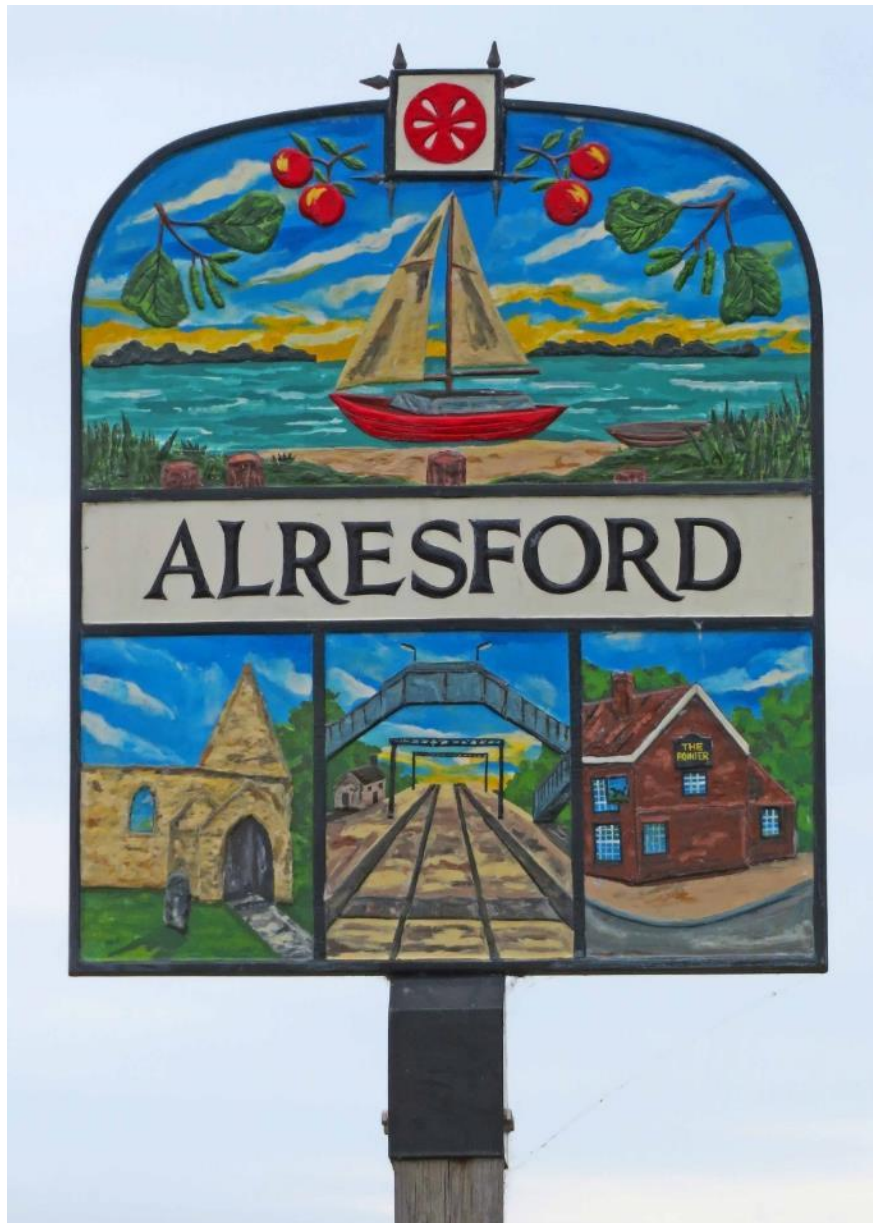


Alresford Parish Council



Alresford Neighbourhood Plan 2018-2033

**Submission (Regulation 16) Consultation Version
March 2020**

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1 INTRODUCTION

Purpose of the plan

- 1.1 This document represents the Neighbourhood Plan for Alresford parish for the period 2018 to 2033. The Plan contains a vision for the future of Alresford and sets out clear planning policies to realise this vision.
- 1.2 The principal purpose of the Neighbourhood Plan is to guide development within the parish. It also provides guidance to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Alresford, its residents, businesses and community groups.
- 1.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, Tendring District Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4 The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by the Parish Council outside of the Neighbourhood Plan process.

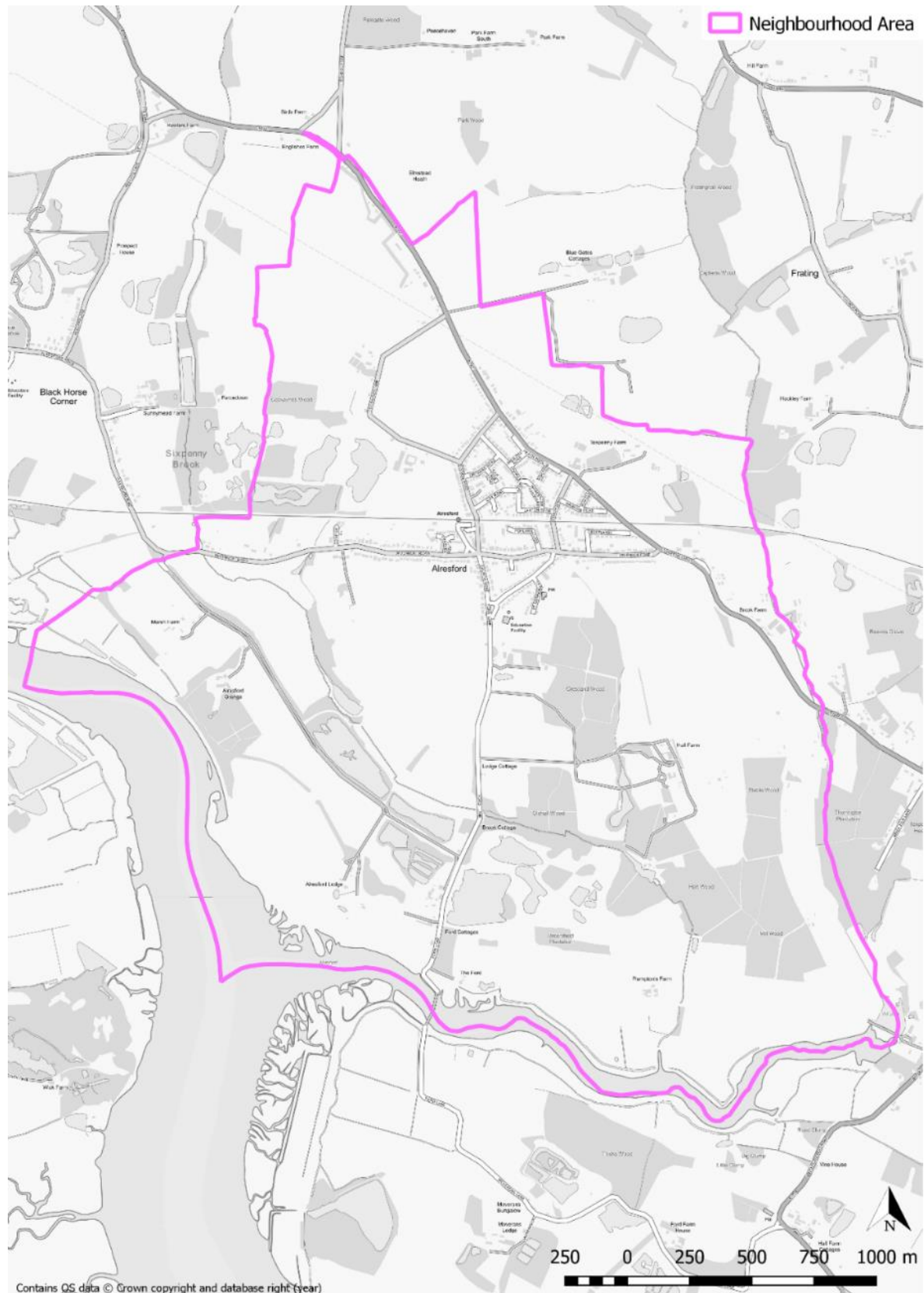


Policy context

- 1.5 The Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2018 to 2033, the other parts being the Tendring District Local Plan (2007), the Essex Minerals Local Plan (2014) and the Essex and Southend-on-Sea Waste Local Plan (2017).
- 1.6 Tendring District Council, as the local planning authority, designated the Alresford Neighbourhood Area in November 2016 to enable Alresford Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Alresford Neighbourhood Plan (ANP) Steering Group.
- 1.7 The ANP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (which were amended in 2015). The ANP Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period.

- 1.8 The map in Figure 1 below shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of Alresford parish.

Figure 1.1: Alresford neighbourhood plan area/parish boundary



- 1.9 Aspects of the Tendring Local Plan 2007 are considered to be out-of-date, based on the requirements of the National Planning Policy Framework (NPPF). Whilst it is still part of the development plan and its policies are used to determine planning applications (and therefore it has been ensured that the ANP is in general conformity with its strategic policies), it does not provide an up-to-date spatial framework to inform the development of the ANP. Rather, the reasoning and evidence informing the policies in the emerging Local Plan has been taken into account when preparing the policies in the ANP.
- 1.10 Tendring District Council is preparing a new Local Plan which is in two sections. The Section 1 Local Plan covers strategic matters and has been jointly prepared by Braintree, Colchester and Tendring Councils, assisted by Essex County Council. It has reached the Examination in Public stage and is expected to be adopted in 2020. It is then expected that the Section 2 Local Plan, which specifically covers Tendring district, will be adopted as soon as possible after this. This Section 2 Plan is presented in the Tendring District Local Plan Publication Draft (June 2017). The following are considered to be draft strategic policy matters relevant to the preparation of the ANP:
- Policy SP3 (Meeting Housing Needs) establishes that at least 11,000 new dwellings must be delivered in Tendring district between 2013 and 2033. Principally this will be in the Tendring/Colchester Borders Garden Community which will deliver 2,500 dwellings by 2033 (with 1,250 of these dwellings within Tendring district) and up to 9,000 dwellings in total beyond the plan period.
 - Policy SP5 (Infrastructure and Connectivity) promotes more sustainable travel patterns through, amongst other things, maximising the use of the local rail network.
 - Policy SP5 also seeks to ensure that essential healthcare is provided as part of new developments. This is complemented by Policy HP1 (Improving Health and Wellbeing) which commits Tendring District Council to work with the NHS and Public Health to ensure residents can access high quality primary and secondary health care services. This includes supporting general practitioners to deliver a service which meets the needs of local residents.
 - Policy SPL1 (Managing Growth) identifies Alresford as a Rural Service Centre but there is no clear expectation to deliver a minimum number of dwellings.
 - Policy LP2 (Housing Choice) requires sites of 11 or more (net) dwellings to see a mix of housing sizes, types and tenures which reflects the housing need in the latest Strategic Housing Market Assessment. The policy also supports the development of bungalows, retirement complexes, extra care housing, independent living, starter homes, self-build and other forms of residential accommodation aimed at meeting the future needs of older and disabled residents as well as family housing.
 - Policy LP5 (Affordable and Council Housing) requires 30% of all sites of 11 dwellings or more to deliver 30% of these as affordable units.
 - Policy PP3 (Village and Neighbourhood Centres) identifies Alresford as a Village Centre and seeks to protect and enhance it as a centre for day-to-day shopping needs.
- 1.11 Essex County Council (ECC) is the Minerals Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 forms part of the statutory Development Plan and should be read

alongside the Tendring Local Plan. Active and unworked sand and gravel deposits are subject to a Minerals Safeguarding policy (Policy S8), which seeks to prevent deposits being sterilised by non-mineral development. Part of the neighbourhood plan area is covered by sand and gravel deposits, and hence subject to Policy S8. Mineral Consultation Areas require ECC to be consulted on all non-mineral related development within a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction.

