

ADDENDUM

to the

Wivenhoe Neighbourhood Plan Strategic Environmental Assessment (SEA) Environmental Report

First prepared by Place Services in March 2016

**This Addendum was prepared in October 2017
by the Wivenhoe Neighbourhood Plan Group
and reviewed by Jonathan Crane of Place Services in November 2017**

Why the need for this Addendum?

Following comments from Natural England after the Regulation 19 pre-submission consultation in August 2016, and further consideration of the Plan's policies after an NPIERS review in June 2017, a number of modifications were made to the Wivenhoe Neighbourhood Plan policies.

These modifications are subject to Strategic Environmental Assessment (SEA) in so far as they may alter those impacts highlighted in the SEA that accompanied the Regulation 19 Pre-Submission consultation version.

While most modifications are minor, **a new Section 18 DEVELOPMENT AND NATURAL SITES** and **a new Policy WIV32, Recreational Avoidance from New Housing in Wivenhoe and Mitigation Strategies** were added.

This report which was prepared on **4 October 2017** screens the proposed modifications to the Plan to explore whether they would result in any additional significant impacts to those identified within the SEA Environmental Report of the Pre-Submission Wivenhoe Neighbourhood Plan.

Amendments to the Policies are shown in **red**.

No changes were made to the policies not included. These are WIV28, WIV29, WIV30 and WIV31

18 DEVELOPMENT AND NATURA 2000 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 NATURA 2000 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 Natura 2000 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 To address the issues of the impact of a population increase in the Colchester Borough, together with Tendring District Council and Braintree District Council areas, are to begin work on a Recreational Avoidance and Mitigation Strategies in the summer of 2017. The strategies will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. The strategies, where necessary, will require new residential development, that is likely to affect the integrity of the Colne, Blackwater and Stour European Sites, to pay for the implementation of the mitigation. The appropriate mechanism will be identified in the strategies and will be implemented by Colchester Borough Council as the local planning authority. As an alternative, developers may choose to implement bespoke mitigation measures, which will need to be agreed by Natural England and Colchester Borough Council.

POLICY WIV 32

Any proposed Recreational and Avoidance Mitigation Strategies will apply to development in Wivenhoe and any levy on new housing as part of these Strategies will apply to the new developments proposed as part of the Wivenhoe Neighbourhood Plan.

SEA Appraisal for WIV32

Policy WIV32: Recreation Avoidance from new housing in Wivenhoe and Mitigation Strategies
Any proposed Recreational and Avoidance Mitigation Strategies will apply to development in Wivenhoe and any levy on new housing as part of these Strategies will apply to the new developments proposed as part of the Wivenhoe Neighbourhood Plan.

Table 1: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	0	+	+	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	+	++	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	+	++	0	0	0	0

1.1.1 Significant Effects

The in-combination effects of additional housing in Wivenhoe along with the growth proposed in the wider area will impact on Natura 2000 sites in the vicinity of Wivenhoe. Whilst Wivenhoe is well provided with open spaces there is likely to be adverse effects on the European designated sites on the Colne as a consequence of increased population. The Borough intends to introduce mitigation measures to try to monitor and minimise these effects.

1.1.2 Temporal Effects

The potential for harmful effects will increase over time as development occurs so the benefit from the policy will be important in the medium and longer term.

1.1.3 Alternatives Considered

No alternatives were considered

1	WIV1	Wivenhoe Town Settlement Boundary	Wivenhoe Town Settlement Boundary	
		<p>(i) Development within the Parish of Wivenhoe, outside the town settlement boundary, as identified on the Wivenhoe Proposals Map, will only be permitted if it meets the requirements of Policy ENV1 of the Colchester Core Strategy and the other policies in the Wivenhoe Neighbourhood Plan.</p> <p>(ii) Development within the settlement boundary shall be guided by the relevant policies in this Neighbourhood Plan, the Colchester Borough Local Plan, the Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan.</p>	<p>1. Development within the settlement boundary shall be guided by the relevant policies in the Wivenhoe Neighbourhood Plan and the Colchester Borough Local Plan.</p> <p>2. Development outside the settlement boundary, as identified on the Wivenhoe Proposals Map, should:</p> <ul style="list-style-type: none"> i. Demonstrate that it needs, or is compatible with, a countryside location; and ii. be in accordance with national, county and local policies for development within countryside areas; and iii. be appropriate in terms of its scale, siting, and design; and iv. protect, conserve or enhance landscape and townscape character, including maintaining settlement separation; and v. protect, conserve or enhance the interests of natural and historic assets; and vi. apply a sequential approach to land at risk of fluvial or coastal flooding in line with national planning policy and guidance of PPs25 (or any successor document); and 	<p>Policy text improved.</p> <p>This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.</p>

