards the separation of Wivenhoe and Colchester.



**Figure 36: Land proposed for residential development off Elmstead Road**

- 17.43 In Figure 2.3 of the 2009 Colchester Borough Council report entitled: 'Assessment of Open Countryside'. The report states: "Any new built development, as defined, on the land identified as providing a high contribution to the separation of settlements is likely to seriously undermine both the sense of settlement separation, and the strong rural character of land outside the University Campus." However this is only a small area and will have the effect of rounding off the settlement area being bounded by development to the south and east.
- 17.44 It is proposed that permission for 25 dwellings be granted primarily suited for single people or as 'starter' homes for young couples on an area of land measuring 0.93 hectares.
- 17.45 It is also proposed that land to the northeast, adjacent to Elmstead Road, would be allocated by the landowner for a cemetery with provision for the parking of up to 12 cars. This use would provide a softer edge to the entrance and exit from the town and would serve to preserve the gap between Wivenhoe and the University Campus over the long term. It is therefore considered that a small amount of built development on the very edge of the built-up area can be justified.
- 17.46 A new cemetery is required for Wivenhoe since there are very few burial plots available in Wivenhoe's existing cemeteries; there is also potential demand for 'green' burials that a new cemetery of 1.5 hectares in size could provide.
- 17.47 Some improvements for pedestrians to safely access the shops in Vine Parade may be required as a condition of planning consent and will be dealt with at that time.





**Figure 37: The proposed development site (in orange) off Elmstead Road and the proposed cemetery with associated off-road car parking (shaded lilac). The area allocated for housing is 0.93 hectares.**

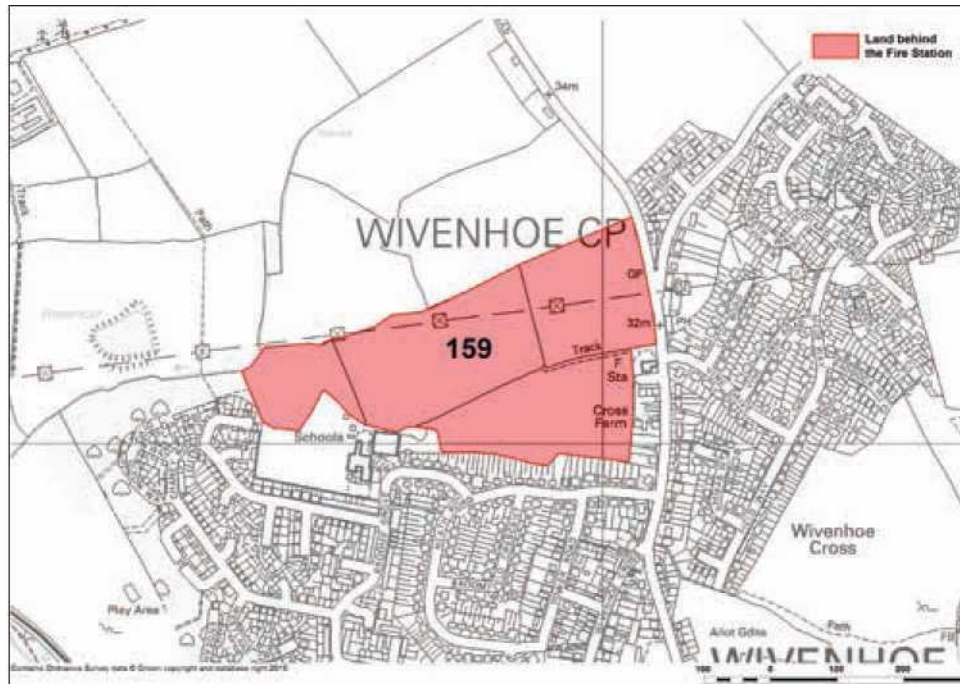
**POLICY WIV 30:****Land at Elmstead Road**

The land shown in Figure 36 totalling 0.93 hectares is allocated for a minimum of 25 dwellings subject to the following conditions:

- (i) each dwelling to be of a maximum of two bedrooms suited primarily for single people or as 'starter' homes for young couples; and
- (ii) 20% of these dwellings should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability; and
- (iii) land of a minimum of 1.5 hectares in size and as shown on Figure 37 for use as a proposed new cemetery and car park be gifted to Wivenhoe Town Council. Subject to viability, it is expected this site will be provided with car parking for 12 cars, be suitably fenced on all sides, incorporate a suitable footway through it and provide a cold water supply to a stand-pipe before it is gifted to the Town Council; and
- (iv) a hydrological or other necessary surveys demonstrate that ground conditions are suitable for the cemetery and will not have an unacceptable impact on local drainage; and
- (v) appropriate landscaping to be implemented on the north west boundary of the residential part of the site in order to ensure that development is well screened by trees and not easily visible to people travelling on Colchester Road; and
- (vi) it can be demonstrated that development will not have a detrimental impact on wildlife, as evidenced through an appropriate wildlife survey; and
- (vii) appropriate pedestrian and vehicle access into the residential part of the site from Elmstead Road is provided; and
- (viii) contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with current policy at the time any application for planning permission is made.

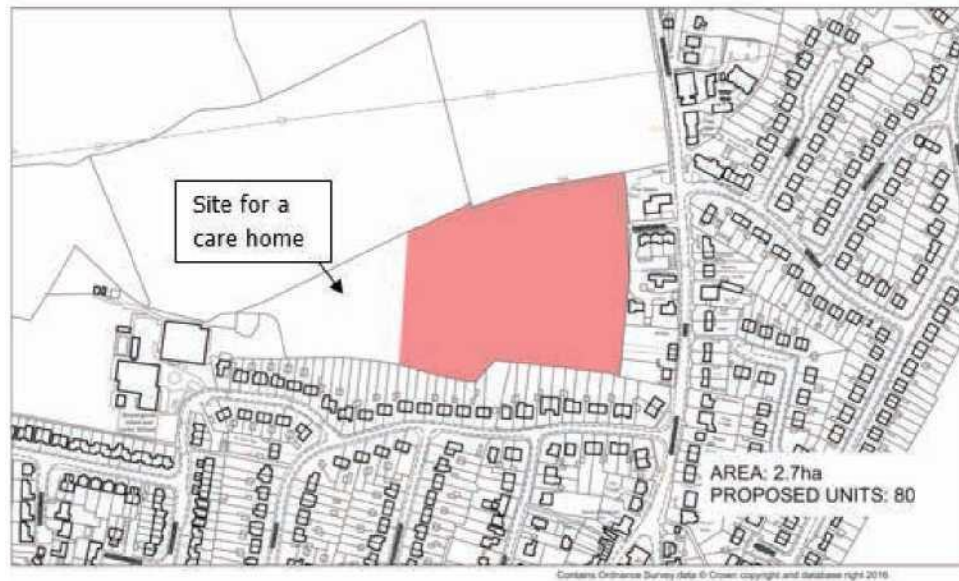
### Land behind the Fire Station, Colchester Road

17.48 The site shown in the map below was put forward in the Call for Sites. This area of land put forward measures some 12.8 hectares in total.



