

**Wickham Bishops Neighbourhood Plan**  
**Summary of responses received at Reg 16 stage**

<b>Policy</b>	<b>Consultee</b>	<b>Meets Basic Conditions?</b>	<b>Summary of Comments</b>
<b>WBEC 01 HOME WORKING</b>	21 residents  Essex Bridleways Association	Yes	The village seems to be coping well with 'working from home'  Wickham Bishops has already achieved a higher proportion of its population working from home than the national average and the WBNP encourages this further. Additional enhancements by BT Openreach to the fibre network will support this policy.  Given recent events, it is important that any new development makes provision for home working and that broadband infrastructure is at optimum level.
	Resident	No	
	Essex County Council		Recommend reference to 'new dwellings' is amended to 'properties', as improved connectivity is being provided by the ECC Superfast Essex Programme to both residential and business properties.
<b>WBEC 02 BUSINESS AND RETAIL</b>	22 residents	Yes	The policy wisely seeks to protect continued provision of the existing retail and business activities and encourage expansion. These facilities are essential to a sustainable future that does not require residents to travel (typically by car) to the towns. This equally applies to the continued provision of a library in the village.  A viable retail sector is vital for a small community, thus reducing the need for travel to nearby towns for essential items.
	Essex County Council		ECC welcomes the inclusion of cycle parking at Snows Corner, and the intention of the policy to protect local retail and businesses, where viable. This will help to reduce the need for additional car-based trips on the local road network. Recommend viability wording changes to protect retail and business uses.

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<b>WBen 01 RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION</b>	21 residents	Yes	
	Resident	No	Making a financial contribution is only acceptable where the developments are small. Large developments (8+ properties), a financial contribution by developers looks like a bribe to get the planning consent.
	Essex County Council		Policy and text should be updated as the Essex Coast RAMS SPD has been adopted by MDC.
<b>WBen 02 BIODIVERSITY AND NATURAL HABITATS</b>	22 residents	Yes	<p>It is imperative that the Local Authority's at times lax attitude to the removal or decimation of large mature trees is replaced (as required in this policy) by stricter requirements to preserve the contribution that such trees make to wildlife and bio-diversity. Creeping urbanisation creating areas of disconnected woods and green space must be avoided.</p> <p>This is a rural area. The existing rural nature should be maintained and enhanced and it is important that any new development should not be detrimental to the environment</p> <p>It is important that any plan preserves and maintains local biodiversity and natural habitats. There is too much development taking place that over-rides this and we are losing too much of our green space.</p> <p>So important to keep the green areas</p> <p>The footpaths and bridleways of Wickham Bishops are of particular importance to mental health and well-being and have proved vital for my family during this pandemic and their rural nature must be preserved.</p>

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	Forestry Commission		Wickham Bishops has a significant amount of ancient woodland and that this is well covered for in the plan. Recommend rewording the policy to refer to 'irreplaceable habitats (such as ancient woodland and ancient or veteran trees'.to comply with the NPPF.  Encourages tree planting using healthy, resilient tree stock supported by robust management plans.
	Essex County Council		Amend policy to clarify ancient woodland are irreplaceable habitats. Strengthen policy to protect and enhance landscape character and its sensitivity t change. Amend policy to provide net gains for biodiversity, and establishing and improving ecological networks across the parish. Include support for other multifunctional green infrastructure .
<b>WBen 03 SPECIAL VIEWS AND VISTAS</b>	17 residents	Yes	The main part of the village sits on a ridge and there are many special views across the ridge into the open countryside. This policy will seek to retain those views  We have some lovely views - it is important that future generations get to enjoy them too
	Resident	No	The list in the plan is essential. However, many other areas should be added as there are pockets that many residents take incredible pleasure from.
	Melville Dunbar on behalf of A Collier	No	Objection is made to View G Tiptree Ridge View from Handley's Lane as this is not supported by robust evidence and therefore does not meet the basic condition. Handley's Lane is a well-used and appreciated public right of way. However, other than stating that the views identified are those that residents were particularly valuable, the Plan contains no comprehensive analysis of views around the Parish nor does it set out criteria to determine their importance. Because Handley's Lane is bordered on both sides by a dense tree screen there are very limited views from it across adjoining land or to Tiptree Ridge. View G should therefore be deleted.
<b>WBen 04 OPEN SPACES</b>	Aspbury Planning on behalf of Ms Elliott & Mr Elliott	No	Policy WBen04 identifies several Open Spaces within the development boundary for Wickham Bishops. The Regulation 14 Consultation Plan identified 8 Open Spaces, the Reg 15 submission

