



Wivenhoe Neighbourhood Plan Report on July 2015 Consultations

Summary

The Wivenhoe Neighbourhood Plan Steering Group organised a public consultation to provide the residents with detailed information as to the selection of the four proposed sites and the opportunity to express their opinion on the sites, and to give further comments and feedback. Opinion was also sought on the area north of the A133, a proposed country park, and on the suggested siting of an anaerobic digester on the LaFarge sand and gravel works.

152 residents attended. The great majority were in agreement with the proposed sites and the suggested maximum number of new houses. The main concerns expressed were about providing adequate infrastructure to support any further development and the siting of any proposed anaerobic digester. The Wivenhoe Neighbourhood Plan website offered further opportunity to comment on any of the issues.

Background

A series of engagement events took place in the Spring of 2015 with the purpose of keeping residents informed of the latest developments available on the WNP website and publicising the agreed policies and objectives. Events ensured coverage of a wide age range of residents by using 'pop up' events at schools and societies, community mailing lists and town events such as the monthly Farmer's Market and the annual Open Gardens.

Information on four proposed sites for development was ready for publication by the beginning of June 2015. The well attended annual Wivenhoe Regatta was used as the opportunity to have a WNP stand to distribute a comprehensive information leaflet and give residents the opportunity to give feedback and discuss the proposed sites.

This was then followed by leaflet circulation to 37 societies and schools, a letter to local landowners and a letter to residents in the locality of the proposed sites. Articles were produced for the local press and a pop up event held at Broomgrove School Summer Fair in order to engage parents with children of school age.

On Saturday 11th and Sunday 12th July, the Wivenhoe Neighbourhood Plan Steering Group organised a public consultation in the William Loveless Hall in order to provide the residents with detailed information as to the selection of the four proposed sites and the opportunity to express their opinion on the sites, on the proposed maximum number of houses to be built by the year 2032 and to give further comments and feedback.

The consultation

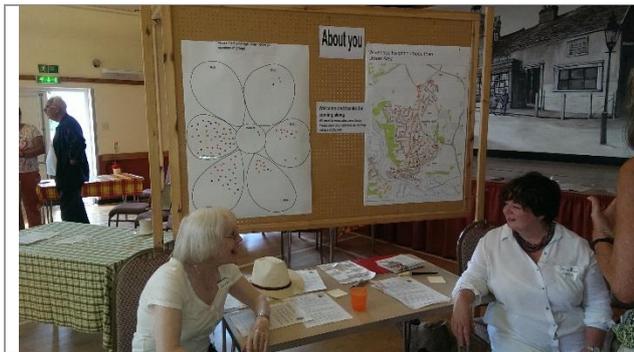
The consultation was held from 11am till 3pm on Saturday 11th and 12midday to 3pm on Sunday 12th. 152 Residents visited during the weekend and were provided with seven stickers in order to give an indication of their strength of agreement or disagreement on: the maximum number of houses to be built, on each of the four proposed sites, to place a sticker on a map of the area indicating where they live and to indicate their age group. Provision was made to record further comments, particularly where there was strong disagreement. The local volunteer run "Transition Café" produced refreshments for sale throughout the Saturday.

Organisation of Information

An exhibition of maps and explanatory notes on the four main sites was placed centrally in the hall. Each board contained notes as to the criteria satisfied by the proposed site and invited residents to express the strength of their agreement or disagreement with a box for any further comment (post-it notes provided). The surrounding walls provided further information and explanation of the process as follows:

1. About you & About today

An introduction to the consultation day, thanking residents for their input and feedback given during the November 2014 consultation day and explaining that this provided the basis for the Neighbourhood Plan and the specific topic of this consultation, the selection of proposed sites. Residents were thanked for coming and requested to mark their address on the Neighbourhood Map and indicate their age group. 152 attended (tally), 134 complied.



Age Group	Number attended
Under 18	3
18-24	1
25-34	7
35-44	19
45-54	16
55-64	32
65 and over	56
Total	134

The location of attendees, many of whom had not been present at previous consultation events, indicated an even spread throughout Wivenhoe. Targeted leafleting will address any obvious areas that were under represented. The younger age groups were not as well represented as the 65 and over, the under 55 were not as well represented as over the over 55 and the under 24 year olds were very poorly represented. These groups have, however, been targeted by visits to the schools. This consultation event has been complemented by the pop-up events. The online consultation opportunity will also be more suitable for these groups.

