

WEST MERSEA

Your Neighbourhood Plan



**CONSULTATION
STATEMENT**
WEST MERSEA TOWN COUNCIL

MARCH 2021



West Mersea

Planning for Mersea's future

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the West Mersea Neighbourhood Plan (GWMNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the GBNP are a result of extensive engagement and consultation with residents of Great Barton as well as other statutory bodies. Work has involved a household questionnaire, public meetings and consultation events at appropriate stages during the preparation of the plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 In response to the Colchester Borough proposition that 350 houses be built in West Mersea under their emerging Local Plan, a public meeting was held at Mersea Centre (The MICA) on the 1 September 2016. The meeting was called by West Mersea Town Council and chaired by the Mayor, Cllr Carl Powling, and over 500 people tried to attend although many were unable to get into the building. From this meeting the Neighbourhood Planning Group emerged, and Sub-Groups were formed to cover specific subjects. The make-up of these, and the Steering Committee, changed over time, as indeed did the chairmanship.
- 2.2 The West Mersea Steering Group was placed in a somewhat unusual position in that not only did the Colchester Borough emerging Local Plan require 350 houses to be built in West Mersea, (which was volubly objected to at the public meeting), but it specified the sites. There were to be 200 houses at MER18 (Brierley Paddocks) and 150 at MER02 (Dawes Lane), thus denying West Mersea Town any choice in site selection.
- 2.3 West Mersea Town Council, for purposes of the Localism Act, is the “qualifying body” and has prepared the plan with the assistance of a working group of volunteers and supported by Places4People Planning Consultancy.

Publicity

- 3.3 During the course of the preparation of the Neighbourhood Plan a significant number of meetings, consultation events and publicity took place. Appendix 1 of this Consultation Statement summaries

Regulation 14 Pre-submission Consultation

- 3.4 The 2019 COVID-19 Pandemic placed restrictions on the ability to hold public meetings and exhibitions to publicise the Plan. As a result, and in order not to delay the preparation of the Plan any further, the approval to consult on the Pre-submission Draft Plan was made by the Town Council on **XXXXXXXXXXXX**. Given the restrictions, the consultation was initially extended by one week to take place between 23 October 2020 until 11 December 2020, a period of just over 7 weeks. However, in the light of ongoing restrictions the period was extended to 4 January 2021 to ensure that everyone had a full opportunity to comment on the draft Plan.
- 3.5 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Colchester Borough Council, were consulted. The full list of bodies consulted is shown in Appendix 2 and the letter used to notify them is included at Appendix 3.

How we publicised the consultation

- 3.6 The Neighbourhood Plan and supporting evidence documents were made available on a dedicated website - <https://www.merseamatters.uk/>. Copies of the Plan were also made available for inspection at the Town Council offices and the Town's Public Library.
- 3.7 In order to ensure that every resident and business was aware of the consultation, a summary leaflet was prepared and inserted into the West Mersea Gazette. A copy of the leaflet is included as Appendix 4.
- 3.8 A comments form was made available to download and an online consultation response form was also made available.

4. Pre-Submission Consultation Responses

4.1 In total, 37 people or organisations responded to the Pre-Submission Consultation as listed below. The schedule of comments and the responses of the Parish Council are set out in Appendix 5 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

The following individuals or organisations submitted comments:

Colchester Borough Council
Maldon District Council
Anglian Water
Natural England
Highways England

S Rabett	Floralworkshops
Clr Jenkins	Town Council
A Hammond	-
S Jenner	-
A Tucker	-
D Conway	-
R Ingram	-
P Low	-
P Woodcock	Retired senior partner in Medical Practice
C Everett	-
D Bowcher	-
P Everett	-
M Burley	-
M Burley	STOP350
T Millatt	-
K O'Connor	-
D Cooper	-
R Tully	-
G Whittaker	-
G Johnson	-
H&M Pembrey	-
P Tatlow	-
G Johnson	-
M&L Whitford	-
J&E Akker	-
N Hinderwell	-
R Haward	Richard Haward's Oysters
A Mallett	-
J Seear	-

Gladman Developments Ltd
Strutt & Parker for City & Country and Frontier Estates
Barton Willmore for 148 East Road

Appendix 1 – Main consultation events during preparation of Draft Neighbourhood Plan

Date of Engagement	Details of people and bodies consulted	Explanation of how they were consulted – evidence if available including, press cuttings, photographs, minutes etc	Summary of main issues and concerns raised	How are we going to consider any issues or concerns raised – could be via our subgroups or the NPSG etc
1st September 2016	Public Meeting		MICA	Commence N Plan
2017	Probus	35 attendees	Presentation to lunch club	
2017	Housing Needs Survey	453 respondees	Centre spread in Mersea Courier, advertised on Front Cover	
2017	General Residential Survey	646 respondees	Centre pages in Mersea Courier, promoted on Front Cover	
2017	Business Survey	84 respondees	Promoted via personal contact, email and social media	
2017	Open Space, Sport and Recreation Study	4.10 The sports club survey forms part of the information collected to inform standards and recommendations for indoor and outdoor sports facilities. Surveys were sent to sports clubs on Mersea Island who use West Mersea facilities. 11 surveys were successfully completed and returned, accounting for the following types of sports clubs: • football (2) • cricket (1) • rugby junior (1) • netball (0) • bowls (2) • martial arts (1) • gymnastics (0) • tennis (1) •	4.11 A summary of the sports club survey responses can be found within the various areas concerning each sport or activity. For instance Football within Glebe Recreation area, Yacht Clubs within Civic Open Spaces and Board Sailing within Beach areas.	

Date of Engagement	Details of people and bodies consulted	Explanation of how they were consulted – evidence if available including, press cuttings, photographs, minutes etc	Summary of main issues and concerns raised	How are we going to consider any issues or concerns raised – could be via our subgroups or the NPSG etc
		sailing (3) • rowing (0) • boarding and kayaking (0)		
24th November 2017	Mersea Centre Film Club	170 attendees	Interval promotion pitch	
19th October 2017	West Mersea Primary School	Captive audience!	Children expressed concerns over parking, cars and speeding through the village. They expressed a wish for more leisure activities such as a swimming pool, trampoline park.	
26th October 2017	The Fox PH	16 attendees	Concerns over the Dawes Lane site - problems with ditches and flooding, the access road being too narrow and in poor state to cope with extra traffic, developing an area that would affect the coastal protection belt - skyline of houses can be seen as you come onto the island	
	The Victory PH	12 attendees	After discussions, various people were keen to fill in the questionnaire, but concerns were raised over the general infrastructure of the island, including access roads not being able to cope with extra traffic, also	

Date of Engagement	Details of people and bodies consulted	Explanation of how they were consulted – evidence if available including, press cuttings, photographs, minutes etc	Summary of main issues and concerns raised	How are we going to consider any issues or concerns raised – could be via our subgroups or the NPSG etc
			facilities such as the surgery, which is already struggling with the numbers of residents	
1st December 2017	Mersea Lights Up Christmas event	Members of the NP working group manned a stall, talking with people and handing out questionnaires and QR codes. Many people took the questionnaires or said they would go and fill it in.	Provided centre pages from Courier print run.	
	WMTC Council Meeting	Presentation by Peter Banks	Explanation of NPPF, Local Plan and Neighbourhood Plan and setting up of the N Plan Steering Group	
10th April 2018	East Mersea Council (EMC).	A meeting took place between Cllr Glover of EMC, Robin Wykes (acting coordinator) and Paul Knappett of WMNPSG at the offices of WMTC on the date stated.	Invitation extended to EMC to: 1. Join the WMNPSG 2. To input into subgroup areas relevant to East Mersea. 3. To enter into an agreement of understanding and cooperation with the WMNPSG.	The tourism document will be amended to reflect points raised by EMC. If agreed by EMC an agreement of understanding and cooperation will be drawn up for EMC and the WMNPSG to enter into.
14th April 2018	East Mersea Council Parish(EMPC). Cllr Glover	Email confirmation dated 14/04/18	Cllr Glover confirmed that at a meeting of the EMPC on 12/04/18 it was agreed that EMPC will work with the WMNPSG in compilation of the WMNP.	Cllr Glover will be the EMPC point of contact and attend NPSG meetings from April 2018. WMNPSG will draft an agreement of understanding and cooperation for the

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				consideration of EMPC.
19th April 2018	Presentation of Vouchers to the 2 winners at the Coop of a prize draw from General Residential Surveys returned.	Presentations of winning vouchers by Alan Brook and Peter Banks with photographs for local press	Vouchers presented were donation form West Mersea Coop	Coop Manager expressed a willingness to work with us at any time
22nd May 2018	Cllr Glover EMPC attended his first WMNPSG Meeting.	Cllr Glover introduced to Steering Group members and familiarised with proceeding	Cllr Glover on behalf of EMPC and Cllr Banks on behalf of the WMNPSG signed an agreement of understanding and cooperation.	Cllr Glover's regular attendance will provide the opportunity for the WMNPSG to engage and consult with EMPC openly on a regular basis.
26th June 2018	Public consultation event held in the Mersea Centre	The community were invited to view and comment on the Overview, Aspirations and Policy Considerations produced by each subgroup based on what the community had said in the housing, general and business questionnaires. In excess of 100 members of the community attended.	A summary of all the comments received via the postit note system used will be retained within the Neighbourhood Plan evidence base.	All the points raised will be considered and where appropriate included in draft document.
18th September 2018	Mersea Community Support Charity	The community were invited to view and comment on the Overview, Aspirations and Policy Considerations produced by each subgroup based on what the	The group interacted well and asked many relevant questions about the process, timescales and how the Neighbourhood Plans fits into the Local Plan.	The next Neighbourhood Plan Steering Group will be briefed on the outcomes of the session. Any new relevant issues requiring action will be passed to

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		community had said in the housing, general and business questionnaires. In excess of 100 members of the community attended. A presentation was given to approximately 20 members of the charity and community. The average age of those attending was sixty plus. The presentation included an overview of the Neighbourhood Plan process, timescales and a Q&A session.	Questions were asked regarding housing, the proposed sites, tourism and parking.	relevant subgroup. NB: Robin has a record of all points raised.
22nd June 2018	Courier Article	NP Chair Peter Banks interviewed for Courier article just prior to MICA engagement		
1st June 2018	Mersea Life article	Peter Banks authored article entitled: What, Why and When... Does West Mersea need a Neighbourhood Plan?		
1st July 2018	Article	Copy as above submitted to Mersea Island Society (MIS) for inclusion in their magazine	Published in printed magazine for the MIS	
7th December 2018	Article in Courier	Report on Developer Meeting		

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11th July 2019	Nicky Joshua - Locality Champion Landscape Architect	Nicky Joshua visited West Mersea with aim of helping the NPSG understand the required procedure and relevant policies to enable the NPSG to conduct a Landscape Character and Heritage Assessment. Nicky Joshua, David Cooper and Paul Knappett visited a range of sites in West Mersea which had been identified as being high value/sensitive landscapes or of significant heritage importance.	Nicky Joshua produced a report dated 12th July 2019. The content of the report will be discussed at the full Steering Group Meeting scheduled for 30th July 2019. In brief the report advised on the general procedure to follow in compilation of a Landscape and Heritage Assessments. She also identified the relevant policies and guidelines we need understand and follow. During her site visit and subsequent conversations it became apparent that there would be a need for a level of specialist support. A list of consultants with the necessary expertise was also provided. Subsequent to receiving her initial report Nicky requested copies of the information which was provided to AECOM and their final report. Nicky needed this information to assess what had	A subgroup of the NPSG has been formed to deliver the landscape and heritage section of the Plan. David Cooper and Paul Knappett will be responsible for the landscape element Alan Brook and Peter Clements will be responsible for the heritage element.

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			already been covered by AECOM and how best to advise us regarding further consultancy support.	
27/9/19	Rural Community Council	Meeting	Peter C & Alan B attended NO lecture	
Election piece PB				
PC at Local Plan				
PB at planning				
5-12-19	RCCE regional meeting	Meeting	Peter C & David C on Heritage/NP	
25-11-19	CBC Cllr Pat Moore	Meeting/report/emails	Viability of surgery in town centre rather than Brierley	
13-22 Jan 2020	West Mersea Medical Practice	Letters and phone call	Brierley Paddocks possible site for new surgery	
17-1-20 to 19-2-20	R.Winsborough, planning director of City & Country	e-mails and phone calls	Explore possibility of 106 land for surgery	
February 2020	Courier	Letter to Editor	Little likelihood of land being available in town centre	

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23/2/20 to 13/5/20	Jane Taylor, senior estates manager for NHS - CCG	Phone and e-mails	Viability of surgery at Brierley Paddocks considered with conclusion that NHS will carry out a business study (for up to two years!) to decide appropriate action for Mersea. WMNP decided to support whatever action they take provided a new surgery is built for the increasing numbers of residents from Brierley and Dawes Lane	
24/10/20	Courier	Details of the consultation with double page centre spread on the subjects covered and dates	Detailed advertising for the Consultation and how it will be conducted in "lock-down"	
November edition	Mersea Life	Letter to Editor by Peter Clements as chairman	Explanation as to the consultation and how to engage	
2017-2020	Facebook Page: https://www.facebook.com/wesmerseanp	Regular postings and links to Surveys and Draft Plan Consultation		
2016-2021	WMTC mailshots	Regular postings and links to Surveys and Draft Plan Consultation		

Appendix 2 – Statutory bodies and other organisations consulted on Regulation 14 Pre-Submission Neighbourhood Plan

Tollesbury Parish Council
Winstred Hundred Parish Council
Abberton and Langenhoe Parish Council
East Mersea Parish Council
Bradwell on Sea Parish Council
Colchester Borough Council
Essex County Council
Maldon District Council
Tendring District Council
Councillor Robert Davidson
Councillor John Jowers
Councillor Patricia Moore
County Councillor John Jowers
Anglian Water
Homes and Communities Agency
Natural England
Environment Agency
Historic England
National Trust
Highways England
Marine Management Organisation
Vodafone and O2 - EMF Enquiries
EE (part of the BT Group)
Three
NHS North East Essex CCG
Transco - National Grid
UK Power Networks
Essex & Suffolk Water
National Federation of Gypsy Liaison Groups
South East LEP
Sport England (East)
Essex Police
Essex Wildlife Trust
RSPB
Essex Rural Community Council
City & Country Ltd
A & DP Ltd
Gladman Developments Ltd

Appendix 3 – Statutory Bodies notification

Dear Sir/Madam

WEST MERSEA (ESSEX) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), West Mersea Town Council is undertaking a Pre-Submission Consultation on the Draft West Mersea Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of 7 weeks, from 23rd October to **11th December** inclusive.

We look forward to receiving your comments.

Clerk
West Mersea Town Council

Appendix 4 - Responses to Comments Form Questions

1. Chapters 1 and 2. Do you support the content of Chapters 1 and 2?				
			Response Percent	Response Total
1	Yes		64.29%	18
2	No		21.43%	6
3	No opinion		14.29%	4
			answered	28
			skipped	7

2. Do you support the Vision and Objectives in Chapter 3?				
			Response Percent	Response Total
1	Yes		71.43%	20
2	No		17.86%	5
3	No opinion		10.71%	3
			answered	28
			skipped	7

3. Policy WM 1 - Spatial Strategy. Do you support the policy?				
			Response Percent	Response Total
1	Yes		51.85%	14
2	No		29.63%	8
3	No opinion		18.52%	5
			answered	27
			skipped	8

4. Chapter 4 - Planning Strategy. Other than Policy WM 1, do you have any comments on the remaining content of Chapter 4?				
			Response Percent	Response Total
1	Yes		44.44%	12
2	No		55.56%	15
			answered	27
			skipped	8

5. Policy WM 2 - Housing Development. Do you support the content of this policy?

			Response Percent	Response Total
1	Yes		29.17%	7
2	No		41.67%	10
3	No opinion		29.17%	7
			answered	24
			skipped	11

6. Policy WM 3 – Land at Dawes Lane. Do you support this policy?

			Response Percent	Response Total
1	Yes		26.92%	7
2	No		50.00%	13
3	No opinion		23.08%	6
			answered	26
			skipped	9

7. Policy WM 4 – Land Brierley Paddocks. Do you support this policy?

			Response Percent	Response Total
1	Yes		22.22%	6
2	No		51.85%	14
3	No opinion		25.93%	7
			answered	27
			skipped	8

8. Policy WM 5 – Affordable Housing in Housing Developments. Do you support this policy?

			Response Percent	Response Total
1	Yes		37.04%	10
2	No		44.44%	12
3	No opinion		18.52%	5
			answered	27
			skipped	8

9. Policy WM 6 – Affordable Housing on Exception Sites. Do you support this policy?

			Response Percent	Response Total
1	Yes		36.00%	9
2	No		52.00%	13
3	No opinion		12.00%	3
			answered	25
			skipped	10

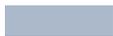
10. Policy WM 7 - Housing Mix. Do you support this policy?

			Response Percent	Response Total
1	Yes		65.38%	17
2	No		15.38%	4
3	No opinion		19.23%	5
			answered	26
			skipped	9

11. Policy WM 8 - Loss of bungalows and chalet dwellings. Do you support this policy?

			Response Percent	Response Total
1	Yes		78.57%	22
2	No		10.71%	3
3	No opinion		10.71%	3
			answered	28
			skipped	7

12. Policy WM 9 - Measures for New Housing Development. Do you support this policy?

			Response Percent	Response Total
1	Yes		70.37%	19
2	No		7.41%	2
3	No opinion		22.22%	6
			answered	27
			skipped	8

13. Policy WM 10 – Houseboats. Do you support this policy?

			Response Percent	Response Total
1	Yes		84.62%	22
2	No		11.54%	3
3	No opinion		3.85%	1
			answered	26
			skipped	9

14. Chapter 5 - Housing. Other than Policies WM 2 to WM 10, do you support the remaining contents of Chapter 5?

			Response Percent	Response Total
1	Yes		76.19%	16
2	No		23.81%	5
			answered	21
			skipped	14

15. Policy WM 11 – Open Space, Sport and Recreation Sites. Do you support this policy?

			Response Percent	Response Total
1	Yes		74.07%	20
2	No		14.81%	4
3	No opinion		11.11%	3
			answered	27
			skipped	8

16. Policy WM 12 – The Glebe Sports Grounds. Do you support this policy?

			Response Percent	Response Total
1	Yes		67.86%	19
2	No		17.86%	5
3	No opinion		14.29%	4
			answered	28
			skipped	7

17. Chapter 6. Other than Policies WM 11 and WM 12, do you have any comments on the remaining contents of Chapter 6?

			Response Percent	Response Total
1	Yes		23.08%	6
2	No		76.92%	20
			answered	26
			skipped	9

18. WM 13 – Development Access. Do you support this policy?

			Response Percent	Response Total
1	Yes		64.29%	18
2	No		21.43%	6
3	No opinion		14.29%	4
			answered	28
			skipped	7

19. Chapter 7 - Other than Policy WM 13, do you have any comments on the remaining contents of Chapter 7?

			Response Percent	Response Total
1	Yes		26.92%	7
2	No		61.54%	16
3	No opinion		11.54%	3
			answered	26
			skipped	9

20. Policy WM 14 - Retention of existing employment centres. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.19%	23
2	No		3.70%	1
3	No opinion		11.11%	3
			answered	27
			skipped	8

21. Policy WM 15 - Co-operative workspaces. Do you support this policy?

			Response Percent	Response Total
1	Yes		74.07%	20
2	No		3.70%	1
3	No opinion		22.22%	6
			answered	27
			skipped	8

22. Community Aspiration 1 Initiatives for joint ventures which provide benefits of networking and reduced costs will be supported. Do you support this Aspiration?

			Response Percent	Response Total
1	Yes		88.46%	23
2	No		0.00%	0
3	No opinion		11.54%	3
			answered	26
			skipped	9

23. Policy WM 16 – Marine Services. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.46%	23
2	No		0.00%	0
3	No opinion		11.54%	3
			answered	26
			skipped	9

24. Policy WM 17 - Town Centre. Do you support this policy?

			Response Percent	Response Total
1	Yes		75.00%	21
2	No		10.71%	3
3	No opinion		14.29%	4
			answered	28
			skipped	7

25. Chapter 8 - Business. Other than Policies WM 14 to WM 17, do you have any comments on the remaining contents of Chapter 8?

			Response Percent	Response Total
1	Yes		24.00%	6
2	No		76.00%	19
			answered	25
			skipped	10

26. Policy WM 18 - New Health Facilities. Do you support this policy?

			Response Percent	Response Total
1	Yes		41.38%	12
2	No		51.72%	15
3	No opinion		6.90%	2
			answered	29
			skipped	6

27. Policy WM 19 - Health and Wellbeing. Do you support this policy?

			Response Percent	Response Total
1	Yes		59.26%	16
2	No		33.33%	9
3	No opinion		7.41%	2
			answered	27
			skipped	8

28. Community Aspiration 2 The Town Council will support Mersea Island Medical Practice in their negotiations to include a Daycare Centre within the new Medical Centre. Do you support this Aspiration?

			Response Percent	Response Total
1	Yes		92.00%	23
2	No		0.00%	0
3	No opinion		8.00%	2
			answered	25
			skipped	10

29. Chapter 9 – Infrastructure and Services. Other than Policies WM 18 to WM 20, do you have any comments on the remaining contents of Chapter 9?

			Response Percent	Response Total
1	Yes		46.15%	12
2	No		53.85%	14
			answered	26
			skipped	9

30. Policy WM 21 – Essex Coast Recreational Disturbance and Avoidance Mitigation Strategy. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.89%	24
2	No		7.41%	2
3	No opinion		3.70%	1
			answered	27
			skipped	8

31. Policy WM 22 – Biodiversity. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.00%	22
2	No		4.00%	1
3	No opinion		8.00%	2
			answered	25
			skipped	10

32. Community Aspiration 3 The Town Council will ensure open space and coastline receive legal protection and designations are respected in full. Do you support this Aspiration?

			Response Percent	Response Total
1	Yes		96.30%	26
2	No		0.00%	0
3	No opinion		3.70%	1
			answered	27
			skipped	8

33. Policy WM 23- Mitigating Landscape Impact. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.46%	23
2	No		7.69%	2
3	No opinion		3.85%	1
			answered	26
			skipped	9

34. Chapter 10 - Natural Environment, Landscape and Coastal Protection. Other than Policies WM 21 to WM 23, do you have any comments on the remaining contents of Chapter 10?

			Response Percent	Response Total
1	Yes		33.33%	9
2	No		66.67%	18
			answered	27
			skipped	8

35. Policy WM 24 – Tourism and Leisure Development. Do you support this policy?

			Response Percent	Response Total
1	Yes		44.44%	12
2	No		48.15%	13
3	No opinion		7.41%	2
			answered	27
			skipped	8

36. Policy WM 25 - Caravan Parks. Do you support this policy?

			Response Percent	Response Total
1	Yes		51.85%	14
2	No		44.44%	12
3	No opinion		3.70%	1
			answered	27
			skipped	8

37. Community Aspiration 4 Produce a mitigation strategy, conforming to Local Plan policies, to protect the residents' well-being and amenities, the environment and natural habitat from the adverse effects of growing visitor numbers, staff, suppliers and customers/clients. Do you support this Aspiration?

			Response Percent	Response Total
1	Yes		92.59%	25
2	No		0.00%	0
3	No opinion		7.41%	2
			answered	27
			skipped	8

38. Policy WM 26 – The Coastal Footpath. Do you support this policy?

			Response Percent	Response Total
1	Yes		85.19%	23
2	No		7.41%	2
3	No opinion		7.41%	2
			answered	27
			skipped	8

39. Chapter 11 – Tourism. Other than Policies WM 24 to WM 26, do you have any comments on the remaining contents of Chapter 11?

			Response Percent	Response Total
1	Yes		28.00%	7
2	No		72.00%	18
			answered	25
			skipped	10

40. Policy WM 27 – Heritage Assets. Do you support this policy?

			Response Percent	Response Total
1	Yes		84.00%	21
2	No		4.00%	1
3	No opinion		12.00%	3
			answered	25
			skipped	10

41. Policy WM 28 – Buildings of Local Significance. Do you support this policy?

			Response Percent	Response Total
1	Yes		92.31%	24
2	No		0.00%	0
3	No opinion		7.69%	2
			answered	26
			skipped	9

42. Community Aspiration 5 West Mersea Town Council will monitor and safeguard qualifying Heritage Assets that the West Mersea community considers of significant importance for inclusion on the Colchester Local List. Do you support this Aspiration?

			Response Percent	Response Total
1	Yes		96.30%	26
2	No		0.00%	0
3	No opinion		3.70%	1
			answered	27
			skipped	8

43. Chapter 12 – Heritage. Other than Policies WM 27 and WM 28, do you have any comments on the remaining contents of Chapter 12?

			Response Percent	Response Total
1	Yes		7.69%	2
2	No		92.31%	24
			answered	26
			skipped	9

44. Policy WM 29 – Minimising Light Pollution. Do you support this policy?

			Response Percent	Response Total
1	Yes		78.57%	22
2	No		7.14%	2
3	No opinion		14.29%	4
			answered	28
			skipped	7

45. Policy WM 30 – Design Considerations. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.89%	24
2	No		3.70%	1
3	No opinion		7.41%	2
			answered	27
			skipped	8

46. Policy WM 31 – Sustainable Construction Practices. Do you support this policy?

			Response Percent	Response Total
1	Yes		88.89%	24
2	No		3.70%	1
3	No opinion		7.41%	2
			answered	27
			skipped	8

47. Chapter 13 – Development Design. Other than Policies WM 29 and WM 31, do you have any comments on the remaining contents of Chapter 13?

			Response Percent	Response Total
1	Yes		19.23%	5
2	No		80.77%	21
			answered	26
			skipped	9

48. Chapter 14 – Monitoring. Do you have any comments on this chapter?

			Response Percent	Response Total
1	Yes		30.77%	8
2	No		69.23%	18
			answered	26
			skipped	9

49. Policies Map. Do you support the contents of the Policies Map, including the Inset Maps?

			Response Percent	Response Total
1	Yes		62.96%	17
2	No		11.11%	3
3	No opinion		25.93%	7
			answered	27
			skipped	8

50. Appendices. Do you have any comments on the Appendices?

			Response Percent	Response Total
1	Yes		25.93%	7
2	No		51.85%	14
3	No opinion		22.22%	6
			answered	27
			skipped	8

51. Do you have any other comments on the Draft Neighbourhood Plan?

			Response Percent	Response Total
1	Yes		65.38%	17
2	No		34.62%	9
			answered	26
			skipped	9

52. Would you like to be notified when the Town Council submits the Plan to Colchester Borough Council? (if yes, please provide either address or email address above)

			Response Percent	Response Total
1	Yes		90.91%	30
2	No		9.09%	3
			answered	33
			skipped	2

Appendix 5 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies.

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Chapters 1 and 2 Comments				
A Hammond		This whole process has seemed more lengthy than expected but has resulted in a comprehensive document. Well done, and thank you to all involved.	Noted and Thank You	None
D Conway		I support chapters 1 an 2 but.... Is this not all pointless as Colchester Council seems to wash over local feeling and is driven solely by imposed government rtargets for new builds and steamrollers planning applications through it seems solely for the benefit of (and by implication....brown envelopes). I am all for reasonable development but why ruin a special place that provides much needed respite as a seaside location for many in north Esses. I have absolutely zero faithand trust that planners will support and drive the infrastructure upgrades and changes with due regard to healthand welfare facilities and schooling to support population increases in line with proposed developments.	Noted	None
R Ingram		I believe there should be no development beyond the current village boundaries.	Other than in the exceptional circumstances	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>No development east of Dawes Lane/ Cross Lane.</p> <p>No development north of Colchester Road.</p> <p>The only development inside the current village boundaries should be infilling to existing plots.</p>	<p>stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
P Woodcock		<p>I agree with much of the plan, But am concerned that the current village boundary should be firmly stated in a hard and fast way. In an eastwards direction a line east of Dawes Lane and Cross lane should be adopted and no development northwards of Colchester Road.</p> <p>I am concerned that without this firm delineation, developers may use the "Trojan Horse" technique of promising more affordable housing, in order to extend further.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
S Blackaby	Colchester BC	Typo in paragraph 1.3 – ‘that town or parish council’, should be ‘the’.	Disagree. The sentence is specific to that parish council for which a neighbourhood area covers.	None
D Bowcher		Strongly object to having to accept that CBC have instructed 350 houses to be allowed to be built on Mersea Island before any consultation was allowed. The Island and Causeway cannot cope with these developments from both a safety and logistics point of view.	Colchester BC have not instructed that 350 houses are built on Mersea Island	None
Anonymous		There should be a legally binding boundary for future development specifically; No Development East of Dawes Lane/Cross Lane. Likewise no development North of Colchester Road. No development within the Village Boundary except for infilling	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	None
D Cooper		Page 10 the second map should be Policy SS12b MAP SYSTEM CRASH AND WIPED ALL MY COMMENTS TODAY 2ND NOVEMBER 2020 !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! UGH i HAVE NOW TO GO BACK THROUGH ALL THE QUESTIONS TO CHECK MY RESPONSES	Agree. The Plan will be amended.	Replace one of the maps on page 10 with Local Plan Policy SS12c Map None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>However this section needs referencing to Policy Map 12c on page 10 first map (note map 2 needs to be replaced with map 12b) which needs also to be noted as the "Policy 12c: Mersea Island Caravan Parks" this does need high lighting as the policy is for the whole of Mersea Island and hence Appendix 4 agreement with EMPC.</p> <p>Again it must be stated that the map is incorrect in that the West Mersea Caravan Park (Seaview) is incorrectly marked, in that the shading does not go far enough north to cover the chalet site.</p> <p>If the NP plan comes to examination and passes referendum before the eLP then the eLP could take precedent over these policies and maps in the NP!!!!!!</p>	<p>This will be addressed but the Neighbourhood Plan can only provide planning policies for the area identified on Map 1.</p> <p>This is published by Colchester BC and is not something that the Neighbourhood Plan can address.</p> <p>This remains a possibility but the Neighbourhood Plan does have a few stages to go before the referendum.</p>	<p>None</p> <p>None</p>
R Tully		Chapter 2 paragraph 2.5 comment do not agree that 280 new house have been passed, when local needs are far lower,like max 50. When we are told time and time housing for local needs is the case!	The Neighbourhood Plan cannot legally revoke existing planning permissions.	None
G Whittaker		Generally, the provisions of Chs 1 & 2 are agreeable. However, a boundary should be agreed now which will not be capable of being overridden and which will prohibit further development beyond the agreed limit. It is suggested that no development should be permitted to the east of Dawes Lane or to the north of Colchester Road.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		Development within that boundary should only be allowed as infill on existing plots.	<p>defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
P Tatlow		<p>1.18 About West Mersea Comment: I would have thought that such an important document would, as part of its introduction, indicate the current population & number of existing dwellings</p> <p>2.5 Colchester Core Strategy For West Mersea, the Core Strategy states that the town "is a relatively self-contained coastal community offering quality tourism and recreation opportunities. The West Mersea waterfront will be conserved for its historic maritime character and distinctive maritime related local businesses. There are some limited development opportunities in West Mersea and approximately 280 new homes will be developed during the plan period, including over 200 homes that have already been approved or completed." Comment: Given that CBC do not include 'infill' developments in their figures, eg. 3 bungalows in Upland</p>	The Ordnance Survey Address Base suggests that there are currently 3,601 dwellings in the Plan Area. The latest population estimate for West Mersea is 7,285 (mid-2019)	<p>Add new paragraph 1.25 as follows:</p> <p>1.25 In 2019 the estimated population of West Mersea was 7,285, a 5% increase on the population in 2001. By comparison, Colchester Borough's population grew by 25% in the same period. At the same time some 43% of the population was aged over 60 compared with 22% across the Borough as a whole. At the beginning of 2021 it is estimated that there are 3,601 residential addresses in West Mersea.</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Road on a 'greenfield' site; 3 houses where there was one in Empress Avenue. built in 2020 alone, the actual number will be far greater than 280! And where will the 80 be built?</p> <p>An additional 173sqm of net retail floorspace will also be sought to service the residents of Mersea Island. Comment: Who decided this figure, & what form of retail is required? There is empty retail space in Bardfield Road, an eyesore for many years. Key facilities to be delivered in West Mersea include allotments and a new health centre.” Comment: There are allotments already in East Road, the lease is due for renewal; does CBC know something? More building land? Disappointing that no mention of a public swimming pool, much needed for a community as large as Mersea.</p>		
M&L Whitford		<p>2.5 Generally we welcome the provision of some new build homes but we are concerned about affordability for local people and the proliferation of investment 'buy-to-let' and second home ownership which we believe is having a negative affect on our community. We should consider the scheme operated by local authorities in places like Cornwall where a property can only be bought by someone who has lived in the area for 5 years.</p> <p>Retail Floorspace: There is a considerable amount of unused retail floorspace underneath the flats in Barfield Road - some of which has never been used and is currently an eyesore. Additional retail floorspace should only be created when the current unused space is occupied.</p>	<p>Noted. 30% of the housing on the two sites proposed in the Plan will deliver affordable housing.</p> <p>Noted.</p>	None
J&E Akker		Yes	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>overall scale, type or distribution of development in the plan area; or</p> <p>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."</p> <p>None of the above has been taken into account by CBC</p> <p>2.5</p> <p>"a new health centre." Where has this gotten to!!!</p> <p>2.6</p> <p>"The town is categorised as a District Settlement in Policy SD1 - Settlement Hierarchy" What does this mean?</p>	<p>The Neighbourhood Plan enables this to happen but is reliant on the providers.</p> <p>This refers to the Local Plan which sets out a hierarchy of settlements according to size and services available.</p>	<p>None</p> <p>None</p>
Anonymous		<p>In general terms the matters contained in Chs 1 & 2 do not require comment, save that there must be a boundary agreed beyond which NO development will be permitted. One would suggest drawing a line to refuse any development east of Dawes Lane/Cross Lane or north of Colchester Road.</p> <p>Development within that area should - excluding the new developments apparently now "agreed" in Dawes Lane and in Brierley Paddocks - be limited to infill development on existing plots.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
Anonymous		<p>however:-</p> <p>1.10 - East Mersea Parish Council should have input to the West Mersea Neighbourhood Plan as the residents of East Mersea utilise the facilities of West Mersea, including recreation, health, commerce and road network on/off the island. Whilst I would understand the East Mersea Parish Council's decision to not become part of the WMNP and agreement of understanding and co-operation lacks commitment to the island as a whole.</p> <p>2.2. - Whilst endeavouring to comply with the National Planning Policy Framework, without substantial improvements to infrastructure sustainable development would not be possible as it would compromise the ability of future generations to meet their needs.</p>	<p>East Mersea Parish Council were consulted but did not comment.</p> <p>Noted</p>	<p>None</p> <p>None</p>
Anonymous		<p>Chapter 1. Introduction.</p> <p>This seems to be a 'Statement of the obvious' so no comment, with the exception of this:</p> <p>1.8 The West Mersea Steering Group was placed in a somewhat unusual position in that not only did the Colchester Borough emerging Local Plan require 350 houses to be built in West Mersea,</p> <p>Comment: It is totally wrong that CBC do not include 'infill' or other additional developments within this figure; as an example, 3 houses built in Empress Avenue where there was</p>	It is almost impossible to predict infill developments and the number of houses they will provide.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>one, 3 bungalows built in Upland Road built on 'green field' site, that's just an example in 2020 that I am aware of.. Interesting, at no part of the document is it mentioned what the population of the Island is, how many 'properties', including caravans there are currently are on the Island, & what the proposed additional developments will add to these figures? Does CBC know?</p> <p>Chapter 2. Planning Policy Content. Comment: Without more detailed information, & a degree of expertise in planning matters, it is impossible to make a detailed response to this chapter, except for the following: 2.5 An additional 173sqm of net retail floorspace will also be sought to service the residents of Mersea Island. Key facilities to be delivered in West Mersea include allotments and a new health centre. Comment: Who came up with this figure, & what additional 'retail' is required? There have been vacant retail units in Bardfield road for the past 10 years!!</p> <p>Do CBC not know there are allotments in East Road, (we have been paying them rent for the last 9 years!) However, the lease on these allotments has to be renewed shortly, do they know something; more building land for development?</p>	<p>The figure was arrived at as part of the evidence and research prepared in support of the new Local Plan.</p> <p>This relates to the Colchester Core Strategy that was prepared around 15 years ago.</p>	
Vision and Objectives Comments				
A Hammond		These are laudable objectives and one hopes they will have a real influence on policies and decisions in the future.	Noted	None
D Conway		All the objectives are admirable but will the key ones be addressed and complied with by external West Mersea authorities	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
R Ingram		<p>I believe there should be no development beyond the current village boundaries.</p> <p>No development east of Dawes Lane/ Cross Lane.</p> <p>No development north of Colchester Road.</p> <p>The only development inside the current village boundaries should be infilling to existing plots.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None
P Woodcock		<p>It is a pity in order to make a comment I feel it necessary to say I do not support the plan. I fear that if I put "yes" it will be taken as read that I agree with everything. In fact I support a lot of what is stated.</p> <p>I feel that further development within our village of West Mersea should consist of infill. such development will keep the community cohesive.</p>	Noted	None
S Blackaby	Colchester BC	Suggest adding 'enhance' to objectives 12, 13 and 17.	Agree	Amend Objective 12 as follows: 12 - To preserve <u>and</u> enhance existing wildlife corridors and ensure that any new development meets the NPPF requirements.