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			<p>identifies 9 Open Spaces. The evidence and justification for this addition is not apparent which raises significant questions regarding the rationale behind the additional proposed designation</p> <p>The village is surrounded by proposed Open Space designations which appears to be an attempt to prevent development rather than to protect open space on its own merits</p>
	Arrow Planning on behalf of Mazdev Ltd	No	<p>The Open Space designation on land to the rear of Church Road is not justified, robust or based on evidence. It is not in conformity with Strategic Policies, nor does it have regard to national policies or guidance. It also does not contribute to achieving sustainable development. The Open Space designation should be removed from the land to the rear of 9 Church Road and those residential properties on Mope Lane;• The land should instead be allocated for housing in order to meet identified housing need.</p>
	Melville Dunbar on behalf of A Collier	No	<p>Many of the areas shown on Map 7, including land to the north of Handley’s Lane, are not open space accessible to the public. The areas include private undeveloped land and extensive areas of countryside. Policy WBen 04 is mistakenly using an open space policy as a countryside protection policy. This is unnecessary as the countryside is adequately protected by the Maldon District LDP. Many of the identified areas of open space do not meet the definition in the NPPF. Policy should be deleted.</p>
	Resident	No	<p>Open Space is clearly defined within the NPPF , which also states that policies should protect and enhance public rights of way and access.</p> <p>The Neighbourhood Plan appears to be using open space designations as a blunt tool to protect undeveloped areas mostly around the outside of the existing settlement boundary. This is not the purpose of designating areas of open space and this policy needs revision.</p> <p>Evidence of open space being designated inappropriately and not in accordance with the NPPF include the following inconsistencies: No areas of open space entirely within the settlement boundary are designated, such as Church Green; The open and undeveloped greenfield land to the north of Grange Road, has been partially designated, but the border has been raised to the</p>

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			<p>north leaving the area nearest to Grange Road not protected by the open space designation. This land has a public footpath running across it, therefore it unequivocally fits the NPPF description of open space and the boundary should be extended to run adjacent to Grange Road; - The open field to the south west of Maypole Road has been designated and the open field to the north of Great Totham Road has also been designated. However, the open field in between these two fields, which is almost identical in its context, has not been designated open space; - An area of open space has been designated immediately to the south of Church Road and east of Station Road. This site comprises a private dwelling, 'The Old Rectory'. There is no logical basis for designating this site as open space and it meets none of the requirements set out within national policy;</p> <p>Land to the rear of 9 Church Road has been designated as open space. There has previously been an Appeal dismissed for 52 dwellings on this site. This is not publicly accessible land and cannot be viewed from any public land, therefore has limited public amenity value. Whilst acknowledging the site had some value, the Inspector dismissed the appeal due to not complying with the settlement boundary policy and not due to any impact upon the countryside, open space or rural character of the village. The inclusion of this land as open space is clearly not consistent with the NPPF.</p>
	Gladman Developments Ltd	No	<p>The policy as currently worded could be seen to be providing a blanket restriction on sustainable development opportunities in the NDP area, directly conflicting with the objectives of the Framework to significantly boost the supply of housing. Gladman consider the justification and evidence provided to support the designation of these sites as open spaces is lacking and does not allow for flexibility which assesses any harm to the visual and functional separation of settlements against the benefits of a development proposal. Ultimately the policy is not consistent with national policy and advice and should be deleted from the plan.</p>
	20 residents	Yes	<p>A tension can develop between retaining grass verges to roads and replacing them with pavement to enhance pedestrian safety. If the semi-rural nature of the village is to be retained</p>