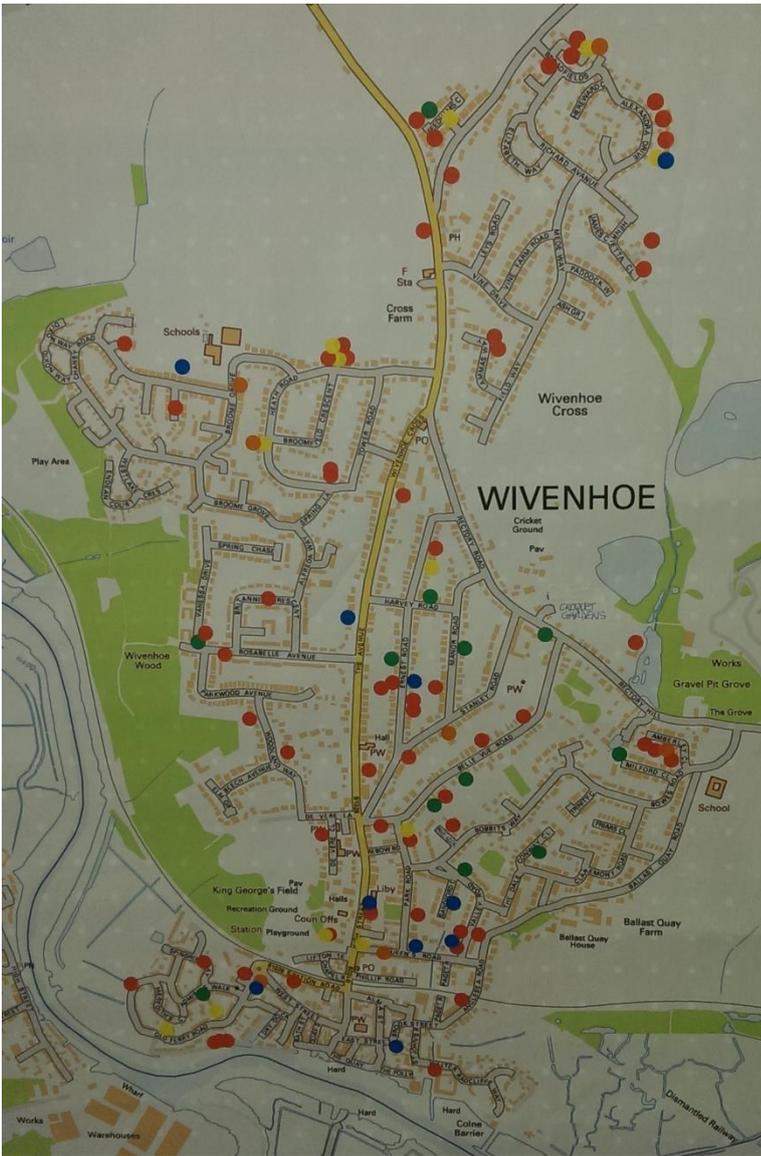
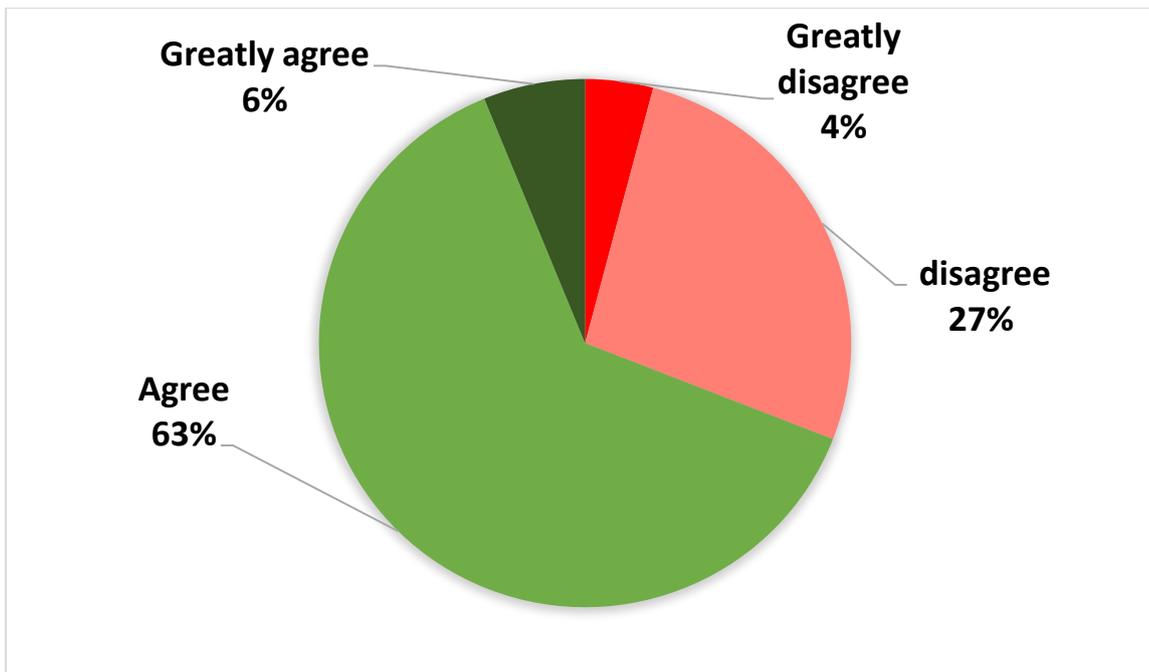