			<p>vii. protect habitats and species and conserve or enhance biodiversity; and</p> <p>viii. provide for any necessary mitigating or compensatory measures; and</p> <p>ix. satisfy other relevant policies in the Wivenhoe Neighbourhood Plan.</p>	
2	WIV2	Development on Wivenhoe Neighbourhood Plan land to the north of the A133.	Development <i>within</i> Wivenhoe Neighbourhood Plan land to the north of the A133.	
		<p>i) An area of open space must be preserved between any new development and adjacent Greenstead to ensure settlement separation and;</p> <p>(ii) A strip of land adjacent to the A133 must be planted with a tree belt to preserve the rural approach to the Wivenhoe settlement area and;</p> <p>(iii) Adequate school, health and other community facilities should be provided on the site at an early stage to serve this new community.</p>	<p><i>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 early stage to serve this new community to mitigate any impact resulting from large scale development on the services and facilities in Wivenhoe.</i></p>	<p>sub ii) of the original policy point became an Action Point.</p> <p>This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.</p>
3	WIV3	Settlement Coalescence	Settlement Coalescence	
		<p>Any development proposal in the Wivenhoe Neighbourhood Plan area must:</p> <p>(i) preserve the physical separation of the Wivenhoe settlement area from the University campus as shown in the Wivenhoe Proposals map; and</p> <p>(ii) demonstrate that it preserves a significant gap between the Wivenhoe settlement area and the Wivenhoe Neighbourhood Plan boundary; and</p> <p>(iii) incorporate a significant physical break between</p>	<p>All development proposals <i>should, where appropriate:</i></p> <p><i>(i) retain</i> the physical separation of the Wivenhoe settlement area from the University of Essex campus as shown in the Wivenhoe Proposals Map; and</p> <p><i>(ii) demonstrate that the proposal does not contribute to the coalescence of the Wivenhoe</i></p>	<p>Policy text was improved.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>

		potential development on land to the north of the A133 and the adjoining settlement to the west.	settlement with the University of Essex campus or potential settlements/settlement expansion in Tendring District.	
4	WIV4	Protecting the setting of the River Colne	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 as shown on the Wivenhoe Proposals map (Colne Protection Belt) should continue to be protected from development of any kind.	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 as shown on the Wivenhoe Proposals map (Colne Protection Belt) 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 Colne Protection Belt 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.	Policy text was tightened. This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.

5	WIV5	University Marshes	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 must be protected from development.	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.	NPIERS advice on terminology accepted There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
6	WIV6	Access to the River Colne	Access to the River Colne	
		Any proposals must 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 maintained; and (iii) A balance between the needs of visitors to the waterfront areas and a general desire of people living along the waterfront to a peaceful enjoyment of it should be achieved; and (iv) Any attempt by frontagers to enclose further parts of the Quay or elsewhere along the waterfront will be opposed; and (v) the importance of the river for wildlife must be recognised in any proposals to increase access to the river.	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.	On advice from NPIERS the structure of this policy was amended. Original sub (iii) was abandoned as too vague. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
7	WIV7	Protection of Open Spaces, Play Areas, Sports Facilities & Allotments	Protection of Open Spaces, Play Areas, Sports Facilities & Allotments	

		Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe Proposals Map (Fig. 22) and in the list (Table 2) shall be protected from development unless: (i) In the case of play areas, sports fields and allotments, alternative and improved provision is created in a location well related to the functional requirements of the relocated use and its existing and future users; and (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.	Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe Proposals Map (Section 19) 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; 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.	Policy was reworded following NPIERS observations. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
8	WIV8	Provision of Additional Sports Pitches, Play Areas & Allotments	Provision of Additional Sports Pitches, Play Areas & Allotments	
		(i) A financial contribution and / or the provision of land for additional sports pitches, allotments and/ or public open space will be sought from any proposed residential development scheme; and (ii) Any development scheme of more than 25 properties will be expected to include an adequate play area in line with existing Colchester Borough Council policies.	Development proposals in Wivenhoe Parish will be supported which satisfy the following: (i) Contribute to the cost of providing additional sports 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; and (ii) Provide amenity space within the development area equal to at least 10% of the site area where the development is of 25 or more dwellings.	Policy was amended to avoid possible conflict with NPPG. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
9	WIV9	Local Green Space	Local Green Spaces	

		That part of Ferry Marsh (as shown on the map in Fig. 23) and the area of land opposite Millfields School (as shown on the map in Fig. 24) shall be designated as 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.	Map numbering adjustment only. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
10	WIV10	The Goods Shed, Station Yard, Wivenhoe	The Goods Shed, Station Yard, Wivenhoe	
		Development proposals for commercial, residential or leisure uses will be supported subject to the historical features of the building being respected.	Development proposals for commercial, residential or leisure uses will be supported subject to the historical features of the building being respected otherwise the remains of this building must be removed and the space be used for additional car parking.	This building was de-listed after the fire in 2015. This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.
11	WIV11	The Quay area at Wivenhoe	The Quay at Wivenhoe	
		Whilst recognising that the Quay area is a BOAT (Byway Open to All Traffic) and is also within the Wivenhoe Conservation Area, it is designated as an area for improvement and therefore development proposals should: (i) Promote the Quay area (The Quay and The Folly from Bath Street to Walter Radcliff Way, in the Conservation Area of Wivenhoe) as a place of heritage value and of importance to residents and visitors to Wivenhoe; and (ii) Protect and enhance people’s safety when	Proposals for development in the Quay area (from Bath St to Walter Radcliffe Way) 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	Policy structure was improved on advice from NPIERS There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.

		<p>walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and</p> <p>(iii) Further constructions that might impede the view of the river from it and the unnecessary parking of vehicles shall be actively discouraged; and</p> <p>(iv) The surface of the Quay should be free from potholes and made suitable for babies in buggies, people in wheelchairs or people with difficulty in walking to be able to travel safely along its full length.</p>	<p>walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and</p> <p>(v) do not impede the view of the river or from it; and</p> <p>(vi) do not lead to additional car parking spaces on the Quay; and</p> <p>(vii) contribute to the enhancement and maintenance of the Quay's surface to ensure it is safe and accessible to all pedestrians.</p>	
12	WIV12	Infill and Backland Development on Garden Sites	Infill and Backland Development on Garden Sites	
		<p>Where existing gardens are used to provide additional dwellings within the current settlement boundary, the development should reflect the character of the townscape in which it sits and protect the amenity of neighbours. It should reflect the scale, mass and height of neighbouring properties. It should not result in the loss of gardens which are important to the townscape, or increase the risk of flooding from either surface water or fluvial flooding. Development will be expected to:</p> <p>(i) Ensure that density, dwelling size and garden size are similar to those in the immediate locality and avoid the appearance of cramming; and</p> <p>(ii) Ensure that any development must include</p>	<p>Proposals for development within the curtilage of existing dwellings should:</p> <p>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;</p> <p>ii. Ensure that neighbouring properties amenities are not adversely affected;</p> <p>iii. Not result in the loss of gardens which are important to the surrounding townscape;</p> <p>iv. Reduce the risk of flooding to surrounding properties from either surface water or fluvial flooding;</p>	<p>The amendment expresses the Policy more clearly.</p> <p>This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.</p>