- 1.12 Essex County Council is the Waste Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Tendring Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur and contains the policies against which waste management planning applications are assessed.

Monitoring the Plan

- 1.13 Alresford Parish Council, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

2 LOCAL CONTEXT

History of Alresford

- 2.1 There have been settlements in and around Alresford (alders by the ford) since the Iron Age due to the benefits of a fertile soil and proximity to the once plentiful fish stocks of the River Colne Estuary. This provided countless generations of Alresford villagers with both food and trade. Agriculture is still important to the area although the coming of the railway in the 19th century gradually turned the village into a commuter base with workers travelling to Colchester and beyond.
- 2.2 The southern boundary of the village is formed by Alresford Creek, a tributary of the River Colne. The Creek is still navigable at high tide as far as Thorrington Tide Mill and provides moorings for a number of yachts. The old Roman Ford is clearly visible at low tide. To the west is the town of Wivenhoe, which can be reached by road or a footpath which follows the dismantled former railway line which ran adjacent to the river. This railway line opened in 1866 and was part of the 'Tendring Hundred Railway,' which went to Brightlingsea via a swing bridge over the Creek. It was a victim of the cuts in railway services of Dr Beeching and removed in 1964. The village of Elmstead Market borders Alresford to the north.
- 2.3 Fruit orchards and farms were once the predominant landscape features in and around Alresford, however housing development and the necessity to provide building materials means Alresford is surrounded by current and former gravel workings. The gravel was originally exported to London via sailing barges from Alresford Creek. The remains of a conveyor system from the processing plant to the creek can still be seen between offices of the current gravel company and the riverbank.



Ballast barge jetty and bucket chain pylon gravel conveyor system, Alresford Creek

- 2.4 The village has a Primary School and a church. St. Andrew's is a modern building constructed in 1976 to replace the original St. Peter's Church which was destroyed by fire in 1971. The shell of the original building remains and is a scheduled monument, with the War Memorial nearby. Scattered throughout the Parish are a number of listed buildings notably Alresford Hall and The Quarters, an especially attractive property which has altered very little externally since it was painted by John Constable almost two centuries ago.



St Peter's Church before it was destroyed by fire in 1971

- 2.5 The Village Hall and playing fields in St. Andrews Close are much used facilities and attached to the Village Hall, is the 'Pavilion'; home of the Colne Rangers Football Club and meeting place for Alresford Parish Council.
- 2.6 The centre of the village is approximately a mile north of the Creek and located around the railway station. For a relatively small village Alresford is hard to match for the quantity and quality of amenities. The railway station has clearly influenced the development and planning of the village during the past 150 years, including the migration of the village centre from near the old church to around the station. The main shopping centre is here and includes; a Post Office, take-away food shops, retail outlets and 'The Pointer' public house in nearby Wivenhoe Road. There are also numerous small businesses along Main Road and in Cockaynes Lane.
- 2.7 The main housing estates in the village were built in the 1960's and 1970's with a predominance of bungalows and a general mix of housing styles relating to those decades. In 2018 work commenced on a new housing development for 228 properties on sites either side of Cockaynes Lane.
- 2.8 Analysis of sites in the planning pipeline (i.e. with planning permissions or under construction) as at June 2019 in Alresford parish shows that there are 314 such dwellings. To put this in context, this represents a 36% increase on the number of homes in Alresford parish since 2011.

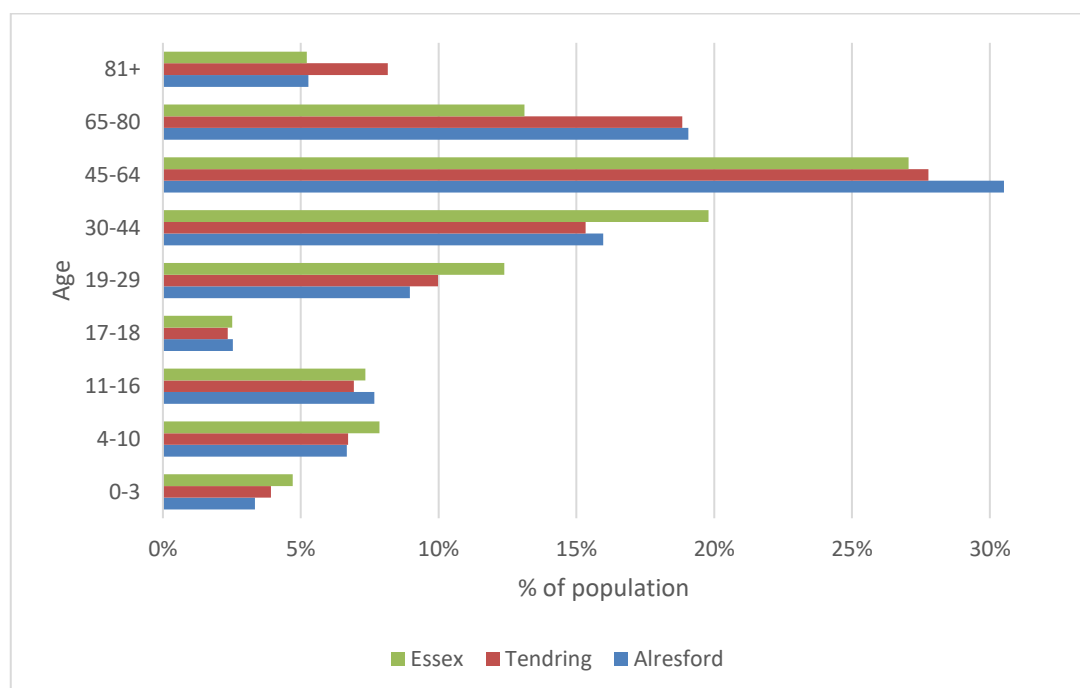
Profile of the community today

- 2.9 Unless stated otherwise, the profile of the community has come from the 2011 Census.

Population

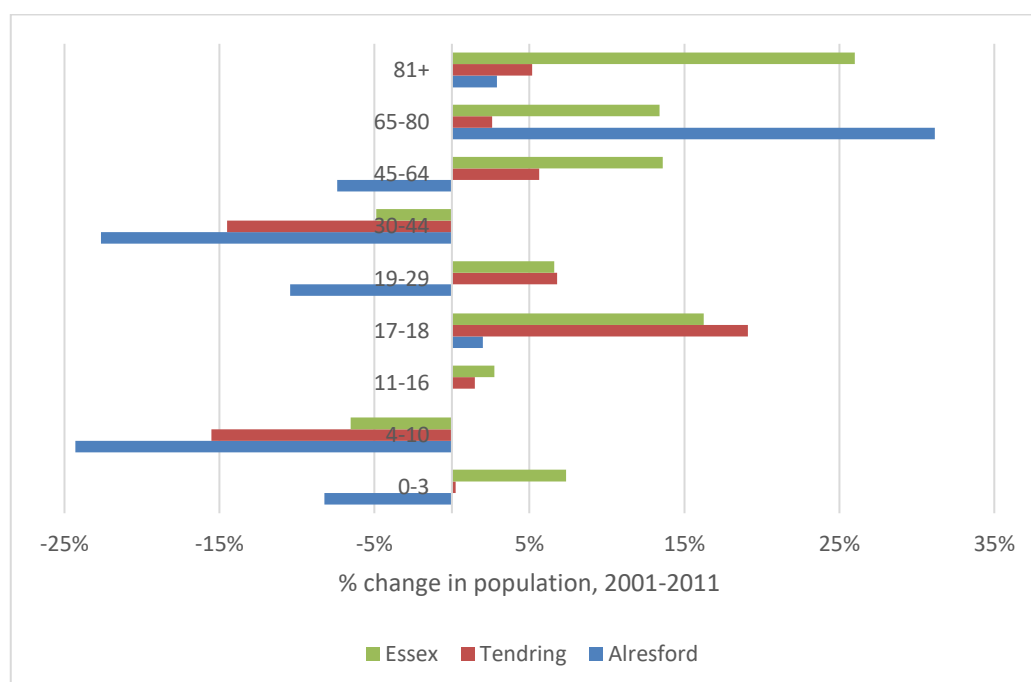
- 2.10 In 2011, the population of the parish was 2,009. The age profile is generally in line with that of Tendring district and Essex county although Alresford does have a slightly higher proportion of people ages 45-64. In addition, its population of older retirement age (81+) is below Tendring district, which does have a very high proportion of people of this age (see Figure 2.1). One point to note from this is that, with a high proportion of people approaching retirement age, the population of people of retirement age is likely to increase significantly over the plan period.

Figure 2.1: Population profile, 2011



2.11 Between 2001 and 2011, the population of Alresford decreased by 118 persons, a 6% fall compared with 6% growth across Essex county as a whole. What is particularly interesting is the change in population by age group.

Figure 2.2: Change in population, 2001-2011

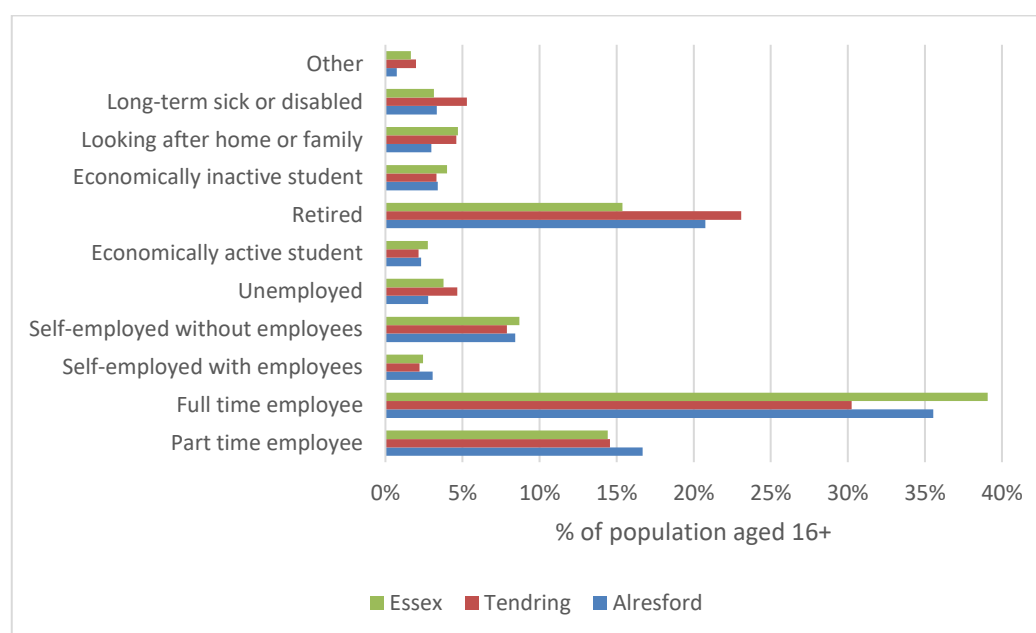


- 2.12 Alresford experienced very strong growth in its retirement population (aged 65 and older) whilst also experiencing a decline in much of its population of working age (aged 19 to 64). This demonstrates not only an ageing population structure but also a declining workforce although, as shown in Figure 2.1, it still has a high population of older working age (45 to 64). Also, this could be partially offset by the increase in young people that will be of working age during the plan period (age 11 to 29). This is shown in Figure 2.2.
- 2.13 It is also important to note that this data reflects change over the period up to 2011. Since that time, a significant number of new dwellings have been built in Alresford, with an equally significant number in the planning pipeline. This is likely to have an impact on the age profile.