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>Amend Objective 13 as follows: 13 - To protect <u>and enhance</u> the international, nationally and locally designated habitats in their own rights and from the impact of new development.</p> <p>Amend Objective 17 as follows: 17 - To conserve <u>and enhance</u> the Town's many heritage assets and ensuring that any new development serves to makes a positive contribution to the existing historic environment.</p>
D Cooper		<p>Section 7 Neither of the new developments are going to provide footpath and cycle links to the village. Any proposals stop at the new development boundaries!</p> <p>Section 16 Do not support new new tourist facilities and new leisure developments outside existing development area of WM.</p>	Noted	None
R Tully		Paragraph, Housing, what does housing to meet the needs of West Mersea Mean in clear words in the number of new builds?	There continues to be a need for new housing as the demographic composition of the population changes and grows. The figures identified for West Mersea by the Borough Council are based on a recognised calculation of need.	None
D Whittaker		No comments other than those under Q.1 above	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Tatlow		<p>Housing</p> <p>1 - To ensure that new housing meets the needs of West Mersea.</p> <p>2 - To ensure new housing is available, appropriate and accessible to people of all ages and circumstances in order to maintain a balanced, cohesive and diverse population. Comment: While the need for some new housing is accepted in principle, particularly 'starter' homes, CBC have a policy of actively assisting developers with disposing of 'affordable' houses to London boroughs, this is not acceptable. Mersea residents. a balanced, cohesive and diverse population. Comment: How is this defined, how can it be 'ensured'? Just, sounds like a 'politically correct'</p> <p>3-6 Open Space, Sport and Recreation. Comment: No indication of how this will be achieved, or where. No swimming pool!</p> <p>10-11 Infrastructure and Services. Comment: No practical indication how 'capacity' for vital services will be increased to cater for the additional population.</p> <p>12-14 Natural Environment and Landscape. Comment: No reference to maintaining much needed agricultural land, & of course, the two latest developments are to be built on this much needed resource.</p>	<p>There continues to be a need for new housing as the demographic composition of the population changes and grows. The figures identified for West Mersea by the Borough Council are based on a recognised calculation of need.</p> <p>This is addressed in the Plan. The Plan does not rule out a swimming pool being provided but it is reliant, by and large, on public funding to construct it and to run it.</p> <p>The service providers have different means of funding increases in capacity.</p> <p>The Plan provides a balance between meeting the needs of a growing population and the need to protect the countryside.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
M & L Whitford		<p>7 Traffic and Transport: The footpath needs to be extended along East Road from the Fox Pub to Waldergraves to ensure the safety of pedestrians walking from the Holiday Accommodation and the Allotments.</p> <p>10 Broadband seems overstretched a lot of the time, mobile coverage is so poor parts of High Street are unable to have Smart Meters and again the High Street area seems to suffer from a lot of power outages due to no planned maintenance of ageing electricity supply cables.</p> <p>15-16 Tourism: Mersea Island needs some protection from the increasing number of Tourists. We believe that the increasing volume of Visitors is, in the longer term a greater threat to the environment and quality of life on the Island, than the current proposals for new build houses.</p> <p>It is mid-winter as we write, we are in Tier 4 of Pandemic Lockdown, yet High Street is full of wandering bands of Visitors. It used to be that in winter we got a bit or a relief from the Visitors but over the last few years this has not been so and the volume of Visitors is rapidly increasing year by year.</p> <p>We recognise that this is a difficult conundrum. Many local businesses rely on the Visitors for their survival and local residents are grateful for the amenities provided by the local businesses which in turn are in part guaranteed by the trade from the Visitors.</p> <p>But many people have made their permanent homes here on the Island because it was a quiet place and something of</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>a backwater. Over the last 5 years or so we have seen this change dramatically with the Island becoming a popular Tourist destination – now all the year round. We don't want exclusivity; we haven't in the past minded sharing the Island with a manageable number of annual Visitors, but we are now becoming overwhelmed.</p> <p>The extra traffic – cars, Recreational Vehicles, boats and jet skis being towed to the coast, motorbike and scooter rallies, are all adding to the congestion on small town and country roads with a lack of adequate parking to deal with this influx and to the air pollution on increasingly hot summer days.</p> <p>The needs of local residents are being ignored in the midst of this invasion. Many of us didn't plan or chose to live in a Tourist Hot Spot – it has developed and has been thrust upon us. Local Residents need some compensation for having to put up with this, often serious, inconvenience.</p> <p>We need to consider things like:</p> <p>A Local Residents Free Parking Permit – limited to those who have Island residential addresses and whose vehicles are registered to that address.</p> <p>Some Residents Only parking provision.</p> <p>We need to consider a Congestion Charge for visitors on crossing the Strood – once again those who have Island residential addresses and whose vehicles are registered to that address would be exempt along with deliveries and Public Service Vehicles. Funds raised by the Congestion</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Charge could be used to improve facilities both for Visitors and Residents.</p> <p>There needs to be some recognition of the inconvenience caused to local Residents (who made their homes here because it was a quiet place) by the surging number of Visitors and some compensation offered to those Residents who are increasingly losing what they came for in the first place.</p> <p>We need to learn from the example of places like Cornwall where local people have been priced out and squeezed out by Visitors and where in places there is a growing hostility towards the Visitors and a resulting loss of community cohesion and harmonious relationships between Residents and Visitors.</p>		
J & E Akker		Yes	Noted	None
Anonymous		<p>The West Mersea Vision states... ..."without prejudicing lives for future generations." ... I believe any extra housing development, by definition, will affect the lives of future generations because of the single road access to the island. We already get long queues at the Strood for tidal events, road works and breakdowns. These affect the speed at which one can access medical help at the Colchester Hospital. It is madness to increase the permanent population of the island, especially in the light of increased holiday homes and tourists to the island.</p> <p>The Objectives, Housing, paragraph 2, says 'to ensure new housing is available...'. There is always housing available and changing hands on the island because of members of</p>	Noted. The Plan does not propose significant additional housing other than that which already has planning permission.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		our elderly population who pass away. We do NOT need new housing.		
Anonymous		But see comments under Q.1 above	Noted	None
Anonymous		<p>however: Objective 7 - Whilst as an objective it is fine but does little to highlight how in the 21st century one can encourage residents to walk and cycle easing congestion, pollution and parking problems.... so far all attempts to achieve this have failed.</p> <p>Does East Mersea Parish have a Neighbourhood Plan identifying potential areas for development in the same way as West Mersea?</p>	<p>Noted</p> <p>East Mersea Parish Council does not have a neighbourhood plan.</p>	None
Anonymous		<p>there ought to be a better vision with regards health and education within the infrastructure section or additional section - Community Services?</p> <p>there is no real vision here for housing - there needs to be a clear vision that states development supports and enriches the community - I am not sure what the "meets the needs of West Mersea" means ? - this needs to be clearer as to what our vision is for those needs! - to not overburden the community if the infrastructure is not changed / updated! Vision to have housing that</p>	Noted	None
Anonymous		<p>Housing. Objectives. 1 - To ensure that new housing meets the needs of West Mersea.</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>2 - To ensure new housing is available, appropriate and accessible to people of all ages and circumstances in order to maintain a balanced, cohesive and diverse population. Comment: It is clear that CBC openly 'market' new developments to London & other boroughs, where is the safeguard that local people will be able to remain on the Island?</p> <p>3.14 - To protect and enhance the unique landscape of the island from inappropriate development. Comment: It has already been shown the Dawes Lane development does not 'enhance' the landscape when approaching the Island across the Strood</p> <p>3.17 - To conserve the Town's many heritage assets and ensuring that any new development serves to makes a positive contribution to the existing historic environment. Comment: How can the proposed additional development in any way contribute to the existing historic environment of the Island?</p> <p>3.19 - To minimise the impact of new development on the environment. Comment: So, a minimum of 200 + houses, 750 + residents, estimate 300 + cars won't have an impact on the environment?</p> <p>Note: Can someone explain the two maps on page 10, SS10A & SS10C & their significance?</p>	<p>Noted</p> <p>The Plan identifies the many heritage assets in the parish that future proposals should take account of.</p> <p>The Plan has to balance the need for additional homes and the protection of the environment.</p> <p>The maps are reproduced from the Draft Local Plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
	Mersea Island Society	<p>The Society welcomes: Chap 3. The Vision Housing – to meet a balanced, cohesive and diverse population. Traffic – to provide footpath and cycle ways to the town, coastal and recreational areas</p> <p>Landscape - To protect and enhance the unique landscape from inappropriate development.</p> <p>Tourism – to ensure that tourism respects the character of the rural countryside, coastal character and natural habitat, and is not contrary to the well-being of the island’s residents. Page 11.</p>	Noted	None
P Harrison		<p>1. The West Mersea Vision This is stated in the doc as: To maintain and enrich West Mersea as a vibrant and cohesive community through ensuring new development will be sustainable and better lives for ourselves without prejudicing lives for future generations. Support the local economy, provide high quality accommodation for all in our community while respecting the individual character of the town and protecting our natural environment.</p> <p>As you will see on a re-read, this just does not make sense. Suggest, as a minimum of changes (I know how much thought goes into these statements amongst a wide group): <i>To maintain and enrich West Mersea as a vibrant and cohesive community through by ensuring new development will be sustainable and <u>generate</u> better lives for ourselves without</i></p>	Agree to some extent and a proposed clarification is proposed	Amend the Vision to: To maintain and enrich West Mersea as a vibrant and cohesive community through ensuring new developments will be <u>both</u> sustainable and better <u>lives improve life</u> for ourselves without prejudicing lives for future generations. Support the local economy, provide high quality accommodation for all in our community while respecting the individual character of the town and protecting our natural environment.

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<i>prejudicing lives for future generations. <u>To</u> support the local economy, provide high quality accommodation for all in our community while respecting the individual character of the town and protecting our natural environment.</i>		
Policy WM1 – Spatial Strategy				
Cllr Jenkins	Town Council	Page 14 -WM1 summary. The last paragraph lacks clarity - what exactly is the paragraph trying to say?	The last paragraph refers to the potential for redeveloping brownfield sites	None
A Hammond		Yes, although it refers to an "emerging" Colchester Local Plan 2017-2033 ... and we are currently towards the end of 2020 !	Noted	None
D Conway		<p>Vision content admirable. Will not be achieved as it will be driven by other forces such as govt pressure on Colchester council to meet new development targets and Colchesters apparent disregard of the local community feeling and apparent desire to spoil a unique location.</p> <p>It is concerning enough that the council ignore local feeling about the two large proposed developments (Dawes and Brierley) and notwithstanding these, the above concern is exemplified as a real fear by other planning submissions outside the boundaries being given consideration. These should be rejected by Colchester as it will breach the localsal plan, before they see the light of day.</p>	Noted	None
R Ingram		<p>I believe there should be no development beyond the current village boundaries.</p> <p>No development east of Dawes Lane/ Cross Lane.</p>	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>No development north of Colchester Road.</p> <p>The only development inside the current village boundaries should be infilling to existing plots.</p>	<p>defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
P Woodcock		Keep development within the village as in-fill	<p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None
S Blackaby	Colchester BC	<p>We suggest that this policy is more positively worded. Criteria (ii) refers to settlement boundaries, plural. Consider referring to the intrinsic character and beauty of the countryside.</p>	<p>Noted.</p> <p>It is considered that the policy is positively worded, but an amendment is proposed for the final sentence of the Policy.</p>	<p>Amend Policy WM1 as follows:</p> <p>ii it cannot be satisfactorily located within the Settlement Boundaries <u>Boundary</u>.</p> <p>Amend the final sentence as follows: In exceptional circumstances, the redevelopment of existing</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				brownfield sites that create unacceptable impacts on the local environment, highways and the amenity of residents for alternative uses, including residential, may be acceptable where it can be demonstrated that the public benefit will outweigh the loss of the existing use.
P Everett		<p>It is unclear how the Settlement Boundary came about. Given the objectives of the Vision, the Boundary seem to ignore them and are taking up public space.</p> <p>In my opinion, the Boundary should follow the existing line set by the existing residential housing (behind Wellhouse and Stable Mews) and not stick out north alongside Dawes Lane. The public space there should enable the extension of the Glebe space for the benefit of Mersea Island.</p>	Noted	None
K O'Connor		A legal requirement for a hard and fast boundary for future development in line with the current village boundary this being. This being no development East of Dawes Lane/ Cross Lane. No development North of Colchester Road. No development within the village boundary other than in filling.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
D Cooper		<p>Presume this is supposed to be Planning Strategy and not Spatial Strategy?</p> <p>The third paragraph will allow existing caravan site business to extend in areas outside the development boundaries, which is not what is wanted.</p>	<p>Planning Strategy is correct</p> <p>Only if the applicants can demonstrate that the proposals satisfy the relevant policies of the Local Plan and Neighbourhood Plan.</p>	None
G Whittaker		No comments other than those under Q.1 above	Noted	None
P Tatlow		<p>"The Neighbourhood Plan area will accommodate development commensurate with West Mersea's designation as a Sustainable Settlement in the emerging Colchester Local Plan 2017 - 2033."</p> <p>Comment: By definition, cannot see how Mersea falls into this category: " ... channel some growth to the most sustainable settlements appropriate to their size, local landscape character, local constraints, identified need and the availability of infrastructure." The infrastructure is already stretched!</p>	Colchester's Local Plan strategy is not a matter that can be changed by the Neighbourhood Plan	None
J & E Akker		Yes	Noted	None
Anonymous		As before, see comments under Q.1 above	Noted	None
Anonymous		with observations noted above	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>sewage treatment works) which is located outside of the settlement boundary as illustrated in Map 2 of the Neighbourhood Plan.</p> <p>We would ask that infrastructure provided by Anglian Water for our customers is a exceptional use for the purposes of this policy.</p> <p>We note that uses considered to be acceptable in the countryside appear to have a demonstrate a local need to be located in the countryside. Anglian Water’s existing infrastructure is often located in the countryside at a distance from built up areas.</p> <p>Therefore, we don’t consider it is appropriate for Anglian Water to have to demonstrate a need for essential infrastructure for our customers to be located in the countryside. As such this requirement should be removed from the wording of the policy.</p> <p>It is therefore proposed that Policy WM1 be amended as follows: ‘Proposals for development located outside the Settlement Boundary that are essential for the operation of existing business, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses including utilities infrastructure, where: i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii) it cannot be satisfactorily located within the Settlement Boundary.’</p>		<p>recreation, <u>utilities infrastructure</u> and other exceptional uses, where:</p>
118 East Road	Barton Willmore	Policy WM 1 seeks to provide a strategy for development in and around West Mersea underpinning the settlements	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		ability to perform the role of a 'Sustainable Settlement' as sought within the emerging CBC Local Plan. The policy clearly describes what types of development will be acceptable and this seeks to comply with the policies within the emerging CBC Local Plan. The policy is fully supported.		
Chapter 4 – Other Comments				
D Conway		Wording....'such growth will not have an unacceptable impact on the historic and natural environment and the capacity of essential infrastructure' ...this cannot be achieved given the whole raft of issues surrounding the large developments being proposed and the lack of clarity and commitment to upgrade the required infrastructure, which in itself will make the above wording unachievable,	Noted	None
R Ingram		<p>I believe there should be no development beyond the current village boundaries.</p> <p>No development east of Dawes Lane/ Cross Lane.</p> <p>No development north of Colchester Road.</p> <p>The only development inside the current village boundaries should be infilling to existing plots.</p> <p>I am worried about climate change affecting the sea defences of the island. Already we are seeing great deterioration of the sea wall.</p> <p>The only access/ exit to the island is becoming increasingly impassable and needs stronger mention in the plan.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock		The strood is our only point of entry and exit. Recent high tides and road works have reinforced the need to restrict further development . Long waits and queues together with risks for emergency services can only increase as higher tides become the norm with global warming.	Noted	None
C Everett		<p>4.4</p> <p>It is not clear when the Settlement Boundary was defined, and why it was defined where it is.</p> <p>I appreciate it refers to the "Local Plan" but I would have liked to know why the Settlement Boundary sticks out beyond Wellhouse Estate to Dawes Lane instead of continuing along the current edge of the residential development ie behind Stable Mews.</p>	The Settlement Boundary defines the main built-up area of West Mersea but also includes sites with planning permission at Dawes Lane and Brierley Paddocks.	None
S Blackaby	Colchester BC	Para 2.5: Suggest that it is acknowledged that the Core Strategy contains strategic policies.	Agree. Paragraph 2.5 will be amended.	<p>Amend first sentence of Paragraph 2.5 as follows:</p> <p>For West Mersea, the Core Strategy <u>contains strategic policies and states that the town</u> "is a relatively self-contained coastal community offering quality tourism and recreation opportunities.</p> <p>Amend paragraphs 2.10 and 2.11 as follows:</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Para 2.12: Clarify that this paragraph relates to Section 2 of the Local Plan. You may also wish to note that two Planning Inspectors have been appointed to examine Section 2.</p>	<p>This section will be amended to note the current status of the Local Plan,</p>	<p>2.10 The emerging Local Plan will, when adopted, replace all the previous local plan documents referred to above. <u>In February 2021 the Borough Council adopted the Colchester Borough Local Plan 2013-2033: North Essex Authorities' Shared Strategic Section 1 Plan. Section 2 of the emerging Local Plan, the Colchester Borough specific policies, have yet to be examined.</u></p> <p>At the time of preparing the Neighbourhood Plan, the emerging Local Plan was with the Government appointed Planning Inspector for examination. The examination hearings of Section One (North Essex Authorities' Joint Strategic Plan) commenced in January 2018 but the Inspector concluded that more work needs to be carried out before the plan can be found sound, and that more evidence is required regarding transport, viability and sustainability.</p>

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				2.11 Further hearing sessions took place in January 2020 and in May 2020 the Inspector issued a letter stating that certain elements of the Joint Strategic Plan required modifications to remove the Colchester / Braintree Borders and the West of Braintree Garden Communities from the Plan. A focused 6 week consultation on 47 Proposed Main Modifications to the Draft Section 1 Plan took place between 27 August and 9 October 2020.
D Bowcher		We are very concerned that that the amount of heavy traffic involved in the planned housing developments could cause damage to the structure of the Causeway which is the only means of getting on and off the Island. Structural reports on its condition needs to be presented before any development work can commence. The impact of flooding with high tides ever increasing with climate change will only further increase the erosion of the Causeway.. All residents should be concerned.	Noted	None
P Everett		There is very little reference to the fact that Mersea Island is an island, with its main access road becoming impassable on daily tides. We are hugely dependent on emergency services eg Essex Air Ambulance Services. With rising sea levels due to climate climate, it would be irresponsible for planners to put even more permanent residents on the	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>island, because this would increase the number of occasions that the emergency services have to come to the island. This situation is compounded by the extra number of visitors and caravan site families coming to Mersea Island.</p>		
M Burley		<p>Para 4.4 & 4.5 There should be a 'hard and fast' no exceptions boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. <p>The plan fails to conclude that the Island needs a substantial healthcare centre provision AHEAD of any further development outside of the 200 houses planned, and that this must ensure that Island's requirements are anticipated going into the future. Other infrastructure needs (school/utilities/services) are given inadequate weight in the document and any improvements need to be AHEAD of development and paid for principally by developers and NOT be a burden on the service payers. Support to be given in undertaking this action by the West Mersea Town Council.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p> <p>The delivery of additional health facilities is a decision for the health providers and the Town Council continues to encourage this.</p>	None
M Burley	STOP350	<p>Para 4.4 & 4.5 There should be a 'hard and fast' no exceptions boundary for future development in line with the current village boundary.</p>	Other than in the exceptional circumstances stated in Policy WM1, the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. <p>The plan fails to conclude that the Island needs a substantial healthcare centre provision AHEAD of any further development outside of the 200 houses planned, and that this must ensure that Island's requirements are anticipated going into the future.</p> <p>Other infrastructure needs (school/utilities/services) are given inadequate weight in the document and any improvements need to be AHEAD of development and paid for principally by developers and NOT be a burden on the service payers. Support to be given in undertaking this action by the West Mersea Town Council.</p> <p>The NP needs to place added weight to West Mersea being a District Centre. Mersea provides substantial support for communities in the local villages by the provision of many services - including the doctors and dental surgeries, shops, sports and clubs.</p>	<p>Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p> <p>The delivery of additional health facilities is a decision for the health providers and the Town Council continues to encourage this.</p> <p>Noted</p>	

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		<p>Due regard is very important to the part the community plays in providing services through voluntary help outside that provided by the State or local authorities and the health service. The question is can this be maintained as the age profile is significantly increasing and younger members of the community decline. Social isolation has become a significant local issue and needs to be addressed.</p> <p>Attention needs to be given to better administration of the Waterfront. There are many interests involved and it needs to be properly supervised and the fact that it is a working environment for many fishermen needs to have a higher importance. Consideration should be given to the arrangements that apply in other small coastal communities.</p> <p>An added feature to planning is the importance of cross island consultation and joint consideration. East Mersea and West Mersea are linked on many issues for example on the consequences of tourism and caravan parks. Planning must have regard to this.</p>	<p>Noted</p> <p>Noted</p> <p>The Neighbourhood Plan policies can only apply to West Mersea, as defined on Map 1 of the Plan.</p>	
D Cooper		4.5 Is a caravan site a rural business? If it is considered a rural business then this statement conflicts with the policy of no caravan expansion later in the document.	It does not fall within the employment use classes.	None
R Tully		WM1 Last Paragraph about brown sites I think should be a must to use first, and not a after thought when it is to easy to buy and use farm land, because some farmers are only interested in filling their pockets rather than farming.or the communities interest.	Noted	None
G Whittaker		Flood defences, particularly against the Blackwater to the south, need attention. Several areas were significantly damaged some 6 or 7 years ago and have been left to	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		nature ever since. That is unsatisfactory. The position will only get worse as climate change continues and to leave the shores of the island vulnerable in that way is not acceptable. Prevention is better (not to say cheaper) than cure.		
H & M Pembrey		Para 4.4 and 4.5 There should be a 'hard and fast' no exceptions boundary for future development in line with the current village boundary.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	None
P Tatlow		4.4 Settlement Boundary A Settlement Boundary, illustrated on Map 2, is defined for the town and conforms with that in the emerging Local Plan. In order to manage the potential impact of growth, new development will be focused within the Settlement Boundary. This will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped. Comment: Firstly, I would not trust CBC to extend the Settlement Boundary in the future to suit their needs! Secondly, by approving the Dawes Lane & Brierley	The Settlement Boundary is consistent with that in the emerging Local Plan. The Local Plan will be reviewed at some stage at which time the Settlement Boundary might be amended.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		Paddocks developments, as previously mentioned, 'undeveloped rural countryside' has NOT been preserved!		
J & E Akker		<p>Para 4.4 & 4.5</p> <p>There should be a 'hard and fast' no exceptions boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester Road. • No development within the village boundary other than infilling on existing plots. <p>The plan fails to conclude that the Island needs a substantial healthcare centre provision ahead of any further development outside of the 200 houses planned, and that this must ensure that Island's requirements are anticipated going into the future.</p> <p>Other infrastructure needs (school/utilities/services) are given inadequate weight in the document and any improvements need to be ahead of development and paid for principally by developers and not be a burden on the service payers. Support to be given in undertaking this action by the West Mersea Town Council.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p> <p>The delivery of additional health facilities is a decision for the health providers and the Town Council continues to encourage this.</p>	None
P Harrison		Planning strategy 4.5: I appreciate that the wording is intended to provide a 'catch all'. I question the need for the last sentence? However, this approach is not intended to restrict the conversion of existing agricultural buildings to	The conversion of redundant farm buildings for new uses, including residential, is commonplace. In certain	None

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		<p>residential uses, where any proposals meet government regulations and local planning policies for such conversions.</p> <p>Surely this is not necessary and, possibly, provides a platform for inappropriate development? I note that 'Policy WM1' on page 13 is well worded and makes no reference to this potential 'loophole'</p>	<p>circumstances, planning permission is not required to convert a barn to residential and the sentence confirms that the neighbourhood plan does not contravene these government regulations.</p>	
Anonymous		<p>Climate change is increasing the tidal flooding of the Stroud and lower lying areas of the Island- this needs to be considered. There should not be large housing developments as the infrastructure- roads, health, water are struggling now.</p>	<p>Noted. The Plan does not propose significant additional housing other than that which already has planning permission.</p>	None
Anonymous		<p>The coastal defences need significant attention in various areas, particularly against the Blackwater to the south. The risk of flooding will only increase as a result of climate change and there are several business and residential areas which may be affected. Precautions will be less expensive to take than consequences will be after an event - prevention is better than cure.</p> <p>Particular attention should be paid to the Strood channel since this carries the only route on and off the Island.</p>	Noted	None
Anonymous		<p>4.4 A Settlement Boundary, illustrated on Map 2, is defined for the town and conforms with that in the emerging Local Plan. In order to manage the potential impacts of growth, new development will be focused within the Settlement Boundary. This will ensure that then developed rural countryside is preserved and remains largely undeveloped.</p> <p>Comment: Until CBC decided otherwise! Dawes Lane & Brierley Close was prime agricultural land!</p>	Noted	None

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		<p>4.18 - To preserve the Town Centre character, the Strood, Causeway and Packing Marsh Island.</p> <p>Comment: Without volunteers, & organisations such as Refresh Mersea, Proud of Mersea etc, how would the Town Centre, Packing Marsh Island etc be maintained? Given that WMTC, CBC/ECC cannot maintain the Strood railings now, how do you propose to preserve these just because there will be an additional 200 + houses on the Island?</p>		
Anonymous		<p>4.3 The Neighbourhood Plan supports an appropriate level of growth in accordance with the approach in Policy SG1 of the emerging Local Plan, where such growth will not have an unacceptable impact on the historic and natural environment and the capacity of essential infrastructure.</p> <p>]Comment: How can a development of +200 new houses not have an impact on the historic and natural environment and the capacity of essential infrastructure?</p>	<p>These matters were considered by the Borough Council when considering planning applications for the development identified in Policies WM3 and WM4.</p>	None
	Mersea Island Society	<p>The Society welcomes:</p> <p>Development outside the Settlement Boundary will be limited to that which is essential for existing rural businesses etc that need to be located in the countryside. Page 13.</p> <p>We feel strongly that infrastructure provision should take precedence over the building of more houses, that Mersea should be recognised as a District Centre, the library and the medical centre, for example, and the aging nature of the population and the need for appropriate health care provision.</p>	Noted	None
	Anglian Water	<p>In addition, the following supporting text should be added to the Neighbourhood Plan:</p> <p>'For the purposes of policy WM1 this would include development required by a utility company to fulfil their statutory obligations to their customers.'</p>	Agreed.	<p>Insert new second sentence into Paragraph 4.5 as follows:</p> <p>For the purposes of policy WM1 this would include development required by a utility company to</p>

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				fulfil their statutory obligations to their customers.
118 East Road	Barton Willmore	<p>It is felt the wording to paragraph 4.5 of the supporting text is slightly confusing when leading into the specific policy itself. National and local planning policy does allow appropriate development outside of settlement boundaries, which is described. It infers a discouragement of private housing without being explicit. This paragraph should be more definitive in line with the wording of the policy itself.</p> <p>It is suggested the first sentence of paragraph 4.5 be reworded to the following: “Development outside of the settlement boundary can be appropriate, but it should be limited to that which is essential for the operation of existing rural businesses, agriculture, horticulture, forestry, outdoor recreation and other uses appropriate to the locality that need to be located in the countryside. This does not include private market housing unless supported by national planning policy. However, this approach....”</p>	Noted. It is considered that the wording is sufficient.	None
P Bamford	Gladman Developments Ltd	Policy WM1 seeks to focus development within the settlement boundary as defined on the policies map. Proposals for development located outside of the settlement boundary will only be allowed in limited circumstances (i.e. outdoor recreation, agriculture, horticulture etc). It further states that in ‘exceptional circumstances; the redevelopment of existing brownfield sites may be acceptable where it can be demonstrated that the public benefit will outweigh the loss of the existing use.	Disagree. The Framework states that “housing should be located where it will enhance or maintain the vitality of rural communities.” The Plan meets its identified housing requirement in full and there is, therefore, no need to allow further	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Whilst the Policy allows for development in 'exceptional circumstances' this is not the correct test to be applied. The exceptional circumstance test should be removed as such a test is not consistent with the requirements of national policy. The NPPF2019 only seeks to prevent development in areas of high national importance (e.g. Green Belt) and nowhere in the Framework does it state that exceptional circumstances must be demonstrated beyond a settlement boundary. The effect of this policy therefore seeks to elevate the status of open countryside to something comparable of high national importance and should be deleted as it is inconsistent with basic conditions (a) and (d).</p> <p>Gladman do not consider the use of settlement boundaries in circumstances where it would preclude the delivery of otherwise sustainable development from coming forward. The NPPF2019 is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on edge of settlements does not accord with the positive approach to growth required by the NPPF2019.</p> <p>Whilst Part B sets out the circumstances that development would be considered appropriate outside the settlement boundary, these only allow for development in a narrow set of circumstances and will instead act to restrict further sustainable development opportunities from coming forward, thus conflicting with national policy and basic conditions (a) and (d).</p>	<p>developments outside the boundary except in specified circumstances.</p> <p>The "test" referred to is consistent with recently adopted local and neighbourhood plans and the freeing up of this approach, as suggested, would open up the countryside around West Mersea to speculative development proposals such as those submitted by Gladman Developments north of Colchester Road. This runs contradictory to the 'plan-led' approach encouraged by the Government.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Gladman suggest that this policy should be modified and worded more flexibly in the interim due to the outstanding issues surrounding the emerging Local Plan in order to ensure compliance with paragraphs 11 and 16(b) of the NPPF2019 and the requirement for policies to be sufficiently flexible to adapt to rapid change.</p> <p>In this regard, Gladman submit that sustainable development proposals adjacent to the settlement boundary that are proportionate in size to West Mersea's role as a settlement within the borough should be supported and wording should be included in the policy to reflect this. Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner's Report states: <i>"...Policy GMC1 should be modified to state that "Development ...shall be focused within or adjoining the settlement boundary as identified in the plan." It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development.</i></p> <p><i>PM2 is also needed to ensure that the GNP will be in general conformity with the aims for new housing development in the Core Strategy and align with similar aims in the emerging Local Plan."</i></p>	<p>Disagree. As worded the Policy is in conformity with the adopted Local Plan, the strategic policies of the emerging Local Plan and the Framework</p> <p>The Framework states that "housing should be located where it will enhance or maintain the vitality of rural communities." The Plan meets its identified housing requirement in full and there is, therefore, no need to allow further developments outside the boundary as they will not meet an identified local</p>	