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			<p>it will be essential not to replace or remove any more grass verges. The answer lies in controlling vehicles' speeds not in concreting over green verges.</p> <p>Open Spaces are important in any developed area. The open spaces identified in the Plan and this Policy help to retain the rural nature of the parish, even if the open space is not directly accessible to the public. It is still an open space which benefits the parish overall.</p> <p>Would like to see more open spaces and less development of our village</p> <p>These are more important than ever. Need to keep access as well</p> <p>The open spaces either side of the Handleys Lane bridle path and around Grange Road are home to such amazing wildlife. We have seen bats, foxes, deer, hare, owls and much more.</p>
<b>WBen 05 LOCAL GREEN SPACE</b>	22 residents	Yes	<p>The policy could be more ambitious</p> <p>It is particularly important that the Local Green Space identified in this Policy is retained and protected. The by-way which passes through is well used by parishioners and provides an area of tranquillity close to the centre of the village.</p> <p>Green space is vital for the mental and emotional health of residents - we can't have enough of it, particularly in this time of Covid</p>
	Aspbury Planning on behalf of Ms Elliott & Mr Elliott	No	<p>The proposed LGS includes privately owned land, west of Handleys Lane. This site is outside the settlement boundary and therefore no further designation is required to control development. Development is concentrated within the Settlement Boundary therefore raising the question how this site can be considered 'Local' and intrinsic to the village.</p> <p>Local Green Space designation should not be used as a blanket designation of open countryside adjacent to settlements and should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name. This is not the proper use of</p>

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			the designation. The inclusion of this site in the proposed LGS does not meet the NPPF LGS criteria.
	Melville Dunbar on behalf of A Collier	No	<p>The proposed LGS includes privately owned land to the north west of Handleys Lane., which has no special qualities in terms of beauty, historic significance, tranquillity, or wildlife, has no public access and is not used for recreation. This site does not meet the NPPF LGS criteria.</p> <p>The land to the south-east of Handley's Lane is an extensive tract of land laid to sports fields and would be more appropriately allocated for outdoor recreation. Policy should be deleted.</p>
<b>WBen 06 NEW DEVELOPMENT AND FLOOD RISK</b>	21 residents	Yes	Would like to see all new development being eco-friendly and sustainable. There should be more affordable housing in the village. At present the emphasis from developers seems to be based solely on building large houses from which they can derive the most profit at the expense of providing houses for ordinary people
	Anglian water Services Ltd	No	<p>An additional policy relating to the risk of surface water flooding has been added to the Neighbourhood Plan in response to comments made by Essex County Council as Lead Local Flood Authority.</p> <p>Anglian Water support the requirement for new development to build using sustainable drainage principles (Sustainable Drainage Systems - SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality enhancement. The policy as drafted refers to providing multi-functional SuDs but does not refer to water quality which can also be a benefit together with amenity, biodiversity, and flood risk management. Additional wording is suggested</p>
	Resident	No	In my experience, once developers have finished a site they will not be seen again and the damage to surrounding areas will then be the responsibility of those affected. I live in a high water table area and development behind my property has been applied for a number of times and I already have flood issues which a development would only escalate and no doubt would become my problem.