**Figure 38: Land area proposed in the CBC's Call for Sites - 12.8 hectares**

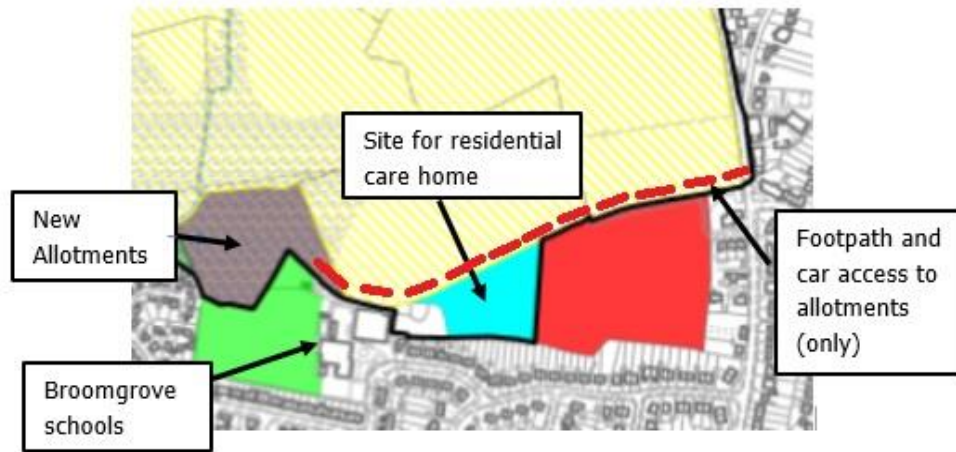
- 17.49 The 2009 Assessment of Open Countryside between settlements rated the northern part of the site proposed by the landowner as making a high contribution towards settlement separation. The southern part shown in the map above was assessed as only making a medium contribution. To the north is open countryside and to the south, west and east is the existing residential edge of Wivenhoe.
- 17.50 Of this total site, only the smaller part of the land is being recommended by the Neighbourhood Plan for housing development as shown in the map below. This parcel of land measures 3.56 hectares, of which 2.7 hectares is allocated for residential housing plus land for a care home. See Figures 39 and 40.
- 17.51 Whilst this site falls within the Coastal Protection Belt as defined in the Colchester Local Plan 2001 - 2021, it has no views of the river nor is it visible from the river. Accordingly it is not included in the Emerging Local Plan 2017 - 2033. The advantage of this site for housing is that it is well connected to the existing Wivenhoe Settlement area, has good bus links and leads directly to Colchester Road.



**Figure 39: Of this field of total size 3.56 hectares, only 2.7 hectares will be allocated for residential development with the remainder as provision for a residential care home.**

- 17.52 Access to site can be provided directly off Colchester Road giving easy pedestrian access on existing footways into Wivenhoe, buses and local shops. The site does partially open development out into the countryside but careful design and landscaping, particularly on the northern boundary, is capable of mitigating this.
- 17.53 Accessible public open space will be required to be provided on this site in line with the requirements of the Colchester Borough Council's Local Plan of 2001 - 2021 Policy DP16 and its equivalent policy in the Emerging Local Plan of 2017 - 2033 as well as Policy WIV7 of this Neighbourhood Plan
- 17.54 The site is considered suitable to accommodate 80 dwellings with the majority being best suited for active retired people, single or older people with just 15 homes being larger with 4 or more bedrooms, subject to the landowner agreeing to:
- gift of a field of approximate size of 1.54 hectares behind Broomgrove School to Wivenhoe Town Council for use as allotments; and
  - provision of a vehicular link to this allotment field from Colchester Road with adequate parking area as part of this site; and
  - this vehicular link to be a combined footway and cycle track to connect the Lower Lodge area of Wivenhoe and Broomgrove Schools to the cycle track to the University and the Toucan crossing across Colchester Road, and thereby also connecting with the Broadfields and Vine Farm areas; and
  - this access link to have a suitable all-weather surface over all its length, and passing places to allow vehicles to safely pass pedestrians as well as other vehicles coming in the opposite direction; and
  - gift of land of one third of an acre (approximately 0.15 hectares) to the Wivenhoe Housing Trust for the building of 5 almshouses for Wivenhoe people; and
  - a site for a residential care home adjacent to the residential development ; and
  - make a financial contribution to improve indoor community facilities in the upper part of Wivenhoe.





**Figure 40: Showing land for residential development, a residential care home and community benefits resulting from any planning consent.**

- 17.55 A density of 30 dwellings per hectare reflects a balanced approach that seeks to make the best and most effective use of land being brought forward for development whilst respecting the setting and general location of the site on the northern edge of the settlement.

**POLICY WIV 31:****Land Behind The Fire Station**

The land behind the Fire Station shown in Figure 39 totalling 3.56 hectares of which 2.7 hectares is allocated for a minimum of 80 dwellings subject to the following conditions:

- (i) the gift of 0.15 hectare of land to build a minimum of 5 dwellings suitable for people aged over 60 in need of housing, currently or recently living or working in Wivenhoe or having close family connections to people living or working in Wivenhoe to a suitable housing charity; and
- (ii) a minimum of 20 dwellings suitable for occupation by older people including the frail elderly and active retirees and preferably built to the Lifetime Homes Standard should be provided; and
- (iii) a minimum of 15 dwellings of smaller units suitable for older people, single people or young couples should be provided; and
- (iv) the number of dwellings with four or more bedrooms should not exceed 15 and could also incorporate an office for home working or annexe to accommodate a relative; and
- (v) at least 50% of all dwellings should be constructed to the Lifetime Homes Standard; and
- (vi) 20% of dwellings should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability; and
- (vii) land for allotments is provided on a field of approximately 1.5 hectares close by Broomgrove Schools together with a suitable access. Subject to viability this site should be provided with a mains water supply; and
- (viii) contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with current policy at the time any application for planning permission is made; and
- (ix) appropriate landscaping is provided on the northern boundary of the site in order to ensure that development is well screened; and

Proposals to include some self-build plots will be supported.

An additional 0.86 hectares of land, adjacent to the site allocated for housing, is proposed as a potential site for a care home. This area is as shown on Figure 40.

**18. DEVELOPMENT AND HABITATS SITES**

- 18.1 Neighbourhood Plans are required to conform to European Habitats Directives and to show that development proposals will have no likely significant effects on European designated sites. If there are potential significant effects then measures to mitigate these should be included in the Plan.
- 18.2 There are no European or Internationally designated sites within the Wivenhoe Neighbourhood Plan area but the Colne Estuary (Mid Essex Phase 2) Special Protection Area lies downstream from Wivenhoe and at the nearest point is only 132 metres from the Neighbourhood Plan area boundary. This qualifies as a Special Protection Area under the EU Birds Directive (79/409/EEC). There are also a number of other Habitats sites in the wider area. The details of these are given in

the Habitats Regulations Screening Assessment. The Colne Estuary also falls within the Essex Estuaries Special Area of Conservation.