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			need. Examiner's of other neighbourhood plans have not accepted the argument put forward here by Gladman and it is not considered that the West Mersea NP should do so either.	
Policy WM2 – Housing Development				
A Hammond		The 200 new dwellings seems a 'done deal'. Presumably this Neighbourhood Plan would exclude the 90+ properties on the Colchester Road/ Glebe Corner site as they would be outside the development envelope.	This proposal has been refused by Colchester BC and is not supported.	None
D Conway		Too many houses for the infrastructure to cope with. No faith that infrastructure improvements to support these developments utilities, roads, schools medical dentistry etc will be carterd for and implemented. Spoiling unique place in terms of provision of leisure for e.g Colchesterfor residents and others in North Essex and beyond.	Noted	None
R Ingram		I believe there should be no development beyond the current village boundaries. No development east of Dawes Lane/ Cross Lane. No development north of Colchester Road. The only development inside the current village boundaries should be infilling to existing plots. No building should be over 2 stories.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but	None

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			otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
P Low		Although I am concerned that the Rural Exception referred to in 5:3 provides a handy loophole for developers. The boundary should be sacrosanct.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	None
P Woodcock		Much I agree with, however keep development within a hard and fast envelope.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
S Blackaby	Colchester BC	The wording of this policy is slightly confusing. Firstly, any windfall development will be in addition to development on Dawes Land and Brierley Paddocks. This is acknowledged in paragraph 5.5, but the policy reads like 200 dwellings will include dwellings on the two allocated sites and infill development.	Noted. The policy states that “around” 200 dwellings will be delivered, acknowledging that there will be windfall and infill developments during the plan period. The very nature of this type of development is that they cannot be identified and numbers estimated. However, the policy will be amended to clarify that windfall and infill plots are in addition to the 200. Given that work has commenced at Brierley Paddocks (Policy WM 4), the policy and support paragraphs will be also be amended to acknowledge the permission.	Amend Policy WM 2 as follows: This Plan provides for approximately 200 <u>100</u> additional dwellings to be developed in the Neighbourhood Plan area between 2020 and 2033, as identified in paragraph 14.195 of the emerging Local Plan. This growth will be met through: the site allocations as identified in Policy WM3 and WM4 in the Plan, on Maps 3 and 4, and on the Policies Map; and the <u>In addition, brownfield “windfall” sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan will be supported where they comply with the relevant policies</u>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Secondly, whilst paragraph 14.195 of the emerging local plan refers to the neighbourhood plan including detail on how the sites will be developed the sites are allocated through policy SS12a and not paragraph 14.195.</p> <p>Lastly, the policy reads like it is the neighbourhood plan that allocates the sites.</p>	<p>Disagree. Paragraph 14.195 states "it is considered that an appropriate level of growth across the plan period would see the delivery of <u>approximately</u> 200 dwellings" while Policy SS12a allocates 2 sites which amount to exactly 200.</p> <p>The Neighbourhood Plan identifies the sites in Policies WM3 and WM4.</p>	<p><u>in the Local Plan and Neighbourhood Plan.</u></p>
M Burley		<p>Development on the 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200. Within the number of 200 there should be genuinely affordable housing for locals that have been born here and/raised on the island.</p>	<p>In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.</p>	None
M Burley	STOP350	<p>Development on the 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200. Within the number of 200 there should be genuinely affordable housing for locals that have been born here and/raised on the island.</p>	<p>In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Anonymous		<p>There should be a legally binding boundary for future development specifically; No Development East of Dawes Lane/Cross Lane. Likewise no development North of Colchester Road.</p> <p>No development within the Village Boundary except for infilling</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None
K O'Connor		<p>A legal requirement for a hard and fast boundary for future development in line with the current village boundary this being. This being no development East of Dawes Lane/ Cross Lane. No development North of Colchester Road. No development within the village boundary other than in filling.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			be ruled out by a blanket restriction to infill plots.	
D Cooper		the policy i) references Maps 3 and 4 I assume Maps 1 and 2 are the SS12 a & b and SS12c.	No. They are Maps 3 and 4 of the Neighbourhood Plan	None
R Tully		These developments have nothing to do with LOCAL NEEDS AND ARE BEING BUILT WITH ONLY PROFIT IN MIND. Also there is no details about the roads to serve these sites of how the island can cope with extra people and cars.	Noted	None
H & M Pembrey		Housing must be limited to 200 on the two sites.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.	None
P Tatlow		Housing Objectives 3.1 - To ensure that new housing meets the need of West Mersea 3.2 - To ensure new housing is available, appropriate and accessible to people of all ages and circumstances in order to maintain a balanced and diverse population. Comment: Please refer to Chapter 2.	Noted	None
J & E Akker		Development on the 2 sites is at an advanced stage, though this is not accepted . The overriding need must be for the housing numbers to be limited to 200. Within the number of 200 there should be genuinely affordable housing for locals that have been born here and/raised on the island.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			settlement boundary during the period to 2033.	
Anonymous		Dawes Lane is essentially a single lane road with passing places which joins the connecting roads at dangerous junctions. The extra traffic trying to cross the Strood at flood tides could lead to accidents or vehicles getting stuck in flood water leading to traffic chaos when the tide recedes leaving them stranded o	Noted	None
Anonymous		Reduce the number of houses. Preferably no new builds. The services can barley cope as it is	The Plan cannot revoke the existing planning permissions in Policies WM3 and WM4	None
Anonymous		Fewer new houses.	The Plan cannot revoke the existing planning permissions in Policies WM3 and WM4	None
Anonymous		200 extra dwellings is disproportionate against the requirements for the borough when taking into account the lack of infrastructure	The Plan cannot revoke the existing planning permissions in Policies WM3 and WM4	None
118 East Road	Barton Willmore	Policy WM 2 reinforces the planning strategy from policy WM 1. It identifies the two allocations within the CBC Local Plan at Brierley Paddocks and Dawes Lane and is therefore in line with the emerging Plan. These two sites benefit from resolutions to grant planning permission, which should lead to planning approvals on these sites. These two sites will combine to provide the 200 dwellings within the policy, with any windfalls or appropriate infill development on top. It is important to recognise that any appropriate windfall or infill plots within West Mersea must also meet the aims and objectives of all other policies of the Neighbourhood Plan,	Disagree. It is not necessary to reference other planning policies that will be used in the decision making process as the whole Development Plan plus the NPPF in force at the time will be taken into account, as relevant to the proposal.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>as well as those of the emerging CBC Local Plan. It is suggested the second criteria of the policy therefore should be reworded as follows: "This growth should be met through brownfield 'windfall' sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan. Any such development must be in line with all other policies of the Neighbourhood Plan."</p>		
P Bamford	Gladman Developments Ltd	<p>Policy WM2 states the Plan will provide for approximately 200 additional dwellings over the period 2020 and 2033.</p> <p>The housing requirement contained in the adopted Core Strategy identifies a housing requirement of a 'minimum' 17,100 dwellings over the plan period. Accordingly, the housing figure contained in the neighbourhood plan should also refer to the housing figure as a minimum to be achieved rather than a cap on development. As currently worded, this policy is inconsistent with basic conditions (a), (d) and (e) and therefore requires modification to ensure compliance with basic conditions.</p> <p>Notwithstanding the above, Gladman question the rationale behind the above policy as it merely refers to allocations contained in the emerging Local Plan. As such, it creates unnecessary duplication of policies and does not have regard to paragraph 16(f) of the NPPF2019.</p>	<p>Approximately is not a cap but the figure does meet the minimum requirement as set out in the Colchester Local Plan. The policy makes provision for how new housing will be delivered, including through windfall developments within the settlement boundary.</p> <p>The neighbourhood plan policies add detail in terms of the development requirements of the site</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			which is not included in the Local Plan policy.	
Policy WM3 – Land at Dawes Lane				
A Hammond		Once again this seems a 'done deal'. We back on to the development site and would particularly endorse point 5.10.iii and also the provision of a "natural bund/ green barrier" to the south of the site in any detailed planning.	Noted	None
D Conway		Impact on infrastructure services, power water sewage health and schooling Access roads are poor Issues of the Strood Environmental impact to a unique area Either a guaranteed set of measures to define what exactly will be done to improve and upgrade supporting services and infrastructure or rejection of proposal, which in itself will protect this unique leisure location. Rejection of this development is the ideal solution to remove all the issues to be overcome and save this special environment	Planning permission for the development of this site was granted in October 2020.	None
R Ingram		Colchester BC shouldn't have rushed this through prior to the Neighbourhood Plan. No building should be over 2 stories.	Noted	None
P Low		Reluctantly as it seems to be a fait accompli now.	Noted	None
P Woodcock		I do not want the development. However if it is forced through, I support the proposals for cycle ways and pedestrian access, avoiding main roads. These should be very carefully designed however to enable future	Planning permission for the development of this site was granted in October 2020.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		maintenance and to avoid forgotten areas which can become dirty, neglected of potential area for crime.		
S Blackaby	Colchester BC	<p>There is reference to 10% of all homes to be Starter Homes. The inclusion of Starter Homes in affordable housing is not a statutory requirement. The CBCs Strategic Housing team have successfully argued against 10% affordable home ownership on the basis that this exceeds the evidenced need of affordable home ownership in Colchester (which is just 12 a year according to the last OAHN Assessment.) Our affordable housing policy is an 80:20 split in favour of affordable rent. However, the Government has clear intentions that 25% of Section 106 affordable housing will be First Homes.</p> <p>It is suggested that the principles/ criteria are numbered.</p>	<p>Given that the site now has outline planning consent it is agreed that it would be unreasonable to require 10% of the affordable housing to be starter homes as there is no evidence to support this requirement. Policy WM 3 will be amended.</p> <p>Agree. Amend Policy to number principles.</p>	<p>Delete: Included within the 30% affordable homes allowance will be a requirement of 10% of the total development to be starter homes in accordance with the Government's definition.</p> <p>Amend principles / criteria in the policy as follows: i Developers should.... ii A woodland strip.... iii Across the whole iv The development should.... v A single site..... vi Direct pedestrian.... vii Provision should be made....</p>
L Alpin	Maldon District Council	Policies WM3 Land at Dawes Lane and WM4 Land at Brierley Paddocks – both these policies refer to the same outline planning consent. Is this correct?	The application reference in Policy WM3 is correct	None
P Everett		See previous response - this land should be left alone as public space.	Planning permission for the development of this site was granted in October 2020	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
M Burley		Development on the 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200. Within the number of 200 there should be genuinely affordable housing for locals that have been born here and/raised on the island.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.	None
M Burley	STOP350	Development on the 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200. Within the number of 200 there should be genuinely affordable housing for locals that have been born here and/raised on the island.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.	None
Anonymous		Lack of all facilities and infrastructure means this is over development and takes no account of the problems it will create eg. one road on and off of the island unnecessary strain on doctor's,dentist's schools and general congestion in the summer with visitors to their caravans etc. flooding is increasing in all costal areas no account is being taken for this	Noted	None
K O'Connor		A legal requirement for a hard and fast boundary for future development in line with the current village boundary this being. This being no development East of Dawes Lane/ Cross Lane. No development North of Colchester Road. No development within the village boundary other than in filling.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
D Cooper		If only it is to be carried out but I fear that/this will not be the case. I do not understand the last para end section of why the reason is to offset and mitigate. what has that got to do with a footpath that does not run along the road edge?	Noted In order to reduce the potential impact of dog walkers in protected habitats, large developments are required to make provision for dog walking on site.	None
R Tully		Have given my reasons already above	Noted	None
H & M Pembrey		As above	Noted	None
P Tatlow		Land at Dawes Lane 5.7-5.12. Comment: While accepting the points made in the plan, in addition I would ask what will be done by the developer to improve Dawes Lane. Currently, two vehicles passing presents problems; what will be done to improve the junction of East Road & Dawes Lane, (currently problems exist with parked cars at this junction) & will the footpath be extended along Dawes Lane, given that the volume of traffic will increase considerably, (not on the bus route).	These matters have been addressed in the consideration of the planning application for the site which was approved in October 2020.	None
J & E Akker		As above. It was based upon a decision that many residents do not accept since the process followed by the CBC	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		Planning Committee was not correct nor based, in the view of the writer, on material placed before it.		
J Seear		Cannot agree any houses need to be built here so cannot comment further	Noted	None
Anonymous		There is good farmland here it would be a rather poor move to cover this in houses. There is no place for mopre houses	The Plan cannot revoke the existing planning permissions in Policies WM3 and WM4	None
Anonymous		Para 5.10(iii) "Safe and convenient pedestrian and cycle links to services and facilities in the town" should be provided BEFORE any houses are built. We have no confidence that developers and planners won't renege on this paragraph of intent. East Road already suffers from being too narrow for safe cycling. Para 5.12(v) This paragraph waters down the aim of para 5 quoted above, because it only mentions "between the site and East Road" instead of "to services and facilities in the town". Changes should be made to provide pedestrian and cycle links along Dawes Lane in both directions to enable residents to access the Strood for going to work and the town for services and facilities.	The policy reflects the content of the planning permission for this site. The conditions of the planning permission have to be delivered by the developer.	None

Policy WM 4 – Land Brierley Paddocks

S Rabbett	Floralworkshops	The access on to East road, is dangerous no pavement for pedestrians. to far from shops and amenities will increase traffic. The drains stink and can not cope after wellhouse development making this area very unpleasant in the summer.	Noted	None
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Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
A Tucker		<p>5.14 says that Brierley Hall , garden wall and two Barns are grade11 listed but that the wall and barns no longer exist</p> <p>5.17 (i) says ensuring no significant harm on the listed buildings at Brierley Hall and associated barns. I thought item 5.14 said the wall and barns no longer existed.</p>	According to the Historic England register, they remain as Listed Buildings	None
D Conway		<p>Impact on infrastructure services, power water sewage health and schooling Access roads are poor Issues of the Strood Environmental impact to a unique area</p> <p>Either a guaranteed set of measures to define what exactly will be done to improve and upgrade supporting services and infrastructure or rejection of proposal, which in itself will protect this unique leisure location.</p> <p>Rejection of this development is the ideal solution to remove all the issues to be overcome and save this special environment</p>	Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.	Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.
R Ingram		<p>Colchester BC shouldn't have rushed this through prior to the Neighbourhood Plan.</p> <p>No building should be over 2 stories.</p>	Noted.	None
P Low		Again reluctantly.	Noted	None
P Woodcock		I feel excessive development. The proposals for cycle and pedestrian routes are good.	Noted	None
S Blackaby	Colchester BC	WM4 refers to application reference 200351, which is the planning application reference for Dawes Lane. The outline application reference for Brierley Paddocks is 192136 & reserved matters reference is 200960.	Noted.	Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Given that Brierley Paddocks has received consent for reserved matters we question including a policy outlining development principles.</p> <p>Strategic Housing made the same comments on Starter Homes as for WM3.</p> <p>The policy states "The initial allocation of the affordable housing to those with a demonstrable local connection will be supported". However, this is an allocated site and so other applicants on the waiting list who live elsewhere in the borough should not be unfairly disadvantaged. An allocations policy has not been agreed on this site and the site already has planning consent with a Section 106 in place. It may be agreeable to apply an allocation policy at first let to a proportion of the affordable homes but this will need to be at the Registered Providers discretion and agreed between the Council and the Registered Provider once there is a Registered Provider on board</p>	Policy WM4 will be deleted.	
L Alpin	Maldon District Council	Policies WM3 Land at Dawes Lane and WM4 Land at Brierley Paddocks – both these policies refer to the same outline planning consent. Is this correct?	Noted. Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.	Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.
M Burley		Development on these 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		The access is stated by Seaview Avenue, but the planning permission is for access via East Road, the access should be via East Road other than for strict emergency use only.	settlement boundary during the period to 2033.	
M Burley	STOP350	<p>Development on these 2 sites is at an advanced stage, therefore we have to accept it, but the housing numbers must be limited to 200.</p> <p>The access is stated by Seaview Avenue, but the planning permission is for access via East Road, the access should be via East Road other than for strict emergency use only.</p>	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.	None
Anonymous		Lack of all facilities and infrastructure means this is over development and takes no account of the problems it will create as above eg. one road on and off of the island unnecessary strain on doctor's, dentist's schools and general congestion in the summer with visitors to their caravans etc. flooding is increasing in all costal areas no account is being taken for this	Noted	None
T Millatt		Community facilities shall initially be reserved for the provision of health facilities.. This will never be an acceptable place for health facilities. It is too far from the centre, with only an hourly bus service.	Noted	None
K O'Connor		A legal requirement for a hard and fast boundary for future development in line with the current village boundary this being. This being no development East of Dawes Lane/ Cross Lane. No development North of Colchester Road. No development within the village boundary other than in filling.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Impact of flooding as a result of climate change to significant areas of the Island including our sea defences immediate attention there needs data to be put forward on recent impacts from scientific sources about the local effects of climate change. Significance of the Strood as the single point of access to the Island should be greatly strengthened in the Plan as it significantly fails to identify impact of impassable tides as a result of climate change.</p>	<p>defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p> <p>Noted. The Plan contains policies to secure, as far as is allowed, reductions in the impact of development on climate change.</p>	
D Cooper		<p>However we know that this policy is not being met as the access will be from East Road only. Also we will not be getting our community facilities and if we want the land it will cost £500,000. As this is to be a private estate as the open space and roads will be un adopted will the rest of the village have unfettered access.</p>	<p>Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.</p>	<p>Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.</p>
R Tully		<p>Have already given my reasons above</p>	<p>Noted</p>	<p>None</p>
H & M Pembrey		<p>Access should be via East Road and not Seaview Avenue as stated.</p>	<p>Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Tatlow		Land Brierley Paddocks 5.13-5.18 Comment: While accepting the points made in the plan, in addition I would ask what will be done by the developer to ensure the access to the development will be safe, particularly if the proposed surgery is built here.	Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.	None
J & E Akker		Development on these 2 sites is at an advanced stage, though this is not accepted that this was a proper decision. The housing numbers must be limited to 200. The access is stated by Seaview Avenue, but the planning permission is for access via East Road, the access should be via East Road other than for strict emergency use only. Seaview Avenue should not be used as an access point. The text is opposed as stated.	In order to be in conformity with the Local Plan it is not possible to cap the numbers and there will be some opportunities for infill development within the settlement boundary during the period to 2033.	None
J Seear		Still against any new houses	Noted	None
Anonymous		This is prime farmland and should not be used for housing.	Planning permission for this development has already been granted and development has commenced. With this in mind, Policy WM4 will be deleted.	None
Strutt & Parker	City & Country and Frontier Estates	Whilst we support Policy WM 4 in principle, we do believe that the Policy, as drafted, is too precise and therefore inflexible with regard to achieving the most sustainable type and pattern of development for the site and its surroundings. The draft Policy is presently overly	Planning permission for this development has already been granted and development has commenced. With this in	Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>prescriptive, with insufficient flexibility to allow for the most appropriate planning of the site. The enclosed representation provides further detail on this and the proposed amendments to Policy WM 4.</p> <p>1.1 This Representation to the Regulation 14 Pre-Submission consultation on the West Mersea Neighbourhood Plan (the draft Plan) is submitted on behalf of City & Country and Frontier Estates, who have interests in land at Brierley Paddocks, West Mersea.</p> <p>1.2 The Representation addresses Policy WM4 in the draft Plan, which provides a prospective formal site allocation with site-specific policy requirements for the land at Brierley Paddocks. This representation addresses the detailed wording and content of Policy WM4 and seeks amendments to the text of the Policy and its supporting justification in order to promote and secure a more sustainable form of development at the site.</p> <p>The Site</p> <p>2.1 The site is located at Brierley Paddocks, West Mersea, as shown on Figure 1 below, and currently sits outside of, but adjacent to, the defined settlement boundary of West Mersea in the adopted Colchester Local Plan. The site does however lie within the proposed settlement boundary in the emerging Colchester Local Plan 2017-2033 and is allocated for a residential-led mixed use development within Policy SS12a of the emerging Plan, as set out below at Figure 2:</p> <p>2.2 In view of the emerging Local Plan allocation, an outline planning application was submitted to Colchester Borough</p>	<p>mind, Policy WM4 will be deleted.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Council in August 2019 (reference 192136) and on the 4th May 2020, outline planning permission was granted for the following development: “Demolition of 1 dwelling (No. 43 Seaview Avenue) and erection of up to 101 dwellings and up to 0.5ha of D1/B1 commercial use with associated parking, public open space, landscaping, sustainable urban drainage system (SUDs), vehicular access from East Road and pedestrian/cycle access from Seaview Avenue”.</p> <p>2.3 The illustrative Masterplan accompanying the application is at Figure 3 below:</p> <p>2.4 The Officer’s Report to the Borough Council’s Planning Committee on the 19th December 2019 contains the following passages, which are relevant to the consideration of this Representation:</p> <p>Extracts from Report to Planning Committee – 19th December 2019 <i>“West Mersea Neighbourhood Plan (NHP) 16.29 A Neighbourhood Plan Area was designated in September 2016 responding to a request from the West Mersea Town Council as the Qualifying Body (QB). Considerable work, including evidence gathering and plan drafting has been undertaken by the QB and more recently a Consultant has been appointed to support the group on moving forward as expediently as possible. It is anticipated that a Draft Plan will be available for consultation early in the new year. Due to the timing and the content of the ELP, the scope of the NHP will not include the allocation of housing sites. The allocation policies in the ELP, do however,</i></p>		