Figure :1Where Consultation Day Visitors Live in Wivenhoe

2. How Many Houses (maximum to be built by 2032)

Proposal	Greatly disagree	disagree	agree	Greatly agree	Total
The number of new houses is sustainable at no more than 250	4	26	61	6	97



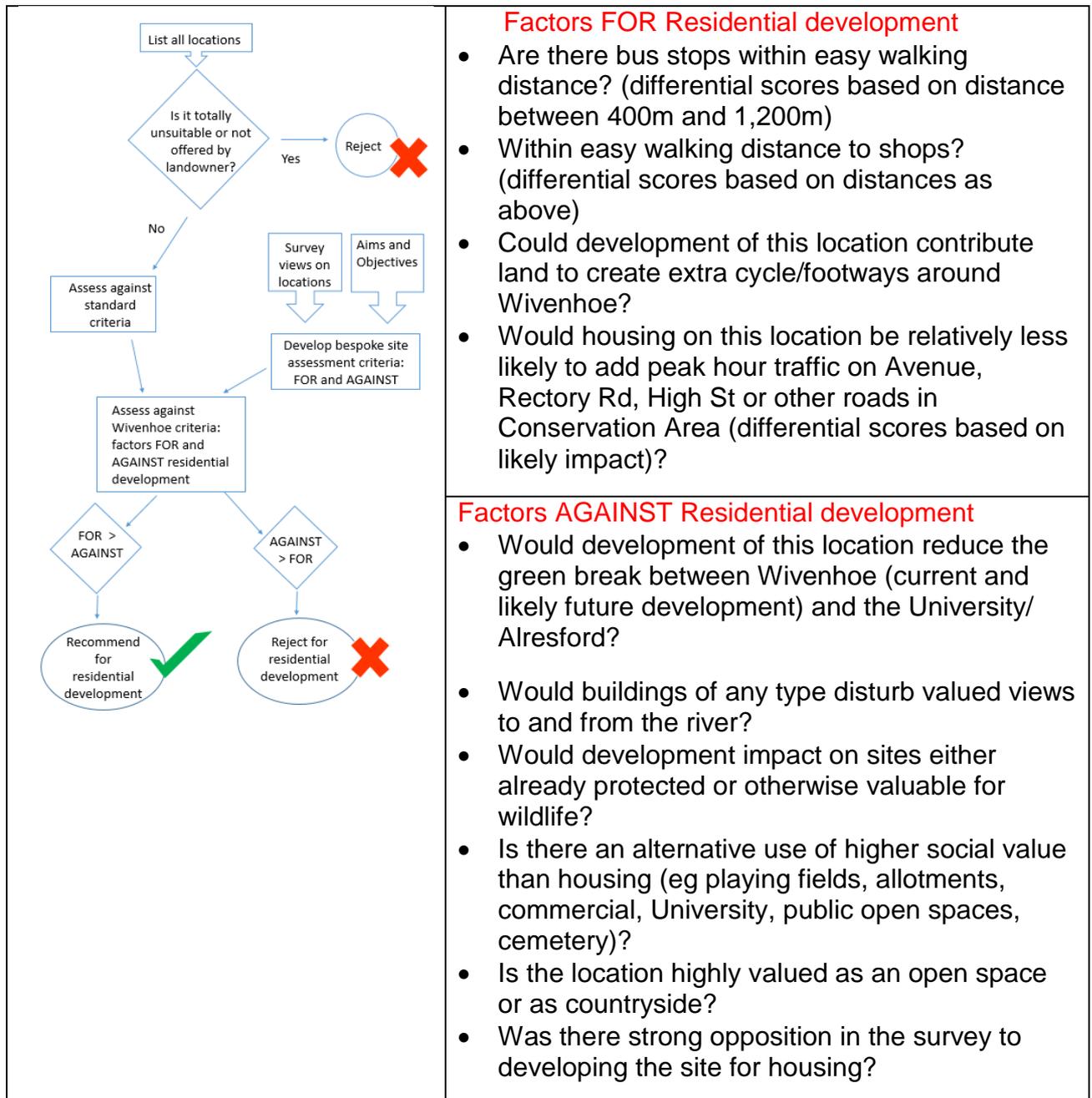
Respondents also left 24 written comments mainly explaining why they disagreed ([see appendix 1](#)).