Work

- 2.14 What is noticeable about Alresford's population of working age (16 to 74) is that it has a comparatively high proportion of people in full-time employment. Alresford's overall level of economic activity is broadly in line with Tendring district and Essex county. This is shown in Figure 2.3.

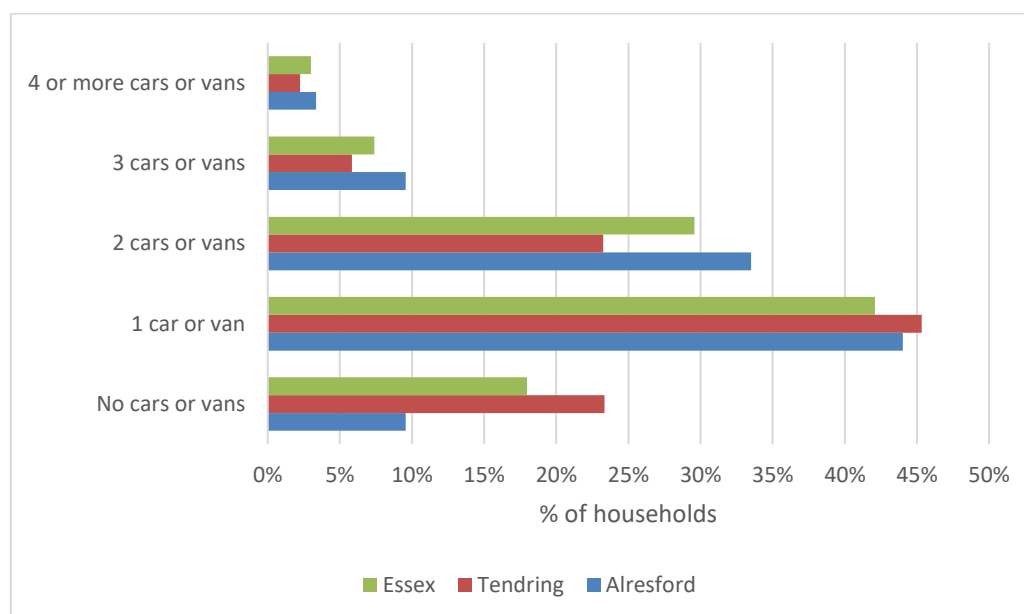
Figure 2.3: Economic activity, 2011



N.B, 'Economically active students' are students who are also working as well as studying. 'Economically inactive students' are not undertaking paid work in addition to their studies.

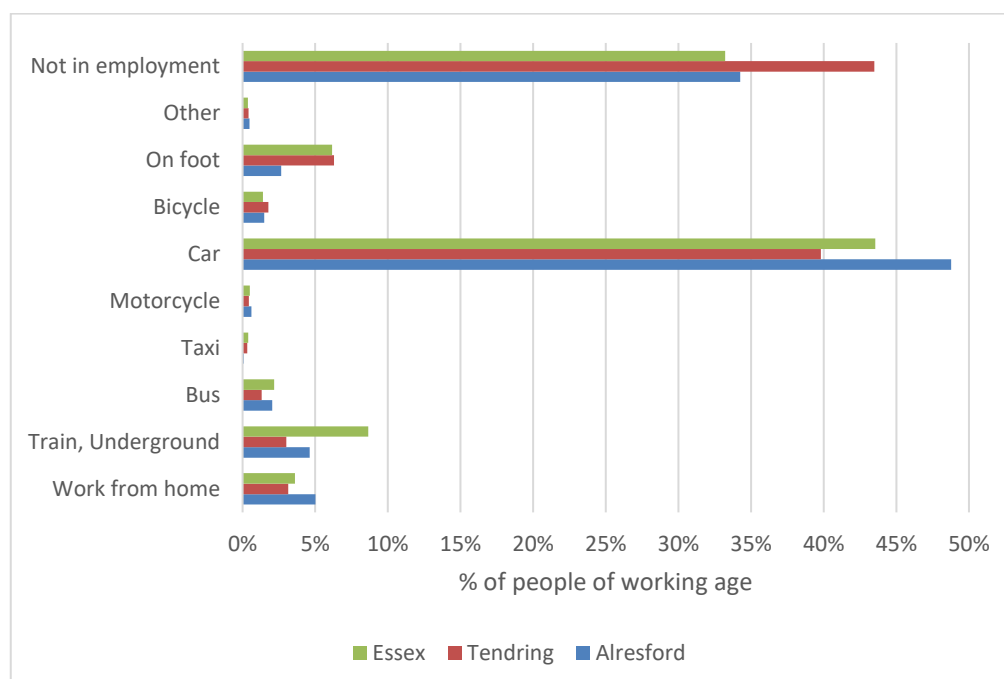
- 2.15 The large majority of those in work travel to work by car. This is supported by Census figures on access to a car by households. Over 90% of households have access to at least one car or van, with nearly half (46%) having access to two or more cars or vans. This represents high car ownership and is well above the district and county average.

Figure 2.4: Car or van availability, 2011



2.16 In Alresford the car is the most heavily used mode of transport for travelling to work. The responses to the Neighbourhood Plan survey carried out in 2018 reinforce the 2011 Census results shown in Figure 2.5.

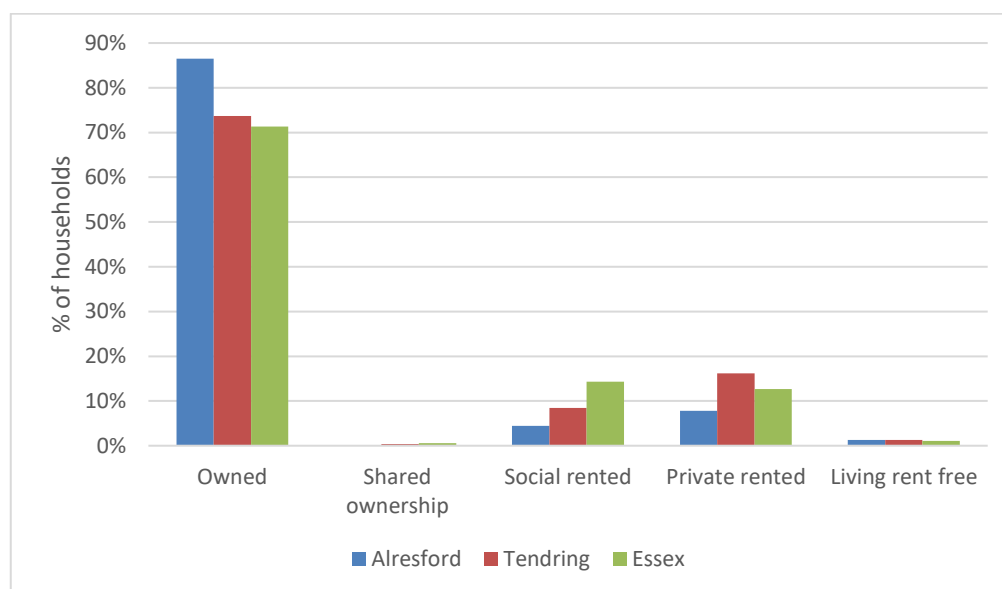
Figure 2.5: Mode of transport to work, 2011



Housing

- 2.17 The ownership profile of dwellings in Alresford shows that it is predominantly owner occupied, at over 85% of all properties. This is well above proportion in Tendring and Essex at 74% and 71% respectively. This is shown in Figure 2.6.

Figure 2.6: Ownership profile of housing, 2011



- 2.18 By contrast, Alresford has a very low proportion of social rented housing stock - just 4% compared to 8% across the district as a whole and 14% across Essex.
- 2.19 In summary, the profile of Alresford is like that of many rural communities today, i.e. an ageing population, with high levels of economic activity, car and home ownership. Whilst there are no significant issues of deprivation which need addressing, the ageing population and the importance of retaining the vibrancy of the local community are important issues for Alresford to address over the lifetime of the plan.

Main infrastructure issues in Alresford

- 2.20 The issues below reflect the relevant issues in Alresford today, as informed by the three community surveys undertaken as part of the development of the Neighbourhood Plan.

Railway

- 2.21 Alresford is predominantly a dormitory settlement and is dependent upon the railway for its very existence. It was not until the railway was constructed in the village that the population grew and even now this is a main route to employment for many of the inhabitants of the village. Today the station still retains some buildings of importance to the history of the railway.



Alresford Railway Station and level crossing

- 2.22 Although there are four trains per hour using the line to provide access to Colchester, Clacton on Sea and Walton on the Naze, only one train per hour in each direction stops to provide service to these places.
- 2.23 The railway line provides an essential element of infrastructure for the village and this is expected to increase in importance as the population of the village grows.

Roads

- 2.24 Alresford is dependent upon the roads network to ensure that inhabitants are able to access local facilities in the nearby urban areas. Whilst the railway provides direct access to Colchester, Clacton on Sea and Walton on the Naze it does not serve the surrounding villages of Brightlingsea, St Osyth and Elmstead Market. Consequently these can be accessed easily by car owners but inhabitants that do not have a car are very dependent on bus services.
- 2.25 Currently the village is served by a bus service along Wivenhoe Road connecting Alresford to Brightlingsea, Wivenhoe, University of Essex and Colchester with four buses per hour daytime in each direction Monday to Saturday with a much-reduced service in the evening. Sunday service is restricted to a bus in each direction every two hours. There is also an hourly daytime bus service, Monday – Friday, to and from Clacton-on-Sea and Walton-on-the-Naze. There is no service in the evening or on Sundays.



The busy B1027, also a pedestrian route

- 2.26 For a rural village such as Alresford to remain a sustainable location, the provision of safe reliable and convenient public transport is important.

Health

- 2.27 Health in the village is catered for by the Colne Medical Centre which is based at Brightlingsea although there is a satellite surgery in the village. This building however is not owned by the Colne Practice but is leased. Discussions with the Clinical Commissioning Group (CCG) have indicated that there are no long-term intentions to provide a surgery at Alresford should the current tenure situation change.



Alresford Surgery

- 2.28 This situation is of considerable concern to the community of Alresford. Should the surgery close residents will have to travel to Brightlingsea for medical treatment which for many residents, who do not have access to their own means of travel, means that they will be forced to rely on public transport. The reductions in bus services which have occurred, and are likely to continue longer term, means residents will find it increasingly difficult to receive medical attention.
- 2.29 In addition, the provision of a dispensary at the existing surgery gives residents a point in the village where they can readily access prescriptions. It is important that this facility is maintained in order to obviate the need for residents to travel to either Brightlingsea or Wivenhoe in order to have access to pharmaceutical services.

Business and Employment

- 2.30 Gravel extraction is the largest business in the village and the 'worked out' gravel workings offer opportunities for business development mainly in the leisure environment.
- 2.31 There are some smaller businesses located in Cockaynes Lane and HGV access to this site has improved with the widening from Station Road to Pippin Way (the new road access to the largest approved housing development), despite objections by local residents.
- 2.32 On the northern side of the B1027 is the Alresford Business Centre, a small business park with approximately 20 units. There is land around this for further development but attention needs to be given to access onto the B1027.

- 2.33 Many smaller businesses exist and several of these operate from resident's homes and, even though Essex University in nearby Wivenhoe is a major employer for the area, most residents travel to Colchester, neighbouring towns and London for employment.
- 2.34 There are several farms in the parish but like all agricultural enterprises the use of labour is reducing as farming becomes increasingly mechanised.

Education

- 2.35 The village has its own primary school but for secondary education pupils have to travel to Brightlingsea or Colchester.
- 2.36 Extra accommodation has recently been provided at the Primary School and improvements have been made to the play area. Further construction work is in progress to accommodate the forthcoming population growth.
- 2.37 There is a Montessori Nursery in the village but there are few facilities for poorer families other than family members and informal arrangements with relatives and friends. The provision of new housing which has occurred over the past year has made the need for pre-school facilities ever more pressing.