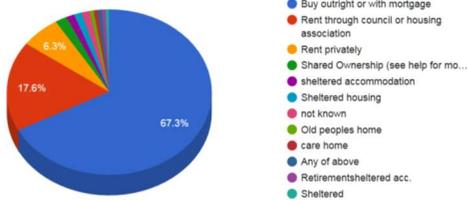
Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p><i>reflect that the NHP will have a role in influencing many aspects of development proposals including the application site in respect of housing mix and type, open space and community facilities. Whilst the stage of preparation of the NHP cannot be said to be advanced, good progress is being made and it is expected that this will continue moving forward to the stage of publishing a Draft Plan. It is understood that the Plan will look to provide a greater steer on the detail of housing types and the nature and location of community facilities which are required and appropriate for delivery through development on this site and the other allocation in the Local Plan. As this application is for outline permission with all matters other than access being the subject of a reserved matters application in the future, the NHP should have the opportunity to further influence these details assuming, sufficient progress on the NHP is made. The extensive work of the QB and engagement with the local community is valued and it is appropriate that it may inform some of the detailed elements of planning for the site."</i></p> <p><i>"16.38 The ELP is considered to be relevant to this decision since it changes the planning context for the application site through a proposed site allocation. It makes up one of two sites proposed to accommodate planned growth for West Mersea with the key requirements set out in Policy SS12a. In respect of Paragraph 48 of the NPPF, it is considered that the ELP can be given significant weight due to its stage of preparation, consistency with the NPPF and limited unresolved objections. This is supported by the responses to this application from the infrastructure providers which suggests that there is capacity for the development with mitigation where appropriate."</i></p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p><i>"Conclusion and Planning Balance</i></p> <p><i>17.1 National policy requires planning to be genuinely planned. The proposal is considered to accord with the emerging Local Plan but is contrary to the adopted Local Plan as the site is outside the current settlement boundary of West Mersea. The National Planning Policy Framework (the Framework) makes it plain that the purpose of the planning system is to contribute to the achievement of sustainable development and identifies three dimensions to sustainable development: economic, social and environmental. In respect of the first of these, the current proposal would provide economic benefits, for example in respect of employment during the construction phase, as well as support for existing and future businesses, services, and facilities by introducing additional residents that would make use of them and provide future spend in the local economy. The social role of sustainable development is described as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</i></p> <p><i>17.2 The proposal is considered to meet these objectives as it would contribute towards the number of dwellings required to support growth in West Mersea and is located within walking distance of a number of key local services and facilities required for day-to-day living. In respect of the third dimension (environmental), the proposal will provide housing in a sustainable location so that future residents would not be reliant on private car, being able to walk or use public transport to access necessary services and facilities, thereby</i></p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p><i>minimising environmental impacts; ecological enhancements can also be secured as part of the development.</i></p> <p><i>17.3 There is also sufficient evidence to be confident that overall the development would not cause significant harm to the amenity of nearby residents or have a severe impact upon the highway network. Whilst the proposed development would have an impact on the existing character of the site (i.e. by introducing built development where there is none currently) through a general suburbanising effect on the wider setting, which weigh against the proposal, the positive economic and social effects, as well as the sustainability of the proposal would weigh in favour of this scheme and could reasonably be judged to clearly outweigh the shortcomings identified given the weight afforded to the supply of new homes in the Framework and the possible design that could be secured as part of any future reserved matters application.</i></p> <p><i>17.4 In conclusion, it is considered that the benefits of the scheme convincingly outweigh any adverse impacts identified and the proposal is considered to be acceptable on this basis."</i></p> <p>2.5 The above extracts demonstrate that the key principles of the development proposals are acceptable in the context of both national policy and the emerging Colchester Borough Local Plan 2017-2033. However, it is also confirmed that the Neighbourhood Plan could have a role in influencing many aspects of development proposals including the application site in respect of housing mix and type, open space and community facilities. The prospective development of the site is therefore already at an advanced stage, with its allocation in the emerging Local Plan and the recent grant of outline planning permission.</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>3.1 Policy WM4 in the draft Neighbourhood Plan is concerned with the site allocation at Brierley Paddocks and is presently drafted as follows: [Not repeated in this table of comments]</p> <p>3.2 This Representation addresses a number of matters set out in draft Policy WM4, and seeks some amendments to that Policy text following the current Regulation 14 consultation and prior to the formal submission of the Plan to Colchester Borough Council for Examination under Regulation 15, and subsequent further public consultation under Regulation 16. Both City & Country and Frontier Estates support draft Policy WM4 in principle, recognising that the prospective site allocation at Brierley Paddocks is in general conformity with the emerging Colchester Local Plan 2017-2033 and will lead to the delivery of 100 new homes, including 30% affordable dwellings, for West Mersea in the short-term.</p> <p>3.3 However, as drafted, the Policy is considered to be too precise and therefore inflexible with regard to achieving the most sustainable type and pattern of development for the site and its surroundings. The draft Policy is presently overly prescriptive, with insufficient flexibility to allow for the most appropriate planning of the site. The proposed amendments to the text of the Policy as set out below take account of the principles already established by the grant of outline planning permission in early-2020, but also provide for changing circumstances, most notably the opportunity to include a care home for older persons as part of the overall development.</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>3.4 To that end, Frontier Estates are now seeking to replace the proposed commercial development, occupying 0.5 hectare of land at the north-east of the site (and shaded mauve on the illustrative Masterplan at Figure 3 above) with a care home providing 66 bed spaces for older people (Use Class C2). This will represent a much-needed facility for Mersea Island, which presently has no purpose-built modern residential accommodation for older people within Use Class C2, meaning that older people seeking care home accommodation must leave the Island to find suitable care homes in other locations. This of course then results in increased isolation from their families and friends, and a greater need to travel to more distant locations for visits etc.</p> <p>3.5 Frontier Estates are a leading UK developer in the care home sector and following an appraisal of the local area, believe that there is a strong demand for this type of accommodation in West Mersea and the wider Borough, where there is expected to be a significant increase in the population of those aged 65 and over. Indeed, the draft Plan itself draws attention to the increasing proportion of older people within the Island's population. Diagram 15 of the Housing Needs Survey, which is a supporting document to the draft Neighbourhood Plan, confirms that there is a clear, existing need for new accommodation for older persons on the Island. Diagram 15 is reproduced below.</p>	<p>Use Class C2 would be contrary to the current planning consent for the site and would not represent community facilities as required by the draft Local Plan Policy. The Neighbourhood Plan cannot contradict the requirements of the Local Plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p data-bbox="613 269 963 285">15: What would be your (or their) preferred housing purchase option?</p>  <p data-bbox="613 644 1319 991">3.6 The proposed care home will include 66 bedrooms to provide 24-hour support and care for the frail elderly, which will meet a full range of residential, nursing and dementia care needs, including end of life and palliative services. The average age of residents will be approximately 85 to 90 years, at which age those persons needing a care home environment will be able to choose to move into the care home at the point when their care needs have escalated and when they or their family/carers are unable to address these needs within their own homes.</p> <p data-bbox="613 1038 1308 1313">3.7 The scheme set out within the brochure attached as Annex 1 has been prepared by Frontier Estates to illustrate the specifications and requirements for the proposed care home at Brierley Paddocks. The overall specification will be exemplary in terms of the standard of facilities and the provision of support and care to be provided, and will exceed the space standards set by the Care Quality Commission (CQC).</p> <p data-bbox="613 1361 1256 1420">3.8 It is anticipated that the proposed care home will employ approximately 50 FTE members of staff and 65</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>individual jobs, although given the shift patterns associated with this use, no more than 25 to 30 members of staff are expected to be on the site at any given time. This will represent a significant boost to local employment opportunities. The residents of the care home will be frail elderly and therefore not require car parking spaces; however, 35 car parking spaces are proposed for use by staff and visitors. The likely traffic generation associated with the care home could well be lower than that associated with the D1/B1 commercial use previously envisaged for this part of the site.</p> <p>3.9 City & Country and Frontier Estates have commenced initial engagement with the Town Council regarding the proposed care home and intend to undertake further such engagement.</p> <p>3.10 A formal pre-application enquiry was made to Colchester Borough Council on the 3rd November 2020 setting out details of the revised development proposals for the site, including the proposed care home described above. This representation reflects the development proposals set out in that pre-application enquiry.</p> <p>4. Proposed Amendments to Policy WM4 4.1 We set out below our suggested amendments to the text of Policy WM4 to reflect the planning principles already established for the site through the previous grant of outline planning permission and by the updated and revised proposals now being considered. It is of course important that the Policy should recognise the principles established by that planning permission.</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Policy WM 4 - Land at Brierley Paddocks <i>Development of land at Brierley Paddocks, as identified in Map 4 and on the Policies Map, shall be delivered in accordance with the details and conditions attached to Outline Planning Permission (Ref 200351) unless that consent is superseded by a subsequent approval.</i> <i>The key development principles for the development of the site are set out below:</i></p> <p>Key Development Principles: <i>Developers should demonstrate as part of their proposals for the development of the site that mitigation measures (e.g. Essex Coast RAMS) will be put in place to protect the rural and coastal landscape as identified on the Policies Map, and that such measures shall be maintained.</i> <i>Appropriate green space shall be provided on the northern boundary of the site to mitigate the quantified impact of the development on designated Heritage Assets in accordance with specialist professional advice.</i></p> <p>Appropriate open space provision including footpath and cycleway provision with suitable connections to the local network in the vicinity of the site, to be agreed with the local planning authority.</p> <p>Housing: The development should provide for at least 100 new dwellings, with an appropriate mix of dwelling sizes and an appropriate level of provision of affordable homes of suitable tenures in accordance with the Government's definition. Affordable housing will be allocated in accordance with the Borough Council's housing allocation</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>policies, but the allocation to those with a demonstrable local connection will be supported.</p> <p>Community Facilities and Specialist Residential Accommodation: The development may include land at the north-east of the site for the development of appropriate community facilities and/or specialist residential accommodation suitable for older persons with care needs within Use Classes B1, C2 and D1.</p> <p>Public Open Space: Public Open Space should be provided within the site in accordance with the Borough Council's policy for the provision of Public Open Space. The layout and design of Public Open Space should seek to mitigate recreational pressures arising from the development of the site on the Coastal Path, SSSI and Coastal Protection Belt in order to safeguard those areas.</p> <p>Access: Satisfactory vehicular access to the development site shall be from Seaview Avenue, and if appropriate also from East Road. Pedestrian and cycle connections shall be provided to the local network at Seaview Avenue and if appropriate also at East Road and Cross Lane.</p> <p>Contributions to Local Infrastructure Development proposals will be required to make any necessary contributions to the provision of off-site local infrastructure directly related to the impacts of the</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>development, if necessary by a legal agreement linked to the grant of Planning Permission.”</p> <p>4.2 The proposed amendments to the Policy text are intended to maintain the key planning principles for the development of the site, in accordance with the objectives of the Neighbourhood Plan and the planning permission already granted, whilst also incorporating the necessary level of flexibility to allow for the most effective, and most sustainable, form of development for the site, including the type and size of housing, the provision and layout of open space, footpath and cycleway provision and the inclusion of suitable community facilities with the option of specialist residential accommodation in the form of a care home for older persons.</p> <p>4.3 The Neighbourhood Plan Steering Group is respectfully requested to consider this Representation and amend Policy WM4 as set out above.</p>		
Policy WM 5 – Affordable Housing in Housing Developments.				
S Rabett	Floralworkshops	I support housing for local families , not affordable pre acquired to house London over spill.	Noted	None
A Hammond		Yes but if 'affordable' means social housing then a strong preference would be for local families rather than London over-spill.	Noted	None
D Conway		N/a if all proposed developments are stopped.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		However if developments go ahead then I support a % of affordable housing in line with the size of the development. However it seems to be relevant that a fair % of those affordable houses are earmarked for local people, not just brought in people!		
R Ingram		No building should be over 2 stories.	Noted	None
P Low		Yes, within the stated boundary.	Noted	None
P Woodcock	Retired senior partner in Medical Practice	I agree with affordable housing. However there should be a process through which local people can be given priority. High prices make it difficult for young people who have been brought up here to stay when they wish to buy a home. All too often in the past, affordable housing on the Island has been used as an expedient to house people from afar. Often these people have no connection with Mersea and have felt isolated and resentful.	Noted	None
S Blackaby	Colchester BC	The last paragraph begins with "The local planning authority will require...", whilst this may be correct as the neighbourhood plan is not prepared by the LPA this should be amended.	Disagree. Ultimately the Neighbourhood Plan will be adopted by the Borough Council as part of the development plan that "the local planning authority" will use in the determination of planning applications.	None
D Bowcher		If possible it should be that preference should be given to local families to be able to purchase affordable housing.	Noted	None
M Burley		Para 5.23 This clause is likely to be exploited by developers. No, there should be a 'hard and fast' boundary for future development in line with the current village boundary. • No development east of Dawes Lane / Cross Lane	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<ul style="list-style-type: none"> • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
M Burley	STOP350	<p>Para 5.23</p> <p>This clause is likely to be exploited by developers. No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None
Anonymous		There is no identification of affordable housing quotas	The policy specifies a percentage requirement and the amount will	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			depend upon the size of the development.	
K O'Connor		A legal requirement for a hard and fast boundary for future development bin line with the current village boundary this being. This being no development East of Dawes Lane/ Cross Lane. No development North of Colchester Road. No development within the village boundary other than in filling.	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	None
D Cooper		This policy needs strengthening. Only support if it were to actually happen, or could possibly be seen to work, as exceptional circumstances will prevent any affordable housing being available for Mersea people.	Noted	None
R Tulley		Affordable housing only for local people and not for London Councils looking for cheap housing to solve their problems and budgets	Noted	None
G Whittaker		The concepts addressed by this policy do not need comment. However, the definition of "affordable housing" needs to be more explicit. "Affordable" means different things to different people in different levels of society and we need to be certain what we are dealing with.	Affordable Housing is defined by the National Planning Policy Framework as noted in the Glossary.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
H & M Pembrey		The affordable housing should be within the existing village boundary.	Noted	None
P Tatlow		5.20 Comment: Agree with the reference to " homes are affordable to local people", however, as previously indicated, CBC actively encourage developers to 'market' properties to London boroughs, therefore, how can you ensure local people can purchase?.	Noted	None
J & E Akker		No, Para 5.23 This clause is likely to be exploited by developers. No, there should be a 'hard and fast' boundary for future development in line with the current village boundary. <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester Road • No development within the village boundary other than infilling on existing plots. 	Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	None
N Hinderwell		No rural exception sites should be supported. To allow any on the edge of the present Settlement boundary would inevitably lead to unwanted expansion of the boundary.	This is a tried and tested approach to providing affordable housing for local people and requires: 1 a need to be established by the Town or Borough Council;	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			<p>2 a willing landowner of a suitable site that meets the criteria; and</p> <p>3 a registered housing provider to secure a grant to build and manage the houses.</p>	
P Bamford	Gladman Developments Ltd	<p>Policy WM5 requires development proposals to provide 30% of new dwellings on housing developments of 10 dwellings or more to be provided as affordable housing and around 10% of the affordable housing provision should meet the government definition of starter homes.</p> <p>Whilst Gladman acknowledge the Plan's ambition to ensure an appropriate level of affordable housing is delivered, it is not appropriate to refer to standards in the emerging Local Plan within the policy wording as these standards are yet to be adopted.</p> <p>Notwithstanding this, the Policy merely refers to policy which will be enshrined in the emerging Local Plan and causes unnecessary duplication of policies. It is recommended that this policy is modified to ensure it is up-to-date over the plan period. The following wording is put forward for consideration: "Development proposals for residential development should contribute to affordable housing needs in accordance with the strategic policies set out in the adopted Development Plan..."</p>	Disagree. It is considered appropriate to provide consistency with the emerging Local Plan given it's advanced status.	None
Anonymous		I do not support the housing plan	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Policy WM 6 – Affordable Housing on Exception Sites.				
S Rabbett	Floralworkshops	protection of housing stock , limits to over development of smaller properties.	Noted	None
A Hammond		Yes, point iii especially.	Noted	None
A Tucker		yes but this type of housing should not be sold/let/leased to other authorities to house their residents ie Basildon, London boroughs but must be offered to local people Mersea, Peldon Abberton, Colchester first.	Noted	None
D Conway		No developmet outside boundaries. Affordable housing must be a % of any new development within the boundaries of the town, should these go ahead. This smacks of developers wanting prine money for all their proposed houses. Absolutely reject this..	This is a tried and tested approach to providing affordable housing for local people and requires: 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses.	None
R Ingram		No building should be over 2 stories.	Noted	None
P Low		Developers are legally obliged to plan in affordable housing within each development and providing land with Rural Exception gives them a loophole to build more larger houses to maximise their profits (currently very high) at the expense of our rural landscape. The affordable housing needs to be primarily for local families though how that can be carried forward after the first owners is always difficult.	The policy sets the criteria by which such schemes will be considered and are specifically to meet a locally identified need – eg for residents of West Mersea that cannot afford to buy an open market house.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock	Retired senior partner in Medical Practice	I fear this may be a "Trojan horse". The occasional farm workers cottge is fine, but this clause may well be used by developers to pressure for further development outside the envelope.	This is a tried and tested approach to providing affordable housing for local people and requires: 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses. The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.	None
S Blackaby	Colchester BC	This refers to both RES and ELES and it is stated that there should be a proven housing need and there should be a local connection. This is not consistent with the NPPF because an ELES does not need to comply in this way. It may be simpler to remove reference to the ELES and para. 71 in this policy so that this policy is for "Rural Exception Sites" only, and it does not cover Entry Level Exception sites (or First homes exception sites).	Noted. The Policy will be amended.	Amend first sentence of Policy WM6 as follows: Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside but adjoining the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				proven local need and provided that the housing:
M Burley		<p>No, Para 5.23 This clause is likely to be exploited by developers.</p> <p>No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>This is a tried and tested approach to providing affordable housing for local people and requires:</p> <ol style="list-style-type: none"> 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses. <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
M Burley	STOP350	<p>Para 5.23 This clause is likely to be exploited by developers.</p> <p>No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>This is a tried and tested approach to providing affordable housing for local people and requires:</p> <ol style="list-style-type: none"> 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses. <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.	
Anonymous		As above	Noted	None
D Cooper		But only for very small developments of affordable housing for Mersea people ONLY. They should not be allowed to follow para. iii) as this would circumvent the object of allowing development outside the Settlement Boundary.	The housing would only be offered to those with a demonstrated need for affordable housing in neighbouring villages where there is nobody with a need in West Mersea at the time the property becomes vacant. This is considered quite unlikely.	None
G Whittaker		See comments under Q.8 above.	Noted	None
H&M Pembrey		We do not and Para 5.23 is likely to be exploited by developers.	This is a tried and tested approach to providing affordable housing for local people and requires: 1 a need to be established by the Town or Borough Council;	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			<p>2 a willing landowner of a suitable site that meets the criteria; and</p> <p>3 a registered housing provider to secure a grant to build and manage the houses.</p> <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p>	
P Tatlow		<p>5.23-5.24 Comment: I feel this would be the 'thin end of the wedge', & used by future developers to support future applications. These existing development applications should be large enough to support the requirement for starter/affordable homes suitable for local people.</p>	<p>The policy sets the criteria by which such schemes will be considered and are specifically to meet a locally identified need – eg for residents of West Mersea that cannot afford to buy an open market house.</p>	None
J&E Akker		<p>No. Para 5.23 This clause is likely to be exploited by developers.</p>	<p>This is a tried and tested approach to providing affordable housing for local people and requires:</p> <p>1 a need to be established by the Town or Borough Council;</p> <p>2 a willing landowner of a suitable site that meets the criteria; and</p> <p>3 a registered housing provider to secure a grant</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester Road • No development within the village boundary other than infilling on existing plots. 	<p>to build and manage the houses. The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
N Hinderwell		No rural exception sites should be supported. To allow any on the edge of the present Settlement boundary would inevitably lead to unwanted expansion of the boundary.	Noted	None
P Harrison		Policy WM 6: the way this is worded it has the look and feel of a loophole that will allow landowners with agricultural land that is outside the settlement boundary to make some money (more than they would by farming) by providing them with a method to legitimately developing marginal	This is a tried and tested approach to providing affordable housing for local people and requires:	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>agricultural land providing they provide a threshold level of affordable housing. Is this the purpose? I suggest that this will keep the Town Council busy for years to come if the current wording is maintained.</p>	<p>1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses.</p>	
S Jenner		<p>The Affordable housing should be within the settlement boundary in order to assimilate the occupiers into West Mersea village life.</p>	<p>An "exception site" would need to be adjoining the settlement boundary but being outside of it means that the land has no development value and makes it more viable to deliver such schemes.</p>	None
P Bamford	Gladman Developments Ltd	<p>In principle, Gladman approve of the proposed approach which seeks to support market housing on rural exception sites to ensure that such developments can be delivered viably. The delivery of rural exception sites without providing market housing can be difficult to deliver as a landowner's willingness to promote such a scheme is unlikely as it is doubtful that it will achieve the most optimum value of land that could be secured.</p> <p>Notwithstanding this, Gladman consider that reference to 'exceptional circumstances' and 'small level of market housing' should be removed from the policy wording. Instead further flexibility should be built into to the plan to allow consideration of all sustainable development</p>	<p>Noted</p> <p>Disagree. The policy as worded is compliant with paragraph 77 of the</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		proposals regardless of size, which include market and affordable housing schemes not identified by the neighbourhood plan, to be supported as outlined in response to Policy WM1.	Framework and the suggested alteration would not secure an affordable led scheme to meet a demonstrated local need.	
Policy WM 7 - Housing Mix				
A Tucker		also needs to include buildings like Mersea Court and others like this	The policy can only apply to new planning permissions, as appropriate, not existing development or planning permissions.	None
R Ingram		No building should be over 2 stories.	Noted	None
S Blackaby	Colchester BC	It is stated that the housing mix should be the majority of one and two bed homes. But for affordable housing there is an accumulating unmet need for all dwellings sizes.	The policy does state that "unless it can be demonstrated that the particular circumstances relating to the tenure of the housing dictate otherwise or where such provision is demonstrated to not be in accordance with the latest available housing needs information for the Plan Area."	None
M Burley		No, Para 5.23 This clause is likely to be exploited by developers.	This is a tried and tested approach to providing affordable housing for local people and requires: 1 a need to be established by the Town or Borough Council;	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses.</p> <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	
M Burley	STOP350	<p>Para 5.23 This clause is likely to be exploited by developers.</p>	<p>This is a tried and tested approach to providing</p>	None

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		<p>No, there should be a 'hard and fast' boundary for future development in line with the current village boundary.</p> <ul style="list-style-type: none"> • No development east of Dawes Lane / Cross Lane • No development north of Colchester rd. • No development within the village boundary other than infilling on existing plots. 	<p>affordable housing for local people and requires:</p> <ol style="list-style-type: none"> 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses. <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			be ruled out by a blanket restriction to infill plots.	
Anonymous		As above	Noted	None
H & M Pembrey		This policy is likely to be exploited by developers and land owners.	<p>This is a tried and tested approach to providing affordable housing for local people and requires:</p> <ul style="list-style-type: none"> 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 3 a registered housing provider to secure a grant to build and manage the houses. <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p>	None
J & E Akker		No again, this clause is likely to be exploited by developers and landowners.	<p>This is a tried and tested approach to providing affordable housing for local people and requires:</p> <ul style="list-style-type: none"> 1 a need to be established by the Town or Borough Council; 2 a willing landowner of a suitable site that meets the criteria; and 	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			<p>3 a registered housing provider to secure a grant to build and manage the houses.</p> <p>The policy stipulates that the housing should be offered in the first instance to people demonstrating a local need.</p>	
Anonymous		It just does not work	Noted	None
Anonymous		3 bedroom properties should be allowed.	The policy does not rule out 3 bedroomed dwellings	None
118 East Road	Barton Willmore	<p>As well as housing mix, the density of development is key to ensure an appropriate development that assimilates well into its surroundings. A further concern to application 201467 is the density of development, and this has been relayed to CBC. Developments should respect the development on adjoining land and seek to ensure they are read together in the street scape. A proposed higher density development when viewed alongside existing lower density areas can appear very incongruous. The Neighbourhood Plan allows an opportunity to reinforce the need for appropriate densities within new development.</p> <p>Whilst it is appreciated the density of the sites at Dawes Lane and Brierley Paddocks are set by the outline applications to be approved, it is considered that WM 7 should also make reference to the density of development in order to ensure any other sites coming forward meet these aims and objectives. This should be in line with emerging policy DM9 of the CBC Local Plan.</p>	It is not considered appropriate to refer to densities, especially given the preference towards smaller properties which will, by consequence, result in higher densities than would be achieved in developments of larger dwellings.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		Neighbourhood Plan policy WM 3 makes a passing reference to density However, this should be reinforced to ensure the reader is aware of the requirements of the Plan.		
P Bamford	Gladman Developments Ltd	<p>Policy WM7 states in all housing developments of ten or more homes, there will be an emphasis on providing a higher proportion of one and two bedroom houses and bungalows unless it can be demonstrated that the particular circumstances relating to tenure is not in accordance with the latest available housing needs evidence for the plan area.</p> <p>In principle, Gladman support the inclusion of the above policy which seeks to provide a range of housing types, mix and tenures to meet housing needs as identified in a housing needs assessment or any subsequent evidence of housing needs. As housing mix can change over time, there is a real risk that without such a stipulation this policy could become outdated as new evidence of local needs comes to light. However, Gladman is concerned with the emphasis on one to two bedroom homes as opposed to larger properties as it doesn't cater for families looking for larger homes. The policy should instead be flexibly worded to allow for the most appropriate layout of housing types and sizes to respond to local needs and the characteristics of individual sites.</p>	<p>Noted</p> <p>There is not a risk that this policy will become outdated as it clearly states "unless it can be demonstrated that the particular circumstances relating to the tenure of the housing dictate otherwise or where such provision is demonstrated to not be in accordance with the latest available housing needs information for the Plan Area."</p>	None
Policy WM 8 - Loss of bungalows and chalet dwellings				
A Tucker		But there should not be the get out clause of not having a detrimental impact on character of the vicinity or amenity of nearby residents, it should be a total ban	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Conway		good luck with implementing this one! Developer greed will wash over this desire	Noted	None
S Blackaby	Colchester BC	Suggest deleting this policy or amending to supporting text/ community aspiration in light of changes to permitted development rights.	Disagree. The Policy specifically states that where proposals need planning permission.	None
L Alpin	Maldon DC	Policy WM8 Loss of bungalows and chalet dwellings – This policy may need to be revisited due to the recent changes in Permitted Development Rights enabling upward extensions.	Disagree. The Policy specifically states that where proposals need planning permission.	None
M Burley		Yes, but I cannot see how this will be enforced.	Noted	None
M Burley	STOP350	Yes, but I cannot see how this could be enforced.	Noted	None
H & M Pembrey		Conversion of bungalows and chalets beyond single storey should not be allowed, regardless of character of the vicinity.	Noted	None
J & E Akker		Yes, but we cannot see how this could be enforced.	Noted	None
Policy WM 9 - Measures for New Housing Development				
R Ingram		No building should be over 2 stories.	Noted	None
P Low		Although I think there needs to be a greater emphasis on upgrading infrastructure, particularly water and sewage (currently very low pressure and the latter needing, I understand, to be tankered off the island because the current sewage works is overwhelmed at times. The electricity grid also needs to be upgraded so that all new building on the island can be required to have solar panels fitted.	Current Government planning regulations do not allow such a requirement of new buildings.	None
P Woodcock		Limit development and try to keep it in character with existing properties	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
S Blackaby	Colchester BC	No comments. We think it is likely that an examiner will delete this as it doesn't add any further/ additional policy advice.	Noted	None
P Tatlow		5.28-5.29 Comment: There is no reference to garage or off-road parking space which I feel is important in any new development. The Wellhouse development is a typical example of the developer 'cramming' as many properties as possible into a confined space, with narrow roads, resulting in limited access for emergency service vehicles etc	Development will be required to meet the car park standards set by the Borough Council.	None
P Bamford	Gladman Developments Ltd	The above policy states all new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. The Written Ministerial Statement (2015) makes clear that technical standards relating to the construction, internal layout or performance of new dwellings can only be progressed through a Local Plan based on evidence of need and viability and specifically states that these standards should not be progressed through neighbourhood plans. Gladman submit that this policy should be deleted.	Disagree. It is considered appropriate to include this policy in the Neighbourhood Plan as is demonstrated in a number of neighbourhood plans made since the Written Ministerial Statement.	None
Policy WM 10 - Houseboats				
D Conway		Housboat areas will enhance the character of thr island like the current ones and encourages visitors. The issues some additional housebots raise are minimal versus the issues of in excess of 200 additional houses!	Noted	None
P Woodcock		The house boats are part of Mersea's character. I do agree with most of the policy, especially insisting that vessels are indeed boats, not just high rise houses on rafts. I would like flexibility to be exercised so that old mud berths could be re-activated so that boats could be introduced to	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		berths to ones that have fallen into disuse or vessels removed (sometimes for historic restoration). I propose this so that we do not have an ever dwindling number of vessels, perhaps concentrated in one small area.		
S Blackaby	Colchester BC	<p>The local plan policies maps do not show houseboats, suggest deleting: "that is identified on the Colchester Borough Council map as being a".</p> <p>Suggest re-wording reference to HRA to "Information to support a HRA...". In determining planning applications, it is the LPA that carries out the HRA and appropriate assessment, but the LPA can request that the applicant submits information to enable the LPA to make the assessment.</p>	<p>Noted. A map will be included in the Plan to identify the area.</p> <p>Noted. The policy will be amended.</p>	<p>Amend second paragraph of Policy WM10 as follows:</p> <p>Houseboat p <u>Proposals</u> to replace an existing houseboat or fill a vacant site that is identified on <u>Map 4 the Colchester Borough Council map</u> as being a recently used site maybe supported, subject to an installation method statement being submitted which avoids impacts to saltmarsh habitats and which satisfy all other policy criteria.</p> <p>Amend fourth paragraph of Policy WM 10 as follows:</p> <p>All <u>Proposals for houseboat projects</u> (replacement boats, ancillary jetties and any structures) will be required to <u>include sufficient information to undertake a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment, as the installation</u></p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>of new boats could potentially physically damage the salt-marsh and also reduce water quality if they do not have or cannot provide adequate on-site sewage/pump out systems in place.</p> <p>Insert new Map 4 to illustrate the area covered by this policy.</p>
R Tully		I think it should go further and state that all house boats should be taken away completely over the next 10 years due to health reasons to the island and themselves.	Such a planning policy could not be enforced.	None
G Johnson		<p>1: All policies need to be subject to the requirement for the protection , safekeeping and prevention of damage to the Marsh .</p> <p>2: 30m by 7m is far too large . It amounts to 2,250 sq feet over one deck and 4,500 over 2 decks. This is much larger than most houses and appears to be larger than Mojo and the Black Barge "40" both of which are fairly rectangular in shape . (It should be noted that the average U K house size is under 1,000 sq feet .) There are few if any creeks of that size which could accommodate a large vessel , thus leading to damage of the Marsh . Also , a height restriction is required otherwise vistas will be ruined.</p> <p>3: Proposals re sewerage are unsatisfactory . The areas near the Houseboats and Board Walk are frequented by the</p>	<p>These matters are set out elsewhere in the Plan, the Local Plan and the NPPF and do not need to be repeated here.</p> <p>Note. These dimensions are considered suitable</p> <p>Proposals for new houseboats would need to</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>public , swimmers and others undertaking water sports all year round .Safe disposal methods need to be required . (N B One wouldn't be allowed to put raw sewage lto a watercourse on land).</p> <p>4 : Public and residents' amenity views all along Coast Road need to be protected.</p> <p>5 : The Colchester B C plan for the location of Houseboats needs to be put out for public consultation before adoption .</p>	<p>demonstrate how sewerage will be managed to the satisfaction of the relevant agencies.</p> <p>Noted</p> <p>The Plan will be amended to include a map.</p>	<p>Insert new Map 4 to illustrate the area covered by this policy.</p>
P Tatlow		<p>5.33 The general character of the houseboat area should be maintained since this adds to the vibrancy of the community. However, the houseboats should not have a negative impact upon the natural environment and should respect the unique habitat within which they are situated. Comment: Agree with the comments, but just a question; Who would enforce this? There are examples now of houseboats that fall into this category!</p>	<p>This would be enforced through planning applications covered by the policy and subsequent planning enforcement of approvals.</p>	<p>None</p>
G Johnson		<p>In addition to my previous comments I believe that whatever dimension limits on size there are there should be a total square footage limit as well . In order not to spoil the vistas consideration. should be given to a ban on any new / replacement Houseboat being sited East / West , in other words parallel with Coast Road .</p>	<p>Noted</p> <p>Noted</p>	<p>None</p>
P Harrison		<p>Policy WM 10: Houseboats. I think we all understand that "the horse has bolted" by which I mean there has been uncontrolled shed building and concrete boat building etc.</p>	<p>Planning policies can only apply to planning applications for development and cannot be used to place</p>	<p>None</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Surely though the Policy statement should determine that within 5 years (say) all houseboats must be connected to mains sewage for black and grey water?</p> <p>In particular I would point out a conflict between NOT doing anything about houseboat pollution and the provisions set out in Chapter 10 on page 39 and 40...</p>	requirements on existing development.	
Anonymous		All houseboats (existing and new) should have adequate sewage treatment facilities because they are adjacent to a Grade A shellfish area and a bathing beach.	This cannot be enforced for existing houseboats.	None
Housing – General Comments				
S Blackaby	Colchester BC	<p>Para 5.16: The emerging local plan allocates the site for development.</p> <p>Para 5.20: Affordable Home Ownership, as well as Starter Homes and Discounted Market Sale can be for First time buyers. The available product for first time buyers is not exclusively starter homes. It may be more accurate to rephrase this to “Affordable home ownership”. Or “homes for first time buyers”. The Housing Needs survey stated that 3% of respondents require Shared Ownership. There was not any reference to Starter Homes or any other “first time buyer” housing product in the survey.</p> <p>Para 5.22: Reference to a Government requirement of 10% Starter homes. This is incorrect. We think you mean Affordable Home Ownership in accordance with paragraph 64 of the NPPF.</p>	<p>Given the advanced stage of the development of this site, the paragraph will be deleted.</p> <p>The paragraph will be amended.</p> <p>It is proposed to amend the requirements for the site at Dawes Lane (Policy WM 3)</p>	<p>Delete Policy WM4 and supporting paragraphs. In addition, make consequential amendments to the remainder of the Plan.</p> <p>Amend the first sentence of Para 5.20 to:</p> <p>The West Mersea Housing Needs assessment identified a need for <u>affordable home ownership</u>, those looking to get on the first rung of the housing ladder, commonly referred to as “starter homes”.</p> <p>Delete paragraph 5.22</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Para 5.23: There are Rural Exception Sites (RES) (Para. 77 of the NPPF) and Entry Level Exception Sites (ELES) (Para. 71 of the NPPF). They are not the same thing. Rural Exception Sites are for affordable housing and subject to evidenced local need where some Market Housing may be supported to subsidise the affordable housing. Entry Level Exception Sites are 100% affordable Housing for First Time Buyers, and there is no reference in the NPPF of local evidenced need being required. Para. 5.23 needs to be rephrased so that it is referring to either RES or ELES. Though it is worth mentioning that Government have already announced that they will replace the ELES policy with a "First Homes" Exception site policy.</p>	<p>and, as a consequence, Para 5.22 will be deleted.</p> <p>Paragraph 5.23 does not say that they are the same thing.</p>	None.
M Burley		<p>Extensive development does not reflect the demands of the community nor the communities wish to preserve the nature and character of the Island.</p> <p>The impact of flooding, as a result of climate change, to significant areas of the Island including our sea defences needs immediate attention. There needs data to be put forward on recent impacts and from scientific sources about the local effects of climate change.</p> <p>The significance of the Strood as the single point of access to the Island should be greatly strengthened in the plan as it significantly fails to identify impact of increased impassable tides as a result of climate change.</p> <p>The impact of tourism and seasonal residents (that is an increasingly year-round season) requires constant updating</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>and the impact will increase drastically over the past last two years in particular with more development in North Essex and widespread advertising about the Island. Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services.</p> <p>West Mersea has been disadvantaged since the Neighbourhood Plan started late and therefore has less weight than it should have compared with other areas.</p>	<p>West Mersea is at a significant advantage when compared with other towns and villages across the borough that do not have a neighbourhood plan.</p>	
M Burley	STOP350	<p>Extensive development does not reflect the demands of the community nor the communities wish to preserve the nature and character of the Island.</p> <p>The impact of flooding, as a result of climate change, to significant areas of the Island including our sea defences needs immediate attention. There needs data to be put forward on recent impacts and from scientific sources about the local effects of climate change.</p> <p>The significance of the Strood as the single point of access to the Island should be greatly strengthened in the plan as it significantly fails to identify impact of increased impassable tides as a result of climate change.</p> <p>The impact of tourism and seasonal residents (that is an increasingly year-round season) requires constant updating and the impact will increase drastically over the past last</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>two years in particular with more development in North Essex and widespread advertising about the Island.</p> <p>Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services.</p> <p>West Mersea has been disadvantaged since the Neighbourhood Plan started late and therefore has less weight than it should have compared with other areas. This could provide an opportunity to get both developers engaged a little more in tree planting and protecting the natural environment?</p> <p>There is a real opportunity on the development sites to plan for a green corridor of a minimum of 45 metres to protect the existing natural habitat and I believe WMTC should seek to deliver this through their NP.</p>	<p>West Mersea is at a significant advantage when compared with other towns and villages across the borough that do not have a neighbourhood plan.</p>	
H & M Pembrey		<p>Further development on Mersea will not only spoil the character and community cohesion but be unsustainable because of the impact of sea level rises and consequent flooding blocking the Strood on a more regular basis.</p> <p>The only way to survive in the future is to prevent any expansion of caravan sites and the number of caravans/chalets on them.</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		The promotion of Mersea Island by CBC as a tourist destination is counter-productive to maintaining the village community and the well-being of Mersea residents.		
M & L Whitford		<p>General comments on Housing.</p> <p>Once again:</p> <p>Emphasis on redressing the balance towards affordable housing for local people.</p> <p>Housing to be for residential owner occupation and not for investment buy-to-let, holiday let, or second home.</p>	Noted	None
J & E Akker		<p>Extensive development does not reflect the demands of the community nor the communities wish to preserve the nature and character of the Island.</p> <p>The impact of flooding, as a result of climate change, to significant areas of the Island including our sea defences needs immediate attention. There needs data to be put forward on recent impacts and from scientific sources about the local effects of climate change.</p> <p>The significance of the Strood as the single point of access to the Island should be greatly strengthened in the plan as it significantly fails to identify impact of increased impassable tides as a result of climate change.</p> <p>The impact of tourism and seasonal residents (that is an increasingly year-round season) requires constant updating and the impact will increase drastically over the past last two years in particular with more development in North Essex and widespread advertising about the Island.</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services.</p> <p>There needs to be cross island planning and this needs to be strengthened with much more work undertaken with East Mersea Parish Council. Consultation needs to be improved with other nearby Parish Councils since West Mersea is a District Centre and residents in neighbouring villages use many of the shops and other facilities including the Doctors Surgery and other health services.</p> <p>West Mersea has been disadvantaged since the Neighbourhood Plan started late and therefore has less weight than it should have compared with other areas.</p>	<p>West Mersea is at a significant advantage when compared with other towns and villages across the borough that do not have a neighbourhood plan.</p>	
Anonymous		<p>Para 5.3 Policy SS12a Too many new houses.</p>	<p>The Neighbourhood Plan cannot change what's in the Local Plan.</p>	None
	Mersea Island Society	<p>The Society welcomes:</p> <p>5.1. The maximum of 200 new houses to include affordable housing for local first-time buyers.</p> <p>5.12 - Dawes Lane Development - Woodland boundary screen, a corridor 45 m wide, bungalows to the north of the site, off-road route to the town centre. Page 17.</p> <p>5.17 – Brierly Paddocks – protection of existing barns, and consideration for existing residents to the north and west of</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>the site, pedestrian and cycle links, an opens space of 3.1 hectares to the south of the site. Page 19.</p> <p>5.27 – The conversion of bungalows to two or more storeys will generally be resisted. Page 23.</p> <p>5.32 Houseboats – New moorings will not be supported. Page 25</p>		
118 East Road	Barton Willmore	<p>It is considered that the supporting text to policy WM 2 should be strengthened to confirm that no further sites for private market housing adjacent the settlement boundary would be supported during this Neighbourhood Plan period. It is also noted that emerging policy SS12a of the CBC Local Plan makes reference to how allocated development must provide suitable landscape screening to minimise any negative impact on the surrounding landscape and protect the open rural character of the land within the Coastal Protection Belt. This should be reinforced in the supporting text to policy WM2.</p>	<p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary.</p> <p>There are limited opportunities for development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p>	None
Policy WM 11 – Open Space, Sport and Recreation Sites				
C Everett		<p>6.1 This para refers to extension of the Glebe in WM3 but WM3 "Land at Dawes Land" does not refer to the Glebe at all.</p>	<p>Noted. Policy WM 3 will be amended to provide clarity.</p>	<p>Amend the first sentence of Policy WM 3 as follows:</p> <p>Development of land at Dawes Lane <u>including 5.2 hectares of</u></p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<u>open space and</u> as identified in Map 3 and on the Policies Map, should be undertaken in accordance with the conditions attached to outline planning consent (ref 200351), unless that consent is superseded by a later approval.
S Blackaby	Colchester BC	Typo in third paragraph, full stop instead of a comma after 'open space'.	Noted. The typos will be corrected	Amend third para to replace full-stop with comma after "open space"
M Burley		Yes, but this should be based on surveys and facts.	Noted	None
H&M Pembrey		We disagree with the exceptions a and b being included in Policy WM 11. There will not be any satisfactory provision of new facilities since they are unlikely to be necessary for the local community's needs. We should not provide the suggested additional recreation sites just to cater for people who live off the island and come to use our facilities, particularly dog walking.	Noted.	None
P Tatlow		Comment: No mention of swimming pool, much needed for Mersea!	Planning policies have to demonstrate that they are deliverable during the period covered by the Plan. There are no firm proposals but existing policies would not preclude such provision on a suitable site.	None
J&E Akkers		Yes, but this should be based on surveys and fact material.	Noted	None
Policy WM 12 – The Glebe Sports Grounds				

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock		I support the Glebe sport facilities, but fear that they are being used as a pawn by the big developers. The Glebe might risk becoming an island surrounded by development.	Noted	None
C Everett		It is not clear to me where the proposed extension of the Glebe is. Is it the bit to the north of the proposed Dawes Lane development? More parking is planned "west of the Glebe" - is that on the other side of the main road.?	It is proposed north of the Dawes Lane housing development. The policy states "on the west of Glebe" but it will be amended to provide greater clarity	None Amend the second bullet of Policy WM 12 as follows: • The creation of <u>additional parking more parking on the west of Glebe</u> ;
P Everett		It is not unclear how the intended outcomes will be located. The ideas eg MUGA will need the public space to the east of the current playing fields which is earmarked by the proposed Dawes proposal. Where is the extra parking which it stated to the "west of Glebe" - the main road defines the west of Glebe!	Land north of the Dawes Lane housing is allocated for open space as an extension to The Glebe. The policy states "on the west of Glebe" but it will be amended to provide greater clarity	None Amend the second bullet of Policy WM 12 as follows: • The creation of <u>additional parking more parking on the west of Glebe</u> ;
M Burley		Yes, but I don't think the changes, are justified by the Dawes Lane development. I don't believe there is a need for a new pavilion. The MICA should be the centre of social activity and events as it is in the centre.	Noted Improved changing facilities are needed for users of The Glebe.	None Amend the fourth bullet of Policy WM 12 as follows:

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<ul style="list-style-type: none"> upgrades to the existing pavilion, or a new pavilion and <u>sports</u> community room;
D Cooper		However it would appear WMTC has a different agenda see minute 20/208	Noted	None
H&M Pembrey		We are concerned that the Dawes Lane development could easily encroach on the existing Glebe Sports Ground and thus drive unnecessary expansion of sports facilities there.	The sports facilities are protected from development and additional open space is to be provided north of the Dawes Lane housing development.	None
J&E Akker		Yes, but I don't think the changes, are justified by the Dawes Lane development. There is no need for a new pavilion. The MICA should be the centre of social activity and events as is in the centre of the village. There is no justification for another pavilion and will greatly weaken the ability of the MICA to continue.	Noted Improved changing facilities are needed for users of The Glebe.	Amend the fourth bullet of Policy WM 12 as follows: <ul style="list-style-type: none"> upgrades to the existing pavilion, or a new pavilion and <u>sports</u> community room;
N Hinderwell		Glebe 1 Glebe 2 and the potential Glebe 3 are separate pieces of land with different restrictions due to the covenants attached to them. There are different considerations for each part due also to proximity to existing/planned housing and how exposed the site is. Glebe 2 was delivered as part of a S106 agreement for the Wellhouse Estate. Its primary purpose is as Public Open Space. Any further development on Glebe 2 for sports purposes, such as a MUGA, would reduce the amenity space	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>something that has already been done with the addition of a second rugby pitch in 2017.</p> <p>As noted the 0-19 demographic age group is falling more facilities are not needed. The 200 new houses to be built will not have any significant effect on the demographics which will continue with a rise in the over 65 age group because of the attraction of Mersea as a retirement destination..</p> <p>The installation of flood lights on Glebe 2, as is already happening, is contrary to the dark skies policy and is an example of creeping urbanisation outside the settlement boundary.</p>		
Chapter 6 - General Comments				
S Rabett	Floralworkshops	<p>Although tourism is important to many business, this has to be more sustainable its very upsetting to see our beautiful island after a busy week end . Rubbish every where with nobody taking responsibility . Good hearted locals having to clean up after them .And the parking issues they cause. The jobs they provide are low paid and make it impossible for people employed in this work to buy their own homes. Trapping them in a rent trap.</p>	Noted	None
D Conway		<p>Review and implement dog free beaches or creek or estuary areas where beach huts are located) as children dig and play in the sand and are at risk of disease and dogs off leads can frighten and potentially maim people. An accident waiting to happen. There are plenty of other beach areas where dogs can be walked. Also stop jetskis from beach hut areas as again these are also an accident waiting to happen for bathers, These laws need to be strictly enforced all year round.</p>	These are not matters covered by planning regulations	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
M Burley		The provision of a cycle route to Colchester would be supported and encouraged. Cycle ways are recognised as desirable assets in three other sections. See 7.6.	Noted	None
D Cooper		The Sport , Recreation and Open Space report needs to be read and understood by all WMTC members!!!	Noted	None
J&E Akkers		The provision of a cycle route to Colchester would be supported and encouraged. Cycle ways are recognised as desirable assets in three other sections. See 7.6.	Noted	None
	Mersea Island Society	Where floodlighting is permitted it should be minimally intrusive and switched off when not in use.	Noted	None
Policy WM 13 – Development Access				
D Conway		Park and walk facilities to stop excess road traffic from day visitors to the beaches etc. Traffic calming measures on certain roads especially on East Road due to many visitor road users travelling to and from the village from the Caravan parks abuse the speed limit on East Road which is a heavily built up area. An accident waiting to happen,	Noted	None
P Woodcock		There should be an insistence that before any significant development takes place, the bottle neck of Mill Road should be addressed.	Noted. This is a matter for the County Highways Department to determine when such work can be carried out.	
D Bowcher		With the additional number of residents cars in the new housing developments having to drive into the town area for shopping needs additional parking areas will have to be found.	Noted. The Neighbourhood Plan is promoting the improvement of pedestrian and cycle routes to encourage less car journeys and therefore better accommodate the growth.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Cooper		No mention has been made of access to the Island by the Strood causeway. As usual cycleways get lip service but no actual proposals to create them, such as on Kingsland Hill.	Noted	None
H&M Pembrey		We would suggest a 20 mph speed limit within the village boundary.	This is a matter for the for the County Highways Department to determine.	None
P Tatlow		7.6 The provision of a cycle route to Colchester, originally proposed by West Mersea Town Council, and now subject to a petition to Essex County Council and Colchester Borough Council, would be supported and encouraged. Comment: While supporting greater use of cycles, I fear this route would not be used; however, thought should be given to other cycle routes around the Island, the current volume & speed of traffic, particularly during the 'holiday' season does not encourage the use of cycles	Noted	None
M&L Whitford		Whilst it is important to maintain good reliable and comprehensive bus connections to Colchester, those of us who live in the High Street Area are already suffering from increased particulate and other air pollution from the increased number of buses which have begun to operate in recent years and the overall increase in traffic volume - especially in the summer at the height of the visitor season. Living opposite the Bus Stop in High Street means a daily washing of all surfaces in our bathroom, which are constantly covered in a fine black dust; and increased respiratory irritation. When I moved here 30 years ago none of this was a problem and I could open the front windows of the house without any of this kind of dirt and pollution coming in. I find it all very upsetting and I believe we need	Noted. Air quality matters should be taken up with the Environmental Protection Section at Colchester BC.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>an Air Quality Monitoring scheme in the area and I wish I could afford to move away from this threat to my health as I get older.</p> <p>Some of the School Buses actually stop directly outside our house and now that the Service Bus Stop has two different bus companies operating from it, sometimes we have three buses trying to squeeze into a space designed for two.</p> <p>Perhaps the time has come from a Mersea Bus Terminus located away from housing.</p>		
	Mersea Island Society	<p>There is no bus service to East Mersea from West Mersea. There is an out and back "service" to Colchester on Tuesdays and one school bus will pick up other passengers, but only in term time.</p> <p>The significance of the Strood as a single point of access to the island including sea defences needs attention. There needs to be urgent consideration given to data collected on recent impacts from scientific/ academic sources about the local effects of climate change and to seek further sources for the future.</p>	Noted	None
Chapter 7 - General Comments				
Cllr Jenkins	Town Council	Some of the issues raised e.g. Coast Road (2 Sugars Corner) and Coast Road have already been addressed by the double red lines. I would suggest that this section is updated to avoid the feeling amongst the public that the NP is already out of date.	Agreed. Appendix 3 will be amended.	Amend Appendix 3 to bring it up-to-date.
A Hammond		Is 7.6 still a viable proposition? It seems to have 'disappeared from view' these last few years.	The route remains an aspiration	None
D Cooper		See above	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
H&M Pembrey		para 7.5 is encouraging walking and cycling. A 20 mph speed limit would be an important addition to what is proposed.	Note	None
P Tatlow		See above	Noted	None
	Mersea Island Society	<p>The Society welcomes:</p> <p>7.6 The provision of a cycle route to Colchester would be supported and encouraged. Cycle ways are recognised as desirable assets in three other sections here. Page 30.</p> <p>Caveats:</p> <p>Excessive hoardings, such as that at Rewsalls Lane, which are intended to distract drivers and which undermine the rural landscape.</p> <p>The speed and density of traffic at times, approaching the island, between the Peldon Rose and Bonners Barn.</p>	Noted	None
Policy WM 14 - Retention of existing employment centres				
A Tucker		develop start up initiatives to encourage a diversity of new business's	Noted	None
D Cooper		No mention is made of the change to working created by the Covid19 pandemic and the likelihood of more people working from home and requiring bigger houses through extensions or conversion of housing.	Proposals for extensions to homes would be dealt with on the merits of the proposal having regard to adopted planning policies.	None
G Johnson		See comments on W M 16	Noted	None
Policy WM 15 - Co-operative workspaces				
P Hammond		Yes, although it is difficult to envision exactly the reality of this.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Low		Although I have heard anecdotally that they are not often viable after the initial enthusiasm.	Noted	None
M Burley		As long as this has no adverse impact on nearby residents.	Planning policies are in place to protect the amenity of residents from the adverse impact of any development proposals.	None
M Burley	STOP350	As long as this has no adverse impact on nearby residents.	Planning policies are in place to protect the amenity of residents from the adverse impact of any development proposals.	None
J&E Akker		With a condition being as long as this has no adverse impact on nearby residents.	Planning policies are in place to protect the amenity of residents from the adverse impact of any development proposals.	None
Community Aspiration 1				
A Hammond		not sure exactly what "adjacent European sites" means in practice?	This is referred to in Policy WM16 and requires development proposals not to have a significant impact on the internationally designated habitats that surround the island.	None
Policy WM 16 – Marine Services				
P Low		Very much support the provision of a Water Bailiff	Noted	None
D Cooper		But boating activities does this cover BOATYARD and SAILMAKING business?		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
G Johnson		<p>The only material location for Maritime activities on the Island is between The Victory and Dabchicks , particularly the River side of Coast Road .</p> <p>No changes of existing use should be permitted (other than perhaps to a new Maritime use) save in the most exceptional cases .In particular no residential , entertainment ,hotel ,or additional hospitality uses should be permitted .</p>	Noted	None
	Mersea Island Society	<p>WM 16 is much to be welcomed with its concern for business activity along Coast Road and wariness about increased traffic and the risk of flooding.</p> <p>However, we do feel that support for the fishing and waterside industries would be more effectively provided by a Waterside Committee run by Mersea Town Council and representatives of these industries.</p>	Noted	None
Policy WM 17 - Town Centre				
A Hammond		It is a bit technical but 17.d particularly resonates.	Noted	None
P Woodcock		Overall I agree. However I would comment that it should be much harder to get change of use for high street shops to purely residential use.	Noted	None
S Blackaby	Colchester BC	This policy needs to be reviewed to take into account the changes to the Use Classes Order that came into force on 1 September 2020. Class A1 has now been deleted and retail is in the new Class E, along with various other town centre uses. This means that a retail unit can change to another use within Class E such as an office or financial service without the need for planning permission as changes within the Use Class is not classed as development.	Noted. Policy WM 17 will be amended.	<p>Amend Policy WM 17 by:</p> <p>1 – deleting the second sentence.</p> <p>2 -Amending the third sentence as follows: The change from Use Class E to other uses will only be supported where it can be satisfactorily demonstrated</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>that the vitality and viability of the defined Town Centre will not be harmed and where: of use of ground floor A1 units to other appropriate main town centre uses, will only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met:</p> <p>3 – deleting criteria a and b of the policy and changing c and d to a and b.</p>
L Alpin	Maldon DC	<p>Policy WM17 Town centre – Elements of this policy will need revising due to the recent changes to the Use Classes Order. The new Use Class E encompasses a wide range of commercial uses. Changes between the uses included in Class E do not constitute development, and are therefore outside of planning control.</p>	<p>Noted. Policy WM 17 will be amended.</p>	<p>Amend Policy WM 17 by:</p> <p>1 – deleting the second sentence.</p> <p>2 -Amending the third sentence as follows: The change from Use Class E to other uses will only be supported where it can be satisfactorily demonstrated that the vitality and viability of the defined Town Centre will not be harmed and where: of use of ground floor A1 units to other appropriate main town centre uses, will only be permitted if the balance of retail</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				vitality and viability is not likely to be harmed and all of the following criteria are met: 3 – deleting criteria a and b of the policy and changing c and d to a and b.
M Burley		Yes, the retention of the retail units is essential.	Noted	None
D Cooper		I DO HAVE AN OPINION BUT THE SYSTEM DOES NOT ALLOW A CHANGE OF MIND!	Noted	None
J&E Akker		Yes, the retention of the retail units is essential. Note should be taken that West Mersea is a Distinct Centre and provides important shops and other services to nearby villages and hamlets. The provision of a bank, post office and other essential services must be retained. Shops require these to be nearby.	Noted	None
Chapter 8 - Business - General Comments				
S Blackaby	Colchester BC	Para 8.4: Typo – it should refer to policy WM14. Para 8.8: The Retail and Town Centre Study Update 2020 states:	Agree. Paragraph 8.4 will be amended, having regard to the deletion of Policy WM 4 referred to elsewhere. Noted	Amend paragraph 8.4 as follows: Given the need to maintain opportunities for employment, the loss of employment premises will be resisted unless it can be demonstrated that specific criteria, as identified in Policy WM <u>13_15</u> -can be met. None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>“The District Centre provides a modest range of retail, service and community facilities that cater for the day-to-day needs of local residents as well as the centre’s visitor function. The retail offer is dispersed throughout the centre and is largely focused on convenience retail (the main convenience stores are Tesco Express, Co-op and Spar). There is a library, post office and sports/leisure centre, while the small number of independent cafes/restaurants provide a limited evening economy.</p> <p>Consistent with the 2016 Study, we consider West Mersea is performing well within the limitations of its small scale and particular role in the centre hierarchy.”</p>		
M Burley		The fishing and waterside industries need support. The Waterfront is not managed effectively at present and proposals need to be put forward to place the waterfront issues not under CBC but under different administrative arrangements with proper access by local stakeholders and the community.	Noted	None
M Burley	STOP350	The fishing and waterside industries need support. The Waterfront is not managed effectively at present and proposals need to be put forward to place the waterfront issues not under CBC but under different administrative arrangements with proper access by local stakeholders and the community.	Noted	None
J&E Akker		The fishing and waterside industries need support. The Waterfront could be managed more effectively and proposals need to be put forward to place the waterfront issues not under CBC but under different administrative arrangements with proper access by local stakeholders and the community.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Policy WM 18 - New Health Facilities				
A Tucker		9.6 who says brierley Paddocks allocation for health services, which is the favoured location for the new health centre hub?. The builders, the residents, the council. I don't think it is the Mersea Surgery, the cost of the land that the partners in the practice would have to find is at present prohibitive,. Unless there is a trust set up to buy the land and lease it to the health hub. What about continuing to find somewhere central, the Recycling Centre in Upland Road might be ideal (place the recycling centre at one of the business parks or rent a part of a farm, the vast majority of users arrive by car so that does not seem a vast problem) if the site is not big enough operate the hub on two central sites Upland Road and the two buildings an Kingsland Road the existing surgery linked to the Dental surgery	<p>Noted. There continue to be limited opportunities to find a suitable site closer to the centre. The planning permission for the development of Brierley Paddocks includes provision of 0.5 hectares of land for pre-September 2020 Use Classes B1/D1. This would include the potential for health facilities and remains the only vacant land that is specifically reserved for such a use.</p> <p>Policy WM18 will be amended to make reference to the land at Brierley Paddocks having planning consent for health facilities.</p>	Amend Policy WM18 by inserting the following at the end of the policy: <u>Land at Brierley Paddocks is reserved for health facilities as part of the outline planning consent for the site (Application reference 192136).</u>
D Conway		Inceasd medical centre is a must with additional doctors not just larger premises. The should be located within town and not part of any new development due to the number of older generatuiion people within the town who would not have easy means to go to another area of the toen for medical services.	Noted. There continue to be limited opportunities to find a suitable site closer to the centre.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
R Ingram		It fails to conclude that the island needs a substantial healthcare centre provision ahead of any other further development.	Noted	None
P Woodcock	Retired senior partner in Medical Practice	I have first hand experience with the Mersea Island Medical facilities. Existing premises are stretched, but previous proposals to create new ones have faltered because the whole cost and risk of such development was expected to be borne by the medical practitioners. Any substantive development of housing should come with a stipulation that the premises for a new facility should be provided ahead of the development taking place. The weak suggestions that a site would be identified etc are totally inadequate. Such weak proposals are merely used as a ploy by developers to get large schemes through.	Noted	None
D Bowcher		Mersea Island needs to insure that additional healthcare facilities are made available for the increased demand from further housing. This should be funded by the Developers.	Noted. Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
P Everett		There is insufficient information in this plan about the needs of the healthcare provision. The current surgery is running out of space now with no parking facilities, yet the NeighbourHead Plan does not seem to show evidence of properly thinking through the island's future needs and planning ahead sufficiently.	Noted. Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
M Burley		The plan fails to conclude that the Island needs a substantial healthcare centre provision AHEAD of any	Decisions to fund and develop a health facility are	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		further development outside of the 200+ houses planned, and that this must ensure that Island's requirements are anticipated going into the future.	taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	
M Burley	STOP350	The plan fails to conclude that the Island needs a substantial healthcare centre provision AHEAD of any further development outside of the 200+ houses planned, and that this must ensure that Island's requirements are anticipated going into the future.	Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
Anonymous		New Facilities must be paid for and built by developers in advance of future developments and not revert to the tax payer	Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
T Millatt		9.3 A new surgery on the outskirts of the town would NOT be AT ALL satisfactory. At most, some areas have an hourly bus service, and many people will find it EXTREMELY DIFFICULT and time consuming to get there. It is better to muddle through as at present than to build a new surgery in that is not near the centre of the town.	Noted	None
K O'Connor		Fails to conclude that the Island needs a substantial Healthcare Centre provision ahead of any future development outside of the 200 housing planned and that	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		this must ensure that the Island's requirements are anticipated going into the future.		
R Tully		This should be an urgent matter for WMTC AND CBC and not just pushed under the carpet.	Noted. Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
G Whittaker		I support the principle of this policy but would emphasise that the provision of better quality health facilities for residents of West Mersea - and Mersea Island as a whole - is already well below par. It needs significant improvement in capacity regardless of any proposed development and should be given priority in the conditions applicable to detailed planning permissions for such development.	Noted	None
H&M Pembrey		The plan fails to conclude that the Island needs a more substantial health care centre provision AHEAD of all further development.	Noted	None
P Tatlow		9.6 Policy WM4 reserves a site at the Brierley Paddocks allocation for health services, which is the favoured location for the new Health Centre Hub. Comment; While it is appreciated that a lot of effort has gone into finding a more centrally situated n alternative site in the past, in my view this is a totally wrong location	Noted	None
J&E Akker		The plan fails to conclude that the Island needs a substantial healthcare centre provision ahead of any further development outside of the 200+ houses planned, and that this must ensure that Island's requirements are anticipated going into the future. The healthcare provide should be on	Noted. Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		the basis that residents will be living longer, a higher proportion of elderly residents seeking to make this their retirement home, and increasingly there will be the issue of social isolation being of major importance.	Neighbourhood Plan can only help to facilitate new provision.	
A Mallett		The overwhelming best option for the enhanced medical centre is still a central location and this can indeed be achieved with some goodwill and cooperation. The existing clinic on Barfield road could be redeveloped but it lacks essential space for car (and ambulance) parking; But, there is a large adjacent car park belonging of course to the Roman Catholic church. Thus discussion needs to be opened, not with "higher Authority", but with the Roman Catholic congregation and their priest, who would benefit, along with the rest of the community, from a joint agreement with the NHS authority, a 'Win/Win' situation. I feel sure that the Roman Catholic congregation would, in the spirit of cohesive community good will, be prepared to support this proposal with their superiors in their church, and I urge that this last push be vigorously pursued.	Noted. This is a matter for the practice and adjoining landowners.	None
Anonymous		Why can't the new facilities be financed locally as was done for the present surgery?	Noted	None
P Bamford	Gladman Developments Ltd	Gladman support the inclusion of the above policy which seeks to support development proposals that increase the capacity of medical services within the neighbourhood plan area.	Noted	None
Policy WM 19 - Health and Wellbeing				
R Ingram		It fails to conclude that the island needs a substantial healthcare centre provision ahead of any other further development.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock	Retired senior partner in Medical Practice	<p>I very much support health and well being. In Mersea we provide beach, country areas and parks not only for our residents, but for much of the increasingly developed areas around Colchester. If we "pave over" Mersea and stretch our facilities by over developing the Island, our role of providing health facilities to others will be severely eroded. Anyone who doubts the validity of this should just refer to the problems at Cudmore Grove and The Esplanade where visitors plus local traffic equates to overload.</p> <p>I support the further provision of footpath and cycle connections so that busy roads can be avoided.</p>	Noted	None
S Blackaby		This repeats emerging local plan policy DM1.	Noted. The Local Plan has yet to be examined and we want this policy to be in place asap.	None
P Everett		See No 26	Noted	None
Anonymous		New Facilities must be paid for and built by developers in advance of future developments and not revert to the tax payer	Noted. Decisions to fund and develop a health facility are taken by the practices and the Clinical Commissioning Groups. The Neighbourhood Plan can only help to facilitate new provision.	None
K O'Connor		Fails to conclude that the Island needs a substantial Healthcare Centre provision ahead of any future development outside of the 200 housing planned and that this must ensure that the Island's requirements are anticipated going into the future.	Noted	None
G Whittaker		See comments under Q.26 above.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
H&M Pembrey		<p>In terms of harmful emissions from road users, there should be a restriction of HGVs, in addition to the 20 mph speed limit.</p> <p>The footpaths should be maintained to a high standard including cutting back hedges and levelling the surfaces to facilitate walking by all ages.</p>	Noted	None
J&E Akker		Please see the comments made above.	Noted	None
118 East Road	Barton Willmore	<p>A key part of ensuring a successful development is the provision of on-site open space. This allows the residents of a new development to enjoy formal and informal space within a close walking distance and promotes outdoor activity and imaginative play. This is highlighted in Core Strategy Policy PR1 and Development Policies DP16.</p> <p>Emerging policy DM18 of the draft CBC Local Plan suggests a guideline of 10% of a sites area to be open space. The Neighbourhood Plan provides an opportunity to reinforce the emerging CBC Local Plan and seek to ensure appropriate levels of onsite open space is provided. At present, policy WM 19 makes no reference to require on site provisions of open space or how it could be utilised to improve developments. It is suggested an additional criteria is added to include such detail, in order to ensure more inclusive developments are planned for. Suggested wording is shown below: “Providing appropriate quality public open space within residential developments”</p>	Noted. The suggested wording does not describe how “appropriate” would be determined and is therefore not suitable for use in the Plan.	None
Community Aspiration No 2				
P Low		Funding could obviously be an issue and needs cast iron guarantees before building	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Anonymous		Yes, but financial, provision must be made for transporting the users to the centre..	Noted	None
Chapter 9 – Infrastructure and Services - General Comments				
A Hammond		All these aspirations are heart-felt and represent a priority for the community.	Noted	None
R Ingram		Improvements to school, utilities and services need to be completed ahead of other developments and paid for by the developers. Support to be given to W M Town council in undertaking this action.	Planning regulations limit what developers are required to make contributions towards, including not being required to pay for an existing deficit but only being required to pay the reasonable costs of mitigating the impact of their development.	None
P Low		As per previous comments for water, sewage and power infrastructure to be updated prior to these new large developments overloading them.	Noted	None
P Woodcock		School facilities in particular, but also roads, utilities such as the recycling facilities should be enhanced before any substantive development is allowed. Painting red lines or putting chicanes or speed humps that shake the foundations of homes is no substitute at all for designing proper infrastructure. Big developers must pay for this as part of any proposal. Just building a large development, taking the profits, then expecting the community to somehow pay for and accommodate the large number of people and cars is not acceptable.	Planning regulations limit what developers are required to make contributions towards, including not being required to pay for an existing deficit but only being required to pay the reasonable costs of mitigating the impact of their development.	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
S Blackaby		<p>Para 9.2: Do you mean the county hospital rather than the general hospital?</p> <p>Para 9.6: It may be useful referring to the planning consent for Brierley Paddocks and relevant condition about the medical centre in this paragraph.</p>	<p>Agree. Para 9.2 will be amended.</p> <p>Agree. Para 9.6 will be amended.</p>	<p>Amend second sentence of para 9.2 as follows: In addition, the <u>General County Hospital</u>,</p> <p>Amend para 9.6 as follows: Policy WM4 reserves a site at the Land at Brierley Paddocks is reserved allocation for health services <u>as part of a condition in planning approval (Application reference 192136) and, which is</u> the favoured location for the new Health Centre Hub.</p>
D Bowcher		Infrastructure relating to schools and schooling needs to be given backing by the Developers.	Noted	None
P Everett		There needs to be more thought given to educational after-school opportunities for school children which could also benefit Mersea Island, such as a swimming pool.	Noted	None
K O'Connor		Other infrastructure needs (School, Utilities and services etc) are given inadequate weight in the document and any improvements need to be ahead of development and paid for principally by developers and not a burden on the service payers. Support to be given to undertaking this action by the West Mersea Town Council	Planning regulations limit what developers are required to make contributions towards, including not being required to pay for an existing deficit but only being required to pay the reasonable costs of mitigating the impact of their development.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Cooper		You have omitted comments on policy WM20. The demographics of the Island indicate the over 60 age group is accelerating from 39.9% at the census in 2011 to 43% now as stated by the ONS. The 0 to 19 age group is falling from 18.5% in 2011 to 16.9% now. So it would seem unlikely that there will be a need for extra school places.	The additional dwellings planned for in the Neighbourhood Plan are expected to generate additional school age children.	None
R Tully		Again a very urgent subjects to be addressed ASAP	Noted	None
G Whittaker		More weight needs to be given to infrastructure and services generally for the benefit of the population of West Mersea. Improvements to the school, utilities and services generally should be prioritised ahead of any proposed development and at least should be intergrated into conditions applicable to detailed planning permissions for such development.	Noted	None
H&M Pembrey		Para 9.9 If the school capacity is to be extended, ie with new buildings, it should not limit the existing outdoor play area.	Noted	None
J&E Akker		The community secures a very great benefit from a wide range of voluntary and charitable work undertaken by residents. This helps reduce the demands placed on services that would be required by the State and other agencies if this was not the case. Due regard needs to be taken that this should not be relied upon in the future particularly with regard to the statistics contained in the NP on age profile and recent trends increasing for the over 60's.	Noted	None
	Mersea Island Society	There is no mention of sewage disposal despite the concern of West Mersea Town Council, writing on 14th September 2016 to Colchester Borough Council to object to a proposal to build another 350 houses on the island, that the sewage works on the island simply cannot cope.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
Policy WM 21 – Essex Coast Recreational Disturbance and Avoidance Mitigation Strategy				
A Hammond		Yes but not sure exactly how this would operate in practice.	Noted	None
A Tucker		it needs to much tougher on what they provide	Noted	None
S Blackaby	Colchester BC	The title is slightly incorrect, it is 'Essex Coast Recreational disturbance Avoidance and Mitigation Strategy'	Noted. The title will be amended	Amend Policy WM21 title as follows: Essex Coast Recreational Disturbance and -Avoidance <u>and</u> Mitigation Strategy
D Cooper		Unfortunately this is now the County wide policy so any objection by a mere Parish council is irrelevant. The policy of paying some monies for each dwelling built will not solve the problem of extra people and visitors overwhelming the Island.	Noted	None
H&M Pembrey		The intrusive residential development should not go ahead. It is insufficient to just require the developers to make a financial contribution towards mitigation.	Noted	None
P Tatlow		Comment: Could WMTC & EMPC go further & obtain AONB status for the Island? In this way, future development could be stopped!	AONB's are designated by the Government and would need to be pursued outside of the preparation of the Neighbourhood Plan.	None
Policy WM 22 – Biodiversity				
S Blackaby	Colchester BC	It is suggested that you delete: "Except in exceptional circumstances". We suggest looking at NPPF paragraph 175(c) to ensure the policy complies with that. As currently worded, we are concerned that the part of the policy referring to irreplaceable habitats is not as strong as the NPPF. Natural England's comments will be useful in ensuring that this	Agreed. The policy will be amended. It is considered that the Policy is in conformity with the section of the NPPF referred to.	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>policy complies with the NPPF and will protect and enhance biodiversity.</p> <p>Suggest re-ordering the third paragraph so that "development will be landscape-led..." comes first to make it clear that this is expected on all sites. Then, "Where mitigation is required, it is expected that the mitigation proposals will form an integral part".</p>	<p>Agree. This element of the policy will be amended.</p>	<p>Amend third paragraph of Policy WM 22 as follows:</p> <p>It is expected that <u>development will be landscape-led and appropriate in relation to its setting, context and ongoing management</u> and that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.</p>
H&M Pembrey		The only exceptional circumstance is the construction of the new health centre facilities.	Noted	None
Community Aspiration 3				
P Tatlow		See reference to AONB above.	Noted	None
Policy WM 23- Mitigating Landscape Impact				
D Conway		Dawes lane should be reduced in size so that it is not visible from the approach across the Strood.and insistence that tree lines are planted.	This site now has planning consent which the Neighbourhood Plan cannot override.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
S Blackaby	Colchester BC	<p>The following suggested additions and amendments to the policy are made by CBC's specialist planning team:</p> <ul style="list-style-type: none"> • Development should be designed to respect the character, context of the site including important views. • Development will be required to be designed appropriately, taking account of local styles, materials and detail. • mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long term maintenance ensured. <p>Proposals will, as appropriate to the development:</p> <ul style="list-style-type: none"> • reinstate failing elm hedgerows through coppicing and replanting with native hedgerows and hedgerow trees. • reintroduce lost historic landscape structures where feasible, for example through proposing the reinstatement of ancient hedgerows lost through agricultural industrialisation. • be future proofed to include robust long-term landscape strategies that are so designed as to mitigate against climate change. • look to conserve unimproved grass verges. <p>Where appropriate applicants must explain, in a Design and Access Statement and/or Heritage Statement or otherwise in writing, how the proposed development will protect, complement or enhance the historic and rural setting of Mersea</p>	<p>It is considered that this matter is already addressed in the policy.</p> <p>Policy WM30 addresses this</p> <p>This is already addressed in the policy</p> <p>Given the small scale of development envisaged by the Neighbourhood Plan and the content of Policy ENV1 of the Local Plan, it is not considered appropriate to include this additional wording in the Neighbourhood Plan.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		It would be useful to cross refer to the appendix which details the key views.		
M Burley		Landscape is one of the major assets of the island. There needs to be special consideration to the impact of any significant changes that will harm this for future generations. It is highly regretted that CBC did not listen to their own landscape office on the Dawes application.	Noted	None
M Burley	STOP350	Landscape is one of the major assets of the island. There needs to be special consideration to the impact of any significant changes that will harm this for future generations. It is highly regretted that CBC did not listen to their own landscape office on the Dawes application.	Noted	None
J&E Akker		<p>Landscape is one of the major assets applying through the island. There needs to be special consideration to the impact of any significant changes that will harm this for future generations. It is highly regretted that CBC did not listen to their own landscape office on the Dawes application.</p> <p>There is a need for a green corridor of a minimum of 45 metres on Dawes Lane development site to protect the existing natural habitat. Such an area with a natural surface water retention basin in front of Glebe view trees and wild flower habitat would improve the living and natural environment.</p>	<p>Noted</p> <p>The Dawes Lane site now has planning consent which the Neighbourhood Plan cannot override.</p>	None
118 East Road	Barton Willmore	<p>The purpose of Policy WM 23 is to protect the landscape, particularly around the edges of West Mersea, which is a key local concern. The aims and objectives of the policy are therefore fully supported.</p> <p>2.14 The existing and emerging planning policy maps at CBC shows the land directly adjacent to the settlement</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>boundary to be within the defined Coastal Protection Belt. Emerging CBC policy ENV2 specifically makes reference to the Coastal Protection Belt and its purposes. It provides six criteria that must be met for development within the Belt to be acceptable.</p> <p>2.15 Coastal protection is referenced within paragraph 10.8 of the emerging Neighbourhood Plan. However, the paragraph does not reflect the much stricter requirements of emerging policy ENV2. As such and to further bolster policy WM 23, it is considered that this should make reference to protection of the Coastal Protection Belt. This does not have to cross reference all six criteria. However, it reinforces the need to protect such an important area, whilst also supporting the West Mersea Vision within the Neighbourhood Plan.</p> <p>Suggested wording is set out below: “v. be in compliance with the aims and objectives of the Coastal Protection Belt and the reasons for its designation.”</p> <p>2.16 It is also considered appropriate for the Coastal Protection Belt to be added to the policies map within the Neighbourhood Plan. This is a key designation within the CBC Local Plan but it is not referenced on the Neighbourhood Plan maps.</p>	<p>Paragraph 10.8 provides a reference to Policy ENV2 of the emerging Local Plan and the policy does not need referring to in Policy WM23.</p>	
P Bamford	Gladman Developments Ltd	<p>The above policy seeks to limit the impacts, visual intrusion and adverse impact on the landscape character outside of the settlement boundary whilst also ensuring no detrimental impact on key features of important views where these are identified on the policies map.</p>	Noted	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Gladman raise concerns regarding the above policy and the key views which have been identified. For a view to be identified for protection there should be demonstrable physical attributes that elevate its importance out of the ordinary, rather than seeking to protect views of the open countryside due to their pleasant sense of place. Gladman do not consider that the evidence base is sufficient nor robust enough to support the identified key views and this should be revisited based on appropriate evidence, such as a Landscape Character Assessment, prior to the neighbourhood plan being submitted for independent examination. If identified views do not meet the tests required for identification, then these should be removed from the neighbourhood plan.</p>	<p>Appendix 7 of the Pre-Submission Draft Plan will be removed and become a separate and more detailed evidence document.</p>	<p>Delete Appendix 7 of the Plan and all references to it and prepare a separate Assessment of Important Views evidence document and insert a new paragraph 10.8 as follows:</p> <p><u>10.8 A separate Appraisal of Important Views document has been prepared in support of the Neighbourhood Plan which notes the key features of the important views from public areas in the Plan Area which are identified on the Policies Map.</u></p>
Chapter 10 - Natural Environment, Landscape and Coastal Protection - General Comments				
P Woodcock		<p>We must lobby strongly to allow for some repair of the sea wall. Not all land that is non residential should be lost to the supposed policy of managed retreat. For example, the youth camp at East Mersea is of tremendous value to our community and that of the whole of Essex and beyond. A "stitch in time" relatively cheap maintenance would avoid prohibitive costs and the loss of the site to erosion.</p>	Noted	None
S Blackaby	Colchester BC	<p>Para 10.2: Typo – authority rather than authorities</p> <p>Para 10.3: The RAMS Strategy Document was adopted by CBC in 2019 and the RAMS SPD was adopted in 2020.</p>	The paragraph will be amended.	<p>Amend the first sentence of Para 10.2 as follows: The Borough Council has the duty, by virtue of being defined as 'competent <u>authority</u> authorities' under the Habitats Regulations, to ensure that</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				planning application decisions comply with the Habitats Regulations.
D Cooper		More emphasise on the protection of the views from Coast Road where the visitors and residents can view the Harbour and marshes close to the footway. Indiscriminate development is being allowed to slowly creep along the waterfront to block these views. Eateries seem to be overriding the need of protected areas of the waterfront.	These views are identified in Appendix 7 and the policy is sufficiently robust to protect them.	None
P Tatlow		10.8 Coastal Protection I fear that the erosion of the cliffs & sea walls have now gone too far, & the responsible agencies have 'given up' on the Island!	Noted	None
	Mersea Island Society	10.7 on page 41. There is concern about the visibility of caravan parks, such as the northern boundary of Away Resorts/Cosways where excessive cutting of a hedge reveals the caravans across the fields to East Road in a way which detracts from the rural landscape which we wish to see preserved.	Noted	None
Policy WM 24 – Tourism and Leisure Development				
A Hammond		Yes, except would not "integrity of wildlife sites" be OK rather than the International, European or National qualification?	It is important to specify which wildlife site designations are relevant.	None
D Conway		No further expansion or any new caravan parks	Noted	None
R Ingram		With the increased development in Essex and huge publicity about the island, data and the impact of tourism needs to be monitored.	Noted	None
P Woodcock		The island population effectively doubles at peak holiday time. this is in many respects a good thing for our economy. However, the loss of water pressure at a time of high demand in the summer shows how close we are to overload	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		of facilities. Development around Colchester if drawing even more people to our island for recreation. To provide for this tourism, we must not fill every available space in Mersea with extra full time residents.		
S Blackaby	Colchester BC	This repeats emerging local plan policy DM5.	Noted. The Local Plan has yet to be examined and we want this policy to be in place asap.	None
D Bowcher		The increase in Tourism on the Island has to be closely monitored before we are saturated. Increased housing developments in North Essex has made Mersea Island an attractive and local destination for thousands of people. With increased media cover this once hidden gem will be destroyed.	Noted	None
M Burley		Ensure that tourism respects the rural character of the countryside, coastal character and natural habitat and is not contrary to the well-being of the island's residents.	Policies in the Neighbourhood Plan and Local Plan address how such impact will be assessed.	None
M Burley	STOP350	Ensure that tourism respects the rural character of the countryside, coastal character and natural habitat and is not contrary to the well-being of the island's residents.	Policies in the Neighbourhood Plan and Local Plan address how such impact will be assessed.	None
Anonymous		Continuous monitoring of the impact of Leisure and tourism on the Island must be maintained and maximum levels set. These levels once set must never be exceeded	Noted	None
K O'Connor		Data on the impact of Tourism and seasonal residents(that is increasingly Year-Round season) requires constant updating and impact will increase drastically over the coming years in particular with more development in North Essex and widespread advertising.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Cooper		Can not support more holiday lodges or static caravans. There are enough of these on the Island and to control them as second homes or permanent homes is proving very difficult.	Noted	None
G Whittaker		Given, on the one hand, the contribution made by tourism to the economy of West Mersea and, on the other, the impact it has on quality of life, I generally agree with the concept of the policy. However, measures should be taken to ensure that data on which decisions are based are updated at regular and short intervals.	Noted	None
J&E Akker		Ensure that tourism respects the rural character of the countryside, coastal character and natural habitat and is not contrary to the well-being of the island's residents. This is not stressed enough. Tourism is a major issue and needs to be factored in for regular monitoring. Please see comments on monitoring.	Noted	None
N Hinderwell		No proposals that encourage increased visitor numbers should be supported. Numbers are already in excess of what the the Island can cope with at peak times.	Noted	None
J Seear		No more extra static caravans or lodges	Noted	None
Policy WM 25 - Caravan Parks				
D Conway		Caravan parks must not become permanent homes of residence all year round..they are leisure facilities and should remain so,	Noted	None
R Ingram		Support of caravan expansion must be stopped particularly due to the longer seasonal usage and demand on local services and utilities.	Noted	None
P Low		No further expansion to caravan parks and that they should remain for holidays not permanent dwellings.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock		<p>Halt further expansion of static caravans. Also ensure that they are used seasonally as licensed. Too often they are used all year round which stresses local facilities.</p> <p>Touring caravan pitches are fine in my view as these are occupied transiently in a truly seasonal manner and help our local tourism.</p>	Noted	None
S Blackaby	Colchester BC	<p>Parts of this policy are negatively worded, and we'd suggest re-wording so that it reads more positively.</p> <p>The sentence "Proposals for further caravan parks will not be supported" could be found to conflict with NPPF paragraph 83(c), which says that planning policies should enable "sustainable rural tourism and leisure developments which respect the character of the countryside" and conflicts with emerging local plan policy DM5 & NP policy WM24.</p> <p>We do not agree that in all cases proposals that breach the Coastal Protection Belt are likely to have an adverse impact on the integrity of local and European sites.</p>	The policy will be amended	<p>Amend Policy WM 25 as follows:</p> <p>Development proposals, including change of use, (with the exception of change of use/designation to a standard dwelling C3 (a)), intensification of an existing use, or change in activities on the site, will only be supported at the existing caravan parks, as identified on the Policies Map, where the proposals:</p> <ul style="list-style-type: none"> i. do not adversely impact on the environment, local businesses, or the health and wellbeing of the local community and their enjoyment of current facilities and services. For example: doctors, dentist, vehicular traffic, noise, light pollution. ii. have adequate wastewater treatment and sewage infrastructure capacity