		<p>adequate on-site car parking on both the existing property and the new sub-divided site, and will not create a need for additional on-street car parking; and</p> <p>(iii) Retain gardens that are visually important for the townscape; and</p> <p>(iv) Ensure that important wildlife corridors are preserved; and</p> <p>(v) Ensure that neighbouring properties' amenities are not adversely affected; and</p> <p>(vi) Ensure there will not be an unacceptable increase in traffic in those residential streets where traffic does not flow freely.</p> <p>If part of a garden is sold to provide a potential development site, permission to develop this created site shall only be granted if the host property satisfies the conditions above.</p>	<p>v. I nclude 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;</p> <p>vi. E nsure that there is no severe impact on wild life.</p> <p>vii. I nclude mitigation measures to prevent an unacceptable increase in traffic flows on residential streets.</p>	
13	WIV13	Extensions and Conversions of Residential Properties within the Settlement Area	Townscape Character Conservation	
		<p>(i) Extensions and conversions of residential properties should be designed to conserve features of existing streets and estates where these contribute positively to the townscape; and</p> <p>(ii) Greenswards adjacent to the highways should be conserved.</p>	<p>Development proposals will be supported where they:</p> <p>(i) Ensure extensions and conversions of residential properties are designed to conserve features of existing streets and estates where these contribute positively to the townscape; and</p> <p>(ii) Protect greenswards adjacent to the highways.</p>	<p>Policy structure improved after NPIERS advice.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>
14	WIV14	New Indoor Community Facilities	New Indoor Community Facilities	
		Residential development proposals will be	Financial contributions from development sites	Improved Policy focus.

		expected to make financial contributions towards the provision of indoor sports and recreation facilities.	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.	There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
15	WIV15	Indoor Community Facilities	Indoor Community Facilities	
		<p>Support will be given to the provision of new or improved indoor community facilities in both the upper and lower parts of Wivenhoe. It is important that existing indoor community facilities are retained where these positively contribute to the quality of local community life and the maintenance of sustainable communities in accordance with other policy requirements. 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. Any alternative indoor community facility will be required to meet the following criteria:</p> <p>(i) in terms of layout and scale it must be suitable for the same or a wider range of activities as the existing facility; and</p> <p>(ii) it must be equally available for public use in terms of restrictions on hours when facilities can be hired; and</p> <p>(iii) it must have no additional restrictions on</p>	<p>Support will be given to the 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 18 months. Proposals for development which result in the loss of indoor community facilities will be required to provide alternative facilities and meet the following criteria:</p> <p>(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</p> <p>(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</p> <p>(iii) the location of the alternative provision should be in close proximity to the existing</p>	<p>Amendment addresses the original Policy's vagueness.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>

		classes of users; and (iv) the location of the alternative provision must be generally accessible by foot and within or adjacent to the settlement boundary area of Wivenhoe town.	facility and easily accessible by foot.	
16	WIV16	The University of Essex	The University of Essex	
		The growth of the University within the campus area and Knowledge Gateway business park will in general be supported subject to it having proper regard to the interests and needs of Wivenhoe residents.	The growth of the University within the campus area and the Knowledge Gateway business park will in general be supported subject to proposals demonstrating that new development will not adversely harm the existing residents of Wivenhoe. In particular support will be given to development proposals which improve the relationship between the university and existing residents, for example through the provision of shared facilities.	Policy wording improved. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
17	WIV17	Traffic in Wivenhoe	Traffic in Wivenhoe	
		Any development will be resisted where it would lead to a severe cumulative increase in traffic on those residential roads within the Wivenhoe settlement area where traffic does not flow freely.	Development proposals which generate traffic will be supported where: (i) they are backed by evidence that there will be no severe cumulative increase in traffic within the Wivenhoe Settlement area; 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.	Policy improved after NPIERS advice. This amendment will ensure that the positive impacts previously identified will be enhanced by the modifications.
18	WIV18	Walking and Cycling	Improvement to Pedestrian and Cycle Provision	