Footpaths and footways

- 2.38 There are many footways (pavements) in the village but on the whole these are poorly maintained especially in respect of those associated with main roads. With increasing emphasis on public health and associated health promotion a network of continuous and well maintained footways are essential to promote safety and public health.



Cockaynes Wood Nature Reserve



'Cut Throat Lane' (Marsh Farm Lane) and views over the River Colne

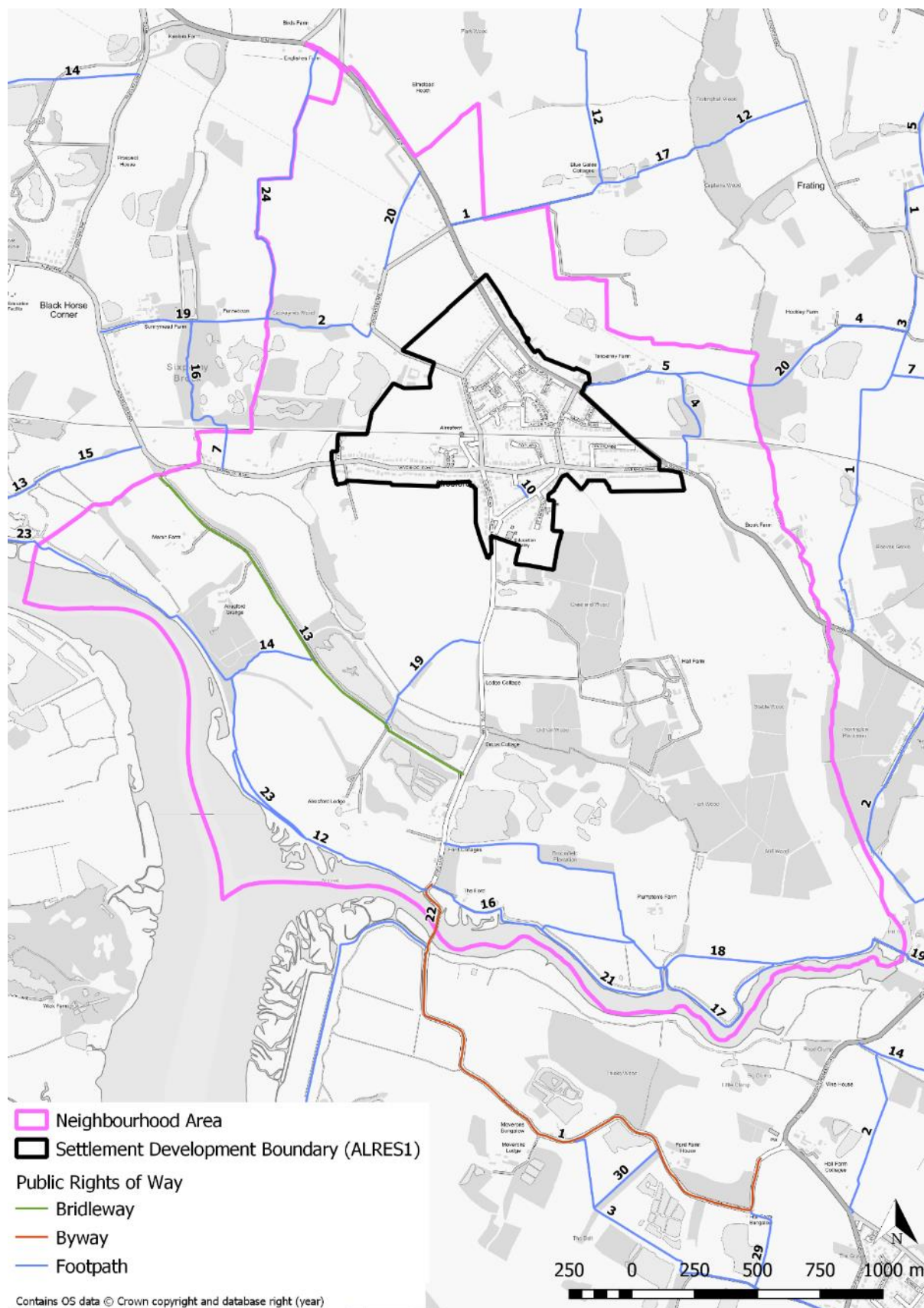
- 2.39 Figure 2.7 shows the network of footpaths (public rights of way) in Alresford.
- 2.40 Many of the attractions within the village are not readily accessible by footpath and with respect to the Creek, the public footpath to Wivenhoe and the ruins of St Peters Church can only be accessed along a narrow lane with no footpath provision.



Car on narrow lane (Ford Lane)

- 2.41 Likewise, despite the walk from the village to Wivenhoe offering attractive views over the Colne estuary along the Wivenhoe Road, there is no footway on a road that is narrow in places and has fast moving traffic.

Figure 2.7: Public rights of way in Alresford



The Creek

- 2.42 Alresford Creek is a protected Area of outstanding Natural Beauty that is also a Biological and Geological Site of Special Scientific Interest. This is a valuable asset to the residents of the village, walkers, naturalists and sailors alike, to be managed and enhanced in line with the ECC HRA¹ and Essex coast RAMS² criteria outlined in paragraphs 8.7-8.10 and Policy ALRES9. Alresford Parish Council will continue to work in partnership with Colchester Borough Council and other organisations in order to protect and conserve the Creek's unique natural environment.



Alresford Creek

Public Buildings

- 2.43 The two public buildings in Alresford are the Village Hall and The Pavilion which have been extended to provide a range of facilities for the local population as well as being available for people from further afield to hire.



Alresford Village Hall

- 2.44 The Village Hall is used six days a week for a range of activities for both adults and children. The Pavilion is used by both youth and adult players of Colne Rangers Football Club. Alongside the

¹ Habitats Regulations Assessment

² Recreational disturbance Avoidance and Mitigation Strategy

Pavilion is the playing field that offers facilities for a range of sports and festivals throughout the year.



The modern St Andrew's Church

- 2.45 There is a relatively new church building, St Andrews, that has well apportioned accommodation for many different community activities to take place. This space is also well used by the community for a range of activities.

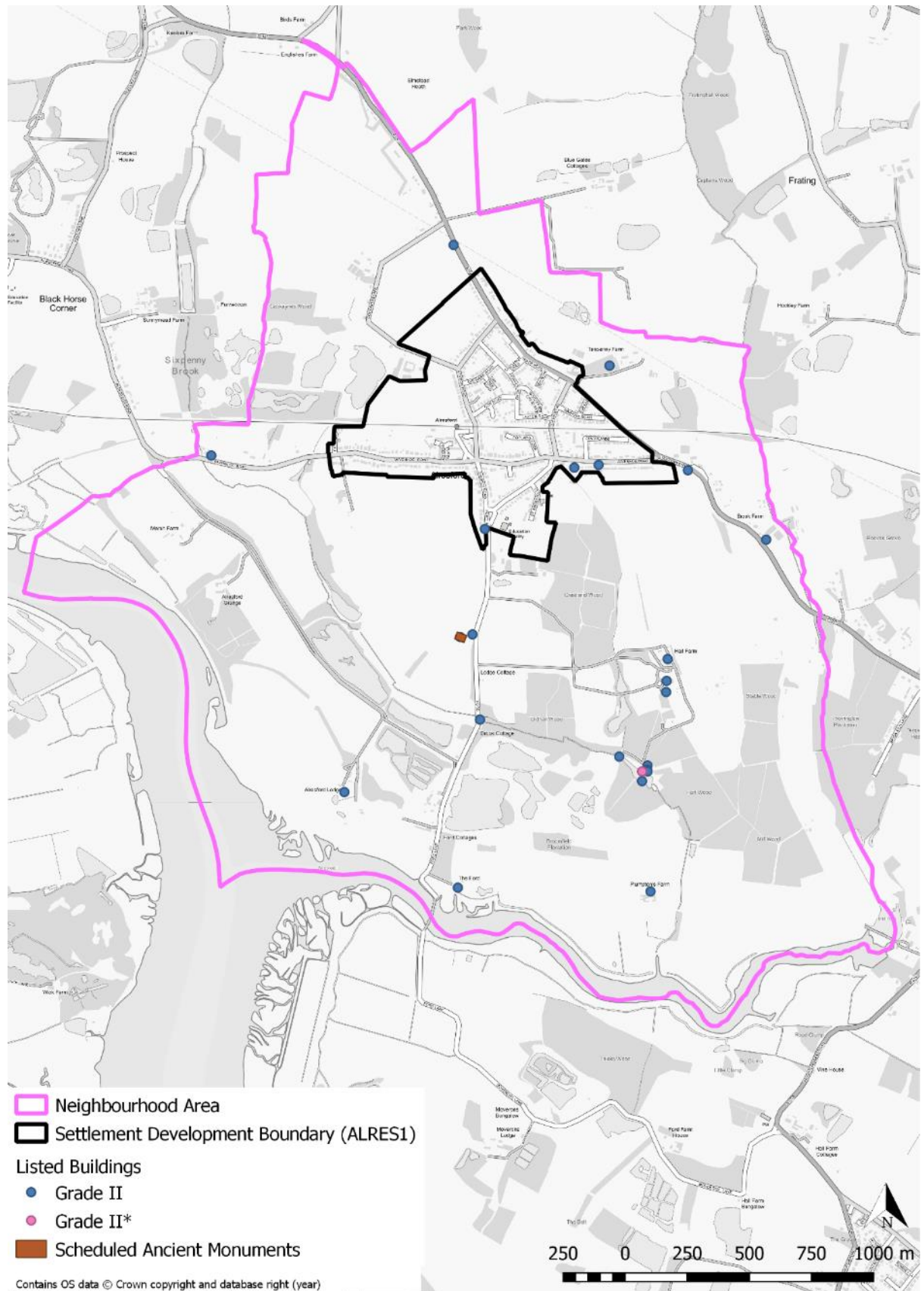
Historic Buildings

- 2.46 Alresford parish has 24 nationally listed buildings or structures. Of these, 22 are Grade II listed and one is Grade II* listed. The remains of St Peter's Church are a scheduled monument. These are shown in Figure 2.8.
- 2.47 The only historic building in the village with open access for all is the ruins and graveyard of the St Peter's Church. Parts of this building date back to the twelfth century and exhibit the remains of a roman villa.



The ruins of St Peter's Church and graveyard

Figure 2.8: Listed buildings and structures in Alresford



3 VISION AND OBJECTIVES

Challenges for Alresford

3.1 The Alresford Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Alresford. This also reflects the objectives and issues identified and articulated in the Tendring District Local Plan Publication Draft (June 2017) and other challenges identified through the engagement process for the Neighbourhood Plan. In summary these challenges are:

- Ensure that any new homes developed cover the broad demographic range of residents.
- Encourage movement through and within the village that promotes the wellbeing of parishioners and visitors.
- Maintain the special character of our natural environment, whilst making it accessible to all.
- Create a 'heart' for the community activity in the village around the village hall, playing fields and church and seek to better connect this with the other area of primary activity around the shops, station and pub..
- Build on the current community-led stewardship of Alresford to accommodate the planned 30% expansion in housing over the next 3 years.



Vision for Alresford

3.2 A broad vision for Alresford as a 'larger village' in the 'rural heartland' of Tendring District has been laid out in the Tendring District Local Plan Publication Draft 2017:

'In the District's substantial rural heartland, the smaller towns of Manningtree, Lawford, Mistley and Brightlingsea, along with some of the larger villages, will have seen some modest levels of new housing and employment development to support local shops and services, address local issues, provide for local needs and facilitate investment by local businesses in job opportunities.'