- 18.3 Additional housing can potentially harm designated sites particularly from recreational disturbance. On the basis of the Habitats Regulations Screening Assessment, Natural England has accepted that the proposed 250 additional dwellings in the Wivenhoe Parish area will not, on their own, have any likely significant effects on Habitats sites but in combination with the additional housing being proposed in the Colchester and Tendring emerging Local Plans [2017 - 2033] there could be adverse effects. Some of this additional housing, as part of the potential East Colchester/West Tendring garden settlement, would fall within the Wivenhoe Neighbourhood Plan area.
- 18.4 Recreational disturbance can take several forms. Increased numbers of visitors to designated sites can result in additional trampling of vegetation, more to bird life on the estuary from people and their dogs and from increased number of craft on the rivers generating additional wash.
- 18.5 The additional housing in Wivenhoe is likely to lead to some extra use of the downstream footpath which runs adjacent to the Special Protection area. The following Action Proposal is intended to address this.

**ACTION:**

**An information board should be placed near the gate to the footpath along the river embankment leading to Alresford Creek explaining the importance of the area to river birds and asking that dogs be kept under control.**

- 18.6 One form mitigation can take is to provide attractive Open Spaces that will offer alternatives to visiting designated sites. The expressed intention in the draft proposals for the Garden settlement, as put forward in the Colchester and Tendring Local Plans [2017 - 2033], is that generous areas of Open Space will be provided as part of the garden development. The Wivenhoe Neighbourhood Plan requires amenity spaces as part of its proposed developments. Wivenhoe is already well provided with accessible Open Space. Within the Parish area alone, even with a 10% increase in population (allowing for planned development and infill) on a narrow definition there would be around 6.5 hectares of accessible Open Space per 1,000 people. Including sports fields and allotments, the amount per 1000 this figure rises to 8.4. This does not include small amenity spaces or make allowance for the Wivenhoe Trail, adjacent to the river. There is also accessible Open Space at the University and at Cockaynes Nature Reserve which abuts the Parish. An analysis of Open Space is provided in Appendix 4.
- 18.7 Habitats Regulations Assessments have been completed for Colchester Borough Council's Section 1 Local Plan and Section 2 Local Plan. Both of these assessments identified that the in-combination effects of the Section 1 and Section 2 Local Plans (including the in-combination effects of the Section 2 allocations), together with neighbouring authorities Local Plans and neighbourhood plans are likely to adversely affect the integrity of Habitats sites.

In view of that Colchester Borough Council is working with eleven other Greater Essex local planning authorities, and Natural England, on a Recreational disturbance Avoidance and Mitigation Strategy (RAMS). RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated Habitats site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

Financial contributions will be sought for all residential development, which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with policy SP2b of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Colchester Borough Local Plan. This includes development allocated in Neighbourhood Plans within Colchester Borough. Details of the zones of influence

and the necessary measures will be included in the Essex Coast RAMS Supplementary Planning Document (SPD).

In the interim period, before the Essex Coast RAMS is completed, proposals within the zones of influence for recreational disturbance to European sites will need to carry out a project level Habitat Regulations Assessment and implement bespoke mitigation measures to ensure that in-combination recreational disturbance effects are avoided and/or mitigated.

**POLICY WIV 32:**

**Recreational disturbance Avoidance and Mitigation from New Housing in Wivenhoe**

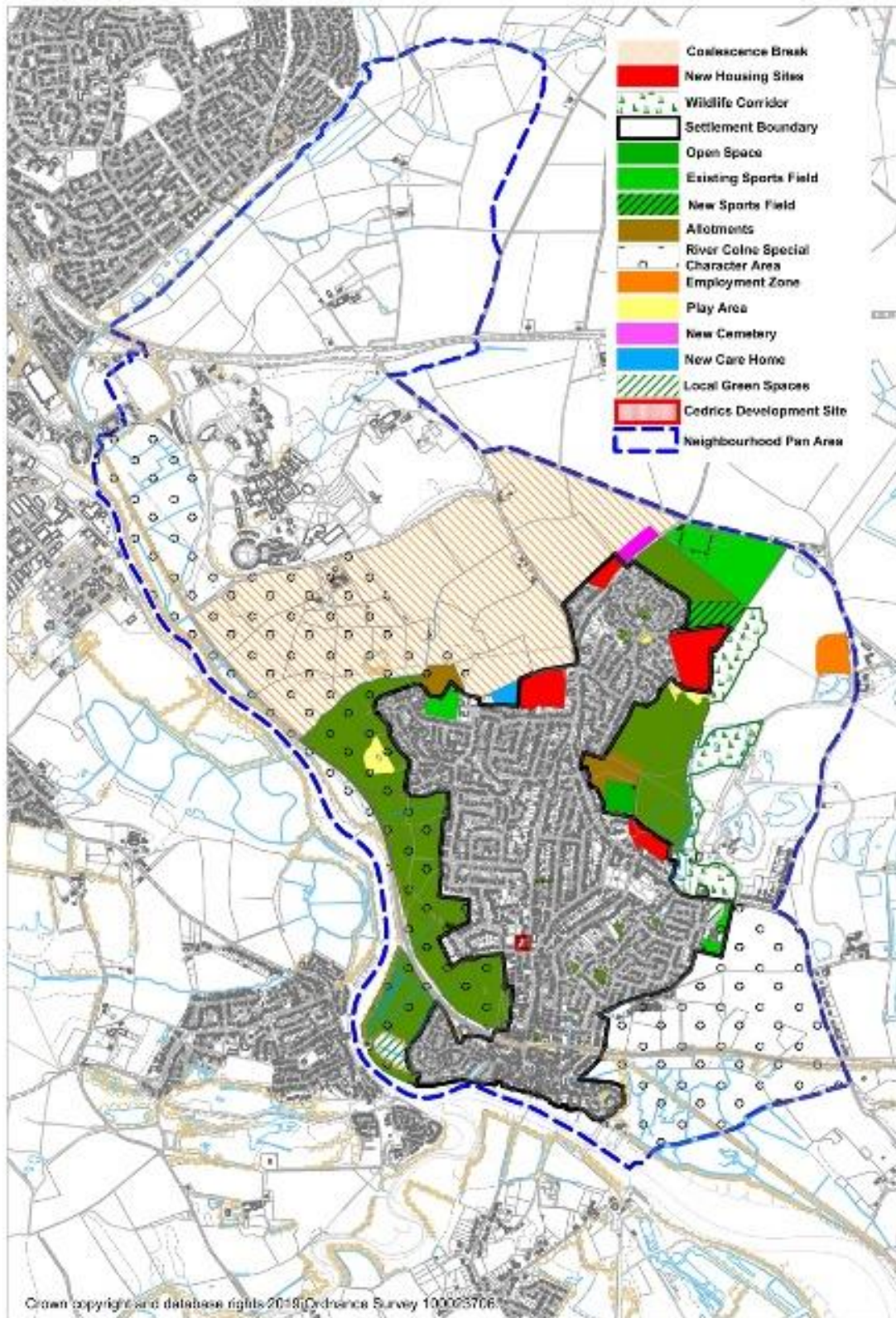
All residential development within the zones of influence of Habitats sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on Habitats sites.