		<p>(i) Where possible, the sites allocated for development (WIV28-WIV31) will be expected to link into and enhance the existing network of cycle paths and public and permissive footpaths. Appropriate contributions from development will be used to improve the existing cycle and pedestrian network; and</p> <p>(ii) All new development should ensure safe pedestrian access to link up with existing footways.</p>	<p>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</p>	<p>Policy structure was improved.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>
19	WIV19	General Employment	General Employment	
		<p>Apart from changes allowed under permitted development rights, proposals to convert present business or commercial properties into residential properties will be resisted; and applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:</p> <p>(i) The commercial premises or land in question has not been in active use for at least 12 months; and</p> <p>(ii) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 12 months.</p>	<p>Proposals to convert present business or commercial properties into residential properties will be supported where it can be demonstrated that:</p> <p>(i) the commercial premises or land in question has not been in active use for at least 12 months; and</p> <p>(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 lasting for a continuous period of at least 12 months.</p> <p>Proposals to build or redevelop properties within the Wivenhoe Settlement area as well as on sites designated on the Proposals Map suited for retail, small business</p>	<p>Policy reworded to avoid conflict with NPPG</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>

		<p>Proposals to build or redevelop properties within the Wivenhoe settlement area suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:</p> <p>(a) being sympathetic to the area in which they are proposed; and</p> <p>(b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements; and</p> <p>(c) according with other Wivenhoe Neighbourhood Plan, CBC Local Plan policies and the Essex Minerals and Waste Plans.</p>	<p>services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:</p> <p>(a) being sympathetic in design and layout to the area in which they are proposed; and</p> <p>(b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements.</p>	
20	WIV20	The Brook Street Business Centre	The Brook Street Business Centre	
		The Business Centre at Brook St is designated as an employment zone.	The Business Centre at Brook Street is an important place for small businesses and provides valuable local employment opportunities and must be designated as an employment zone.	<p>Policy wording improved to provide clarity.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>
21	WIV21	Cedric's Site	Cedric's Site	
		Whilst it is recognised that this site currently has permission for residential development, proposals for a mixed use scheme that is sympathetic to the surrounding area would also be supported.	Proposals for redevelopment of this site will be supported providing they are sympathetic in design and layout to the surrounding area. Proposals to include a mix of uses would be supported.	<p>Policy reworded to remove irrelevancy.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>

22	WIV22	A commercial / Light Industrial Business Centre	A commercial / Light Industrial Business Centre	
		A proposal to erect buildings for office and / or light industrial use (Use Category B1) on land of up to 2 hectares off Keelars Lane will be supported.	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.	Policy wording improved. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
23	WIV23	Additional dwellings in the Wivenhoe Parish	Additional dwellings in the Wivenhoe Parish	
		(i) In the period up to 2032, 250 new homes can be built in four locations (Behind Croquet Gardens see Policy WIV28; behind Broadfields – see Policy WIV29; off Elmstead Road – see Policy WIV30; and behind the Fire Station – see Policy WIV31) plus windfall in-fill sites and homes for which planning consent was obtained prior to approval of this Neighbourhood Plan; and (ii) A residential care home will not be considered as part of this 250 new homes figure; and (iii) The Neighbourhood Plan identifies allocations to accommodate growth (policies WIV28 to WIV31). In addition to these allocations, infill development will be considered acceptable within the settlement boundary of Wivenhoe, subject to the provisions of Policy WIV12, and other material planning considerations; and (iv) New housing development will be required to ensure that local infrastructure is provided and / or improved in relation to the size and scale of the development proposed. This requirement will	Proposals for new residential development will be supported on the four sites allocated for development in Policies WIV28-31 with a cumulative capacity of 250 dwellings and additionally on windfall sites within the settlement boundary	Policy restructured after NPIERS advice. sub (iv) was moved to a new policy WIV24 There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.

		apply to all infrastructure, and with particular attention to education provision and flood prevention (fluvial, sea and surface water).		
24	WIV24	Housing for the frail elderly	New WIV24: New Infrastructure	
		Proposals to deliver housing especially for the frail elderly and designed to promote independent living will be supported, subject to the proposals satisfactorily addressing all other policy criteria.	Proposals for new residential development will be supported which provides 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.	This new Policy replaces the <i>Housing for the Frail Elderly</i> original policy which suffered from difficulty of definition. Support for sheltered housing was moved to the text. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
25	WIV25	Residential Care Home	Residential Care Home	
		Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria.	Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area will be supported.	Policy wording improved. There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.
26	WIV26	Flooding Risk and Climate Resilience	Flooding Risk and Climate Resilience	
		(i) Development should be located to minimise the risk of fluvial or surface water flooding	Proposals for development will be supported where it:	Policy wording improved.