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				<p>to serve the caravan park and protect the EU designated coastal bathing water quality and help meet EU Water Framework Directive requirements designed and in operation before implementation/completion of the proposals/development.</p> <p>Proposals for further caravan parks will not be supported.</p> <p>Proposals for change of use/designation of caravans on a park to a standard dwelling C3 (a) will not be supported.</p> <p>Proposals that breach <u>in the Coastal Protection Belt will need to demonstrate how they meet the requirements of Policy ENV2 of the Colchester Local Plan.</u> are likely to have an adverse impact on the integrity of local and European sites and will not be supported.</p> <p>Proposals will be limited by planning condition or legal agreement restricting them to holiday use only and/or certain</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>periods of the year in order to prevent permanent or long-term occupation.</p> <p>The removal of touring caravan/camping sites to be replaced with static caravan sites will not be supported.</p> <p>Proposals for additional sites should be supported by a site-specific Flood Risk Assessment and Flood Management and Evacuation Plan. Proposals for additional caravans in flood zone 3 will not generally be supported due to the increased risk to people and property from coastal flooding.</p>
D Bowcher		There should be no further developments of caravan parks. The islands infrastructure and services cannot cope now.	Noted	None
P Everett		There have been developments regarding the all-year round use of the caravan parks when it should be a holiday home. So what is designed for "occasional" use becomes "all-year-round" and this has an impact on local infrastructure/services.	Noted	None
M Burley		Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
M Burley	STOP350	Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services.	Noted	None
Anonymous		Caravan expansion must be stopped until an in depth and public survey is carried out on the demands this activity has on all aspects of the Island	Noted	None
K O'Connor		Support caravan expansion to be halted and further calls on caravan usage to be taken into account in the demands on services	Noted	None
D Cooper		<p>However this section needs referencing to Policy Map 12c on page 10 first map (note map 2 needs to be replaced with map 12b) which needs also to be noted as the "Policy 12c: Mersea Island Caravan Parks" this does need high lighting as the policy is for the whole of Mersea Island and hence Appendix 4 agreement with EMPC.</p> <p>Again it must be stated that the map is incorrect in that the West Mersea Caravan Park (Seaview) is incorrectly marked, in that the shading does not go far enough north to cover the chalet site.</p> <p>If the NP plan comes to examination and passes referendum before the eLP then the eLP could take precedent over these policies and maps in the NP!!!!!!</p>	The Neighbourhood Plan cannot apply policies to areas outside the designated area. The paragraph will be amended.	<p>Amend the final sentence of paragraph 11.5. as follows:</p> <p>The policies contained within this section apply equally to all six sites whether they are located in West or East Mersea.</p> <p><u>For the sake of consistency of approach, the Borough Council is encouraged to take a consistent policy approach to the planning of caravan parks across Mersea Island.</u></p>
G Whittaker		Does not go far enough in my opinion to protect West Mersea from expansion of use on existing caravan sites. Expansion should be allowed only in exceptional circumstances that do not impact on the surrounding residents.	Noted	None
J&E Akker		Caravan expansion should be halted and further calls on caravan usage should be taken into account in the demands on services. The granting of 12 month licensing should	Noted	None

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		<p>cease. Permanent pitches should not be created by the conversion from those designated for touring. If not caravans and mobile homes will as a result likely clog roads and car parks. Large national caravan operators are now operating on the island and will wish to expand. Residents are rightly upset that clients of these caravan sites pay nothing towards local services.</p>		
	Mersea Island Society	<p>The Society welcomes: Policy WM 25 – Caravan Parks. The plan opposes: further caravan parks, changing caravan parks to a standard dwelling, permanent or long-term use of occupation, and the replacement of touring sites with static sites.</p>	Noted	None
P Harrison		<p>the oldest trick in the book, used year after year by Waldegraves (as an example), is to take in agricultural Land and call it a 'dog walking' area, then to use this as camping overspill, then to designate this as 'camping, then to designate as 'campsite' for tourers, and so it goes on... I think this Policy could do with an additional sentence to make it clear what the policy is in this regard. Something like: <u>Proposals to change the use of agricultural land adjacent to caravan parks to 'dog walking' or other 'recreation' will Only be approved if there is a clear need for the additional facilities and provided that there is no attempt to use this Land for other purposes.</u></p>	Proposals for the change of use of agricultural land to other uses, such as those mentioned, are already adequately addressed in the Colchester Local Plan and the NPPF.	None
Community Aspiration 4				
Anonymous		Yes, but should not adversely affect existing activities.	Noted	None
Policy WM 26 – The Coastal Footpath				

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Conway		Evidence to date suggests this is unachievable as we used to walk around the whole island but the coastal path has been allowed to deteriorate completely and is blocked off on the South Side.	Noted	None
P Woodcock		But maintain the sea wall to the extent that huge diversions are not required.	Noted	None
	Mersea Island Society	Mersea Island Society would ask why the southern section of the coastal footpath should not be upgraded to provide some of the cycling infrastructure sought above. It would link East and West and provide an alternative to driving on a road that is busy and fast at times.	It is considered that any further enhancement works in this area are impractical, if not impossible.	None
Chapter 11 – Tourism - General Comments				
P Low		A pavement/cycle path from the Strood to the Peldon Rose would make walking and cycling off the island much safer.	Noted	None
S Blackaby	Colchester BC	Objective 16: Typo – 2 Ts Para 11.3: Typo – build environment should be built environment	Noted. The typos will be corrected.	Amend Objective 16 on page 43 to delete a T at the start. Amend fifth sentence of para 11.3 as follows: There needs to be a careful balance between meeting the needs of residents, improving the sustainability of the local economy and ensuring that the wildlife designations and historic build <u>built</u> environment is not compromised.
D Bowcher		With the increasing number of people visiting the island it is essential that the policing of these numbers should be	These are not matters that can be addressed through	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		available. At present there is little evidence of increased policing to deal with various issues. This summer (due to people not travelling abroad) the number of people visiting the Island increased greatly and there were many incidents re parking, unsociable behaviour etc which were not dealt with. If this is an indication of things to come then i fear for the future. We must have more of a Police presence on the Island.	planning policies or decisions.	
M Burley		Demand for additional tourist facilities could have an impact on the character of the island as well as potentially causing harm to the international, European and national wildlife designations. 600 beach huts some of which are used, illegally, for overnight stays.	Noted	None
M Burley	STOP350	Demand for additional tourist facilities could have an impact on the character of the island as well as potentially causing harm to the international, European and national wildlife designations. 600 beach huts some of which are used, illegally, for overnight stays.	Policy DM 24 seeks to address this.	None
D Cooper		11.7 third bullet point. I ca not agree with this as it gives every opportunity for a developer to construct more second homes/holiday homes by erecting lodges static caravans. Policies are not strong enough to stop this kind of development as developers will always be able to show more employment for local people and this will always out weigh any argument to the contrary. This has been seen at appeal stage.	Noted	None
R Tulley		All caravan parks should not be allowed to expand and even reduced.	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
H&M Pembrey		We would urge CBC to act with regular inspections of caravan occupancy given there is evidence that many are being permanently occupied against the regulations.	Noted	None
M&L Whitford		<p>As we've said above, we believe that Mersea Island needs protection from the increasing number of Tourists. We believe that the increasing volume of Visitors is, in the longer term, a greater threat to the environment and quality of life on the Island, than the current proposals for new build houses.</p> <p>We believe that the difficulties of 2020 lead to oversaturation of the Island by visitors to the detriment of the quality of life of the residents.</p> <p>The extra traffic – cars, Recreational Vehicles, boats and jet skis being towed to the coast, motorbike and scooter and vehicle rallies, are all adding to the congestion on small town and country roads with a lack of adequate parking to deal with the influx and to the air pollution on increasingly hot summer days.</p> <p>We recognise that the holiday accommodation is mostly located outside the Settlement Boundary but the small town and country roads which make up the transport infrastructure of the Island are inadequate to deal with the increasing number of visitors - especially day visitors - and their vehicles.</p> <p>The early Spring Bank Holiday of 2019 saw a long queue of visitor's vehicles crawling across the Strood such was the volume of traffic that day and in the afternoon, walking out to our Allotment we observed a cavalcade of the same</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>causing harm to the international, European and national wildlife designations.</p> <p>600 beach huts some of which are used, illegally, for overnight stays.</p> <p>11.5. The policies regarding caravan sites on Mersea are said to apply to all such sites on the island, whether in East Mersea or West. This would seem to suggest that other concerns in East Mersea should be acknowledged in West Mersea.</p> <p>Two concerns, 11.3 the illegal use of beach huts overnight and 11.4 evidence of permanent residence in caravans has been ignored by Colchester borough Council. Proper policing should be required.</p>	<p>The statement in paragraph 11.5 has no legal footing as the Plan can only apply to the designated Neighbourhood Area (ie West Mersea parish). The paragraph will be amended.</p>	<p>Amend the final sentence of paragraph 11.5. as follows:</p> <p>The policies contained within this section apply equally to all six sites whether they are located in West or East Mersea.</p> <p><u>For the sake of consistency of approach, the Borough Council is encouraged to take a consistent policy approach to the planning of caravan parks across Mersea Island.</u></p>
Policy WM 27 – Heritage Assets				
A Tucker		<p>be much stricter on the design of new and remodeling of buildings, some of the recent buildings both new and replacement of existing properties have not reflected the other properties in the area, or are changing the local character by building ultramodern designs.</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
P Woodcock		The heritage road signs should be restored, I'm sure many local volunteers would be happy to do this	Noted	None
S Blackaby	Colchester BC	<p>Listed buildings should be referred to in this policy: "To ensure the conservation and enhancement of West Mersea's heritage assets, including scheduled monuments, Listed Buildings, non-designated assets, below ground archaeological deposits features and the Coast Road Conservation Area, proposals must..."</p> <p>Consideration should be given to adding:</p> <ul style="list-style-type: none"> • "and grain of development" to criteria (iii). • Where appropriate development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. • Proposals that would contribute appropriately to the restoration, reuse or enhancement of a heritage asset or the West Mersea Conservation Area will be supported in principle. 	<p>Agree. Policy will be amended</p> <p>It is not considered that such an addition would make the policy clear as to what is required.</p> <p>Policy will be amended to include this requirement.</p> <p>Policy will be amended to include this requirement.</p>	<p>Amend Policy WM 27 as follows:</p> <p>To ensure the conservation and enhancement of West Mersea's heritage assets, including scheduled monuments, non-designated assets, below ground archaeological features and the Coast Road Conservation, proposals must:</p> <p>i. preserve or enhance the significance of the heritage assets, their setting and the wider built environment, including the character and appearance of the Coast Road conservation area identified on the Policies Map;</p> <p>ii. retain buildings or spaces, the loss of which would cause harm to the character or appearance of the conservation area;</p> <p>iii. be of an appropriate scale, form, height, massing, alignment and detailed design which</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>respects the area’s character, appearance and setting; <u>and</u></p> <p>iv. demonstrate a clear understanding of the significance of the asset and wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and</p> <p>Where a planning proposal affects a heritage asset, it must be accompanied by a heritage statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets.</p> <p>The level of detail of the heritage statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<p>wider setting and/or wider substantial benefit. It should demonstrate that the Historic Environment Record has been consulted.</p> <p><u>Where appropriate development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.</u></p> <p><u>Proposals that would contribute appropriately to the restoration, reuse or enhancement of a heritage asset or the West Mersea Conservation Area will be supported in principle.</u></p>
L Alpin	Maldon DC	WM27 – Heritage Assets – There is a missing word in the first paragraph – it should read ‘Coast Road Conservation Area’	Noted. The policy will be amended	Amend first sentence of Policy WM27 as follows: To ensure the conservation and enhancement of West Mersea’s heritage assets, including scheduled monuments, non-

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				designated assets, below ground archaeological features and the Coast Road Conservation <u>Area</u> , proposals must
D Cooper		12.1 39 is incorrect as there is some double counting see David Cooper's list the CBC local list last bullet point are actual two different sites and should be listed as such. Also in Appendix 6 Missing here is the list of the Historic Schedule Monuments and their sites these are very important and should be listed individually.	Appendix 5 will be amended to be consistent with the Historic England register and include Scheduled Monuments. Appendix 6 provides details of local heritage sites and are not Scheduled Monuments.	<p>Appendix 5 – Listed Buildings <u>Nationally Designated Heritage Assets</u></p> <p><u>Listed Buildings</u> Source: Historic England (<u>February 2021</u>)</p> <p>Amend the following to all be on one line: PICAROON COTTAGE, 1 THE LANE & MARINERS COTTAGE, 3 THE LANE CREEK COTTAGE, 33 THE LANE & ST BOTULPH'S, 35 THE LANE</p> <p>Amend the following entries: YEW TREE HOUSE, GATE AND GATEPIERS, <u>COAST ROAD</u> BARN AT BRIERLY HALL FARM (<u>x2</u>), 72 EAST ROAD</p> <p>Insert: <u>Scheduled Monuments</u> Source: <u>Historic England (February 2021)</u></p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				<u>ROMAN ROUND BUILDING, GRID REFERENCE TM 01090 12510</u> <u>MERSEA MOUNT: A ROMAN BARROW AT BARROW HILL FARM</u> <u>DECOY POND, 500M SOUTH OF WALDEGRAVES FARM</u> <u>COASTAL FISH WEIRS AT WEST MERSEA, 570M SOUTH EAST OF ST PETER'S WELL</u> <u>ROMAN SALTERN, 750M NORTH WEST OF MAYDAYS FARM</u>
M&L Whitford		<p>We need to be realistic.</p> <p>Quality Heritage Assets need to be preserved but there is sometimes an undue emotional attachment to old derelict buildings and wrecked boats because they appear in paintings or simply because 'they've always been there'. Some of them are unsightly and dangerous and they need to be dealt with appropriately.</p>	Noted	None
	Mersea Island Society	<p>The Society welcomes:</p> <p>Policy WM 27 seeks to preserve or enhance such assets, retain buildings or spaces the loss of which would harm the conservation area, seeks that any development respects the area's character, appearance and setting and is consistent with area in which heritage assets are to be found.</p>	Noted	None
P Bamford	Gladman Developments Ltd	<p>Policy WM27 does not have regard to the requirements of national policy as it treats designated and non-designated heritage assets equally due to the reference to</p>	The policy is proportionate to the level of heritage	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>nondesignated heritage assets in the first element of the policy. The above policy should be modified so that it reflects the guidance set out within paragraph 197 of the Framework in respect of the two separate balancing exercises in relation to designated and non-designated heritage assets. Paragraph 197 states:</p> <p>“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” (emphasis added)</p>	<p>asset in accordance with the NPPF.</p>	
Policy WM 28 – Buildings of Local Significance				
S Blackaby	Colchester BC	<p>Suggested adding the following:</p> <ul style="list-style-type: none"> • Reference to buried archaeology. • Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest and setting And ... important views towards and from the assets... All development will be required to be designed appropriately, taking account of local styles, materials and detail. • Development proposals that affect a non-designated heritage asset and its setting must demonstrate appropriate regard for the asset’s significance and will be required to take into account its character and context, including important views towards and from the asset. Development will be required to be designed appropriately, taking account of local styles, materials and detail. 	<p>Policy WM28 will be amended</p>	<p>Amend Policy WM 28 as follows:</p> <p>The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features <u>buried archaeology</u> and gardens of local interest, must be appropriately secured.</p> <p>Proposals for any works that would lead to the loss of, or substantial harm to, a local heritage asset <u>will be resisted unless exceptional circumstances are</u></p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<ul style="list-style-type: none"> Strengthen potential loss section The loss of, or substantial harm to a locally important asset will be resisted, unless exceptional circumstances are demonstrated (...and the proposal is supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of the harm or loss and the heritage significance of the asset.) 		<p><u>demonstrated. Proposals should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the heritage significance of the asset.</u></p> <p><u>Proposals for any works that would affect non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest and setting, including important views towards and from the assets.</u></p> <p><u>All development will be required to be designed appropriately, taking account of local styles, materials and detail.</u></p> <p>Appendix 6 identifies Buildings of Local Significance which are also identified on the Policies Map.</p>
M Burley		We support the preservation or enhancement of such assets, retain buildings or spaces the loss of which would harm the conservation area, seeks that any development respects the area's character, appearance and setting and is	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		consistent with area in which heritage assets are to be found		
J&E Akker		I support to preserve and enhance such assets, retain buildings or spaces the loss of which would harm the conservation area, seeks that any development respects the area's character, appearance and setting and is consistent with area in which heritage assets are to be found CBC need to reflect the importance of this much more in their work.	Noted	None
	Mersea Island Society	The Society welcomes: Policy WM 28 insists that assets of local interest must be secured	Noted	None
Community Aspiration 5				
S Blackaby	Colchester BC	CBCs Planning Specialist Manager will contact you about the Local List.	Noted. Following discussions with the Planning Specialist Manager Appendix 6 will be amended to provide greater evidence as to how the identified properties meet the local list criteria.	Amend Appendix 6.
J&E Akker		Please see the answer to 41 of the importance of CBC providing support and assistance.	Noted	None
Chapter 12 – Heritage - General Comments				
D Cooper		See above	Noted	None
Policy WM 29 – Minimising Light Pollution				
Cllr Jenkins	Town Council	We should strive to minimise light pollution but accept that in certain controlled circumstances e.g. floodlighting a	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		rugby pitch on Glebe 2 we may need to make concessions in order to bring about other benefits e.g. health and fitness related.		
M Burley		Lights on the Glebe that have just been approved should be reviewed at regular intervals to establish whether there is unacceptable light pollution at the highest point on the island.	Noted. This is a matter for the Town Council to manage	None
D Cooper		However the CBC planners have already breached this policy by allowing 50 feet high floodlights on Glebe 2 so the policy will carry little if any weight at other sites as this breach will be used as an example of it irrelevance.	Noted	None
G Johnson		Restrictions on Light Pollution should be available to the Authorities in relation to existing AND proposed buildings , particularly commercial ones .	There are a number of instances where lighting on/of buildings does not require planning consent.	None
H&M Pembrey		But floodlighting of some private houses impacts on the enjoyment by neighbouring residents of "dark skies' which are so important for well-being. Could minimising light pollution be incorporated into planning consents for private buildings?	The intent of the policy is that it can be used to minimise light pollution where planning permission is required for external lighting.	None
M&L Whitford		<p>The policy is a bit 'blanket' one-size-fit-all.</p> <p>We need some designated 'dark skies' areas on the Island but at the same time we need adequate street lighting in the populated and 'public' areas of the Island. Given the acknowledged larger number of older residents they need to feel safe to go out in the dark - especially in the winter - with adequate public lighting in and around where there are shops, public thoroughfares and similar facilities.</p>	The policy would limit the installation of light polluting features where planning permission is required.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		Does the Minimising Light Pollution Policy apply over Christmas when the MICA is decorated for 'Light Up Mersea' - be careful not to shoot yourselves in the foot!	These installations do not require planning permission.	
J&E Akker		Lights on the Glebe that have just been approved should be reviewed at regular intervals to establish whether there is unacceptable light pollution at the highest point on the island. CBC need to enforce this requirement and there should be a note made that this is expected and regularly reported upon.	Noted. This is a matter for the Town Council to manage	None
Policy WM 30 – Design Considerations				
A Hammond		Yes, but this is very detailed and a bit difficult to take in - example = paragraph i	These need to be necessarily detailed as they are aimed at developers and planning professionals	None
S Blackaby		Typo – criteria (h) 'always' should be 'ways'.		
D Cooper		<p>This new statement from WMTC on Climate change and it's new policy needs to added into the NP as this will also drastically alter our open space Typography and that will mean our Green Spaces for sport and recreation will need to be adapted to take this new policy into account.</p> <p>"CBC's Woodland and Open Spaces Project officer, Mr Nick Day, (Mersea resident, no less!) has identified suitable locations on West Mersea including the Glebe, Willoughby Car Park, West Mersea Park and the two cemeteries off Firs Road. The intention is to undertake a 3 year planting programme commencing this November with 1000 whips at the Glebe and some 400 whips (supplied by the Woodland Trust) in Feldy View; this followed in successive years at Willoughby car park and West Mersea Park in 2022. March</p>	This is a matter for the management of land in the Town Council's ownership and not something for a neighbourhood plan policy.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		and November 2023 will see us revisit the Glebe for additional planting along with the other sites to replace any trees that failed to take. In addition to the CBC supplying us with the 1000 whips".		
P Tatlow		b. maintain or create a sense of place and/or local character avoiding, where possible, cul-de-sac developments; Comment: Surely, the proposed new developments are giant cul-de-sac's? One road in & out defines a cul-de-sac, exactly what these developments are! CBC obviously don;'t have the same objectives!	Noted	None
	Anglian Water	Reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy WM30 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage It is therefore proposed that Policy WM30 is amended as follows: 'j. Through the incorporation of Sustainable Drainage Systems do not result in water run off that would add or create surface water flooding'	Agree	Amend Policy WM30 j as follows: 'j. <u>Through the incorporation of Sustainable Drainage Systems</u> do not result in water run off that would add or create surface water flooding
118 East Road	Barton Willmore	The policy lists a number of criteria for which design of new development must meet. These are supported in general. There is some concern regarding the wording of criteria d. It seeks to ensure the amenity of adjacent areas is not impacted by way of overlooking, overshadowing, loss of light etc. It makes a separate reference to impact upon residential amenity in the second part of the criteria. This, by the wording of the policy, suggests	The wording of the policy is considered clear and it is not considered necessary to amend as suggested.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>that matters such as overlooking are not relevant to residential amenity, which it clearly would be. It is therefore suggested that the residential amenity issue is woven into the policy a little more, and a suggested reword for criteria d is provided below:</p> <p>“Take mitigation measures into account, do not affect adversely the amenities of adjacent residential properties or adjacent areas by reason of overlooking, overshadowing, loss of light, other pollution (including light pollution), or the volume or type of vehicular activity generated.”</p> <p>It should be noted that one of our concerns regarding application 201467 is the noise impact upon neighbouring properties given the proximity of the access onto East Road. The rewording above ensures that vehicle noise and residential amenity are recognised together, and developments must ensure an appropriate relationship in order to be supported.</p>	<p>This application has been approved and the neighbourhood plan cannot revoke it.</p>	
P Bamford	Gladman Developments Ltd	<p>Gladman note that Policy WM30 is a wide ranging design policy that is a ‘catch all’ type of policy covering various elements. While the government has shown support for development to incorporate good design principles, Gladman would note that the Framework also states:</p> <p>“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>should allow a suitable degree of variety where this would be justified."²</p> <p>Whilst Gladman recognise the importance of high-quality design, in accordance with the requirements of the Framework (above), design policies should not aim to be overly prescriptive.</p> <p>Policies require some flexibility in order for schemes to respond to site specifics and the character of the local area. In essence, there will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p>		
Policy WM 31 – Sustainable Construction Practices				
A Hammond		Generally supportive in principle - seems to have had "Green Party" input !	Noted	None
P Low		Should be required, not just recommended.	Noted	None
D Cooper		Ground/air source heat pumps are only of use when they are used with very high insulation of buildings that exceed the present building standards and they do not produce hot enough water for domestic household use! So presumably electric immersions for hot water will be required. Some of the newer ground source heat pumps do take the hot water temperature to above 60 degrees Celsius however when doing this the efficiency of the machines drops dramatically. Also if everything is going Electric with car charging points the Islands electricity supply will need significant boosting to cope with this new demand now.	Noted	None
Chapter 13 – Development Design - General Comments				

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
S Rabett	Floralworkshops	<p>I would like to see wider roads to accommodate cyclist and wide pavements for pedestrians.</p> <p>All houses to have minimum of 2 parking spaces . .to stop the need for parking on pavements.</p>	Noted	None
A Hammond		was not aware of 13.5 CBC climate emergency. Has this been communicated before?	It has been publicised in the press	None
D Cooper		<p>The issue of sea level rise needs quantifying as 25mm per year plus the land sinkage in this area of 1mm per year will have serious implications. This comes from the present predictions of 2 metre sea level rise by the end of this century. No actual fully detailed assessment of this rise seems to have been taken on the traffic build up which will result in this rise, or indeed the resolution of how this problem will be resolved. No account has been taken of the fact that the existing seawalls were constructed to the height of the 1953 flood. We are now 67 years further on and these walls are very vulnerable to being topped by any further extreme weather conditions. Whilst the consequences of this may not be too disastrous for Mersea Island itself, the effect on the landward side on the B1025 Lower Road Peldon will be that these roads will be flooded for many days because the water will not drain from this land as it is well below the seawall and surrounding land height.</p> <p>The other issue is the seawall defences on the southern side of the Island, in particular between Waldegraves Caravan site and Coopers Caravan site are already fast disappearing. What measures will be taken to protect the Island.</p> <p>Mention should also be made of the Recharge of Cob Marsh Island that is hopefully due to be undertaken in order</p>	These are not matters that need to be addressed by planning policies in the Neighbourhood Plan.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		to stop Mersea Harbour from being non-existent and the whole of the this area being washed away.		
	Mersea Island Society	<p>The Society welcomes: 13.2. Development must positively contribute to the public realm and, 13.3, should form the basis for personal decisions about where to live and work, shop, where to travel, how to dispose of waste and how to use energy and other natural resources efficiently. Policy WM 30 - Design Considerations provides considerable guidance as to the way any development should be approached.</p> <p>The Society would want to reinforce the concerns about the matter of flooding and surface water in 13.9.</p>	Noted	None
Chapter 14 – Monitoring				
A Hammond		The sections 14.1 and 14.2 are difficult to read against the grey background.	Noted. This will be reviewed	Check legibility of paras 14.1 and 14.2
S Blackaby	Colchester BC	Para 14.2: We don't think adoption of the Section 2 Local Plan will necessitate a review of the neighbourhood plan as it has been prepared taking account of the emerging local plan. It is possible that the Section 2 Local Plan is adopted before the neighbourhood plan.	Noted	None
D Cooper		14.1 should be West Mersea Town Council. How will they do this and what mechanism will be set up to carry this out???	Noted. It will take the form of an annual report to a Town Council meeting. The paragraph will be amended.	Amend Para 14.1 as follows: The Town Council will review, <u>in the form of a report to the Annual Council Meeting, at regular intervals</u> , the policies laid out in this Plan in order to check whether they are being applied as intended and whether overall