In the interim period, before the Essex Coast RAMS is completed, all residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level Habitat Regulations Assessments, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.



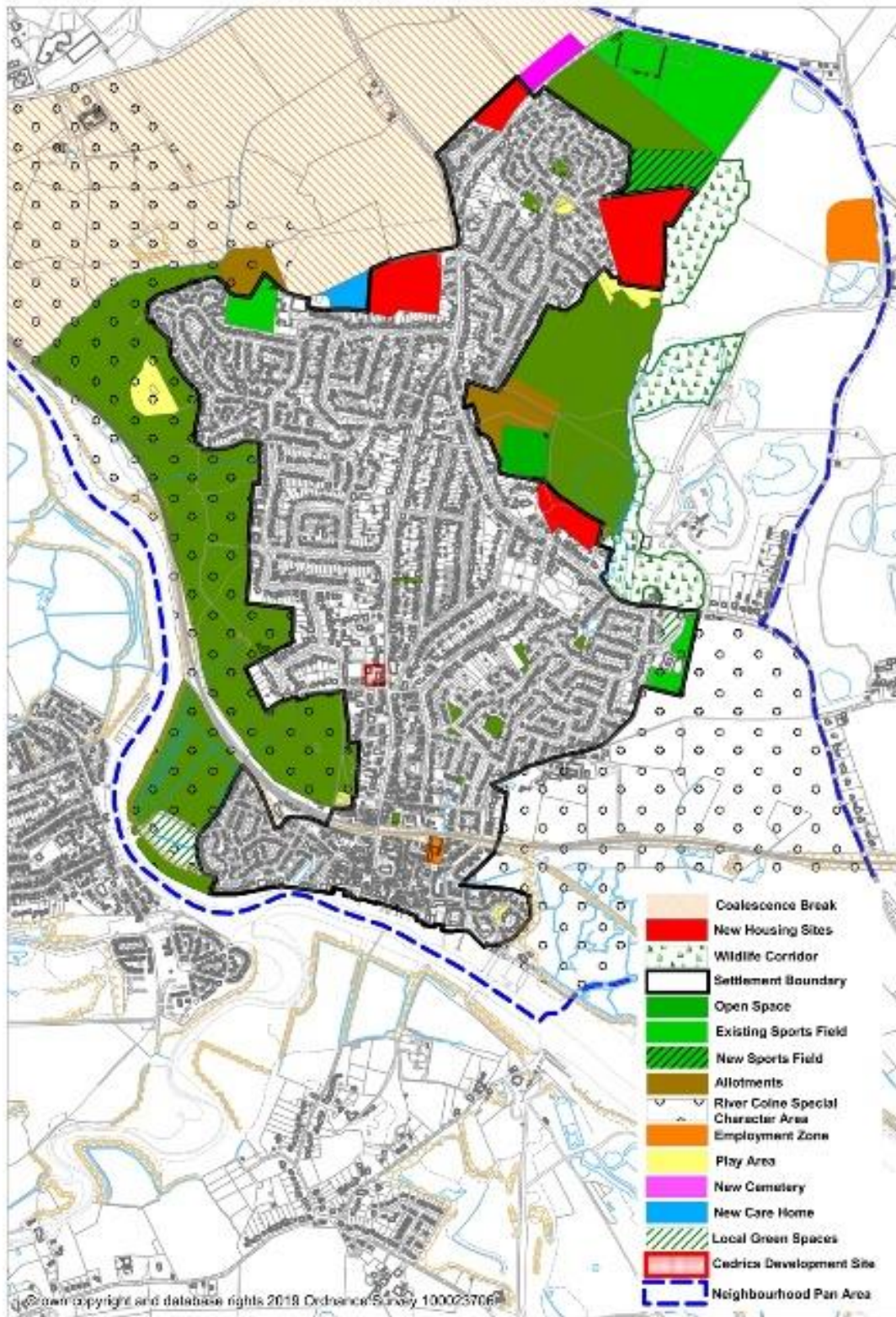
## 19. PROPOSALS MAPS

19.1 The following two maps give an indication of the different land uses proposed in this Plan, The first map shows the whole of the Wivenhoe Neighbourhood Area which includes the land to the north of the A133, The University of Essex and the Wivenhoe Settlement area, The second map focuses only on the Settlement area.