3. Assessing locations

The Methodology for selecting sites explained how neighbourhood planning regulations require clear and standardised assessment criteria to be drawn up and applied to all suitable potential sites.

- This was carried out by the Land Use and Zoning working group of the Wivenhoe Neighbourhood Plan (WNP)
- There were three areas with spaces which could be considered for residential development:
 - 1. *North of the A133*
 - Following consultation with CBC it was agreed this was likely to be seen as 'strategic' and thus considered separately – see diagram
 - 2. Green spaces within the built up areas
 - WNP aims and objectives identified these are all important and to be protected under a policy of the WNP.
 - 3. Areas on the edge of the current built up area
 - These were the key areas for potential development and thus formed the focus of the assessment process
- The diagram (on a board on the consultation day) showed the decision making

process for these sites. Following the assessment in terms of residential development suitability, they were also assessed for other potential uses.

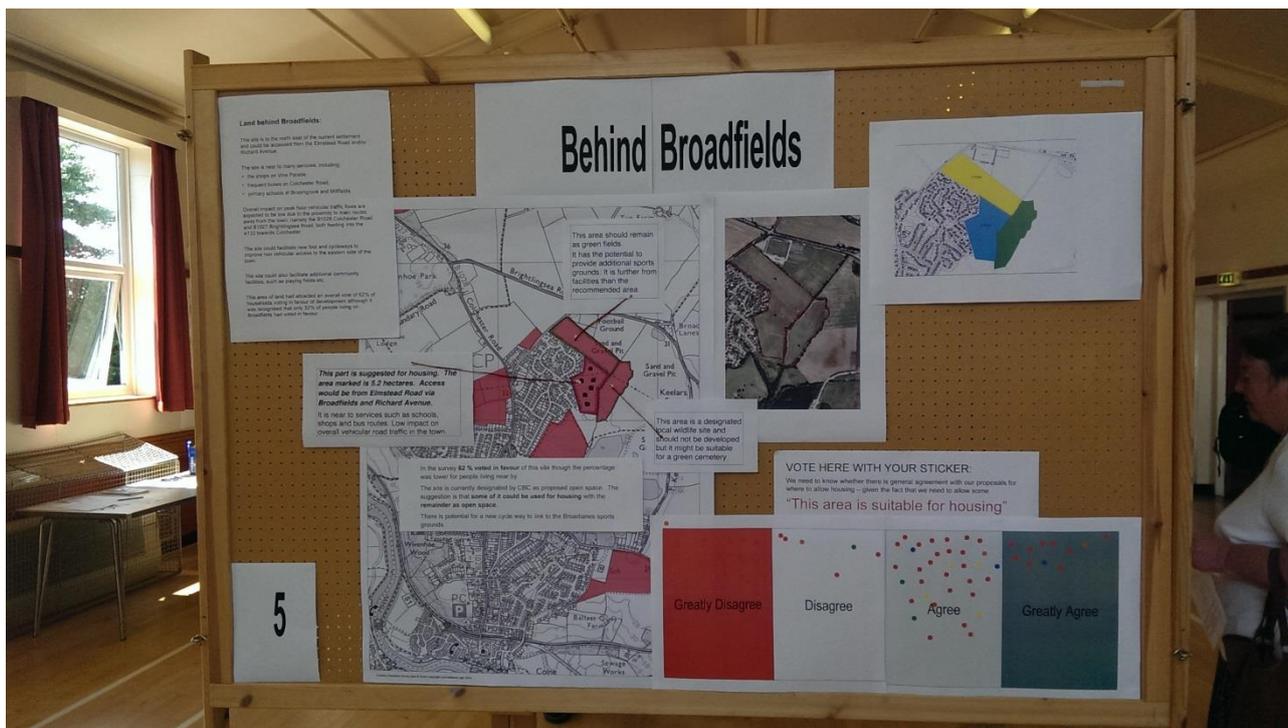


4. Landowners' requests

A map of the neighbourhood with different coloured areas indicating the larger area for development as requested by landowner and the smaller proposed sites. The larger number of 1,100 houses by 2032 as against the proposed maximum of 250.