3.3 The ANP builds on that vision and allows residents to make real choices about how they would like their village to develop through the plan period by:

- Understanding and promoting, at a local level, the housing needs for residents today and in the future;
- Providing and supporting clubs and facilities that offer opportunities for enhancing the wellbeing of residents through exercise and social contact;
- Providing a safe and flexible place for people to live, work and commute;
- Protecting and improving the amenity value of the built and natural environment for residents and visitors in both the local and wider community;

- Nurturing and encouraging an environment that allows social enterprise to flourish through volunteering and giving, to enhance the lives of all residents; and
- Promoting residents' aspirations of remaining a walkable village with the station area at its heart and providing an environment in which children and adults of all ages can flourish and develop.

Neighbourhood Plan Objectives

3.4 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

- i. Objective 1: Housing – meet the particular needs of the community of Alresford for housing and facilities as they arise over time, including serving the needs of an ageing population.
- ii. Objective 2: Movement – Increase safe walking and cycling for local journeys through the village.
- iii. Objective 3: Community infrastructure and public realm – Protect and enhance the assets in the village, including green spaces, community buildings and facilities and the local shopping area.
- iv. Objective 4: Environment and heritage – Preserve and enhance the environment and heritage of Alresford, including its local wildlife and historic assets.

4 SPATIAL STRATEGY

- 4.1 The North Essex Authorities³ emerging Local Plan Part One (LPP1) is required to provide for significant levels of housing growth in order to address the identified needs of the three districts over the Plan period to 2033. For Tendring district, the draft housing requirement is 11,000 dwellings over the period 2013 to 2033. The Tendring Local Plan Part Two (LPP2)⁴ identifies Alresford as a 'Rural Service Centre', meaning that it will accommodate a 'modest increase in housing stock'⁵ that it will play a role in addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed of the District.
- 4.2 The granting of planning permission on sites in Alresford totalling 314 dwellings⁶ between 2017 and 2019 means that no additional sites are currently allocated for further development in the village. However, development will still be expected to come forward and it is therefore important to develop a strategy which is clear about the appropriate locations for different types of development.
- 4.3 The spatial strategy seeks to ensure that development is focused within the settlement development boundary of Alresford, as shown in the Policies Map in Section 10, but that there is flexibility around the development of uses that would enhance Alresford's role as a Rural Service Centre and address the needs of the local community. Policy SPL2 (Settlement development boundaries) of the emerging Tendring LPP2 provides the strategic policy context focusing growth within the settlement development boundary – which includes sites in the planning pipeline – but considering appropriate uses outside the boundary, e.g. Policy LP7 (Self-build and custom-built homes) and Policy LP10 (Care, independent and assisted living).
- 4.4 In Alresford, there are considerable needs relating to the ageing population. In light of this, the provision of dedicated retirement housing, sheltered housing, extra care housing and care facilities outside but adjacent to the settlement development boundary will be viewed favourably. Such proposals would have to demonstrate that there are no other suitable sites within the settlement boundary that are available or deliverable.

³ Braintree district, Colchester borough and Tendring district

⁴ The Submission Version of the Tendring Local Plan Part Two was submitted for Examination in October 2017. The Examination of this Plan will commence once the LPP1 has been declared sound.

⁵ LPP2 Submission Version, paragraph 3.2.1.3.1

⁶ Source: Tendring District Council planning application database (see Appendix A)

POLICY ALRES1: ALRESFORD SPATIAL STRATEGY

- A. New development in Alresford parish shall be focused within the settlement development boundary of Alresford village as defined on the Policies Map.**
- B. Development proposals within the settlement development boundary (as defined on the Policies Map) will be supported subject to compliance with the other policies in the Neighbourhood Plan.**
- C. All residential development proposals will be expected to address the following key matters:**
 - i. Ensure they address the evidence-based housing needs of the Alresford Neighbourhood Area; and**
 - ii. Contribute as necessary towards education infrastructure and other key infrastructure which shall include health, transport and movement, community facilities, utilities and public realm improvements, through direct provision and/or developer contributions (including Community Infrastructure Levy and/or Section 106).**
- D. The provision of housing and care facilities that meet the needs of older people will be permitted in the countryside immediately adjacent to the settlement development boundary in accordance with Policy ALRES2. Such proposals must demonstrate that there are no other alternative sites that are suitable or deliverable.**

5 HOUSING

- 5.1 The importance of delivering a range of housing to address the needs not only of Alresford but also, to a limited degree, the wider needs of the housing market area is significant. The Strategic Housing Market Assessment covering Tendring district⁷ recognises that Tendring district has some very specific housing needs. In particular, it forecasts that the number of people aged 65 or over with a limiting long-term illness that limits them a lot will grow by nearly 3,800 (37%) across the district over the 15-year period to 2030⁸. As a result, the district will have by far the highest number of such people of all the four districts in the housing market area.
- 5.2 In terms of specialist accommodation, this expected growth of people aged 65 or over with a limiting long-term illness will mean a need for significant additional sheltered and extra care housing units across the district over the plan period. The vast majority of this need is forecast to be for sheltered housing.
- 5.3 In terms of demand, forecasts from Essex County Council show that in the Tendring district in 2019 there are a total of 11,008 households with at least one person over the age of 75 and 20,467 people over the age of 75, of which 405 have a care package funded by ECC of between 6-15 hours of care a week (6 hours is currently the minimum care hours criteria for Extra Care).
- 5.4 There are currently three Extra Care schemes in the Tendring district - Rosebank Park (70 units) in Harwich, Beaumont House (60 units) in Walton and Canters Meadow (30 units) in Clacton, with an additional scheme in Clacton, Coppins Court (60 units), due to commence development in Spring 2020.
- 5.5 As at late-2019, Essex County Council is forecasting a current need for 292 units of Extra Care in Tendring district.
- 5.6 Reflective of this significant district-wide demand, the theme of housing and care provision for the elderly was raised as an issue of concern by local people consistently throughout the development of the ANP. A Housing Needs Survey was undertaken in late-2017 and published in 2018⁹ which found that 70% of respondents¹⁰ considered themselves to be in need of alternative accommodation within the next two years. Of these, 57% were seeking a 2-bed property. Whilst the survey did not analyse the age of each respondent, the older age profile of the parish means that it is likely a significant proportion of these short-term needs are by older people. In the detailed survey to inform the ANP, 85% of respondents supported the provision of warden-controlled sheltered housing for older people of those with mobility/health issues.
- 5.7 It is important that any housing or care facilities which address the needs of the ageing population must be well located in respect of shops and services. This is particularly the case for housing types where residents are more independent and mobile, therefore need to be able to shop and access local services. This relates to retirement complexes, extra care housing (also known as 'very

⁷ HDH Planning & Development (2015) *Braintree, Chelmsford, Colchester and Tendring Councils Strategic Housing Market Assessment Update*

⁸ SHMA Update, Table 6.3

⁹ RCCE (2018) *Alresford Housing Needs Survey*, for Alresford Parish Council

¹⁰ The survey had a 25% response rate

sheltered housing') and sheltered housing. A care home has more flexibility in where it is located because its residents have their day-to-day needs provided on site.

- 5.8 Policy ALRES2 works with Policy ALRES1 to maximise the opportunities available for provision of housing and other facilities to meet the full range of needs of older people. This includes care homes, sheltered housing and extra care housing that are likely to be a mix of tenures as well as retirement complexes which may be privately provided. Equally though, market housing which is open to all people can still meet the needs of older people if designed with their needs in mind, e.g. are capable of adaptation as people's needs change over time. What will help to integrate such housing developments into the community of Alresford is if they are brought forward as community-owned schemes which are designed in a way to maximise community cohesion. Rural exception sites¹¹ and community land trusts¹² are good examples of local ownership and co-housing is a way of providing housing specifically designed to operate as a community as opposed to a series of individual private units. Such examples of development were recommended in the Alresford Housing Needs Survey. Alresford Parish Council will work with landowners and providers of affordable housing¹³ to ensure that such provision is maximised and that opportunities for people with a local connection to access such housing are provided.

POLICY ALRES2: PROVISION FOR THE AGEING POPULATION

- A. In order to address the needs of older people in Alresford, development that provides housing and care facilities specifically designed to address their needs will be supported. This includes the provision of sheltered housing, retirement complexes, extra care housing and specialist care facilities (Class C2).**
- B. Provision of housing for older people is encouraged to be delivered through mechanisms which retain local ownership and maximise community cohesion, e.g. rural exception sites, community land trusts, co-housing or almshouses.**
- C. The provision of any type of housing for the ageing population that does not provide on-site care should ensure there is safe and easy access within reasonable walking distance to the shops, services and bus stops in Alresford village.**

¹¹ **Rural Exception Sites** are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

¹² **Community Land Trusts (CLTs)** are set up and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people earn in their area.

¹³ **Affordable housing** is defined as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This can either be affordable housing for rent, Starter Homes, discounted market sales housing (sold at a discount of at least 20% below local market value) or other routes such as shared ownership.

- 5.9 It should be noted that, whilst Policy ALRES2 addresses specific types of provision for older people, this does not mean that the needs of other types of resident are not considered important. The engagement with the community of Alresford to inform the plan preparation showed that the needs of first-time buyers and families were equally important. However, policies to ensure that new developments provide a mix of the housing that is needed in an area are being developed through the Tendring District Local Plan Publication Draft (Policy LP2, as described in paragraph 1.10 of the Neighbourhood Plan). To duplicate such policies is unnecessary.
- 5.10 Policy ALRES2(C) directs housing for the ageing population that does not provide on-site care to be located within 'reasonable walking distance' of shops, services and bus stops. There is no precise definition of 'reasonable walking distance' or what represents 'easy access' but this must take into account the fact that the intended occupiers will be older and comparatively less mobile than those without specific needs and that any routes must minimise difficulties associated with crossing roads or navigating routes where levels change.

6 MOVEMENT

- 6.1 As a rural village, movement is predominantly by car, particularly where residents need to travel to work and shops and services for all bar the most basic everyday goods. The railway station does provide an alternative for journeys to Colchester and beyond but, as the Census information shows, car ownership in Alresford is high.
- 6.2 Alresford is situated on the B1027, one of the main routes connecting Clacton to Colchester. It therefore has significant amounts of traffic using it, including heavy goods vehicles. The speed of traffic along this route (a 40mph speed limit) coupled with the narrow pavements and lack of dedicated cycle paths, makes it unattractive for walking, wheelchairs and cycling.



Narrow pavement along the B1027

- 6.3 Improved access for pedestrians and cyclists is needed to help link Alresford with the surrounding villages, particularly Thorrington and Wivenhoe – this relates to the leisure routes which are discussed below. This is important because the survey undertaken to inform the ANP showed that whilst nearly 9% of respondents walked to work and nearly 5% cycled, the inadequacy of the footpaths discouraged people from walking.
- 6.4 An example of a safer route is along the B1029 between Thorrington Mill and Brightlingsea Church, where pedestrian and cycle access is largely separated from the vehicular traffic on the road. If an equivalent roadside footway were provided alongside B1027 to Thorrington that would allow safe cycling and walking to Thorrington and Brightlingsea and connect Alresford residents to a greater range of shops and services, as well as access to employment opportunities on foot and by bicycle.



Dedicated footpath and cyclepath along B1029 between Thorrington Mill and Brightlingsea Church (source: Google Streetview)

- 6.5 In addition, greater pedestrian movement can be encouraged with safe crossing of the B1027. In particular, access to the Alresford Business Centre on the east side of the B1027 close to the junction with Coach Road could be improved with a suitable pedestrian crossing.