Proposals Map 1: Wivenhoe Neighbourhood Plan Settlement Boundary

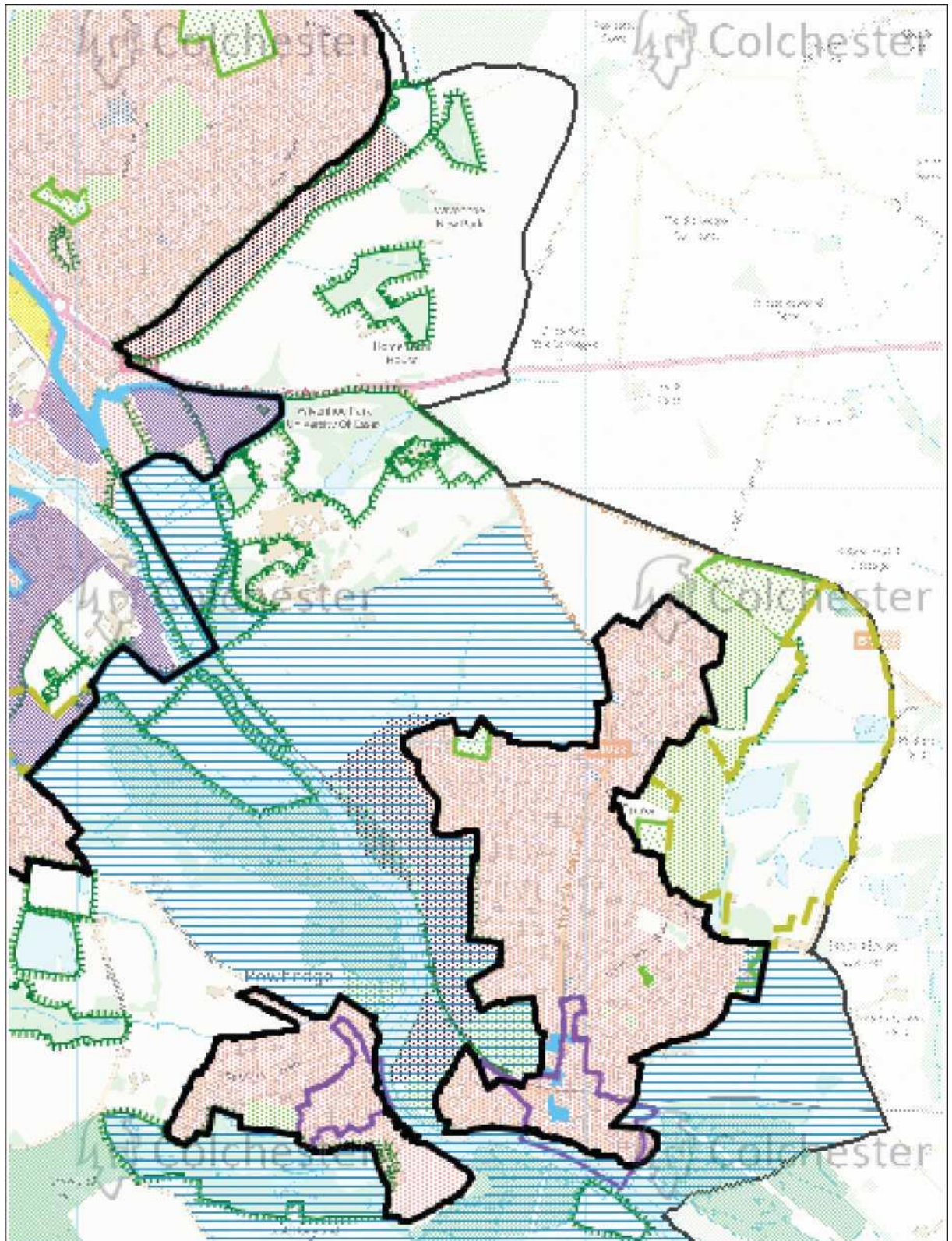




Proposals Map 2: Wivenhoe Settlement Area



The following map shows the designations in the 2010 CBC Local Plan.



## Designations in the 2010 CBC Local Plan

## 20. GLOSSARY

- **Affordable housing** - Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
  - (a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
  - (b) Starter homes:** is as specified in [sections 2 and 3 of the Housing and Planning Act 2016](#) and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
  - (c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
  - (d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.
- **Community Infrastructure Levy (CIL)** - a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by Colchester Borough Council. Thus levy is not yet in place but under consideration. For more about CIL and existing arrangements see paragraphs 16.47 and 16.50.
- **National Planning Policy Framework (NPPF)** - the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.
- **Strategic Housing Land Availability Assessment (SHLAA)** - an evidence-based exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a 'Call for Sites' exercise which invites anyone to put forward land for consideration through the SHLAA process.
- **Sustainable** - Sustainable development is development that meets the social, economic and environmental needs of the present, without compromising the ability of future generations to meet their own needs.
- **Wivenhoe settlement boundary** - A 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development - the open



countryside. Development outside the settlement boundary is not normally permitted unless there are specific policies or site allocations allowing this. The proposed Wivenhoe settlement boundary is shown on the Proposals map.

- **Wivenhoe Neighbourhood Plan area** - this covers the Wivenhoe Cross and the Wivenhoe Quay Wards as defined before the 2016 boundary changes. See map in Section 4.
- **Wivenhoe Parish Area** - This includes that part of the Neighbourhood Plan Area which lies to the south of Boundary Road and is the area for which the Wivenhoe Town Council has Parish Council responsibilities.

## 21. APPENDIX I: CONSULTATION ON THE WIVENHOE NEIGHBOURHOOD PLAN

21.1 The Wivenhoe Neighbourhood Plan Group has organised the following events in order to inform and encourage local residents to take an interest in their Neighbourhood Plan and especially to get people's views on many particular points.



People at one of the public consultation events expressing their opinions

### July 2013

- Public Open Day and engagement with land owners and University
- Engagement with Wivenhoe under-16s at WivKids fun day
- Project by Broomgrove Infant & Junior schools showing their wishes for the town
- Online survey of Wivenhoe commuters
- Engagement of residents through local on-line discussion forum; by mailing lists to 38 local clubs and organisations; through schools' parent mail; website, Facebook and Twitter, distribution of flyers to every household, posters and the Local Council's website

### November 2013

- House-to-house delivery of a residents' 12-page survey on 8 topics of local concern
- Publicity broadcast via local radio station. Articles in local press

### January 2014

- Production of 12-page Digest of survey results, distribution throughout the community.
- Start of 8 working groups to bring forward proposals on the survey topics

### February 2014

- Business Breakfast/workshop with local businesses

### March 2014

- Presentation about the NP at the AGM of the Wivenhoe Society

### June 2014

- Attendance at local events- June Market/Art on the Railings, Open Gardens, Quilting exhibition
- Online survey of Wivenhoe pupils at Colne Community school (11-16 year olds)
- Online questionnaire for University of Essex students

### November 2014

- Public Consultation day on proposals for a draft plan

- Consultation with the Over-60 club on the above
- Pre-consultation lunch with local businesses and councillors
- Creation of an on-line consultation facility (voXup)

#### **January 2015**

- Formation of a dedicated Consultation & Community Engagement group
- Revamp of website to encourage community inter-action

#### **March 2015**

- Publication of Vision & Objectives statement
- From March: Pop-ups at many local gatherings and school gates. Vision & Objectives leaflet distribution generally

#### **June 2015**

- Publication of housing development site proposals
- Whole day attendance at the Regatta to discuss the site proposals

#### **July 2015**

- Public Consultation (1.5 days) on housing development site proposals
- Pre-consultation letter delivery to all residents of streets nearest the proposed sites

#### **December 2015**

- Publication of a summary of the Plan containing policies and actions, made available in many places in Wivenhoe where people meet e.g. local pubs

In addition, the web site **[www.wivenhoeneighbourhoodplan.org.uk](http://www.wivenhoeneighbourhoodplan.org.uk)** has been available since the beginning of the WNP project. It has carried minutes of every Steering Group meeting and lots of other relevant information.

Articles have featured in every edition of Wivenhoe News, Wivenhoe's quarterly magazine which is widely read, and articles have also been written for many other publications as the periodic Wivenhoe Town Council newsletter and the Wivenhoe Society newsletter.

## 22. APPENDIX 2: THE LIFETIME HOMES AND HAPPI STANDARDS

### Lifetime Homes Standard

- 22.1 The development of Lifetime Homes<sup>3</sup> helps to ensure that properties are appropriate for older persons' needs and this standard might be applied to new homes specifically targeted for older people. The Lifetime Homes (LTH) standard 'seeks to enable housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households'.

The Lifetime Homes standard is a set of 16 design criteria that addresses design issues such as:

- Approaches to dwellings from parking (distance, gradients and widths)
- Entrances, internal doorways and hallways
- Entrance level living space with the potential for bed-space
- Stairs and potential through-floor lifts in dwellings
- Potential for fitting hoists
- Glazing and window handle heights

The cost of complying with LTH standards - a set of 16 design criteria that provide a model for building accessible and adaptable homes - does increase the cost of development. The Department for Communities and Local Government Housing Standards Review in 2013<sup>4</sup> produced evidence that compliance with the LTH, taking into account the extra-over costs of compliance, the additional space required and the extra administrative costs, were £1,930 for a two-bed apartment, £2,600 for a two-bed house and £2,019 for a three-bed house<sup>5</sup>. In the Neighbourhood Plan area in May 2013, the sale price of two- and three-bed flats and houses ranged from £110,000 to £168,000<sup>6</sup>. Therefore this extra cost represents around 1.2%-1.75% of the sale price so is not considered likely to impact significantly on viability.