5. Wivenhoe Neighbourhood Plan Proposed Sites

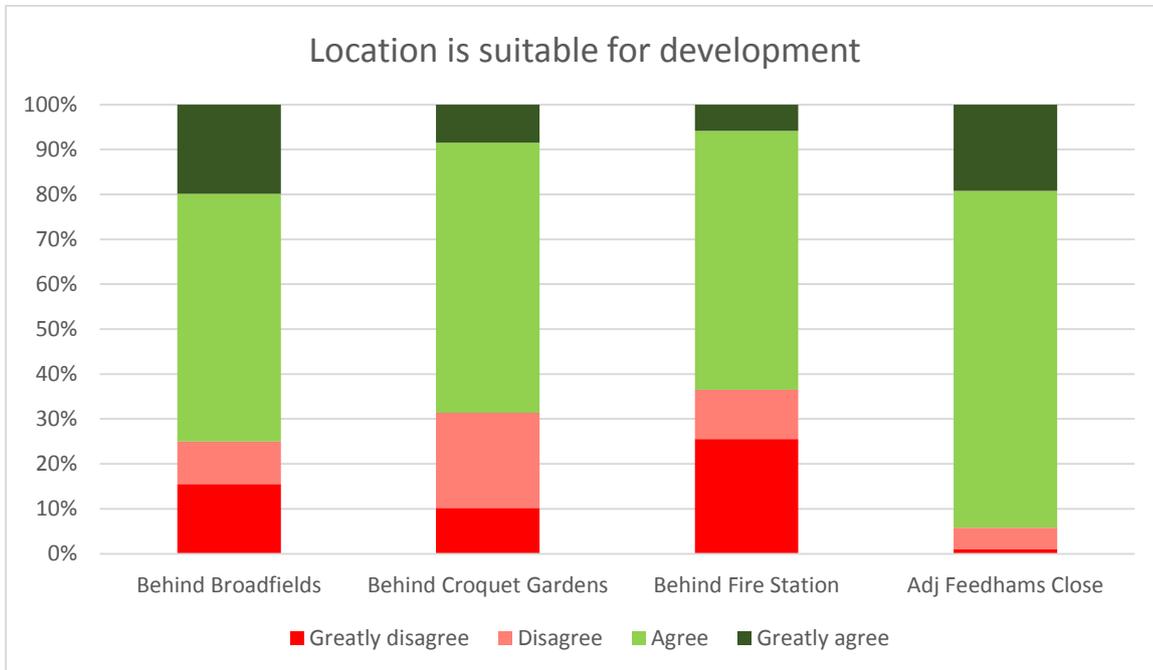
Residents were asked about the four areas proposed for building. There was one board per site, and they were shown the sites within a map of Wivenhoe and a zoomed in version of the map/aerial photograph, and the proposals for each of the areas within the site were explained. In all but one case WNP are only proposing accepting a portion of the site the landowner is proposing. In two cases the whole site is rejected.



Visitors were asked to use their stickers to indicate their agreement with the suggestion, with results given below showing overall agreement with all proposals.

Visitors were encouraged to discuss and comment, and all comments were placed on a comment board at the end (see [appendix 2](#)).

Proposal	Greatly disagree	Disagree	Agree	Greatly agree	Total
<i>Behind Broadfields is a suitable site for development</i>	18	11	64	23	116
<i>Behind Croquet Gardens is a suitable site for development</i>	12	25	71	10	118
<i>Behind the Fire Station is a suitable site for development</i>	35	15	79	8	137
<i>Adjacent to Feedhams Close is a suitable site for development</i>	1	5	78	20	104



6. The Other Side of the A133

Proposals for the other side of the A133 were explained. This area has been put forward for mixed development as a new garden suburb which would provide housing for both Colchester and Tendring. The total number of dwellings could be as high as 6,000. Part of the area lies within our neighbourhood plan area (shown by the dashed line).

If Colchester Borough decides in its new Local Plan that this area counts as a **strategic site** then this will overrule any neighbourhood plan recommendations.

The location received a moderate degree of support in the survey - 42% in favour - but it was also considered that it was too remote from the settlement area to meet local Wivenhoe needs.

The location currently has no amenities- these would have to be provided as part of the garden suburb development and there might be strain on Wivenhoe services in the early stages of development. The proposed garden suburb would add to congestion on the A133 but might result in the building of a link road to the A120. Traffic to the station in Wivenhoe could rise.

The LUZ group's recommendation is that this site should not be used for housing but that some of the area should be allocated for University and Knowledge Gateway expansion.

7. A new country park

A proposal has been put forward for a country park which would include the current Salary Brook nature reserve and some additional land. Some of the suggested area overlaps with the proposals put forward by landowners for development.

The area falling within Wivenhoe Cross Ward also includes two areas of woodland which are designated local wildlife sites. These are not included in the area currently proposed for the country park.