		<p>(ii) Drainage for new development should be based on the principles of sustainable drainage, as outlined in the Essex County Council SuDS Guide. 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 in relation to any new development</p> <p>(iii) Permeable surfaces should be used wherever possible</p> <p>(iv) Development should be located to encourage the use of sustainable transport and should include additional cycle and footpath links</p> <p>(v) Incorporation of technologies which reduce reliance on fossil fuels such as solar panels at the build stage on new developments will be encouraged</p>	<p>(i) Is located to minimise the risk of fluvial or surface water flooding; and</p> <p>(ii) Provides sustainable drainage, as outlined in the Essex County Council SuDS Guide. 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 in relation to any new development; and</p> <p>(iii) Maximises the use of permeable surfaces wherever possible; and</p> <p>(iv) incorporates, at the build stage, technologies, such as solar panels, which reduce reliance on fossil fuels.</p>	<p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>
27	WIV27	Design and Access	Design and Access	
		<p>Developers must demonstrate in a Design and Access Statement how their proposed development reinforces and enhances Wivenhoe’s character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following</p>	<p>Proposals which require a Design and Access Statement should address the following:</p> <p>i. Be of high architectural value, construction and operation; and</p> <p>ii. Demonstrate how sustainability and environmental considerations have been taken into account. Design should incorporate flexibility of use, some with potential for future expansion or</p>	<p>Policy reworded as more appropriate to neighbourhood plans.</p> <p>There will be no significant sustainability effects, or changes to the SEA, as a result of this modification.</p>

		<p>requirements for the proposed development:</p> <ul style="list-style-type: none"> - Be of high architectural value, construction and operation; and - Should 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 properties will meet Lifetime Homes design standards (as identified in Appendix 2); and - Be styled to complement and respect existing dwelling types in the vicinity; and - Use good quality materials that complement the existing palette of materials used within the area with the promotion of high quality interior spaces and light; and - Incorporate space and facilities conducive to working from home with occupier controlled access to fibre, copper and other home office services; and - Incorporate well-designed access for pedestrians, cyclists and the physically disadvantaged; and - Ensure appropriate on-site car parking for cars, motor cycles and mobility scooters; and - Ensure that all homes include outside storage space, and where flats are proposed, include adequate provision of personal secure outdoor general storage suitable for bicycles; and - Include landscape schemes that show integration 	<p>alteration for lifetime living, with the aspiration that new dwellings meet Lifetime Homes design standards, (as identified in Appendix 2); and</p> <ul style="list-style-type: none"> iii. Be styled to complement and respect existing dwelling types in the vicinity; and iv. Use good quality materials that complement the existing palette of materials used within the area with the promotion of high quality interior spaces and natural lighting; and v. 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 vi. Incorporate well-designed access for pedestrians, cyclists and the physically disadvantaged; and vii. Ensure that all homes include outside storage space, and where flats are proposed, include adequate provision of personal secure outdoor general storage suitable for bicycles; and viii. Where appropriate demonstrate how the proposal integrates into the surrounding countryside, and ix. Where appropriate incorporate play areas with safe access to open and green spaces; and x. 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 	

		<p>into the surrounding countryside, and incorporate play areas with access to open and green spaces; and</p> <p>- 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</p>	garden, or there are gardens that could be provided under a service arrangement.	
28	WIV32	<i>Note: This is a new policy which has been added to the NP in 2017</i>	Recreational Avoidance from New Housing in Wivenhoe and Mitigation Strategies	
			<p>Any proposed Recreational Avoidance and Mitigation Strategies will apply to development in Wivenhoe and any levy on new housing as part of these Strategies will apply to the new developments proposed as part of the Wivenhoe Neighbourhood Plan.</p>	<p>Natural England in its response to the original SEA had concerns about the impact on European designated sites of additional housing. The purpose of this policy is to address these concerns.</p>