Section 16 of this Plan deals with Housing and the spread of housing types on dwellings of mainly between one and three bedrooms in size. This is because these are the dwellings that are most in demand by those who will benefit from the Lifetime Homes design standards - first-time buyers will be able to stay in a property that serves their needs over their lifetime and older people will be able to purchase a property that is designed to address their changing needs as they get older and their physical needs change. Whilst homes built to a Lifetime Homes Standard are slightly more expensive to build, it is considered that this cost strikes the right balance between ensuring that development remains viable and that the needs of the community are met.

### The HAPPI Standard

- 22.2 Key features and recommendations of the Housing Design Guidance published by the HCA (Homes and Communities Agency, the Government body that promotes the building of new homes in England) in January 2012 - Section 16.7 and 16.28 concerning Housing for Older People.

#### HAPPI - Housing our Ageing Population: Panel for Innovation

Commissioned as part of previous government commitment to Lifetime Homes, Lifetime Neighbourhoods: a National Strategy for Housing in an Ageing Society. Represents the views of 12 expert panel members and their chair, Lord Richard Best. A broad look at the range of issues facing older people but a particular focus on the role of design in improving housing quality as a means by which to improve quality of later life.

Draws on best practice models of various housing types (as well as nursing care homes and hospices) in the UK and across Western Europe. These were visited by the panel and feature as case studies in the report. Doesn't deal with different types of housing for older people in any detail but makes 12 general

3 <http://www.lifetimehomes.org.uk/>

4 Department for Communities and Local Government (2013) Housing Standards Review Consultation: Impact Assessment

5 Ibid., pp.30-31

6 Source: SHMA Table 6.3



design recommendations for a new model of retirement housing. Suggests actions for government and a range of authorities and organisations including private and public. The report concludes that there is not enough housing in the UK which meets either the practical needs of older people (particularly those who wish to live independently) or is attractive enough and located in places which would draw older people from their current homes; many of which are not conducive to the effects of ageing.

It provides 10 fairly general design recommendations for the design of housing for older people.

Most could apply equally to the design of mainstream housing but it is implied that standards for space, light, ventilation, private outside space and accessibility should exceed the norms of current mainstream provision.

The recommendations also include the need for some form of communal space which could range from a shared kitchen to large community hub with catering and/or leisure facilities open to the wider community. No specific building typologies are proposed although access galleries are considered preferable to more institutional double-loaded corridor arrangements. Homes should be 'care ready', make appropriate use of technology and fully wheelchair accessible and adaptable; by implication exceeding the Lifetime Homes requirements.

Location is a key feature with proximity to public transport, shops and community, health and leisure facilities all felt to be vitally important. Accessibility and inclusive design principles are essential and cross tenure development is promoted.

| Subject areas               | Requirements/recommendations  | Rating (1-5) |
|-----------------------------|---|--------------|
| <b>The Home</b>             | <b>4</b>  |              |
| Space                       | No space standards given but implies that homes for older people need to be larger (1)  |              |
| Functionality               | Potential for 3 habitable rooms and designed to accommodate flexible layouts (1)<br><br>Adequate internal and external storage with provision for   |              |
| Accessibility               | Care-ready and adaptable (to full wheelchair use) (4)   |              |
| Amenity                     | Building layouts to maximise natural light and ventilation to homes (avoid single aspect) (3)<br><br>Careful placement of windows (2)   |              |
| <b>Shared spaces</b>        | <b>4/5</b>  |              |
| Cores and circulation areas | Internal corridors and single aspect flats to be avoided in favour of deck access or clusters of dual aspect flats promoting natural surveillance and defensible space. Natural light and ventilation to circulation areas. (2)<br><br>Building layouts/shared spaces to encourage engagement with the wider community and avoid an institutional feel. |              |
| Activity areas              | Some form of multi-purpose space - taking into account facilities in the wider area and considering the potential to serve the wider community. (6)   |              |
| Outdoor spaces              | Shared outdoor space encouraged but not one of the 10 recommendations   |              |
| <b>Public realm</b>         | <b>3/5</b>  |              |
| Streetscape                 | Pedestrian priority, shared surface home-zones treatment encouraged (10)<br><br>Homes to engage positively with the street (7)  |              |
| Public open                 | Natural environment to be nurtured through new tree and planting schemes  |              |

Note: Copies of the full HAPPI2 report can be downloaded from the Housing Learning Improvement Network website: <http://bit.ly/HAPPI-REPORT>

**23. APPENDIX 3: COMMUNITY HALLS AND OTHER COMMUNITY BUILDINGS**

| Venue   | DDA Compliant                | Appropriate for conventional plays and concerts with an audience | Appropriate for parties, celebrations or dances | Appropriate for physical activities e.g. sports, martial arts and dance | Appropriate for arts and crafts, lectures, tuition, education, demonstrations and exhibitions | Appropriate for small meetings |
|---|------------------------------|--|---|---|---|--------------------------------|
| William Loveless Hall   | Yes                          | Yes  | Yes   | Yes   | Yes   | Yes                            |
| Scout & Guide Hall  | Yes                          | Yes  | Yes   | Yes   | Yes   | Yes                            |
| St Mary's Church<br>[Note: restrictions apply on public lettings] | Yes (but no disabled toilet) | Yes  | No  | No  | No  | No                             |
| British Legion  | No                           | NO   | Yes   | Yes   | Yes   | Yes                            |
| Philip Road Centre Main Hall                                      | CLOSED 28/7/13               |  |   |   |   |                                |
| Congregational Church and Hall                                    | Yes                          | Yes  | Yes   | Yes   | Yes   | Yes                            |
| Colne Social Club-(Members only)                                  | Not available - members only |  |   |   |   |                                |
| Broad Lane Football Club  | No                           | No   | Yes   | Possibly  | Possibly  | Yes                            |
| Broad Lane Tennis Club  | No                           | No   | No  | No  | No  | No                             |
| The Bowls Club-(Members only)                                     | Not included - members only  |  |   |   |   |                                |
| Wivenhoe Cricket Club   | No                           | No   | Yes   | Yes   | No  | Yes                            |
| Methodist Church and Hall   | Yes                          | Yes  | Yes   | Yes   | Yes   | Yes                            |
| Millfields Primary School Hall                                    | Yes                          | Yes  | Yes   | Yes   | Yes   | Yes                            |
| Public Library  | No                           | No   | No  | No  | No  | No                             |

**APPENDIX3: (CONTINUED...)**

| Venue  | DDA Compliant   | Appropriate for conventional plays and concerts with an audience | Appropriate for parties, celebration or dances | Appropriate for physical activities e.g. sports, martial arts and dance | Appropriate for arts and crafts, lectures, tuition, education, demonstrations and exhibitions | Appropriate for small meetings |
|--|---|--|--|---|---|--------------------------------|
| Pavilion on the King George V Playing Field                    | Leased to the Montessori School                         |  |  |   |   |                                |
| The Wivenhoe Sailing Club<br>[Note: hiring restrictions apply] | Yes(Ground floor only)                                  | Yes  | Yes  | Yes   | Yes   | Yes                            |
| The Flag Pub – Function Room                                   | No  | No   | Yes  | No  | No  | Yes                            |
| Broomgrove Junior School Hall                                  | Yes   | Yes  | Yes  | Yes   | Yes   | Yes                            |
| Broomgrove Infants School Soil                                 | Yes   | Yes  | Yes  | Yes   | Yes   | Yes                            |
| Little Avenues Preschool                                       | Commercial  |  |  |   |   |                                |
| The Nottage  | No  | Yes  | Yes  | Yes   | Yes   | Yes                            |
| St Monica's Catholic Church                                    | Faith building - not available for public hire          |  |  |   |   |                                |
| Open Space at the Business Centre                              | Commercial  |  |  |   |   |                                |
| Masonic Hall   | Not available for public hire - members only            |  |  |   |   |                                |
| St John Ambulance Hall   | Closed in 2013, Now a Potters workshop and art gallery, |  |  |   |   |                                |