At the last Wivenhoe consultation day there was considerable support for the idea of a Salary Brook country park.

8. Unsuitable locations and other Issues

Sites which had been put forward by landowners and/or discussed within the initial questionnaire survey but had been evaluated as unsuitable under the site allocation criteria, were laid out and discussed on further boards. In addition visitors were reminded that there is more to the WNP than just housing and our Vision and Objectives were shared.

A final board raised awareness about a proposal for an Anaerobic Digester which would fall within the WNP boundary and potentially affect future plans for housing.

7. Comments

Post-it notes with further comments were invited and the vast majority of responses

indicated strong concern that sufficient infrastructure should be put in place to support new housing. This included provision of new schools, augmented medical facilities and an increased sewerage system. Concerns were raised concerning existing traffic congestion and the impact of new housing on this. More parking provision, shops and banks were also wanted. Further comments regarding the type of housing expressed a need for affordable and flexible housing for both elderly residents and young people and for new housing to be built with regard to the environment. Respondents were concerned that the rural nature of Wivenhoe was retained. Whilst not all comments disagreed with the building of an anaerobic digester, there was an overall concern with the proposed site which was considered to be unsuitable. Full comments are given in appendix 2 below.



Follow up and Conclusions on the event

Comments made by respondents on each of the boards were written up and circulated to the steering group. A brief blog was written for the website and other media and the information content of each of the displays for the consultation was put onto the website. Comments and feedback regarding the sites and numbers of houses were invited. It was helpful to have the Anaerobic Digester exhibit as many people had not heard about it. Those who did have information concerning this were able to talk about it then and there

rather than confusing it with the specific NP issues. The Transition Café was a success and added an important social aspect to the consultation event.

Section B –feedback and comments

During all the pop up events, via emails and letters, as well as on the website itself, people were invited to feedback. Comment made during the 11th July consultation can be found in appendices 1 and 2. After the consultation day, the main questions were placed on the WNP website to allow further comment. Comments up to and including July 22nd can be found in Appendix 3.

Appendices: full responses in comments

Appendix 1: Comments on 250 houses

- Global warming is a serious massive problem. Houses should be zero emissions. Effective cycle routes must be in the plan.
- I don't know anyone who hasn't been able to buy a house in Wivenhoe, because none are available. But, I know lots who can't afford 'affordable housing' – building more won't help.
- Housing that is newly built if government allows house prices to fall.
- Having recently moved into the area, which is an area where development has impacted hugely on inadequate supporting infrastructure, I have concerns that Wivenhoe will be spoilt with too great an influx with insufficient support in place.
- This question is badly phrased. 'Greatly disagree' may mean build nought or build 2000.
- It scars Wivenhoe landscape, turning it more urban.
- When the infrastructure, i.e. sewage etc. is renewed – no more housing should be built.
- We do not need any more houses in Wivenhoe!! The doctors can't cope now...and where will the children go to school? The two are full now.
- We need to make sure new homes are not just market housing, but social and low-cost, for the long term, otherwise need will not be met.
- Charles Court: How near to houses in Broadfields? A buffer zone needed because of flooding in winter.
- New housing developments have impacted on traffic significantly, as has the 'uni' at Clingoe Hill. Colchester Hospital is unable to deal with increase in town, as do other services. 200 is enough without extra doctors, dentists, schools. There is no room in the graveyard – really basic community needs. Traffic is nightmare. Can't get to work using Clingoe Hill – have to do round trip via Ardleigh to get to A12. Trains are

full. No parking in Britannia Crescent, as CBC won't allow driveways. Can't drive boat to sailing club – excessive traffic in new development.

- Greatly disagree. We have no more room for any more homes.
- While Wivenhoe is a town, in terms of provision, we are a village. Limited shops, facilities – no bank. An increase in population would not be sustainable.
- Need extra homes to ensure families can access an affordable home in Wivenhoe.
- I don't want any, but to be pragmatic, I will agree with the Neighbourhood Plan. Wivenhoe has so much history.
- Could be more than 250.
- The infrastructure to sustain more housing in Wivenhoe is not in place.
- More homes equals doctors, dentists, schools, etc. Is this planned for?
- Small developments could be acceptable, but only if adequate infrastructure is completed first. Health facilities, schools, but major problem is traffic. Accessibility and quality of life seriously compromised by any more traffic.
- One off-put is the network for computers – no broadband as yet.
- The infrastructure as it stands is insufficient. Access – Clingoe Hill – is deplorable. Schools are already at bursting point. Traffic and parking already very difficult, etc.
- With the problems concerning schools and doctors, why do we need more houses?
- We do need more housing for the aging members of our community and affordable housing for younger people of Wivenhoe. However, a large increase in population could adversely impact on infrastructure.
- I've said greatly disagree simply because the infrastructure is not there (i.e. roads, drainage, schools, clinics, etc.). If the developers were made to include all of the above first, then I would agree. Developers and contractors are primarily there to make a profit. Building something is incidental. (A former building contractor)