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	Environment Agency	-	<p>Flood risk - The site lies within Flood Zones 2 and 3, and development should be sequentially sited away from Flood zones 2 and 3. All proposed development in flood zones 2 and 3 should be accompanied with a Flood Risk Assessment using up to date flood data.</p> <p>Contaminated Land - The WBNP area lies over source protection zones 2 and 3 making it sensitive to contamination of ground water. For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with the planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.</p>
	Essex County Council		Supports this new policy
<b>WBF 01 BURIAL GROUNDS/CEMETERY PROPOSED EXTENSION</b>	21 residents	Yes	<p>The land adjacent to the burial ground is an important green space in the village and allows for villagers to gather for events e.g. Church fetes and charity fund raising. It should be protected from any development (especially housing). Land for extending the cemetery could be available without encroaching on this green space.</p> <p>This is a priority for those who wish to remain in the village after death. The present cemetery will soon be full up</p>
<b>WBF 02 SUSTAINABLE MEANS OF TRAVEL</b>	22 residents	Yes	<p>The Council is far from realistic in its comment and observations about sustainable transport. People in this village walk or cycle extensively and the absence of footpaths is irrelevant. Meaningful bus routes do not apply to most of the village and we must accept the use of personal transport such as cars as being normal, especially for use by older or disabled residents.</p> <p>Extending and linking footpaths is an excellent policy. More cycling will only occur if serious traffic calming measures are introduced by Essex Highways and properly enforced by the</p>

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			<p>police. This is a policy issue that goes beyond the reach of the WBNP but is absolutely critical to increasing sustainable travel.</p> <p>There are many public footpaths throughout the parish and these help to provide pedestrian access to various parts of the village. Any new development should not impact adversely on these footpaths and should seek to improve connectivity between them and with neighbouring settlements.</p> <p>When any developments of more than 6 properties are applied for, I would ask the residents locally to that area be consulted about travel.</p> <p>The footpath to the north of Tiptree Rd should be extended towards The Street.</p>
	Essex Bridleways Association	Yes	<p>We welcome the inclusion of equestrians within the Neighbourhood Plan and agree with the objective to extend and link the public rights of way network to give a safe, off road network. We would prefer to see more of an aspiration to include ALL users within this objective - pedestrians and cyclists are accommodated here but equestrians are not. Policy WBF02 does state that 'bridleway connections should also be considered' but more emphasis is required - bridleways are true multi-user routes - they are useable by all vulnerable road users and should be the default option when considering new links.</p>
	Essex County Council		<p>Support this new policy. Suggests wording changes to include successor documents to the for Development Management Policies and updates regarding travel plans.</p>
<b>WBF03 HIGHWAYS SAFETY</b>	21 residents	Yes	<p>The lack of footpaths is used by the planning committee as a means to reject otherwise excellent planning applications.</p> <p>It is entirely obvious (as noted in the WBNP) that one half of the village will in time find it impossible to cross The Street safely to reach the retail area because of the volume of traffic travelling between Maldon and Witham. It is already very dangerous for children, the elderly</p>

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			<p>and horse riders. The current approach of Highways prevents the provision of a pedestrian crossing in this location will frustrate policy WBF 03.</p> <p>There remains concern about the volume and speed of traffic passing through the village and any increased development would only add to that concern. Any development needs to ensure that where possible there will be no deterioration in parking provision and road safety generally. This is particularly important in relation to the access to the local primary school</p> <p>Concerned that future development in the village will put stress on our narrow roads, especially where there are no pavements eg Church Road, Tiptree Road, where drivers are prone to speeding.</p> <p>The footpath to the north of Tiptree Rd should be extended towards The Street.</p> <p>When any developments of more than 6 properties are applied for, I would ask the residents locally to that area be consulted about travel.</p>
	Essex County Council		The new policy is welcomed. Recommend technical wording changes.
	Resident	No	Further speed mitigation measures needed, especially in the street through the main Wickham Bishops village
<b>WBF 04 COMMUNITY FACILITIES</b>	22 residents	Yes	<p>The Parish Council needs more authority and funding to support community initiatives</p> <p>ECC's prior policy has been to seek to close rural libraries including the much-valued facility at Wickham Bishops. An extension of library hours would indeed be beneficial, and volunteer support could be provided, but this would require a change of direction by ECC.</p> <p>Any village community relies on its access to its varied community facilities. Their reduction in number or removal entirely would be detrimental to village life.</p>