Requirement for safe pedestrian crossing of Alresford Business Centre at junction of B1027 and Coach Road (source: Google Streetview)

- 6.6 One issue for children is the difficulty for many of walking safely to Alresford Primary School. The school is in the south of the village but for those in the north, there is the need to cross Wivenhoe Road, on which along its length through the village, there is only one dedicated crossing. Parents reported that this discouraged many from allowing their children to walk to school. It is important that there are safe routes to school to encourage more walking by children.



Junction of Ford Lane and Coach Road

- 6.7 As well as along the main transport routes, improvements to leisure walking routes can help to provide access between Alresford and the surrounding villages. There are a number of existing footpaths providing access to the adjacent villages. These footpaths are ancient rights of way across fields and are used for leisure, health and dog walking as ground conditions permit. None can be considered safe routes as they are all remote rural byways:

To Wivenhoe

- Just to the north of Alresford village from Cockaynes Lane via Cockaynes Wood and Sunnymead Farm
- From Alresford Creek along the old railway track bed.

To Brightlingsea

- From Alresford Creek via Thorrington Mill.

To other villages

- From Tenpenny Farm, adjacent to the village on the east side of the B1027, to Frating, Great Bentley and Thorrington via the lane off the B1027 opposite Coach Road
- From Bluegates Farm, to the north of the village on the east side of the B1027, to Frating and Elmstead Market via the farm drive off B1027 opposite Cockaynes Lane.



Tenpenny Cottage on the path to Frating

- 6.8 These routes which start on the east side of the B1027 would benefit from a safe pedestrian crossing from the Alresford village side of the road as highlighted earlier. Safe crossing points may also encourage people from other remote residences to use these routes and use the shops in Alresford.

POLICY ALRES3: ENHANCING WALKING AND CYCLING IN AND AROUND ALRESFORD

- A.** In order to enhance movement by means other than the private car, major development¹⁴ must prioritise the enhancement of the network of safe routes for walking, both within Alresford village (in particular 'safe routes to school') and linking Alresford with neighbouring villages. Further enhancement to provide cycle access, particularly where this is separated from vehicular traffic, is also encouraged.
- B.** The Public Rights of Way network must be protected. Where appropriate, in accordance with the statutory tests in the Community Infrastructure Levy Regulations 2010, development should enhance the Public Rights of Way network by improving routes or creating new links. Linking the Public Rights of Way network to the Key Movement Routes is encouraged.

¹⁴ 'Major development' is defined in the NPPF as: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015

- 6.9 Alongside Policy ALRES3, the ANP also identifies a list of priority projects for investment. These projects are not only seen as the most important opportunities to increase walking and cycling for leisure and health benefits on a day-to-day basis, but also to increase the use of circular routes that link Alresford with the surrounding villages and are one of the most enjoyable leisure activities for residents. The list of priority projects (not listed in any order of individual priority) is shown below.

PRIORITY PROJECTS TO ENHANCE WALKING AND CYCLING

- **Dedicated footpath and cycle path (wide enough for disabled access) along B1027 to Thorrington**
- **Safe pedestrian crossing of the B1027 to access leisure walking routes at Tenpenny Farm and Bluegates Farm**
- **Dedicated footpath along Wivenhoe Road linking up circular leisure routes**
- **Enhancement of the footpath along the creek between Ford Lane and the old railway track-bed to allow all abilities to enjoy that environment.**

7 COMMUNITY INFRASTRUCTURE AND PUBLIC REALM

Local green spaces

- 7.1 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that the Local Green Space designation should only be used where the green space is:
- in reasonably close proximity to the community it serves;
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - local in character and is not an extensive tract of land.
- 7.2 Alresford Playing Field, the Millennium Garden, the Community Garden and allotments and the Wivenhoe Road Rose Garden are considered to fulfil all of the criteria of the NPPF.
- 7.3 These areas are complemented by a number of other green spaces that are proposed for safeguarding in Policy HP4 (Safeguarded local greenspace) of the emerging Tendring LPP2, although this is a different type of designation which permits the loss of the green space subject to certain criteria, including its satisfactory re-provision. The designation in Policy ALRES4 in the ANP provides a higher level of protection which reflects the value of the local green space in its specific location as well its importance as a space.
- 7.4 Several areas of high environmental value are not included as Local Green Spaces. In particular this includes the Upper Colne Marshes and Colne Estuary Sites of Special Scientific Interest (SSSI), which include Alresford Creek. Given their status, these areas already have a significant level of protection which would not be added to by designation as a Local Green Space.

Alresford Playing Field

- 7.5 The Playing Field area is approximately 3.2 hectares and is owned by the Parish Council. It is very widely used, being the only green space in the village suitable for sport and leisure. Its main uses, as well as informal leisure and walking are:
- Alresford Colne Rangers FC is the resident football club, with male and female teams at both youth and adult level. These teams attract approximately 70 visiting clubs each season for matches. It is estimated that approximately 2,000 people play football on the pitches each year.
 - Other facilities comprise cricket, tennis, skateboarding, jogging, fitness training, basketball. All these are well used facilities.
 - Village fetes, shows and music events are held annually.
- 7.6 There are two play areas adjacent to one another and are well used throughout the year. A larger area is provided for ages 6 to 16 years and a smaller area for infants. Both areas are enclosed with low level fencing and are equipped with good quality equipment. A few bench seats are provided for parents, grandparents and child minders.

- 7.7 Much loved and well used, the playing field has won numerous countywide awards and the village is very proud of this important facility. In the 2017 Community Survey, when asked what is good about living in Alresford, 13% of unprompted responses identified the Playing Field as a particular feature. It was also the most commonly identified specific location which the community considered to be of value to them. Being the only green space dedicated to formal leisure in the village, the community considered it was a high quality space which did not require improvement. However, with a lack of alternatives, its retention as a playing field is very important to people.



Alresford Playing Field

Millennium Garden

- 7.8 The area covered by the Millennium Garden is approximately 0.04 hectares and is owned by the Parish Council. Whilst a small area, it is in a very visible location in the heart of the village, being on the junction of Ford Lane and Wivenhoe Road. It is adjacent to bus stop and so it is an attractive place for people to wait for the bus. In 2001, a time capsule was laid in the Garden and a stone place on top to commemorate this.



Millennium Garden

Community Garden

- 7.9 The Community Garden by Alresford Station is owned by Abellio Greater Anglia and has relatively recently been turned from a derelict piece of ground into a high quality community space covering 0.1 hectares. Here people can sit and spend some quiet time and for this reason it is enjoyed by both young and old. The fact that it has been so well received since it was transformed demonstrates how much the community values such spaces and, given the lack of alternatives, why the space is so important.



Community Garden Local Green Space

Wivenhoe Road Rose Garden

- 7.10 The garden at the junction of Wivenhoe Road and B1027 borders the settlement boundary and provides an attractive vista when entering or leaving the village of Alresford. It is 0.03 hectares and was created on the vast grass splays of the junction in 1999/2000 as a result of an Alresford Horticultural Society member winning the rose bushes in a competition. A wooden seat on the site celebrates the 25th Anniversary of Alresford Horticultural Society in 2000 and is often used as a resting place by cyclists and walkers.



Wivenhoe Road Rose Garden

- 7.11 Figures 7.1 to 7.4 show the location and extent of the four Local Green Spaces.

Figure 7.1: Alresford Playing Fields Local Green Space



Figure 7.2: Millennium Garden Local Green Space



Figure 7.3: Community Garden Local Green Space

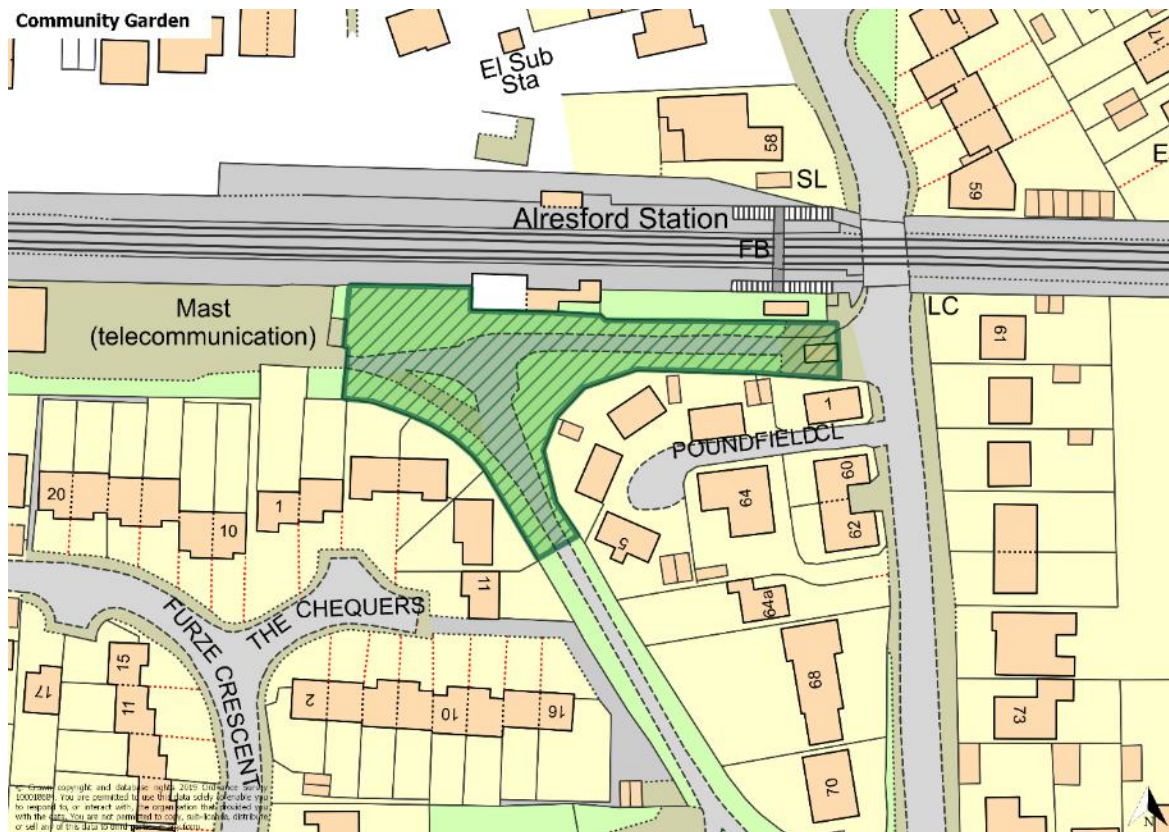


Figure 7.4: Wivenhoe Road Rose Garden Local Green Space



POLICY ALRES4: LOCAL GREEN SPACES

A. The following space as shown on the Policies Map are designated as Local Green Spaces:

- a. Alresford Playing Fields**
- b. The Millennium Garden**
- c. Community Garden**
- d. Wivenhoe Road Rose Garden**

B. Proposals for built development on this Local Green Space will only be permitted in very special circumstances.

Improvement of public realm

- 7.12 Alresford is recognised as an attractive village, having won Essex Village of the Year on a number of occasions. Its open feel and the highly attractive environment which surrounds it are features that make it a desirable place to live and popular amongst its residents.
- 7.13 There are however parts of Alresford village which could be improved in terms of their visual appearance. The village centre, whilst small, provides an opportunity for people to meet and to spend time chatting. However, its public realm is of poor quality and this could be addressed through improvements such as street furniture and landscaping.