Appendix 2: General Comments on Post-its

Concerns about infrastructure and services

- Wivenhoe needs an accessible surgery that can cope with increased health demands of a growing population.
- We need a new GP/medical centre and school places. Housing is needed but you need to service the people in those houses.
- Improvement to local facilities, e.g. medical, essential as part of this. 250 homes without this is too many.
- As well as houses we need more schools and doctors for all new and existing homes.
- There should be a plan for additional infrastructure FIRST, before considering more housing. Wivenhoe badly needs 1. Additional GP surgery 2. A High School 3. Additional primary school.
- Schools already stretched to bursting point. Other facilities need improving/addressing too...medical centre! Traffic through centre of town needs consideration.
- Any expansion of population needs to be accompanied by expansion of school places. Schools (2) are FULL at present. Millfields may be the best choice for expansion.
- Agree houses are needed but infrastructure - roads, GP, schools need to be sorted BEFORE developments are given go-ahead.
- Surgery. We already wait 4 weeks for appointments. No room for more houses without support.
- We must provide proper facilities, shops hospitals, health centres, amenities, schools and green areas for any new housing. The hospital in Colchester is struggling as it is.
- Existing infrastructure cannot cope so increasing population will exacerbate things. Do you expect house builders to help pay for a new school etc. because the Council certainly isn't forthcoming with increased funds.
- Infrastructure. Are we going to be able to ensure that sufficient investment in infrastructure is made to cope with another 250 houses: better roads, pavements,

improved schools, health centres etc.?

- Some development needed to supply local needs but not without considerable investment to improve facilities, road network, ingress and egress to and from Wivenhoe and traffic management.
- Creating more houses needs confirmation that the surgery and facilities will be able to meet demand.
- I reluctantly agree we need a few more houses but we also need more school places and facilities.
- Whether we like it or not new housing will be built. However, it is vital that developers are made to build new infrastructure (roads, sewers, drains, surgery, school etc.) before the first house is started otherwise it won't happen! Do NOT trust any developer, they are there to make a profit and walk away. We will be left with the resulting problems!!!
- GP surgery needs to accommodate more residents – another surgery needed?
- Before any more housing, let's get a proper medical centre in Wivenhoe. Has been promised for years NOT Philip Road.
- GP surgery needs to be either central (Co-op area) or keep a small one at top of Wivenhoe and another small one at the bottom.
- Before any houses we need a decent doctor's. Philip Road is NOT the solution!
- With proposed development in upper Wivenhoe a medical centre satellite is essential and parking provision overall.
- I know we're talking houses but Cedric's site would be better for doctors!

Size of development and Type of housing

- In-fill on garden sites should continue to provide small scale development, eg near cemetery bungalows.
- Need for small scale developments especially homes – bungalows for retired people and some 55+ schemes as elsewhere.

- Older people. More provision of flexible housing for older people needed in Wivenhoe including sheltered and residential facilities.
- Proposed estimated numbers of houses per site? Hard to say 'yes' or 'no' to development unless there's a general ceiling to numbers per site.

Anaerobic digester

- Worried about the anaerobic digester proposal and what it might do to the already threatened wild life. Somewhere further away from habitation more suitable? There are a lot of holes in Blackburn.
- No anaerobic digester plant!
- Wivenhoe is not the correct location for an anaerobic digester when there are numerous industrial/business park sites available.
- No digester – Agree
- No anaerobic digester
- The proposed anaerobic digester should not be built on this site – not only far too much traffic but also near a school.
- My main concern is the anaerobic waste digester – smell, noise coupled with impact upon wildlife. The Quarry is already very noisy and light pollution is a problem also. I can't believe that this is the best possible location.
- I am in favour of a digester but they should be small scale and local.
- Not opposed to anaerobic digester in principle but definitely not on that site.

General positive or negative about development

- No more housing. Don't believe in sustainable transport comments. Nice honey bread.
- Would like to see more homes built and the Wivenhoe community to grow. The

increased development is likely to attract funding and greater amenities to Wivenhoe.