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
				the Plan is as effective as intended.
M&L Whitford		Sounds a bit like something out of 'Yes Minister'!	Noted	None
J&E Akker		The requirement that West Mersea Town Council regularly reviews the NP should be strengthened. There should be a period set for this to occur. The Council should report to the Annual Meeting on the NP and its implementation and this should be a regular item for each Annual Meeting.	Noted. It will take the form of an annual report to a Town Council meeting. The paragraph will be amended.	Amend Para 14.1 as follows: The Town Council will review, <u>in the form of a report to the Annual Council Meeting, at regular intervals</u> , the policies laid out in this Plan in order to check whether they are being applied as intended and whether overall the Plan is as effective as intended.
	Mersea Island Society	The Society welcomes: 14.1. The town council will review, at regular intervals, the policies laid out in this plan in order to check whether they are being applied as intended and whether overall the plan is as effective as intended. Excessively small print in places.	Noted This will be reviewed	None Check legibility of paras 14.1 and 14.2
Policies Map				
D Conway		Dog free zones all year especially where there are beach huts hence children at play. Jet ski banned from beach hut areas where people bathe	These are not planning policy related matters that need to be illustrated on the Policies Map of the Neighbourhood Plan	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
D Cooper		<p>Insert map East shows the correct caravan site layout correctly however the eLP shows it incorrectly in that it omits the northern section, where is the comment on this within the NP document?</p> <p>The purple blob on the first policy map at the junction of East Mersea Road/ Haycocks /Chapmans should move north to just below the blue Haycocks Industrial area as this is supposed to be Haycocks Cottage. Also you need two purple blobs on Packing Marsh Island one for the building and one for the Oyster pits. Also the Strood needs a purple blob.</p> <p>Insert map west STOP WHY ARE THESE PURPLE BLOBS HERE WHEN FURTHER ON MAPS ON PAGES 84,85 AND 86 COVER THESE ALSO AND SHOULD MATCH!!!!!! there are many more amendments see pages 84 to 86</p>	<p>This is a matter that should be pursued with the Borough Council to address in the Local Plan.</p> <p>Noted. The Policies Map will be amended.</p> <p>This information will be corrected</p>	<p>None</p> <p>Amend Policies Map to correct position of Buildings of Local Significance.</p> <p>Correct Appendix 6</p>
Appendices				
A Hammond		Find appendix 1 complex and a bit opaque.	Noted. The Appendix is likely to become out-of-date quickly and will be deleted.	Delete Appendix 1 and all references to it.
A Tucker		<p>Page 68 (5) there is no junction between Yorick Road and High Street North</p> <p>the junction between High Street and Yorick Road needs double red lines in operation 365 days a year</p> <p>at present there are yellow lines at intervals on both sides of Yorick Road, this leads to vehicles leapfrogging along the</p>	Appendix 3 will be amended	Amend Appendix 3 to bring it up-to-date

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>road. it would be much safer for all if this was made a one way road. On this point several roads on the island have no or very narrow footpaths, from the days when cars were not in use, this could lend itself to one or two oter roads being made one way ie High Street and YorickRoad</p> <p>We need another zebra crossing to serve the school in kingsland Road near Rushmere Close</p>		
R Ingram		<p>Appendix 6 page 79</p> <p>Map no 19. 88 Fairhaven Avenue incorrectly has a photo of 99 Fairhaven Avenue.</p> <p>Map no 20. 97 Fairhaven Avenue has already been demolished and two new houses in its place. The photo is of 99 Fairhaven Avenue.</p>	Appendix 6 will be amended	Amend Appendix 6 to ensure that information is up-to-date
P Low		<p>Appendix 3: 1 - the blind bend between the Two Sugars Cafe and Willoughby Car park are now more dangerous than ever as the double red lines are allowing parking right in the bend over the winter.</p> <p>3:3 and 3:4 might benefit from mini roundabouts to make the right of way clearer.</p>	Appendix 3 will be amended	Amend Appendix 3 to bring it up-to-date
S Blackaby	Colchester BC	<p>1. We don't think this is needed as the neighbourhood plan does not allocate sites for residential development.</p> <p>2. We question whether the assessment of open spaces is needed in the neighbourhood plan. Could it be a separate evidence base document?</p>	<p>Appendix 1 will be deleted</p> <p>It is considered that the appendix is an important element of the Plan and should be retained.</p>	Delete Appendix 1

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>5. & 6. We question including the list of listed buildings, buildings on the local list and buildings, structures, sites that should be considered for inclusion in the local list in the neighbourhood plan. The Local List process is separate to the neighbourhood plan process. We believe these appendices are important but would be better as a separate evidence base document. The Planning Specialist Manager will contact you separately to discuss the Local List.</p>	<p>It is considered that the appendices are an important element of the Plan and should be retained.</p> <p>The tables in Appendix 6 will be amended to include evidence to support their identification as Sites or Buildings of Local Significance.</p>	<p>Amend Appendix 6 to provide evidence to support the identification of each Sites or Building of Local Significance.</p>
D Cooper		<p>Appendix 2 is out of date and needs updating to David Cooper's advice which should be sought as he has updated version!!!!</p> <p>Open space map 1 needs 42 correcting to 43 and 42 is the Coastal Footpath and should be shown perhaps around this map.</p> <p>Appendix 3 1. Red Lines now installed so this needs to be noted!!!</p> <p>Appendix 3 2. Wording all wrong here Victory Road should that be Mersea Avenue????</p> <p>Appendix 3 5. remove word "North" and note that this junction now has no unloading stripes on kerb edges and is to get RED lines too!!</p> <p>Appendix 3 7. Red Lines now installed so this needs to be noted!!! Note now there will be no obstruction the problem</p>	<p>Open Space Map 1 will be amended</p> <p>Agree. Appendix 3 will be amended</p>	<p>Amend the label from 42 to 43 on Open Space Map 1</p> <p>Amend Appendix 3 to bring it up-to-date.</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>of more speeding traffic will become more of an issue. Where are the stats for accidents please??? Wording generally in this whole section Appendix 3 is very colloquial.</p> <p>APPENDIX 5 Unfortunately this short version list from Historic England is incorrect and does not reflect the actual full document. This full document has been sent to several times now but you are refusing to use it. Please now use list and David Cooper will again provide you with the updated correct version. This version also explains some anomalies in the Historic England record like wrong name for two of the properties, the fact that the Barn at Brierley paddocks is recorded twice and now no longer exist.</p>	<p>Appendix 5 will be amended but it is important that the statutory list as recorded by Historic England is that which is recorded in the statutory neighbourhood plan.</p>	<p>Appendix 5 – Listed Buildings <u>Nationally Designated Heritage Assets</u></p> <p><u>Listed Buildings</u> Source: Historic England (<u>February 2021</u>)</p> <p>Amend the following to all be on one line: PICAROON COTTAGE, 1 THE LANE & MARINERS COTTAGE, 3 THE LANE CREEK COTTAGE, 33 THE LANE & ST BOTULPH'S, 35 THE LANE</p> <p>Amend the following entries: YEW TREE HOUSE, GATE AND GATEPIERS, <u>COAST ROAD</u> BARN AT BRIERLY HALL FARM (x2), 72 EAST ROAD</p> <p>Insert: <u>Scheduled Monuments</u> <u>Source: Historic England</u> (<u>February 2021</u>)</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>APPENDIX 6. It should be noted in the first line that the six assets listed are the first and only ones so far listed and in the list later are the suggestions for further additions. The last entry is actual two distinct items and not linked as one please. Also there should be the list of Ancient monuments each individually named with details as provide by David Cooper who will supply a copy if asked. Also top page 73 Town council should be West Mersea Town Council.</p>	<p>Appendix 6 does note this.</p> <p>The list of Local Heritage Assets will be amended to split the last row into two entries.</p> <p>Appendix 5 will be amended to list the Scheduled Monuments as identified by Historic England.</p> <p>Appendix 6 will be amended to provide evidence to substantiate why the identified buildings and sites are considered to</p>	<p><u>ROMAN ROUND BUILDING, GRID REFERENCE TM 01090 12510</u> <u>MERSEA MOUNT: A ROMAN BARROW AT BARROW HILL FARM</u> <u>DECOY POND, 500M SOUTH OF WALDEGRAVES FARM</u> <u>COASTAL FISH WEIRS AT WEST MERSEA, 570M SOUTH EAST OF ST PETER'S WELL</u> <u>ROMAN SALTERN, 750M NORTH WEST OF MAYDAYS FARM</u></p> <p>Amend the last row of the table as follows: Split into 2 rows. Row 1 Column 1 WWII Gun Emplacement (OS Map Ref TM 01954 12382)</p> <p>Row 1 Column 2 During WWII this area of West Mersea was a coastal artillery site with two 4.7" guns made in Japan in 1918. This gun emplacement, No. 2, still stands at the back of the beach but has been converted to a cafe. (HER Monument nos. MCC7270)</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Map 2 page 85 purple bob 7 should be further west the other side of the entrance road to the Park.</p> <p>Map 3 Purple blob 29 should be 16.</p>	<p>qualify as local heritage assets.</p> <p>Noted. The map will be amended</p> <p>Noted. The map will be amended</p>	<p>Row 2 Column 1 Searchlight Emplacement, Victoria Esplanade. (OS Map Ref TM 02089 12381)</p> <p>Row 2 Column 2 The searchlight emplacement still survives, also re-purposed as a café. (HER Monument nos. MCC7272)</p> <p>Amend Map 2 on page 85 to move the purple dot at 7 to the west of the entrance road to the Park.</p> <p>Amend Map 3 on page 86 to delete No 29 and replace with 16</p>
G Johnson		<p>Appendix 3 Additional safety measures on Coast Road should be considered eg:- Reduced speed limit Speed Ramps Chicanes Rumble strips People and pets are constantly stepping out in to the road without looking due to the narrowness of the pavement .</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Risks will increase with more electric cars on the road which are almost silent .There is an accident waiting to happen here .</p> <p>Appendix 7 In case it is not clear the vista all along Coast Road from the Monkey Steps to Mersea Marine should be protected .</p>		
H&M Pembrey		<p>Appendix 5 -Listed Buildings In addition to 45 The Lane (Honeysuckle Cottage) both No 47 and No 49 The Lane need to be added to your list. ref: historicengland.org.uk/listing/the-list/list-entry/1225204</p> <p>date first listed: 27 Jan 1982 list entry no: 1225204</p>	Agree. The list will be amended.	Amend Appendix 5 as follows: <u>47 AND 49, THE LANE,</u> HONEYSUCKLE COTTAGE, 45, THE LANE
R Haward	Richard Haward's Oysters	<p>Appendix 6 This is probably not the right place for this but: Map 4 L998122 should be oyster pits not oyster beds used by several oyster merchants.</p>	Noted. The reference will be amended	Amend page 74 Map 4 row as follows: Oyster beds <u>pits</u> opposite 100 Coast Road
P Tatlow		As stated previously, I do believe basic figures in respect of the current number of dwellings as well as population, together with the anticipated growth should have been included.	Noted	None
118 East Road	Barton Willmore	<p>Appendix 1 Concerns are raised regarding the documentation within Appendix 1 of the Neighbourhood Plan. Whilst it is appreciated the evidence base that underpins the housing allocations must be available and visible in order to demonstrate how the Town Council has made decisions about housing sites, it is not considered necessary to</p>	Agree. Appendix 1 will be deleted	Delete Appendix 1

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>include either the SHELAA map or CBC's assessment summary within the Neighbourhood Plan itself. Any interested reader would be able to find this documentation within the evidence base or at CBC.</p> <p>The SHELAA table also would require significant explanation as to the scoring system in order to reach the results it does. It also does not explain the sieving process undertaken by CBC ahead of assessment. This lack of information/explanation within the Neighbourhood Plan document is further reason for Appendix 1 to be removed.</p> <p>Also, Paragraph 5.4 should be reworded in line with the comments above if Appendix 1 were removed.</p> <p>Appendix 7 Appendix 7 identifies Important Views and cross refers to policy WM 23 which is discussed above. There are no objections to the Views identified. However, there is no reference to the long views to the east of West Mersea. These views are important in the context of the settlement to countryside relationship and ensuring such views are retained.</p> <p>2.23 Having assessed viewpoints eastwards, it is therefore considered appropriate to include one further viewpoint as</p>	<p>Agreed. Para 5.4 will be amended by deleting the final sentence.</p> <p>Noted. It is agreed that the view south-east from Cross Lane should be included. Appendix 7 of the Pre-Submission Draft Plan will be removed and become a separate and more detailed evidence document. The view will be added to this</p>	<p>Delete final sentence of Para 5.4: The sites assessed are identified in the Colchester Strategic Land Availability Assessment (June 2017) and Appendix 1 of the Neighbourhood Plan provides details of the sites assessed in West Mersea.</p> <p>Delete Appendix 7 of the Plan and all references to it and prepare a separate Assessment of Important Views evidence document to include a new view from Cross Lane looking south-east.</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>shown in Figure 1 below. This is taken from the bend in Cross Lane. This is a well walked Public Footpath that links to the coastal path as well as Seaview Avenue. It offers open views across the countryside at the point provided, as is considered worthy of recognition within the Plan. It should therefore be labelled V15.</p> 	document and to the Policies Map.	
General Comments				
Cllr Jenkins	Town Council	A very polished and thorough document	Thank you	None
A Hammond		<p>This is a very comprehensive document and is a great credit to all those that have been involved.</p> <p>Thank you for the time taken and the dedication shown.</p>	Thank you	None
S Jenner		<p>A personal comment.</p> <p>Thank you all for doing an excellent job of work on the Draft Neighbourhood Plan.</p>	Thank you	None
A Tucker		once it is adopted will Colchester BC be able to change it or overrule you at a later stage ?.	The Plan will become part of the Colchester Development Plan but, like all planning policies including the local plan, can	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			be overruled but only where other "material" circumstances arise.	
D Conway		Overall an excellent documet but one which I feel Colchester Council will run roughshod over it, if it suits their needs and desirs to meet Gavet targets.	Noted and thank you	None
R Ingram		The large developments proposed do not reflect the wishes of the current community. We would like to preserve the current character and nature of the island. We do not wish it to be typical suburbia or one large caravan site as it will lose its attraction to the existing community and visitors alike and decimate the natural environment.	The Plan cannot revoke existing permissions. Noted Noted	None
P Low		Thank you, a lot of hard work has gone into this. Much appreciated.	Thank you	None
P Woodcock	Retired senior partner in Medical Practice	Our neighbourhood plan was slow to get off the mark and large developers jumped the gun, getting proposals through before it could be formulated. As such we have been disadvantaged. In Mersea we have a vibrant community and a very pleasant place to live. We need to preserve the nature and character of the island: not just for our benefit as residents, but for the benefit of the visitors and tourists who flock here because they like it so much. To these ends we must refuse over development.	Noted	None
S Blackaby	Colchester BC	Glossary: We don't understand the definition of Settlement Boundary: "This is defined in the Colchester Local Plan and is a planning term that does not necessarily include all buildings within the boundary."	Paragraph 12.10 of the emerging Local Plan defines what settlement boundaries are.	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>'Special Protection Area' is not in bold.</p> <p>Use Classes definition should refer to September 2020 amendments.</p> <p>The plan includes references to European sites, habitats sites and internationally designated sites. For consistency it is recommended that the plan is consistent in its references.</p> <p>The Environment Agency made a representation to the Colchester Section 2 Local Plan that "the plan should identify a Coastal Change Management Area (CCMA) for any area likely to be affect by physical changes to the coast to make clear as to what development will be appropriate in such areas. A CCMA should be identified for Mersea Island." This is something that CBC will explore as part of the Section 2 examination, but the neighbourhood plan may wish to consider identifying a CCMA and including a policy making clear as to what development will be appropriate within the area.</p> <p>New policies are suggested on sustainable development principles, renewable energy and the West Mersea Conservation Area.</p>	<p>This will be amended</p> <p>The reference will be amended to the 2020 Use Class Regulations</p> <p>It is considered that the Plan is consistent</p> <p>Given that such an amendment is likely to be constituted as a "major change" that would require a further pre-submission consultation and that the emerging Local Plan will address this, it is not considered appropriate to include it in the neighbourhood plan.</p> <p>It is not clear as to where these policies are</p>	<p>Amend Glossary to make Special Protection Areas bold text</p> <p>Amend Glossary as follows: Use Classes: The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.</p> <p>None</p> <p>None</p>

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			suggested. It is not considered necessary for the neighbourhood plan to include these policies.	
L Alpin	Maldon DC	<p>General comment –</p> <p>The Neighbourhood Plan is easy to follow and well-illustrated. However, there does not appear to be copyright credits for any of the photographs.</p> <p>Whilst reading the Plan, a few typo's have been identified, these have been included in the comments on the relevant policies.</p>	Noted	None
Anonymous		Extensive development does not reflect the demands of the community or the communities wish to preserve the nature and character of the Island. West Mersea has been disadvantaged since the Neighbourhood Plan started very late and therefore has less weight than it should have compared with other areas.	The Neighbourhood Plan could not have stopped the development that is allocated in the Colchester Local Plan. Once made it will carry significant weight in the decision making process.	None
T Millatt		Thank you to the people that have clearly given a large amount of time to the preparation of this plan.	Thank you	None
K O'Connor		Extensive development does not reflect the demands of the community nor the communities wish to preserve the nature and character of the Island. West Mersea has been disadvantaged since the Neighbourhood Plan started very late and therefore has less weight than it should have compared with other areas.	The Neighbourhood Plan could not have stopped the development that is allocated in the Colchester Local Plan. Once made it will carry significant weight in the decision making process.	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
R Tully		Only the comments I have already made.	Noted	None
G Whittaker		To a certain extent, we are disadvantaged by the late commencement of this process and the progress made on equivalent processes in neighbouring areas and at national level. The most important factor in a Neighbourhood Plan is, by definition, the neighbourhood and its communities that it represents and late consideration of factors required in this Plan works against their interests. Acknowledging that we cannot put back the clock, the draft plan shows many of the right attributes, subject to comments made above.	Noted	None
G Johnson		Re infrastructure generally . There is a tendency in this country for developments to happen without the necessary infrastructure being put in place in time . This should not be allowed to happen on Mersea and the Authorities should take steps to ensure this .	Noted	None
P Tatlow		Comment: Just to thank those responsible for their efforts!	Thank you	None
J&E Akker		On the positive side the Draft Pre-Consultation NP has been produced very quickly and has benefited from the input of residents who have brought a real commitment to our community and the values it contains. It would not have the impact, nor the value it has, without their drive and determination. Our community owes them a great debt of gratitude for their perseverance with so many issues and difficulties involved. A great disadvantage has been the allocation of the two sites in the Emerging Local Plan and that the Town Council did not favour the adoption of one site. The fact that CBC went ahead in advance of draft of the NP being presented and before the Planning Inspector had considered Section 2	Thank you Waiting for the Neighbourhood Plan to be completed would not have been a valid reason for	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>of the Emerging Local Plan and approved two development sites, is a huge detriment to our community. History will show in due course their action to be adverse to the interests of those that live here and future generations.</p> <p>The weight that can be placed on the NP has been reduced because of its lateness. It is wholly regretted that this is the case and was taken in the view of the writer as result of advice obtained in late 2015/2016.</p> <p>It is regretted that the Draft Consultation arrangements were not piloted. The writers found the process unduly complex and there were issues that arose that would have been resolved if a pilot had been undertaken. This is not said lightly, others have reported some issues that may have caused some to defer making a full response.</p> <p>That a draft NP needs to be considered by the community at this time is one of huge concern to the writers. Many residents are pre-occupied by their health and well being of their families due to the huge implications of covid-19 in the period from November 2020. It was recognised by the postponement of the closing date. That this is worsening in January 2021 and presents further issues. Nevertheless it is recognised that haste is required in the preparation of a NP otherwise developers and others will obtain advantage by a delay.</p> <p>Thanks for consideration of these comments and best wishes to the Steering Group in your work i preparing further material.</p>	<p>refusing the planning applications.</p> <p>Once made, the Neighbourhood Plan will carry significant weight in the decision making process.</p> <p>The online approach has been tried and tested across many communities across the region without apparent issues.</p> <p>The Government is encouraging the preparation of neighbourhood plans to continue and the minimum required consultation period was extended to take account of the difficulties. Suitable</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
			<p>arrangements were made for people to obtain a copy of the Plan and to be able to comment.</p> <p>Noted</p>	
	Mersea Island Society	<p>Agriculture. Land area and the island's much trumpeted rural delights. Even if its presence is negative, in that the land remains unoccupied or undisturbed in visitors' eyes, farming has an influence on the nature and character of the island out of all proportion to the number of people employed on the land. See business on page.31. The town of West Mersea is set on an island where farming is not restricted to East Mersea.</p> <p>See also Policy WM 23. (Mitigating Landscape impact) on page 41, which seeks to limit the impact of developments outside the Settlement Boundary on the undisturbed character of the landscape, conserve the open nature of coastal farmland, retains important trees and hedges and protects key features of important views.</p> <p>The use of print over pictures in places makes for poorer legibility.</p> <p>Welcome - links with East Mersea and East Mersea Parish Council.</p> <p>A wish to resist the urbanization of rural areas – garden rubbish dumped.</p>	<p>Noted</p> <p>Noted. This will be addressed</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>A wish to resist the advertising of Mersea by local and county councils which raises expectations that the island exists solely for the benefit of tourists and undermines a sense of responsibility on the part of visitors. It is one thing to share Mersea, another to come to indulge oneself here.</p> <p>A wish to resist the Kurasaalisation of Mersea, that is the provision of single-purpose facilities solely for visitors encouraged by advertising and with no link with the island or its residents and their purposes.</p> <p>An example is the children's play area at Cudmore Grove; no children live within walking distance and the place is only used at holiday times and at weekends, and only so long as parents bring their children by car. Policy WM 13 – Development Access on page 30 of the Development Plan, calls for priority for cyclists and walkers, improving the surrounding walking, cycling and public transport networks and providing high quality public transport facilities.</p>		
	Highways England	<p>Thank you for your consultation dated 22 October 2020. The following Neighbourhood plan is unlikely to have a severe impact on the strategic road network. We therefore offer no comment in this case.</p>	Noted	None
	Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood</p>	Noted	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex [not attached to this consultation statement] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>		
118 East Road	Barton Willmore	<p>These representations have been made by Barton Willmore LLP on behalf of the residents of 118 East Road, West Mersea (the 'Client'). As a local resident, our client is keen to ensure that appropriate development is located within appropriate locations in and around West Mersea to ensure the long-term sustainability of the settlement through the plan period and beyond.</p> <p>Our client welcomes the opportunity to comment of the Draft Neighbourhood Plan and seeks to support the Plan through to its submission to Colchester Borough Council (CBC) and its independent examination, subject to the comments made below.</p> <p>A key area of local concern is the submission of 'speculative' planning applications located outside of the defined settlement envelope. These have the potential to focus development on areas outside of the Colchester Borough local Plan and the Neighbourhood Plan and would result in development in unsustainable locations if successful. A key example of this is planning application 201467, which seeks the following development:</p>	<p>Noted</p> <p>Noted</p> <p>Other than in the exceptional circumstances stated in Policy WM1, the Plan does not promote development beyond the defined Settlement Boundary. There are limited opportunities for</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>“Outline application: Residential development of 56 dwellings including landscaping and access from East Road following demolition of existing dwelling”</p> <p>Whilst this application is contrary to the development plan given its location outside of the settlement boundary, it could be acceptable to CBC should they be unable to demonstrate a five year housing land supply. The adoption of a Neighbourhood Plan is vital to West Mersea to ensure it becomes an adopted part of the development plan in line with paragraph 14 of the National Planning Policy Framework. It therefore becomes a material consideration for future applications. Such a scenario will protect residents from inappropriate development such as application 201467 in the future.</p> <p>The following comments [inserted into the relevant sections of above] are made in relation to the identified policies within the draft Neighbourhood Plan. It is hoped these will be considered by West Mersea Town Council as they move towards submission of the Neighbourhood Plan for examination.</p> <p>The representations in this document are made in relation to the West Mersea Neighbourhood Plan. As outlined in its vision, the Plan seeks to maintain and enrich West Mersea by ensuring sustainable development and supporting the local economy whilst respecting the town and the natural environment. The production and content of the Neighbourhood Plan is fully supported.</p>	<p>development within the Settlement Boundary but otherwise acceptable opportunities to redevelop a site within it should not be ruled out by a blanket restriction to infill plots.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>In order to provide further robust content to the Neighbourhood Plan in order to meet this Vision, some alterations to the wording of identified policies have been put forward. These seek to ensure that West Mersea Town Council can control development now or in the future.</p> <p>We request that these representations be considered ahead of the completion of the Neighbourhood Plan and its submission to CBC for independent assessment.</p>	<p>Noted</p> <p>Noted</p>	
P Bamford	Gladman Developments Ltd	<p>These representations provide Gladman's response to the West Mersea Neighbourhood Plan (WMNP) under Regulation 14 of the Neighbourhood Plan (General) Regulations 2012.</p> <p>Gladman Developments specialise in the promotion of strategic land for residential development and associated community infrastructure and has considerable experience in the development industry. From that experience, we understand the need for the planning system to provide the homes and jobs that are required to meet Central Government's objectives and the needs of local communities.</p> <p>Through these representations, Gladman provides an analysis of the WMNP and the policy choices promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the WMNP's suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the PPG.</p> <p>Gladman welcome the opportunity to comment on the draft plan and request to be added to the Town Council's consultation database so that we can be kept up-to-date with the neighbourhood plan's progress and future consultations.</p> <p>The Town Council is aware of Gladman's land interests at land off Colchester Road. Gladman consider the site to be available, suitable and achievable for residential development of up to 99 dwellings and would welcome the opportunity to discuss the delivery of this site in association with the Town Council and invite the Town Council to contact us in this regard.</p> <p>Legal Requirements Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the WMNP must meet are as follows: (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order. (d) The making of the order contributes to the achievement of sustainable development. (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p>	<p>Noted</p> <p>This application has been refused planning consent and the neighbourhood plan does not support it.</p> <p>The Town Council is fully aware of the legal requirements.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>opportunities to meet the development needs of their area and Local Plans should meet objectively assessed housing needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of the most up-to-date evidence. This is so that West Mersea Town Council can assist Colchester Borough Council in delivering sustainable development and be in accordance with basic condition (d).</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p>	<p>sites within the development plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities</p> <p>Impact of Covid-19 and Postponement of Referendums Following the impact of COVID-19, the Government introduced new legislation through the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020. This legislation came into force on 7 April 2020.</p> <p>In the Planning Practice Guidance, the government explains how the legislation impacts upon Neighbourhood Plans: <i>“What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic? The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.</i></p> <p><i>Referendums: All neighbourhood planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in</i></p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p><i>line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021”.</i></p> <p>A referendum for the WMNP therefore will not be able to happen until at least 6 May 2021 in accordance with the legislation.</p> <p>Planning for the Future White Paper On 6th August 2020, Government published the Planning for the Future White Paper setting out proposals for how it is seeking to ‘radically reform’ the planning system. The proposals are seeking to streamline and modernise the planning process.</p> <p>The White Paper Consultation closed on 29th October 2020 and it is important the Town Council keeps abreast with the proposal and implications this may in turn have on the preparation of the WMNP. Timescales remain uncertain however subject to the outcomes of this process the Government has signalled its intent to make rapid progress toward this new planning system through the swift introduction of new legislation to implement the changes</p> <p>A further consultation closed on 1st October 2020, which proposed immediate changes to the current planning system¹. Of significant note is a proposed revised standard method for calculating local housing need, which when</p>	<p>The White Paper has absolutely no weight in the consideration of this neighbourhood plan. There have been no further announcements since the closure of the White Paper consultation other than a Written Ministerial Statement made by the Minister of State for Housing on 19 January 2021 which stated “We also want to see Neighbourhood Plans continue to make progress with the support of local planning authorities, to give more communities a greater role in shaping the development and growth of their local areas.”</p> <p>This does not have any relevance to the housing numbers proposed in the neighbourhood plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>implemented will be used as the basis for plans created prior to any changes outlined in the White Paper. The revised methodology proposes to incorporate a percentage of existing stock as the baseline of the calculation. The Town Council should be mindful of these changes and the potential impact to the WMNP as it progresses and over the plan period.</p> <p>REGULATION 14 CONSULTATION Relationship to adopted Development Plan</p> <p>To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>The adopted Development Plan relevant to the preparation of the WMNP, and the Development Plan which the WMNP will be tested against, consists of the Colchester Local Plan Development Plan Document. This is made up of the Core Strategy, Site Allocations DPD and Development Policies DPD. The Core Strategy was adopted by the Council in December 2008, with selected policies having been revised in July 2014. The Core Strategy sets out the strategic planning policy framework for the borough until 2021 and sets out an overall housing requirement of a minimum of 17,100 new homes between 2001 and 2021. This figure is derived from the now revoked East of England Plan.</p> <p>The adopted Development Plan identifies West Mersea as one of the three Key District Settlements that provides essential services and facilities to its rural hinterland. West</p>	<p>The Town Council is aware of the requirements.</p> <p>Chapter 2 of the Neighbourhood Plan refers to this and it is not considered appropriate to submit such a standard consultation response to this Neighbourhood Plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Mersea is therefore considered a sustainable settlement capable of accommodating growth for existing and future generations to assist in meeting housing needs.</p> <p>Relationship to emerging Local Plan To meet the requirements of the Framework, the Council has commenced work on a new Local Plan. Part 1 of the emerging Local Plan has been prepared jointly with Braintree and Tendring District Councils and provides strategic policies for the North Essex Area. Part 2 of the Local Plan deals specifically with local policies for Colchester Borough. The Part 1 Plan has been subject to a lengthy examination with the Inspector providing his Post Hearings Letter on 15th May 2020 detailing his findings around critical matters of the examination and a proposed way forward. The Inspector has found that two of three Garden Communities of the Plan are unsound and if removed, the plan would be capable of progressing.</p> <p>The removal of two Garden Communities will have a significant implication for the examination of the individual Part 2 Local Plans which are yet to commence. As such, given that the emerging Local Plan is still undergoing formal examination, there remains considerable uncertainty over what level of development West Mersea may need to accommodate to assist the Council in meeting its housing needs in full as this will be subject to consideration in the Part 2 Local Plan. Accordingly, the Plan will need to ensure that it allows for sufficient flexibility to ensure that it is able to react to changes that may arise through the emerging Local Plan examination.</p>	<p>This is not a valid reason for delaying the preparation of the Neighbourhood Plan and does not necessitate the "flexibility" suggested in the comment.</p> <p>The Neighbourhood Plan Basic Conditions Statement demonstrates how the Plan is in accordance with the</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>The WMNP should be sufficiently aligned and drafted with flexibility to ensure that conflicts are minimised with the strategic policies of the emerging Local Plan, to avoid risk of the WMNP failing at examination. This will help ensure that the WMNP is capable of being effective over the duration of its plan period and the proposed policies are not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004, which states that: “if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).”</p> <p>Following the changes to coronavirus regulations (as noted above), the qualifying body must be aware of progress that may happen on the emerging Local Plan before the WMNP is able to proceed to referendum and check there is no conflict arising between the plans.</p> <p>The WMNP makes repeated reference to Policies contained in the emerging Local Plan. As stated above, it is unclear whether these policies will remain following the outcome of the Local Plan Examination in Public. In addition, reference to these policies in the main body of the WMNP results in unnecessary repetition and is not in accordance with the requirements of paragraph 16(f) of the Framework. Accordingly, Gladman recommend that such references are deleted from the Neighbourhood Plan or moved to the appendices rather than being contained in the main body of the WMNP.</p>	<p>strategic policies of the Local Plan.</p> <p>The neighbourhood plan does not conflict with the strategic policies for the emerging Local Plan.</p> <p>This is a matter for the examination of the neighbourhood plan.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>Site Submission Land off Colchester Road, West Mersea Gladman are promoting land at Colchester Road for residential development of up to 99 dwellings. A Framework Development Plan can be found at Appendix 1 of this submission [below].</p> <p>The 5.10ha site is situated on the northern settlement edge of West Mersea and comprises of cropped agricultural land. To the south of the site, residential development is present along Colchester Road and in the north eastern corner of the site on Paeony Chase, where there are four two-storey properties. A Public Right of Way runs along the site's northern boundary and provides a connection to the western extent of West Mersea. The site is bordered by a single residential property to the west and on the eastern side of Colchester Road is the Glebe Recreation Ground.</p> <p>A planning application for the site was validated by the Council on 31st March 2020 (ref: 200723). Despite the Council's decision to refuse planning permission on the proposed site, Gladman consider that these issues can be easily overcome and in the context of wider strategic issues surrounding the two Garden Villages, Gladman consider that this site would make a positive contribution to housing supply in both the local and wider area.</p> <p>As outlined above, the site is well related to the settlement, with suitable routes for pedestrian and cyclists and is contained by physical features. The development would therefore represent a logical extension to West Mersea. West Mersea is designated as a second-tier settlement in</p>	<p>This proposal has been refused planning permission and the neighbourhood plan does not support the development of this site. The proposal is contrary to the content of the emerging local plan and, as such, the neighbourhood plan does not need to give consideration of the representation.</p> <p>The Town council does not believe that these issues "can be easily overcome" and does not support the development of this site.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>the adopted Core Strategy, alongside Tiptree and Wivenhoe. West Mersea is therefore considered to be a sustainable settlement where new housing can be located to help meet the housing needs of both the local and wider area.</p> <p>Gladman would welcome the opportunity to discuss how the delivery of the site can make an important contribution to the supply of market and affordable homes in West Mersea. The site offers a suitable location for the delivery of the proposed development and is capable of delivering numerous benefits to the local community. These include:</p> <ul style="list-style-type: none"> • The delivery of the proposed site will help deliver much needed new homes and provide for a range of housing mix and tenures, including a policy compliant provision of affordable housing (30%); • The site includes the provision of 0.6ha of land for a new doctors surgery and other health care facilities. Mersea Island Medical Practice wrote a letter to Gladman on 12th March expressing their support for the development. The letter is attached to this submission at Appendix 2; • The provision of 0.07ha of land to allow for additional parking at Glebe Recreation Ground; • The development proposal would contribute towards economic growth and have wider social benefits to the local community and increased footfall in local businesses. Household expenditure from the 99 new homes would be circa £3.1m per annum. In addition, the site would provide 93 Full Time Equivalent construction jobs over the period of the build helping to address local unemployment in the industry and provide apprenticeship and training opportunities for young people; 	<p>The site is not needed to “make an important contribution to the supply of market and affordable homes in West Mersea”.</p>	

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<ul style="list-style-type: none"> • Formal and informal public open space and green infrastructure will be provided with improved connectivity and access to Public Rights of Way; • A range of improvements to enhance pedestrian accessibility to the site and the wider area; and • Opportunities for additional ecological enhancements to deliver biodiversity net gains. This will be achieved through the creation of 1.6ha of green infrastructure, comprising of a variety of potential habitats and open space and reinforcement of existing hedgerows around the site boundary to improve the quality and connectivity of habitats. <p>CONCLUSION Summary Gladman recognises the Government’s ongoing commitment to neighbourhood planning and the role that such plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the WMNP must be consistent with national planning policy and needs to take account of up-to-date evidence. If the Plan is found not to meet the Basic Conditions at Examination, then the Plan will be unable to progress to referendum.</p> <p>Through this consultation response, Gladman has sought to clarify the relation of the WMNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.</p> <p>Specific Area of Concern</p>		

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		<p>As outlined above, Gladman has highlighted a number of areas where the proposed policies do not accord to the requirements of national policy or where policies refer to the requirements contained in an emerging Local Plan which have yet to be found sound by an examining Inspector.</p> <p>In addition, Gladman does not consider that appropriate evidence has been presented to support a number of policy decisions and these must be revisited to ensure compliance with national policy.</p> <p>Contact and Next Steps Gladman would be pleased to discuss the outcome of this representation with the Town Council and Qualifying Body and invite the Town Council to contact us in this regard.</p> <p>Gladman request to be added to the list of consultees and contacted about the next stages of the West Mersea Neighbourhood Plan.</p>	<p>The matters raised in the representation are not relevant to the consideration of the neighbourhood plan and its submission and examination.</p> <p>It is not considered that this is necessary</p>	
Strutt & Parker	City & Country and Frontier Estates	<p>This Representation to the Regulation 14 Pre-Submission consultation on the West Mersea Neighbourhood Plan (the draft Plan) is submitted on behalf of City & Country and Frontier Estates, who have interests in land at Brierley Paddocks, West Mersea.</p> <p>The Representation addresses Policy WM4 in the draft Plan, which provides a prospective formal site allocation with site-specific policy requirements for the land at Brierley Paddocks. This representation addresses the detailed</p>	<p>Noted</p> <p>Noted. These are addressed in the relevant sections of this table of comments.</p>	None

Name	Organisation	Comment (as submitted)	Neighbourhood Plan Response	Proposed Changes
		wording and content of Policy WM4 and seeks amendments to the text of the Policy and its supporting justification in order to promote and secure a more sustainable form of development at the site.		