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			As the village grows more community facilities will be required in the long term
	Essex County Council		Recommend changes to allow flexibility for other community uses to ensure that any proposed changes of use of existing premises will only be permitted where the premises or site cannot be readily used for, or converted to, any other community facility
<b>WBF 05 COMMUNITY ASSETS</b>	22 residents	Yes	<p>Given the value of the library to the community that has been documented in the WBNP, a policy that would add resistance to the possibility of its closure and/or sale for re-development is highly desirable.</p> <p>The Library is a particularly valued asset and should not be lost to the community.</p>
<b>WBF 06 DEVELOPER CONTRIBUTIONS</b>	22 residents	Yes	<p>Planners have unrealistic expectations about the contributions that developers can make. The Councils are inconsistent in the use of these planning powers.</p> <p>Where a local school is already oversubscribed it should not be possible for a developer gain approval for new housing by agreeing to make a one-off payment to bus children to other districts. Such practices are contrary to sustainability. Developer contributions must be to build new local (walkable) school facilities. Similarly, one-off tree and hedge planting with no enforced commitment to maintain those plantings once the development has been sold fails the sustainability test.</p> <p>Would like to see developers pay for improvements to the village eg improved roads, more green spaces, eco-friendly homes, affordable housing etc rather than just make a quick profit</p> <p>More financial contribution should be sought from developers to enhance medical provisions which are currently insufficient – Doctors’ appointment (pre Covid) were taking up to 3 weeks.</p>
	Essex County Council		ECC supports the ambition to ensure that any new development is required to contribute to the delivery of necessary infrastructure. ECC recommend the policy is replaced by alternative wording, and the examples of contributions incorporated within the justification,

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			with evidence as to why they are necessary. ECC includes links to other NP policies, which have been made; with regards Developer Contribution policies
<b>WBH 01 DESIGN AND CHARACTER</b>	22 residents	Yes	<p>Houses and bungalows are needed in the village to support an ageing population, many of whom wish to downsize. The Councils should support developments that are environmentally-friendly, and this should over ride other considerations.</p> <p>No additional street lighting and only allowing (and ensuring it is enforced) low level lighting on buildings is an entirely appropriate policy given the cherished character of the village at night with its dark skies.</p> <p>It is important that the design and character of any new development is in keeping with the character of the area. Whilst innovative designs can be supported, the overall character of the immediate area and the village as a whole should not be compromised.</p> <p>All housing built today should be eco friendly</p> <p>I am satisfied that the policy continues to support the WB Village Design Statement (2010) and reflects residents survey views at the time of the Snows Hill development (2017)</p>
<b>WBH 02 LIFETIME HOMES</b>	21 residents	Yes	We must retain the bungalows in the village and not allow their conversion into houses.
	Resident	No	The policy is almost right but this Council has some extra ordinary views as to what older people in Wickham Bishops need and require. Councillors have publicly declared that retired people should only have supported bungalows with no more than two bedrooms. This takes no account of the rights and preferences of the village's affluent ageing population
<b>WBH03 HERITAGE ASSETS</b>	22 residents	Yes	The Village Library, which was once the village school and is an attractive Victorian building, and is a significant historic building within the parish.