## 24. APPENDIX 4: OPEN SPACE PROVISION

- 24.1 This document contains additional notes on Open Spaces which were added to the draft Neighbourhood Plan after it underwent a formal consultation process that was completed in September 2016.
- 24.2 The Wivenhoe Neighbourhood Plan allocates 250 new dwellings within the Parish Area. The emerging Local Plans for Colchester Borough and Tendring District Council are proposing a considerable increase in the number of dwellings in the period up to 2033 including 2,500 homes in a new garden settlement to the north of the A133. Half of these would fall within the Wivenhoe Neighbourhood Plan Area. This area has been declared a strategic site and the Neighbourhood Plan cannot make policies relating to it. In response to the consultation on the Wivenhoe Neighbourhood Plan Natural England expressed concerns about potential in combination effects of development on this scale on European designated sites.
- 24.3 Colchester Borough and Tendring District Councils are working with other Greater Essex local planning authorities on a Recreational Disturbance Avoidance and Mitigation Strategy for the Essex coast to address the recreational impacts of increased population on the various Natura 2000 sites in Essex.
- 24.4 Providing adequate Open Space for general recreational purposes is one possible mitigation measure. Wivenhoe Parish is however generously provided with Open Spaces and Public Footpaths which provide attractive alternatives to visiting coastal locations where the various Habitats sites are located. The details of these are given below.

### Open Space provision within and adjacent to the Wivenhoe Settlement area

#### 24.5 Small amenity spaces and green areas

These are listed in the main draft (Section 10, table 2) as part of the table of open and recreational spaces within the Wivenhoe Parish area. This list is not complete as it omits the existing allotments owned by Wivenhoe Town Council [WTC], the current and the old cemetery and St Mary's Churchyard which are all maintained by WTC. Requirements for amenity space within proposed new developments are stated in Policy WIV 9.

#### 24.6 Larger areas of open green space within the Parish

The provision of green space for walking, dog exercising and picnics can contribute to diverting people from sensitive coastal areas. The table below lists the areas within the Parish and explains the NP proposals for improved access and for protection and enhancement.

The four sites allocated for housing in Wivenhoe are land off Croquet Gardens, A, 25 dwellings; Land behind Broadfields, B, 120 dwellings; Land at Elmstead Rd, C, 25 dwellings; Land behind the Fire Station (D), 80 dwellings.

- 24.7 Looking just at the Parish area, on a narrow definition of Open Spaces, assuming a 10% increase in population allowing for the proposed new developments plus potential, the area of accessible open space in the Parish would be around 6.5 hectares per thousand residents. On a broader definition including playing fields and allotments this figures rises to 8.4 hectares. These figures do not include small amenity spaces/play areas or make any allowance for the Wivenhoe Trail which is much used for recreational walking.

### Open Spaces near the Settlement area

- 24.8 In addition to the accessible Open Space within the Parish area there are two areas of publicly accessible Open Space adjacent to the Parish.

#### Local footpath network

- 24.9 In addition to open spaces there are a number of footpaths in the locality for recreational walking. These are shown in the map below. The most heavily used is the Wivenhoe Trail, a shared footpath/ cycle track (part of National Cycle route 51) which runs upstream to Colchester and is rural in nature. This is popular with Wivenhoe residents, students and visitors from elsewhere. It links to a footpath on the river wall adjacent to Ferry Marsh. The proposal to designate part of Ferry Marsh as a local green space and policy WIV 6 which protects from development University Marshes, a wildlife site (co140, 22.2 ha) adjacent to the Trail and the river will help preserve these green assets. Further action proposals for improvement of the Trail are considered in section 14 of this Neighbourhood Plan.
- 24.10 The Neighbourhood Plan also proposes some improvement to the footpath across the field leading to the University



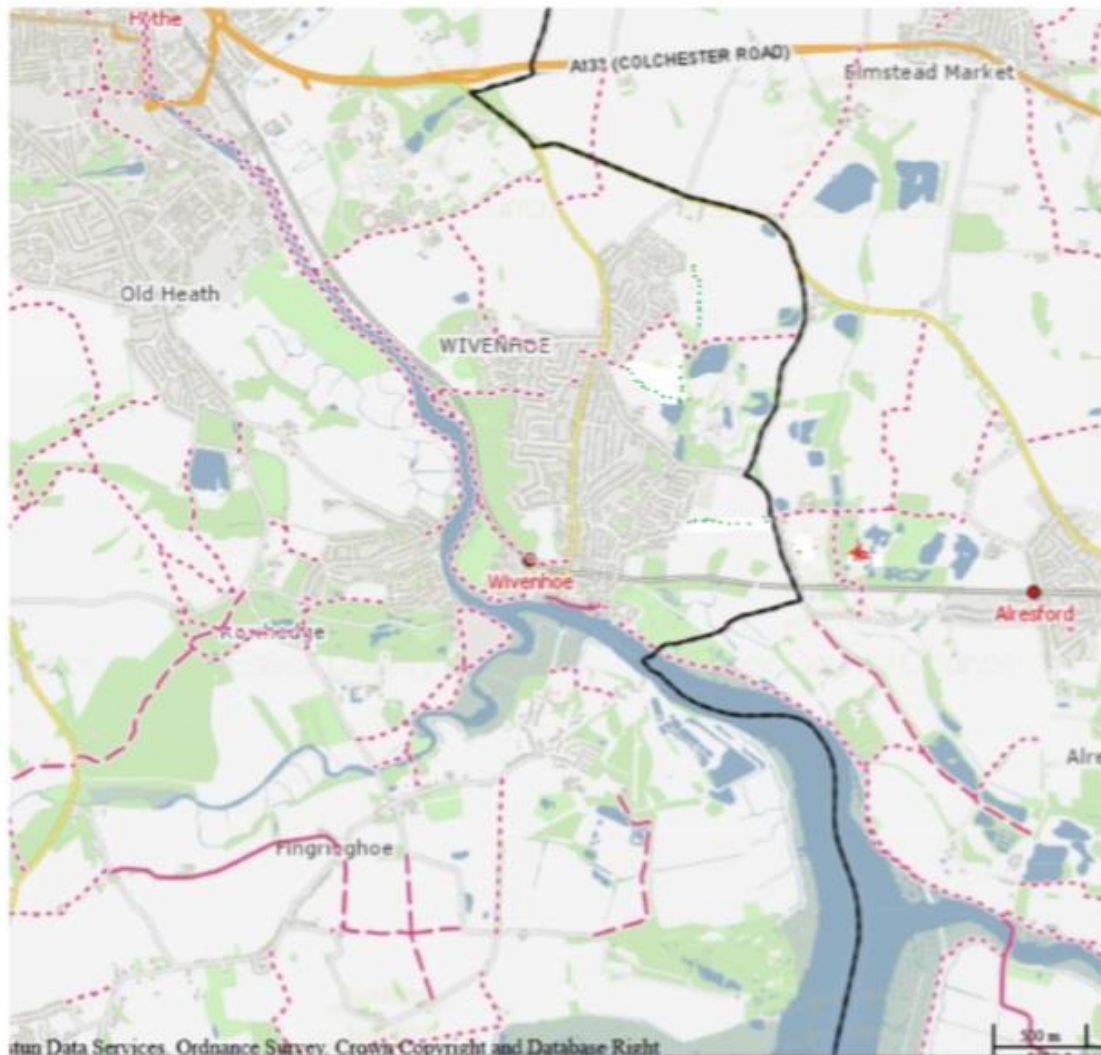
### Larger areas of Open Space within the Parish (1)