Public realm in the village centre

- 7.14 Also, the area around the Village Hall, pavilion and St Andrew's Church needs improvement. This is a popular area, with many people coming to use the facilities and services here as well as the

playing field. The poor quality environment – exacerbated by poor landscaping of the large car parking area – detracts from the environment here.

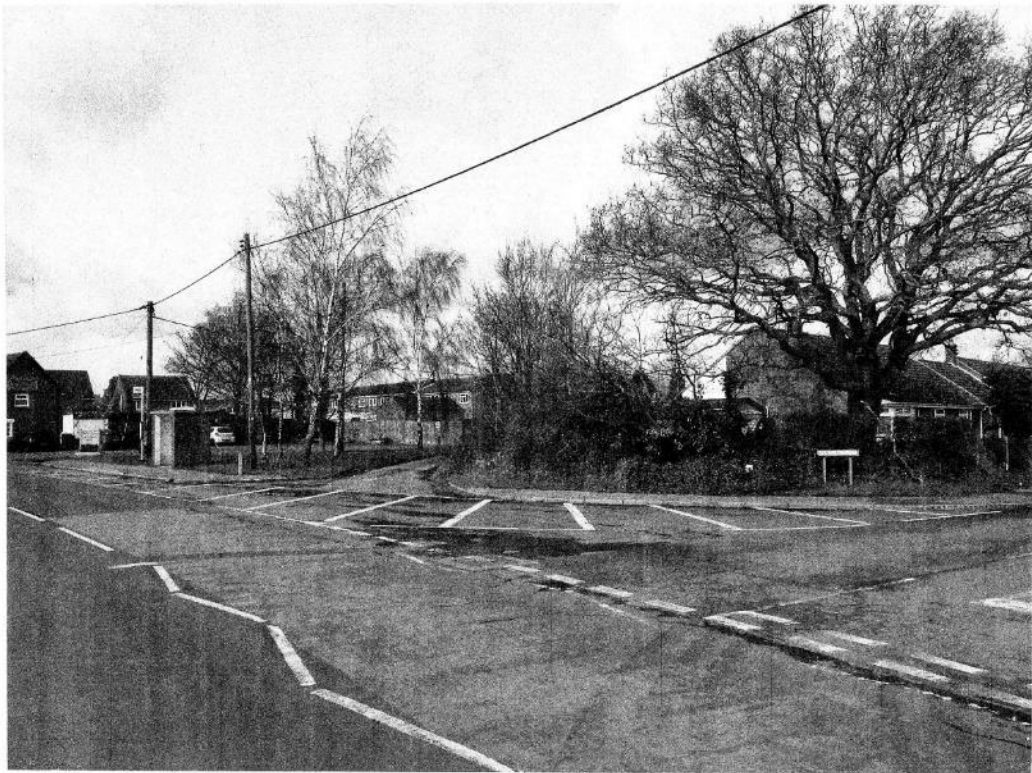


Public realm at the Village Hall

- 7.15 Equally, there are some main routes around the village where a more thoughtful approach to landscaping will help to make them more attractive routes for people walking around the village. The illustrations below show what is possible.
- 7.16 It should be noted that some of the illustrations show possible amendments to privately owned properties as well as to the public realm. Such amendments would only be made if the owner was minded to do so and therefore do not represent any specific proposals. Indeed, the illustrations generally are intended simply to demonstrate the visual benefits of improvements to the overall street scene, rather than specific changes which should be made.



Wivenhoe Road heading east from Station Road – today and artist's impression with high quality planting



Junction of Wivenhoe Road and Station Road - today and artist's impression with high quality planting



Village Centre shops - today and artist's impression with high quality planting

- 7.17 These illustrations highlight possible opportunities along the two main routes that run through the heart of the village, along Wivenhoe Road and along Station Road. These routes are key because they link up the village centre and railway station with the village hall, pavilion, St Andrew's Church and playing field, which is one of the most important assets for the village. Improved planting and landscaping along these routes will help to encourage more walking in the village, which is a key objective of the Plan.
- 7.18 It should be noted that the funding and maintenance of any improvements to the public realm will depend on where they are undertaken. If the planting is on highway land then this will fall under the control of Essex County Council but it could issue a license allowing Alresford Parish Council to plant and maintain the trees. If the planting is on private land and secured as part of a planning permission then the cost of the works and ongoing maintenance would likely be met by the owner of the land, unless the land and/or responsibility for its maintenance was passed to another body such as Alresford Parish Council.

POLICY ALRES5: IMPROVING THE PUBLIC REALM

Proposals which enhance the public realm will be supported. In particular, the following locations and routes will be considered as priority locations for improved landscaping and infrastructure that enhances dwell time by users:

- i. Village centre**
- ii. Village hall / Pavilion / St Andrew's Church / car parking area**
- iii. Along Station Road and Wivenhoe Road through the centre of Alresford village**

Health and social care

- 7.19 Historically Alresford had a designated doctor for many years, operating from the surgery based in Coach Road. On the retirement of this GP, the surgery then became a satellite of the Medical Centre in Brightlingsea. Most villagers are registered with, Brightlingsea Medical Centre, using when possible the Alresford surgery. Other surgeries used by residents are The Hollies at Great Bentley and the Wivenhoe Medical Centre. A limited number of residents are still registered with Colchester practices.
- 7.20 In two recent village surveys the residents have recorded concerns regarding the GP accessibility to facilities within the village and it was the third topic of concern after increasing housebuilding and traffic. The increase of homes across the district will put further pressure on healthcare provision.



Alresford Surgery

- 7.21 In the past two years the village has grown considerably and with sites in the planning pipeline will increase further by more than 300 houses in the next few years. The NEECCG (North East Essex Clinical Commissioning Group) are now aware of the exact number of new houses.
- 7.22 Correspondingly, over the years the number of clinical sessions at the surgery has reduced and at a time when the population is growing, with an ageing demographic and the potential for many more young children as family homes in the village increase.
- 7.23 Consideration should be given by NHS England to expanding the surgery and the creation of a clinical pharmacist-led pharmacy. This combined facility would provide more efficient and effective healthcare service for the community as a whole and would reduce traffic flow to and from the Colne Medical Centre in Brightlingsea.

POLICY ALRES6: HEALTH AND SOCIAL CARE

Development proposals to expand primary healthcare or supporting care services at the existing Alresford Surgery will be strongly encouraged. If such expansion does not address the health needs of the community, then relocation of the Surgery within or adjacent to the settlement boundary of Alresford will be encouraged.

8 ENVIRONMENT AND HERITAGE

Wildlife-friendly development

- 8.1 At the strategic scale, the importance of retaining habitats and designing development to incorporate and link up to existing wildlife corridors is paramount to the viability of protected species.
- 8.2 Being a small village in rural hinterland, some of which is protected because of its environmental value, Alresford has a close relationship with wildlife and ecology generally. Whilst large, strategic scale development has an important role to play in ensuring that habitats are retained and enhanced and that net gains are made for biodiversity (through, for example, linkage of wildlife corridors), the role that Alresford can play in enhancing biodiversity is more limited. Nevertheless, at the local scale, the design of individual buildings and of neighbourhood scale green and open spaces, including private gardens, will help to ensure that many of the species that are in Alresford can thrive. This is in line with the national planning guidance for achieving net biodiversity gain through all new development. Examples include:
- Designing houses and neighbourhood scale green and blue features so that there is space for wildlife. For example, at the individual building scale, incorporating integral bird and bat boxes under the eaves of the new houses, or creating artificial nests sited in places away from windows and doors, can create vital new roosting sites to support populations of birds and bats.
 - Boundaries between dwellings can be made hedgehog friendly by including pre-cut holes for hedgehogs to more effectively move across neighbourhoods to forage.
 - New planting schemes can support bees and other pollinators by including nectar-rich plants.
 - Veteran trees should also be incorporated into landscaping in new developments and protected from damage by fencing or provision of circular hedging.
- 8.3 Sustainable Drainage Systems (SuDS) can be designed and managed to include soft, green landscaping features and wetland habitats, providing opportunities to enjoy wildlife close to where people live. Information about the multi-benefits of SuDS can be included in 'home information' packs in new development, or in on-site interpretation in open and green spaces, to encourage understanding and engage community members in supporting its long term management.



Integral bird and bat boxes, hedgehog friendly fencing and natural pollinator planting

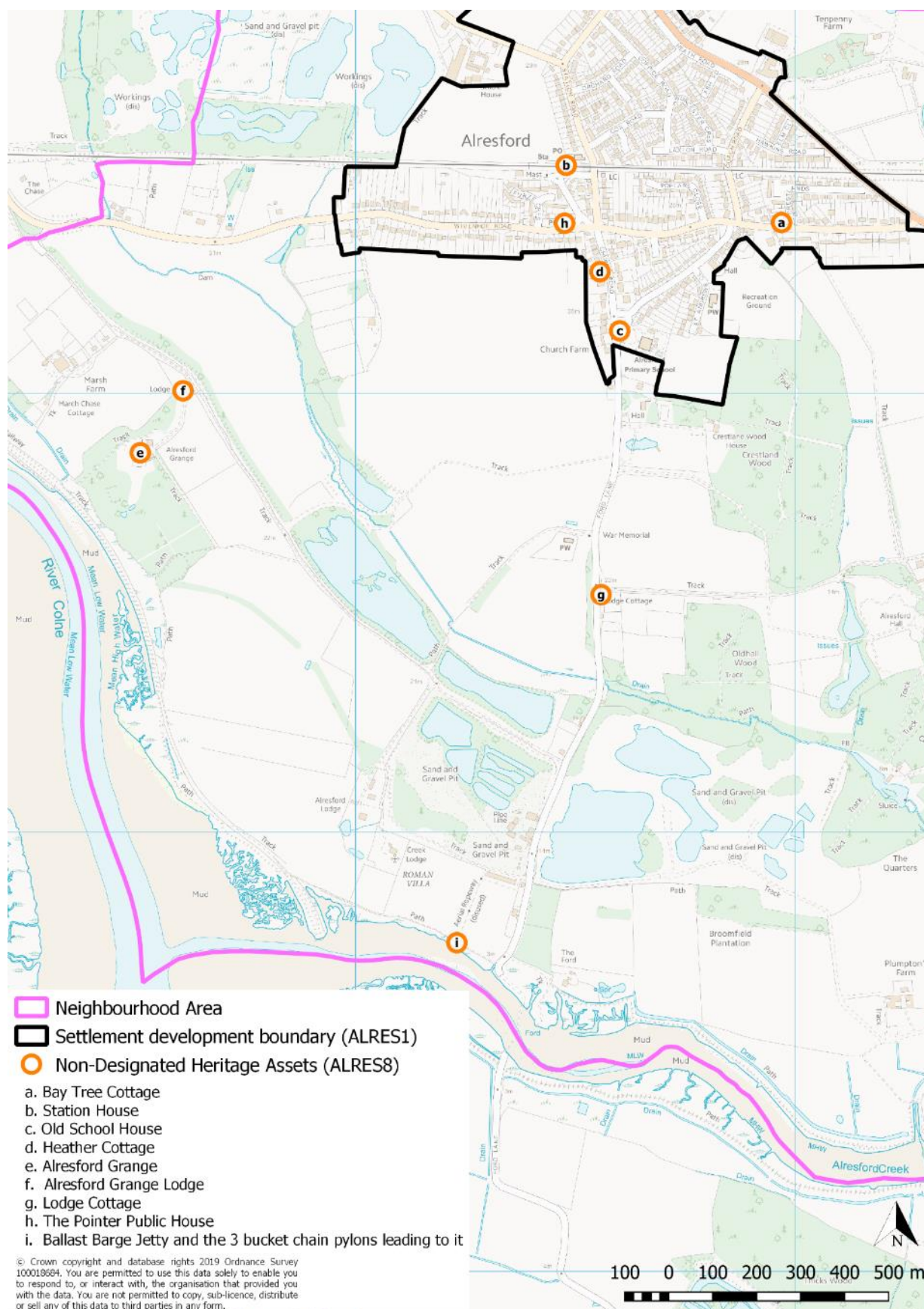
POLICY ALRES7: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT

All development proposals are expected to deliver net biodiversity gains in addition to protecting existing habitats and species. Development proposals (particularly residential developments) which seek to address this requirement (in part or in full) by incorporating design features that encourage local wildlife to thrive, will be strongly supported.