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	Historic England		Welcome the production of the Neighbourhood Plan but do not wish to provide detailed comments at this time. We would refer you back to the previous comments made at the Regulation 14 stage.
<b>Other comments on the Plan</b>	7 residents		<p>I support this Plan</p> <p>The bones of this Neighbourhood Plan are decent and thoughtful. The most contentious part of the plan concerns the arbitrary planning envelope that forces development into the centre of the village. The Council needs to recognise that St Bartholomew's Church sits at the traditional centre of this village and that the development envelope should be centred on that location, allowing for the other policies that concern open space and the environment. Planning oversight is lacking and we see occasional developments occurring outside the envelope.</p> <p>The Wickham Bishops Neighbourhood Plan is an excellent document. It is clear that it has been developed after extensive consultation with local residents and much care and attention has been put into the policies it contains. If confidence in the localism agenda is not to be lost and overridden by centrally driven directives then this Plan deserves to be given substantial weight in planning matters.</p> <p>A lot of work has obviously gone into this plan</p> <p>It's a good plan. A lot of work has gone into crafting it to meet the current and future needs of the community.</p> <p>Wickham Bishops has seen a lot of new developments in recent years, some of which is of large developments. The latest large development between Maypole Road and Great Totham Road has not been completed and a development of that size should be enough for many years before any further large developments are considered. This development will change the dynamics of the village and will take a few years to settle in. I moved to this village in 2002 and loved the village 'feel' it had. Since then, we have lost a number of green spaces (Village Hall, Snows Corner, Maypole Road/Gt Totham Rd to name but a few) and we are slowly losing the</p>

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			<p>village feel. I have no objection to minor changes to existing properties (assuming they are in keeping) or even one or two properties in areas between or next to existing properties.</p> <p>I think the NHP successfully manages to reflect the expressed views / needs of the residents, whilst also successfully conforming to the Basic Conditions requirements.</p> <p>I would like to commend this Neighbourhood Plan and thank all those involved in the production of this plan.</p>
	Arrow Planning on behalf of Mazdev Ltd		Mazdev Limited strongly objects to the Neighbourhood Plan and considers it does not meet the Basic Conditions: The Neighbourhood Plan does not contribute to the achievement of sustainable development; It does not include proposals to meet an identified housing need; There is no justification or evidence for the inclusion of part of our client's land as an Open Space . The proposed allocation appears to be a way to attempt to sterilise land, The WBNP is not consistent with national policy and advice and does not meet the Basic Conditions tests.
	Avison Young on behalf of National Grid		An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. Representation includes information outlining guidance on development close to National Grid infrastructure.
	ASPBURY Planning on behalf of Ms Elliott & Mr Elliott		WBNP does not meet Basic Conditions
	Essex County Council		The introduction should be amended to recognise the development plan status of the Essex Minerals Local Plan and Essex and Southend-on-Sea Waste Local Plan.
	Sport England		General advice on Neighbourhood Planning relating to the protection of playing fields, provision sports facilities and Active Design to support healthy lifestyles and healthy communities

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<b>Basic Conditions statement</b>	Resident		Meets Basic Conditions
	Resident		EU requirements are mentioned. Is this relevant as Britain's exit from EU is imminent?
	Resident		It looks good to me but I hope these are not just words and the actions made by the council follow them.
<b>Consultation statement</b>	Resident		This village does not require any further large developments. With this in mind, and with reference to 7.7 of the consultation statement, this area is enjoyed by a great deal of residents by way of backing on to this green area and the wildlife it gives the local area. As well as this, and as mentioned in various documents, road traffic has increased causing increased noise pollution. If this green space referenced in 7.7 was developed, the noise pollution would be just like living in a town.
<b>SEA/HRA Screening Opinion</b>	Arrow Planning on behalf of Mazdev Ltd		The SEA consideration of Policy WBen 04 states that protecting existing green space will encourage residents to spend more leisure time in the Parish. The land to the rear of Church Road is not publicly accessible, therefore does not provide a leisure function. It cannot therefore be claimed to contribute to this function and the assessment should be amended to reflect this fact. As currently drafted, it is inaccurate and unsound.
<b>NP supporting documents</b>	Arrow Planning on behalf of Mazdev Ltd		Landscape Character Assessment – The reasons in the WBNP for allocating land as open space are not consistent with the findings of the LCA. The findings of the LCA Character Areas have been incorrectly applied to land in other Areas, most notably Character Area 4 characteristics have been applied to land in Character Area 5 within the WBNP. They have in turn been used in an attempt to designate land as open space, but without justification or evidence.