|                             | Site description and accessibility  | Size (ha) | Ownership | Management  |
|-----------------------------|---|-----------|-----------|---|
| Land behind Croquet Gardens | <p>This is the area of open space shown on the Wivenhoe Proposals map to the north and east, lying between two of the allocated housing sites. It is a former infill site. The land is of low agricultural value and is not farmed. It contains a fishing lake and has a network of permissive footpaths. A public footpath runs to the west of the site and to the north linking to a PROW leading to Keelars Lane.</p> <p>It lies immediately to the north of site allocation A and to the south of site B separated from it by a small open space owned by CBC. It is 550 metres from site C and 350 metres from site D.</p> <p>.</p> <p>The area has been designated as a local wildlife site in 2015 as part of an extension to Wivenhoe Cross wildlife site (Co161). There are several access points to the site.</p> <p>The owner is willing for use of the permissive footpaths to continue. Access from Rectory Road will be improved and a small car park provided for users of the site. In addition the existing footpath to the west will be upgraded to provide a pedestrian/cycle track which will link to another pedestrian/cycle track to be provided as part of the requirements for allocation site B. A further footpath cycle path will be provided to the south to allow for future connection to the land to the east, currently used for gravel workings but which will be restored at some future date.</p> | 14.39     | WL2020Ltd | <p>Responsibility for maintenance will remain with the owner. Subject to the owner's agreement it might prove possible for volunteers to do some habitat improvement and maintenance with advice from the Essex Wildlife Trust.</p> <p>Subject to the land owner's consent some information boards about the wildlife site could be provided at the new car park.</p> |

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| King George V playing field | This is contiguous to Wivenhoe Wood. It contains some traditional park area, an informal football pitch, skate board ramps, a play area and play equipment and has some woodland and a dog walking area. It is 840 metres from site A, 1.5 kilometres from site B, 840 metres from site C and 1.2 kilometres from site D. It lies close to the main bus route to Lower Wivenhoe.   | 6.5  | It was established by a Trust deed with the National Playing Fields Association now acting as trustees.  | Management and maintenance is the responsibility of Wivenhoe Town Council  |
| Broad Lane Sports Ground    | <p>Floodlit football stadium, many other football pitches, clubhouse, changing rooms and toilets, large car park and 4 floodlit tennis courts used by around 500 people each week to watch and play football and tennis. Many of these people are young and belong to 3 separate youth football clubs who are based at the Ground.</p> <p>This area lies within the northern part of the Wivenhoe Parish boundary.</p> <p>It is an important amenity for Wivenhoe's adult and young population.</p> <p>The landowner who owns the land adjacent to this site is willing to gift 2 ha. of playing fields in return for consent to build 120 houses – see Policy Wiv 29.</p> <p>This would leave 4.7 ha of land which is presently designated Open Space in private ownership.</p> | 7    | Wivenhoe & District Sporting Facilities Trust, a local charity, on a long lease from Colchester Borough Council together with Wivenhoe Youth Football Club which owns just under 3 ha. of this land. | The Clubs who are members of Wivenhoe & District Sporting Facilities Trust |
| Cricket Ground              | Wivenhoe Town Cricket Club has been playing on a 1.5 ha site off Rectory Road since 1922. The Club has several teams and a large junior section.   | 1.5  | Wivenhoe Town Cricket Club   | Wivenhoe Town Cricket Club   |
| Allotments                  | 1.75 ha of land off Rectory Road divided into 128 allotments. The owner of land adjacent to the existing allotments is willing to gift 0.8 ha for additional allotments in return for planning consent to build 25 homes. See Policy Wiv 28.   | 1.75 | Wivenhoe Town Council  | Wivenhoe Allotment & Gardens Association                                   |

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|                               | The owner of land off Colchester Road (behind the Fire Station) is willing to gift 1.5 ha for additional allotments on the western side of the Wivenhoe Settlement area in return for planning consent to build an extra 80 homes.   |     |  |   |
| Part Ferry Marsh              | There is an area of marshland to the southeast of the Colne Local Nature Reserve. This has recently been designated a Local Wild Life site (Co172 Ferry Marsh). The Plan proposes a Local Green Site designation for the area. There are no footpaths across the site as it is tri-sected by drainage ditches. There is public access around the perimeter (PROWs and a permissive track). It is used by dog walkers and forms an important open background to the public footpath which runs along the river wall linking to the Wivenhoe Trail. Its acquisition by the Borough to add to the existing Nature Reserve would be supported.   | 1.5 | Wivenhoe Quay Ltd (currently in liquidation) Small part owned by CBC | CBC maintains the part it owns. The remainder is currently not managed. |
| The University Grounds        | <p>The University grounds are open to the public. Dogs on leads are allowed. It includes approximately 30 hectares of listed parkland and much of the site not occupied by buildings has local wildlife site status. There is a wooded area to the south of Boundary Road with a public footpath adjacent to it and a cycle track leading through it.</p> <p>The grounds are just over 600 metres from site D (nearest points) with a footpath and cycle path leading directly to the University. There another footpath just to the west of site D across fields, also leading to the University site. It is 525 metres from site C, 1.6 kilometres from site A, and 1.2 kilometres from site B. It is served by the main bus routes.</p> | 84  | University of Essex  | University of Essex   |
| Cockaynes Wood Nature Reserve | This site lies just over the border in Tendring but is accessible on foot or bike from Wivenhoe. The nearest   | 20  | A Trust  | It is managed by the trustees and local volunteers, some from           |

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|  | <p>point of the settlement area is only just over a kilometre from the Reserve. A permissive track plus a PRow footpath connects directly to the eastern side of the settlement area. As the new housing is concentrated to the north of Wivenhoe the distance is greater to the proposed new developments. The site has a car park and is on a bus route serving Upper Wivenhoe. It contains some ancient woodland and land restored after quarrying, including several lakes.</p> |  |  | <p>Wivenhoe, who assist with maintenance and improvements.</p> |
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Public footpaths (red), permissive paths (green); Cockayne's Nature Reserve is marked with a red star