Comments on specific Sites

- Building behind the fire station will bring “Wivenhoe”, our town/village, nearer to University and Colchester, so NO. Other sites far preferable, Broadfields and Croquet Gardens.
- While I agree with proposed development behind Broadfields, I am concerned about potential health input of pylons on residents.
- Site B question. What will they do with the sewage drain in Rectory Hill which is already overloaded?
- Croquet Gardens. This is a green field site! It should not be built on! They have also pinched some of my garden!

Miscellaneous

- The affordable housing should be owned by the council. This will give democratic control over rents and standards and will provide a big income.
- Regardless of all this I feel the decision has been made – it is all futile. The council will do whatever makes them money – regardless of existing residents and countryside.
- A big well done for all the hard work done by the volunteers.

Appendix 3 Responses via Website

Comment: I note in the Wivenhoe plan that preference has been given to build on areas A and B -however there are adders on both areas which I understand to be a European protected species- what impact does that have on the plan? What provision has been made to protect their habitat?

Comment: I have read your proposal regarding new housing in the area and whilst I would happily agree to have no new housing in the surrounds of Wivenhoe I am happy to support your suggested proposal.

Comment: The council have a duty to keep Wivenhoe separate from Colchester, as it has been for around a thousand years!

Wivenhoe residents do not want to see Wivenhoe become a suburb of Colchester. The council keep allowing new properties to be built ever closer to Colchester and if their allowed to continue with their grand scheme Wivenhoe will become part of Colchester a lot sooner than we may think.

Thank you.

Comment: Wivenhoe residents pay a premium to live in Wivenhoe compared to Colchester.

We do not want to become a suburb of Colchester.

New properties should be built away from Colchester and on the outskirts of Wivenhoe keeping the traffic away from the town itself...

Regards

Comment: As to whether we have more wanted/unwanted houses built here I wonder if any of us have any choice. My interest is to try to ensure that the design is fit for purpose, NOT just what someone who won't live there can get away with. Minimum standards should be mandatory e.g. have sunshine come into living rooms, be well insulated (including having planned ventilation). Roofs should provide attic storage for householders "stuff", also have/be suitable for solar energy collection. In 21st century we should expect estate planning to encourage community life with walking and cycling being convenient NOT just make cars and the urge to get out ever more necessary.

Comment: I believe the traffic flow in and out of Wivenhoe has got a lot worse over the years with cars per household increasing year on year, traffic is especially bad on Colchester road.

All efforts have to been made to keep this traffic to a minimum and build houses that do not make a sufficient impact on this problem.

Building houses on sites D and A will allow home owners to commute to and from work without actually impacting directly on Wivenhoe itself by using Elmstead Road straight onto Clacton Road A133 or Brightlingsea Road which is cutting out a large section of Colchester Road and utilising the empty spaces created at the traffic light junction with Colchester Road.

It is my belief that building on these two sites (D and A) is in the best interest for Wivenhoe home owners and to keep car fatalities/injuries to an absolute minimum. Thankyou.

Thankyou.

Comment: Hello Wivenhoe planners,

I cannot find any information on the housing plan for Wivenhoe, so I apologise if my ensuing comment is redundant!

I live on the edge of Wivenhoe near to the Wivenhoe FC grounds. I am concerned that if housing developments are being planned on the field between the Broadfields estate and the Brightlingsea Road, precious habitat for skylarks will be lost. I thought I would comment just in case no-one else has stood up for the wildlife in this particular area.

I am a 'young person', and I recognise that the Wivenhoe plans are paramount to the housing opportunities for young people in this area. However, I am also a bird-lover, and I think it is important to protect skylarks: a species of bird which is red-listed according to the RSPB. My partner and I regularly take walks through the fields surrounding the estate, and we are mesmerised by the flocks of ascending skylarks and other wildlife in this area which we have seen, including: green woodpeckers, stoats, kestrels, little owls, sparrow hawks, grass snakes, lapwings etc.

From what I have seen on the Internet, you are doing a fantastic job with community engagement. However, I wish I had looked into the plans before last weekend when you held a consultation at William Loveless Hall. It would have been great to have received a leaflet through the door to alert us to this event. Many thanks.

Many thanks,

Comment: I am the first to admit that I believe Wivenhoe has done enough with the Port and Cooks Shipyard developments, so I visited William Loveless Hall in a rather negative frame of mind on Saturday, but was very impressed with all the work and preparation that went into the presentations and think if that we do have to have further development, then you are going about it the right way.

It seems to me that a scaled down development of each site could possibly be the way forward, after all the 4 sites in total equate to 1017 houses if my memory serves me right, and you looking for a maximum of 250 houses.

Please could I ask that plan A Land behind Broadfields be revisited as there was a small triangle of land off to the left hand side of the proposed site which will not only have major access problems, but will also greatly affect existing adjoining properties. Regards.