Appendix 6 – Schedule of Modifications following Pre-Submission Consultation West Mersea Neighbourhood Plan

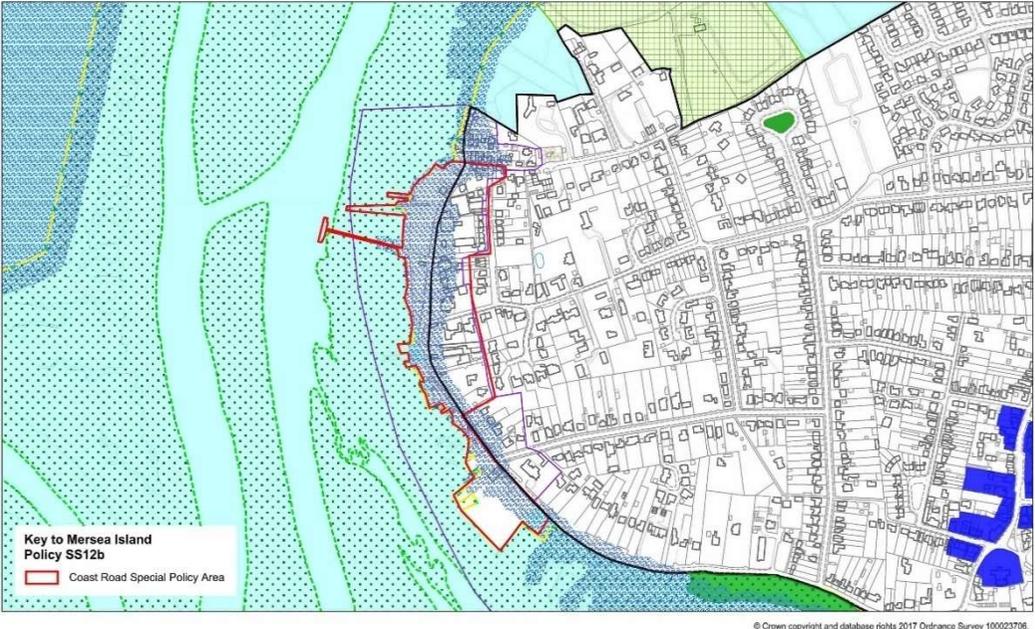
Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage

Deletions are struck through eg ~~deletion~~

Additions are underlined eg addition

Page / Para / Policy No	Required Modification	Reason
Cover	PRE-SUBMISSION STAGE DRAFT NEIGHBOURHOOD PLAN OCTOBER 2020 <u>MARCH 2021</u>	To bring the Plan up-to-date
Page 3/4 Contents Pages	Update as necessary as a result of changes to document	To bring the Plan up-to-date
5 Para 1.4	Amend paragraph as follows: This is the draft neighbourhood Plan for West Mersea, formally known as the “Pre-Submission Draft Plan” and covers the period up to 2033.	To bring the Plan up-to-date
5 Para 1.5	Amend final sentence as follows: A separate “Basic Conditions Statement” to be produced following consultation on the Plan will identify <u>has been produced and identifies</u> how the Neighbourhood Plan satisfies these requirements.	To bring the Plan up-to-date
7 Para 1.16	Amend first sentence as follows: This document is the Pre-Submission Draft Neighbourhood Plan.	To bring the Plan up-to-date
7 Para 1.17	Amend first two sentences as follows: Following the completion of this “pre-submission” consultation, e <u>The Plan was subject to “pre-submission” consultation between 23 October 2020 and 4 January 2021. Comments received during the “pre-submission consultation have been</u> will be considered and necessary amendments to the Plan will be <u>have been</u> made ahead of submission to Colchester Borough Council. At this stage a f <u>Further</u> formal consultation on the amended Plan will take place, followed by the examination of the Plan by an independent Neighbourhood Plan Examiner.	To bring the Plan up-to-date

Page / Para / Policy No	Required Modification	Reason
8 Following para 1.24	<p>Insert new paragraph 1.25</p> <p><u>1.25 In 2019 the estimated population of West Mersea was 7,285, a 5% increase on the population in 2001. By comparison, Colchester Borough’s population grew by 25% in the same period. At the same time some 43% of the population was aged over 60 compared with 22% across the Borough as a whole. At the beginning of 2021 it is estimated that there are 3,601 residential addresses in West Mersea.</u></p>	In response to comments
9 Para 2.5	<p>Amend first sentence as follows:</p> <p>For West Mersea, the Core Strategy <u>contains strategic policies and</u> states that the town “is a relatively self-contained coastal community offering quality tourism and recreation opportunities.</p>	As required in paragraph 46 of the Examiner’s Report
9 & 10 Paras 2.10 and 2.11	<p>Amend paragraphs 2.10 and 2.11 as follows:</p> <p>2.10 The emerging Local Plan will, when adopted, replace all the previous local plan documents referred to above. <u>In February 2021 the Borough Council adopted the Colchester Borough Local Plan 2013-2033: North Essex Authorities’ Shared Strategic Section 1 Plan. Section 2 of the emerging Local Plan, the Colchester Borough specific policies, have yet to be examined.</u></p> <p>At the time of preparing the Neighbourhood Plan, the emerging Local Plan was with the Government appointed Planning Inspector for examination. The examination hearings of Section One (North Essex Authorities’ Joint Strategic Plan) commenced in January 2018 but the Inspector concluded that more work needs to be carried out before the plan can be found sound, and that more evidence is required regarding transport, viability and sustainability.</p> <p>2.11 Further hearing sessions took place in January 2020 and in May 2020 the Inspector issued a letter stating that certain elements of the Joint Strategic Plan required modifications to remove the Colchester / Braintree Borders and the West of Braintree Garden Communities from the Plan. A focused 6 week consultation on 47 Proposed Main Modifications to the Draft Section 1 Plan took place between 27 August and 9 October 2020.</p>	To bring the Plan up-to-date
10	Replace bottom map with the following	To correct error

Page / Para / Policy No	Required Modification	Reason
Para 2.10	<p>MERSEA ISLAND Policy SS12b</p>  <p>Key to Mersea Island Policy SS12b Coast Road Special Policy Area</p> <p>Local Plan COLCHESTER BOROUGH</p> <p>© Crown copyright and database rights 2017 Ordnance Survey 100023706</p>	
11 Vision	<p>Amend Vision as follows:</p> <p>To maintain and enrich West Mersea as a vibrant and cohesive community through ensuring new developments will be both sustainable and better lives improve life for ourselves without prejudicing lives for future generations. Support the local economy, provide high quality accommodation for all in our community while respecting the individual character of the town and protecting our natural environment.</p>	In response to comments
11 Objective 12	Amend Objective 12 as follows:	In response to comments

Page / Para / Policy No	Required Modification	Reason
	12 - To preserve <u>and enhance</u> existing wildlife corridors and ensure that any new development meets the NPPF requirements.	
11 Objective 13	Amend Objective 13 as follows: 13 - To protect <u>and enhance</u> the international, nationally and locally designated habitats in their own rights and from the impact of new development.	
11 Objective 17	Amend Objective 17 as follows: 17 - To conserve <u>and enhance</u> the Town's many heritage assets and ensuring that any new development serves to makes a positive contribution to the existing historic environment.	
13 Para 4.5	Amend paragraph 4.5 as follows: There may be situations where it is necessary for development to take place outside the Settlement Boundary, but such development will be limited to that which is essential for the operation of existing rural businesses, agriculture, horticulture, forestry, outdoor recreation and other uses appropriate to the locality that need to be located in the countryside. <u>For the purposes of policy WM1 this would include development required by a utility company to fulfill their statutory obligations to their customers.</u> However, this approach is not intended to restrict the conversion of existing agricultural buildings to residential uses, where any proposals meet government regulations and local planning policies for such conversions.	
14 Policy WM 1	Amend third paragraph of Policy WM1 as follows: Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of an existing business, agriculture, horticulture, forestry, outdoor recreation, <u>utilities infrastructure</u> and other exceptional uses, where: Amend final paragraph of Policy WM1 as follows: In exceptional circumstances, the redevelopment of existing brownfield sites that create unacceptable impacts on the local environment, highways and the amenity of residents for alternative uses, including residential, may be acceptable where it can be demonstrated that the public benefit will outweigh the loss of the existing use.	In response to comments
15 Para 5.1	Insert the following at the end of the paragraph:	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p><u>These allocations were determined by the Borough Council following a careful consideration of sites in their Strategic Housing and Employment Land Availability Assessment and will meet the needs of the town for the current Local Plan period.</u></p>	
16 Para 5.4	<p>Amend paragraph 5.4 as follows:</p> <p>Having regard to both the content and the advanced stage of the emerging Local Plan, the Neighbourhood Plan acknowledges that the housing growth in West Mersea to 2033 will amount to around 200 new homes by 2033. It also recognises that the Borough Council undertook a robust and appropriate assessment of potential sites before coming to the decision to allocate the sites at Dawes Lane and Brierley Paddocks for development. The sites assessed are identified in the Colchester Strategic Land Availability Assessment (June 2017) and Appendix 1 of the Neighbourhood Plan provides details of the sites assessed in West Mersea.</p>	In response to comments
16 Para 5.5	<p>Amend paragraph 5.5 by adding the following at the beginning:</p> <p><u>Planning permission was granted for a net increase of 100 dwellings at Brierley Paddocks in May 2020 and in February 2021 construction commenced on site. The site is therefore not allocated in the Neighbourhood Plan and the housing requirement subsequently reduced to around 100 dwellings.</u></p>	To bring the Plan up-to-date
16 Para 5.6	<p>Amend paragraph 5.6 as follows:</p> <p>The emerging Local Plan recognises that the Neighbourhood Plan has the opportunity to add more detail to the planning policies for the Dawes Lane and Brierley Paddocks sites to reflect locally identified needs and circumstances. However, given the advanced status of the Brierley Paddocks site, the Neighbourhood Plan has therefore given careful consideration to <u>focused on the local characteristics and location of these sites the Dawes Lane site as well as the wishes of the community in identifying more detailed requirements for each site, as set out in the following paragraphs and Policy WM 3 policies.</u></p>	To bring the Plan up-to-date
16 Policy WM 2	<p>Amend Policy WM 2 as follows:</p> <p>Amend Policy WM 2 as follows:</p> <p>This Plan provides for approximately 200 <u>100</u> additional dwellings to be developed in the Neighbourhood Plan area between 2020 and 2033, as identified in paragraph 14.195 of the emerging Local Plan. This growth will be met through:</p>	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p>I — the site allocations as identified in Policy WM3 and WM4 in the Plan, on Maps 3 and 4, and on the Policies Map;</p> <p>and</p> <p>II</p> <p><u>In addition, brownfield “windfall” sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan will be supported where they comply with the relevant policies in the Local Plan and Neighbourhood Plan.</u></p>	
18 Policy WM3	<p>In the Housing sub-section delete the following:</p> <p>Included within the 30% affordable homes allowance will be a requirement of 10% of the total development to be starter homes in accordance with the Government’s definition.</p>	In response to comments
18 Policy WM3	<p>Insert roman numeral suffixes to each of the paragraphs of the matters:</p> <ul style="list-style-type: none"> i Developers should.... ii A woodland strip.... iii Across the whole iv The development should.... v A single site..... vi Direct pedestrian.... vii Provision should be made.... 	
18 – 20 Paras 5.13 to 5.18	Delete paragraphs 5.13 to 5.18	The site now has detailed planning permission and development has commenced.
20 Policy WM4	Delete Policy WM4 and amend policy numbers in subsequent policies.	The site now has detailed planning permission and development has commenced.

Page / Para / Policy No	Required Modification	Reason
21 Para 5.20	<p>Amend first sentence of Para 5.20 as follows:</p> <p>The West Mersea Housing Needs Assessment identified a need for <u>affordable home ownership</u>. those looking to get on the first rung of the housing ladder, commonly referred to as “starter homes”. The NPPF definition for affordable homes includes starter homes, which are currently defined in the Housing and Planning act 2016. They are homes that are:</p>	In response to comments
22 Policy WM6	<p>Amend first sentence of Policy WM6 as follows:</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside but adjoining the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:</p>	In response to comments.
25 Para 5.33	<p>Insert:</p> <p><u>Map 4 illustrates the area where, subject to the criteria in Policy WM 9, proposals for new houseboats may be supported.</u></p>	In response to comments
25 Following Para 5.33	<p>Insert the following map:</p>	

Page / Para / Policy No	Required Modification	Reason
	 <p data-bbox="371 1187 667 1214">Map 4 – Houseboat Area</p>	
26 Policy WM 10	<p data-bbox="371 1262 808 1289">Amend second paragraph as follows:</p> <p data-bbox="371 1331 1778 1428">Houseboat p Proposals to replace an existing houseboat or fill a vacant site that is identified on <u>Map 4</u> the Colchester Borough Council map as being a recently used site maybe supported, subject to an installation method statement being submitted which avoids impacts to saltmarsh habitats and which satisfy all other policy criteria.</p>	In response to comments

Page / Para / Policy No	Required Modification	Reason
26 Policy WM 10	<p>Amend fourth paragraph as follows:</p> <p>All h Houseboat projects (replacement boats, ancillary jetties and any structures) will be required to <u>include sufficient information to</u> undertake a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment as the installation of new boats could potentially physically damage the salt marsh and also reduce water quality if they do not have or cannot provide adequate on-site sewage/pump-out systems in place.</p>	
27 Policy WM 11	Amend third para to replace full-stop with comma after "open space"	Typo
28 Policy WM 12	<p>Amend the second bullet of Policy WM 12 as follows:</p> <ul style="list-style-type: none"> • The creation of <u>additional parking</u> more parking on the west of Glebe; <p>Amend the fourth bullet of Policy WM 12 as follows:</p> <ul style="list-style-type: none"> • upgrades to the existing pavilion, or a new pavilion and <u>sports</u> community room; 	In response to comments
31 Para 8.4	<p>Amend paragraph 8.4 as follows:</p> <p>Given the need to maintain opportunities for employment, the loss of employment premises will be resisted unless it can be demonstrated that specific criteria, as identified in Policy WM <u>13,15</u> can be met.</p>	To correct typo and consequential amendment
31 Policy WM 15	Amend Title to Policy WM 13	Consequential amendment
33 Policy WM 17	<p>Amend Policy WM 17 by:</p> <p>1 – deleting the second sentence.</p> <p>2 -Amending the third sentence as follows: The change from Use Class E to other uses will only be supported where it can be satisfactorily demonstrated that the vitality and viability of the defined Town Centre will not be harmed and where:</p>	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p>of use of ground floor A1 units to other appropriate main town centre uses, will only be permitted if the balance of retail vitality and viability is not likely to be harmed and all of the following criteria are met:</p> <p>3 – deleting criteria a and b of the policy and changing c and d to a and b.</p>	
35 Para 9.2	Amend second sentence of para 9.2 as follows: In addition, the <u>General County Hospital</u> ,	In response to comments
35 Para 9.6	Amend para 9.6 as follows: Policy WM4 reserves a site at the Land at Brierley Paddocks is reserved allocation for health services as part of a condition in planning approval (Application reference 192136) and , which is the favoured location for the new Health Centre Hub.	
35 Policy WM 18	Amend Policy WM18 by inserting the following at the end of the policy: <u>Land at Brierley Paddocks is reserved for health facilities as part of the outline planning consent for the site (Application reference 192136).</u>	In response to comments
39 Para 10.2	Amend the first sentence of Para 10.2 as follows: The Borough Council has the duty, by virtue of being defined as 'competent <u>authority authorities</u> ' under the Habitats Regulations, to ensure that planning application decisions comply with the Habitats Regulations.	To correct typo
39 Policy WM21	Amend Policy WM21 title as follows: Essex Coast Recreational Disturbance and -Avoidance <u>and</u> Mitigation Strategy	In response to comments
41 After para 10.7	Insert new para 10.8 as follows and renumber consequent paragraphs accordingly: <u>10.8 A separate Appraisal of Important Views document has been prepared in support of the Neighbourhood Plan which notes the key features of the important views from public areas in the Plan Area which are identified on the Policies Map.</u>	In response to comments

Page / Para / Policy No	Required Modification	Reason
43 Objective 16	Delete one of the T's in To support....	Typo
43 Para 11.3	Amend fifth sentence as follows: here needs to be a careful balance between meeting the needs of residents, improving the sustainability of the local economy and ensuring that the wildlife designations and historic build <u>built</u> environment is not compromised.	Typo
44 Policy WM 24	Amend first sentence of Policy WM 24 as follows: Development for new and extended visitor attractions and leisure facilities along with visitor accommodation (including hotels, bed and breakfast accommodation, self-catering accommodation, holiday lodges, static and touring caravans and camping sites and ancillary facilities) will be supported in suitable locations provided that proposals do not have a detrimental impact on the local landscape character, natural habitats, the amenity of residents and would not generate unacceptable levels of vehicular traffic on local roads.	In response to comments
44 Para 11.5	Amend the final sentence of the paragraph as follows: There are six caravan/holiday parks on Mersea Island; Firs Chase Caravan Park, Waldegraves Holiday Park, West Mersea Holiday Park (Seaview Caravan Park), Coopers Beach Holiday Park, Away Resorts Mersea Island Holiday Park (Cosways) and Fen Farm Caravan Site, catering for static and touring caravans and holiday lodges/chalets. The policies contained within this section apply equally to all six sites whether they are located in West or East Mersea. <u>For the sake of consistency of approach, the Borough Council is encouraged to take a consistent policy approach to the planning of caravan parks across Mersea Island.</u>	To make the Plan legally compliant.
45 Policy WM 25	Amend Policy WM 25 as follows: Development proposals, including change of use, (with the exception of change of use/ designation to a standard dwelling C3 (a)), intensification of an existing use, or change in activities on the site, will only be supported at the existing caravan parks, as identified on the Policies Map, where the proposals:	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p>i. do not adversely impact on the environment, local businesses, or the health and wellbeing of the local community and their enjoyment of current facilities and services. For example: doctors, dentist, vehicular traffic, noise, light pollution.</p> <p>ii. have adequate wastewater treatment and sewage infrastructure capacity to serve the caravan park and protect the EU designated coastal bathing water quality and help meet EU Water Framework Directive requirements designed and in operation before implementation/completion of the proposals/development.</p> <p>Proposals for further caravan parks will not be supported.</p> <p>Proposals for change of use/designation of caravans on a park to a standard dwelling C3 (a) will not be supported.</p> <p>Proposals that breach in the Coastal Protection Belt will need to demonstrate how they meet the requirements of Policy ENV2 of the Colchester Local Plan. are likely to have an adverse impact on the integrity of local and European sites and will not be supported.</p> <p>Proposals will be limited by planning condition or legal agreement restricting them to holiday use only and/or certain periods of the year in order to prevent permanent or long-term occupation.</p> <p>The removal of touring caravan/camping sites to be replaced with static caravan sites will not be supported.</p> <p>Proposals for additional sites should be supported by a site-specific Flood Risk Assessment and Flood Management and Evacuation Plan. Proposals for additional caravans in flood zone 3 will not generally be supported due to the increased risk to people and property from coastal flooding.</p>	
47 Policy WM 27	<p>Amend Policy WM 27 as follows:</p> <p>To ensure the conservation and enhancement of West Mersea’s heritage assets, including scheduled monuments, non-designated assets, below ground archaeological features and the Coast Road Conservation <u>Area</u>, proposals must:</p> <p>i. preserve or enhance the significance of the heritage assets, their setting and the wider built environment, including the character and appearance of the Coast Road conservation area identified on the Policies Map;</p>	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p>ii. retain buildings or spaces, the loss of which would cause harm to the character or appearance of the conservation area;</p> <p>iii. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and setting; <u>and</u></p> <p>iv. demonstrate a clear understanding of the significance of the asset and wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and</p> <p>Where a planning proposal affects a heritage asset, it must be accompanied by a heritage statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets.</p> <p>The level of detail of the heritage statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or wider setting and/or wider substantial benefit. It should demonstrate that the Historic Environment Record has been consulted.</p> <p><u>Where appropriate development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.</u></p> <p><u>Proposals that would contribute appropriately to the restoration, reuse or enhancement of a heritage asset or the West Mersea Conservation Area will be supported in principle.</u></p>	
48 Policy WM 28	<p>Amend Policy WM 28 as follows:</p> <p>The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features <u>buried archaeology</u> and gardens of local interest, must be appropriately secured.</p> <p>Proposals for any works that would lead to the loss of, or substantial harm to, a local heritage asset <u>will be resisted unless exceptional circumstances are demonstrated.</u> <u>Proposals</u> should be supported by an appropriate analysis of the</p>	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p>significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the heritage significance of the asset.</p> <p><u>Proposals for any works that would affect non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest and setting, including important views towards and from the assets.</u></p> <p><u>All development will be required to be designed appropriately, taking account of local styles, materials and detail.</u></p> <p>Appendix 6 identifies Buildings of Local Significance which are also identified on the Policies Map.</p>	
50 Policy WM 30	Amend Policy WM30 j as follows: 'j. <u>Through the incorporation of Sustainable Drainage Systems</u> do not result in water run off that would add or create surface water flooding	In response to comments
51	Amend legibility of white text on photograph	In response to comments
51 Para 14.1	Amend as follows: The Town Council will review, <u>in the form of a report to the Annual Council Meeting, at regular intervals</u> , the policies laid out in this Plan in order to check whether they are being applied as intended and whether overall the Plan is as effective as intended.	
68 Appendix 3	Amend Appendix 3 as identified in the pages following this table of proposed modifications	To bring the Plan up-to-date
71 Appendix 5	Amend Title as follows: Appendix 5 – <u>Listed Buildings Nationally Designated Heritage Assets</u> <u>Listed Buildings Source: Historic England</u> Replace the current list with the following: <u>Yew Tree House , 12 Coast Road</u> <u>1 & 2 The Square, Coast Road</u> <u>Rosebank , 58 Coast Road</u>	In response to comments

Page / Para / Policy No	Required Modification	Reason
	<p><u>Stone House, 112 Coast Road</u> <u>The White Cottage, 136 Coast Road</u> <u>The Old Victory, 140,(141),142 Coast Road</u> <u>Smugglers Way, 144 Coast Road</u> <u>Wellhouse, Colchester Road</u> <u>Redwing, 6 Colchester Road</u> <u>Bocking Hall, East Mersea Road</u> <u>Garden Farm 2 East Road (listed as Farmhouse Garden)</u> <u>Forge Cottage, 10 East Mersea Road</u> <u>Brierley Hall,72 East Road</u> <u>Brierley Hall Garden Wall, 72 East Road</u> <u>Garden Cottage,114 & 116 East Road</u> <u>Cherrytree Cottage, 50 East Road (listed as Pear Tree Cottage).</u> <u>The Firs, 19 Firs Chase</u> <u>West Mersea Hall, 4 High Street</u> <u>Brick House, 67 High Street North</u> <u>Picaroon Cottage & Mariners Way, 1 & 3 The Lane</u> <u>Bluebird Cottage, 5 The Lane</u> <u>Anchor Cottage, 9 The Lane</u> <u>Curlew Cottage, 17 The Lane</u> <u>Periwinkle , 2 The Lane</u> <u>Nutshell, 4 The Lane</u> <u>Little Timbers,6 The Lane</u> <u>Creek Cottage, St Botolph's, 37 The Lane formerly 3 The Lane</u> <u>Honeysuckle Cottage, 45, 47 & 49 The Lane</u> <u>51 The Lane</u> <u>Casa Pantis, 20 Yorick Road</u> <u>Barn at Brierley Hall Farm, 72 East Road. (listed but blown down in 2001)</u> <u>Barn at Brierley Hall Farm (possibly the brick building attached to the house)</u> <u>56 Coast Road, (Formerly listed as 10 Coast Road)</u> <u>30 Firs Chase</u> <u>32 Firs Chase</u></p>	

Page / Para / Policy No	Required Modification	Reason				
	<p>Insert: <u>Scheduled Monuments Source: Historic England</u> (February 2021)</p> <p><u>ROMAN ROUND BUILDING, GRID REFERENCE TM 01090 12510</u> <u>MERSEA MOUNT: A ROMAN BARROW AT BARROW HILL FARM</u> <u>DECOY POND, 500M SOUTH OF WALDEGRAVES FARM</u> <u>COASTAL FISH WEIRS AT WEST MERSEA, 570M SOUTH EAST OF ST PETER'S WELL</u> <u>ROMAN SALTERN, 750M NORTH WEST OF MAYDAYS FARM</u></p>					
72 Appendix 6	<p>Split the last row of the table in Appendix 6 into 2 rows as follows:</p> <table border="1" data-bbox="371 692 1798 1051"> <tbody> <tr> <td data-bbox="371 692 1081 908">WWII Gun Emplacement (OS Map Ref TM 01954 12382)</td> <td data-bbox="1088 692 1798 908">During WWII this area of West Mersea was a coastal artillery site with two 4.7" guns made in Japan in 1918. This gun emplacement, No. 2, still stands at the back of the beach but has been converted to a cafe. (HER Monument nos. MCC7270)</td> </tr> <tr> <td data-bbox="371 912 1081 1051">Searchlight Emplacement, Victoria Esplanade. (OS Map Ref TM 02089 12381)</td> <td data-bbox="1088 912 1798 1051">The searchlight emplacement still survives, also re-purposed as a café. (HER Monument nos. MCC7272)</td> </tr> </tbody> </table>	WWII Gun Emplacement (OS Map Ref TM 01954 12382)	During WWII this area of West Mersea was a coastal artillery site with two 4.7" guns made in Japan in 1918. This gun emplacement, No. 2, still stands at the back of the beach but has been converted to a cafe. (HER Monument nos. MCC7270)	Searchlight Emplacement, Victoria Esplanade. (OS Map Ref TM 02089 12381)	The searchlight emplacement still survives, also re-purposed as a café. (HER Monument nos. MCC7272)	In response to comments
WWII Gun Emplacement (OS Map Ref TM 01954 12382)	During WWII this area of West Mersea was a coastal artillery site with two 4.7" guns made in Japan in 1918. This gun emplacement, No. 2, still stands at the back of the beach but has been converted to a cafe. (HER Monument nos. MCC7270)					
Searchlight Emplacement, Victoria Esplanade. (OS Map Ref TM 02089 12381)	The searchlight emplacement still survives, also re-purposed as a café. (HER Monument nos. MCC7272)					
73	<p>Amend table of potential Local List candidates by providing an address and reference for the feature and cross-referencing to a new separate evidence document that demonstrates how the entries in the table meet the Borough Council 's criteria for Local Listing.</p> <p>In addition:</p> <p>Delete Feature with Map Ref 12 Delete Feature with Map Ref 17</p>					

Page / Para / Policy No	Required Modification	Reason
	Delete Feature with Map Ref 18 Delete Feature with Map Ref 21 Delete Feature with Map Ref 27 Delete Feature with Map Ref 28 Delete Feature with Map Ref 33	
85 Map 2	Amend Map 2 on page 85 to move the purple dot at 7 to the west of the entrance road to the Park.	To correct error
86 Map 3	Delete annotation 29 and replace with 16	To correct error
87 Appendix 7	Delete Appendix 7 and create separate Assessment of Important Views evidence document Include additional view from Cross Lane looking south-east.	In response to comments

Appendix 3 – Based on West Mersea Town Council proposals for highway improvements

The list below is evidenced by a traffic survey carried out by the Council in January 2014, details of which are held at the Council Offices.

1. Victoria Esplanade

The blind bend between the Two Sugars Cafe, the Willoughby Car Park and public toilets, is a hazard for pedestrians, particularly for children coming up from the beach unaccompanied to visit the toilets. This danger is compounded by roadside parking in the winter months when the official car parks are closed. There should be parking restrictions in this area throughout the year and traffic calming introduced either side of the blind bend.

2. Barfield Road/High Street/High Street North Junction

Traffic going north from the High Street and ~~bearing left on~~ straight on into High Street North are able to do so at speed causing a hazard at the exit to Tesco's car park and the junction of Mersea Avenue. Traffic calming measures, such as an extension of the pavement on the west side of the junction, would mitigate the risks.

3. Kingsland Road/Barfield Road Junction

This junction is in the vicinity of both school entrances with buses using the access in both directions. Vehicles often take these corners at speed and traffic calming measures would assist.

4. Elmwood Drive on to Kingsland Road.

Cars often park nose to tail at the entrance to Elmwood Drive when using facilities in Kingsland Road. This creates a blind one way corner where cars even reverse back out on to the main Kingsland Road. Double yellow lines or residents only parking would alleviate this hazard. (Petition from residents, August 2011)

5. Yorick Road and the High Street junction

On the bus route with a difficult turn for buses into Yorick Road from the High Street. Car parking is the biggest problem along this whole stretch of road and double yellow lines with passing bays would assist with traffic flow.

6. Firs Chase

Over the years this has become the main feed to the Waterfront rather than Coast Road and it is a tree-lined lane without pavements. Cars often take this road at speed and traffic calming is thought to be essential. 20 mph from the point where the pavement ends and the road narrows at the top of the hill down to Coast Road Junction would assist.

7. Coast Road

When the Coast Road car park is full, most of the visiting traffic carries to the end of the cul de sac and then has to turn around by reversing into The Lane, which has a 'No Entry' sign, in order to return. Some park, even though there are yellow lines, and many disable badge holders park on both sides anyway. This causes great congestion and danger to youngster manoeuvring sailing dinghies, or restrictions for crew trying to get to the Lifeboat Station. This should be a 'No Entry apart from Access' zone. (Petition from residents undated).

There has also been considerable pressure to introduce traffic Calming measures along the length of Coast Road. There have been a number of accidents caused either by speed or drivers taking in the view.

8. Strood Access road B1025 on and off Mersea Island.

This is the only road access to Mersea Island and West Mersea. The predicted high tides do come to the road edge 369 out of the 706 high tides for year 2021, equivalent 52%. The sea level rises predicted to 2060 will increase this to between 71 to 79%.^{1&2} that the tide comes to the road. Whilst these are predicted heights the weather and atmospheric pressure do effect the predicted tidal heights.

The effect of the tides blocking the road causes traffic hold ups for anything from a few minutes to several hours often resulting in the mainland traffic queues extending several kilometres back to Pete Tye common and beyond. The increasing number of dwellings and increased tourism is creating more vehicles needing to access the Island. During the period 2009 to 2019 the traffic on the B1025 has increased by 15.7%.³

9. Parking Prohibition lines.

There have been a number of additional Yellow and Red Lines put down under the Covid 19 regulation order. These do need to be reviewed by West Mersea Town Council at some point in the future. This would then have allowed for time to see how these restrictions have worked or not.

¹*Southern North Sea storm surge event of 5th December 2013: Water levels, waves and coastal impacts. Published 15th April 2015. <https://core.ac.uk/download/pdf/42133386.pdf>*

² <https://www.theccc.org.uk/2020/04/21/how-much-more-climate-change-is-inevitable-for-the-uk>

³ <https://www.theccc.org.uk/2020/04/21/how-much-more-climate-change-is-inevitable-for-the-uk>