Non-designated heritage assets

- 8.4 There are 24 listed structures in Alresford parish which constitute designated heritage assets. Of these, 23 are Grade II listed and there is one scheduled monument (the remains of St Peter's Church). All of these listed assets are protected by national and local plan policy.
- 8.5 There is also the opportunity to identify other local structures which are of heritage value. These 'non-designated heritage assets' do not hold the same value in heritage terms as listed buildings and scheduled monuments but they are assets (buildings, monuments, sites, places, areas or landscapes) identified as having a degree of significance which should be taken into account when considering planning applications which either directly affect the asset or its setting.
- 8.6 A number of non-designated heritage assets have been identified in Alresford, as shown in Figure 8.1 and described on the following pages. These non-designated heritage assets will be added to any 'local list' that is prepared by Tendring District Council.

Figure 8.1: Map of non-designated heritage assets in Alresford



a. Bay Tree Cottage



Bay Tree Cottage, built 1788 (date and fire sign above the door), was formerly a blacksmiths. A late Georgian building of soft red brick with a clay peg-tile roof and a decorative brick dentil corbel course at the eaves.

b. Station House



The Station House is a typical example of the standard design and build by railway companies in the 19th century. Constructed with the extension of the Tendring Hundred Railway from Wivenhoe and opened on January 8th 1866, it's a simple, utility brick building providing ticket office and shelter for passengers. A plaque outside celebrates that it is over 150 years old.

c. Old School House



The Old School House was part of the old village school and a landmark opposite the current school. It is a flint faced building with quoin corners and decorative barge boards reflecting the use of the only natural stone in East Anglia. It was built in 1846 by William Warwick Hawkins, a wealthy Colchester timber merchant who lived in Alresford Hall. For many years the school had one junior and one infant class and in 1955 only had 55 pupils.

d. Heather Cottage



Heather Cottage is an attractive old cottage in Church Road. It is a typical example of East Anglian timber framed housing faced with Georgian-style plaster rendering and a clay peg-tile mansard roof. It has pargeting on the south gable, between the front bay windows and above the dormers.

e. Alresford Grange



Alresford Grange is the former home of dignitary Wilson Marriage. An Edwardian mansion, it was constructed in 1910/11. It is representative of this architectural period, being an example of Arts and Crafts designs from the late 1800s which used local materials to blend with the surrounding landscape. Principally constructed from brick under a peg tiled roof, the external elevations are enhanced by rendering and exposed timbers. It was orientated to take advantage of its elevated position overlooking the river Colne.

f. Alresford Grange Lodge



Alresford Grange Lodge was the gatehouse to Alresford Grange. This is a later inter-war addition to the estate in a style of architecture complementing the main house with decorative pargeting and part timber gables.

g. Lodge Cottage



Lodge Cottage was a gatehouse in Ford Lane alongside the main entrance on the west side of the Grade II listed Alresford Hall. It is a flint faced building with quoin corners and decorative barge boards reflecting the same construction style as the old School House. It was built by a wealthy merchant living in the Hall.

h. The Pointer Public House



The Pointer in Wivenhoe Road was formerly the Chequers pub, an 18th century inn of soft red brick and clay peg-tile roof. At one stage it appears that it was a row of 3 terraced houses, indicated by the symmetrical door and windows on the front elevation. It has been suggested that it was originally built to the same plans as Baytree Cottage and with a further extension to the right hand side.

i. Ballast Barge Jetty and the 3 bucket chain pylons leading to it



Ballast Barge Jetty in Alresford Creek and the three Bucket Chain Pylons leading to it are monuments of ongoing gravel works from a time when bulk loads going a distance were carried by barge. This was probably why it was necessary to have a swing bridge across the creek for the now closed Wivenhoe to Brightlingsea railway.

POLICY ALRES8: NON-DESIGNATED HERITAGE ASSETS

- A. The following are identified as non-designated heritage assets:**
- a. Bay Tree Cottage
 - b. Station House
 - c. Old School House
 - d. Heather Cottage
 - e. Alresford Grange
 - f. Alresford Grange Lodge
 - g. Lodge Cottage
 - h. The Pointer Public House
 - i. Ballast Barge Jetty and the 3 bucket chain pylons leading to it
- B. Proposals for the re-use of Non-Designated Heritage Assets will be supported if they are compatible with the setting of the asset and use appropriate materials and designs in any construction work. New uses of a non-designated heritage assets must not cause harm to its physical structure or setting.**
- C. In considering proposals which involve the loss or alteration of a non-designated heritage asset, consideration will be given to:**
- i. Whether the asset is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
 - ii. The extent to which measures to sustain the existing use, or find an alternative use/user, have been investigated.

Recreational disturbance

- 8.7 The published Habitats Regulations Assessments (HRAs) for the relevant emerging Local Plans covering Tendring and neighbouring local authorities in Essex have identified recreational disturbance as an issue for all of the Essex coastal habitat sites. Mitigation measures have been identified but, at this scale and across a number of local planning authorities, is best tackled strategically and through a partnership approach. This ensures maximum effectiveness of conservation outcomes and cost efficiency. In recognition of this, Natural England recommended a strategic approach to mitigation along the Essex coast. This is referred to as the Essex coast Recreational disturbance Avoidance and Mitigation Strategy ('the Essex coast RAMS') and aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex. This will protect the Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex coast RAMS.
- 8.8 Financial contributions will be sought for all residential development which falls within the zones of influence towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with Policy SP2b in the emerging Section 1 Local Plan.
- 8.9 Alresford parish is entirely within one of the Essex coast RAMS zones of influence. Details of the zones of influence and the necessary measures will be included in the Essex Coast RAMS Supplementary Planning Document (SPD) which was consulted on in January and February 2020.

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

POLICY ALRES9: RECREATIONAL DISTURBANCE AND MITIGATION

- A. All residential development within the zones of influence of Habitat sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex coast RAMS, to avoid adverse in-combination recreational disturbance effects on Habitat sites.**
- B. In the interim period, before the Essex Coast RAMS is completed, all residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level Habitat Regulations Assessments, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.**

Surface water management

- 8.11 Sustainable Drainage Systems (SuDS) is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. It should be used wherever possible to reduce problems with increased flash flooding after sudden rain, promote groundwater recharge, enhance and maximise above ground features to manage surface water run-off, promote biodiversity and provide amenity benefit through multifunctional space. New developments should consider rainwater harvesting or grey water recycling to mitigate the climate change consequences such as water scarcity and flooding.

POLICY ALRES10: SURFACE WATER MANAGEMENT

- A. Any proposed development should include measures to mitigate against future risk to properties, residents and wildlife from flooding and be located away from areas prone to flooding.**
- B. The use of appropriate Sustainable Drainage Systems (SuDS), based on an engineering and ground assessment will be expected on all sites. Should it be demonstrated that infiltration is not possible then surface water should be discharged to a watercourse or if this is not feasible a sewer with appropriate attenuation and treatment to ensure that flood and pollution risk is not increased.**

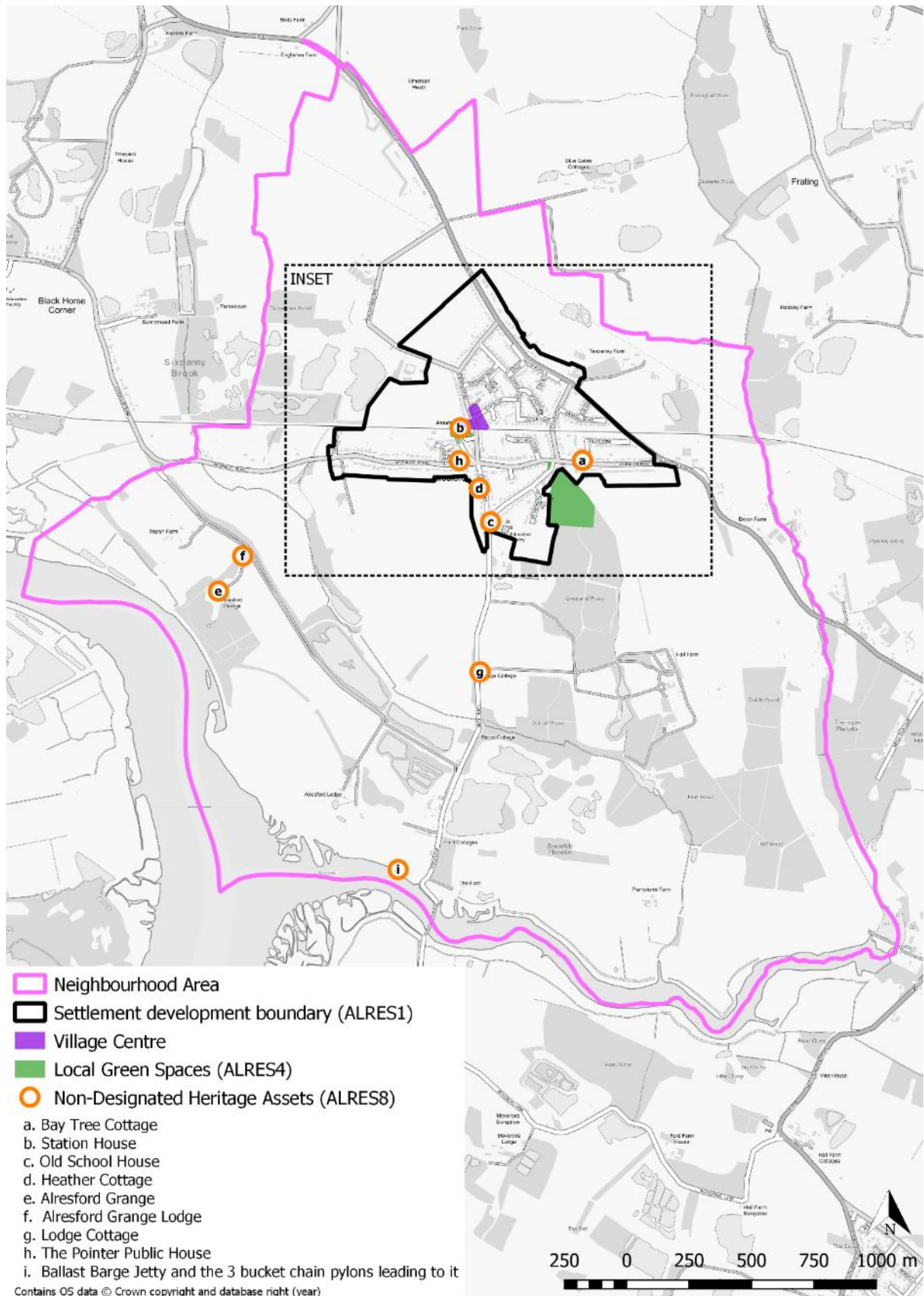
9 NON-POLICY ACTIONS

- 9.1 Table 9.1 identifies a series of actions under each theme which are important non-policy actions arising from the development of the Plan. What this means is that it is not appropriate to address these matters directly through planning policy but they are important issues which should be addressed in order to achieve the objectives of the Neighbourhood Plan.

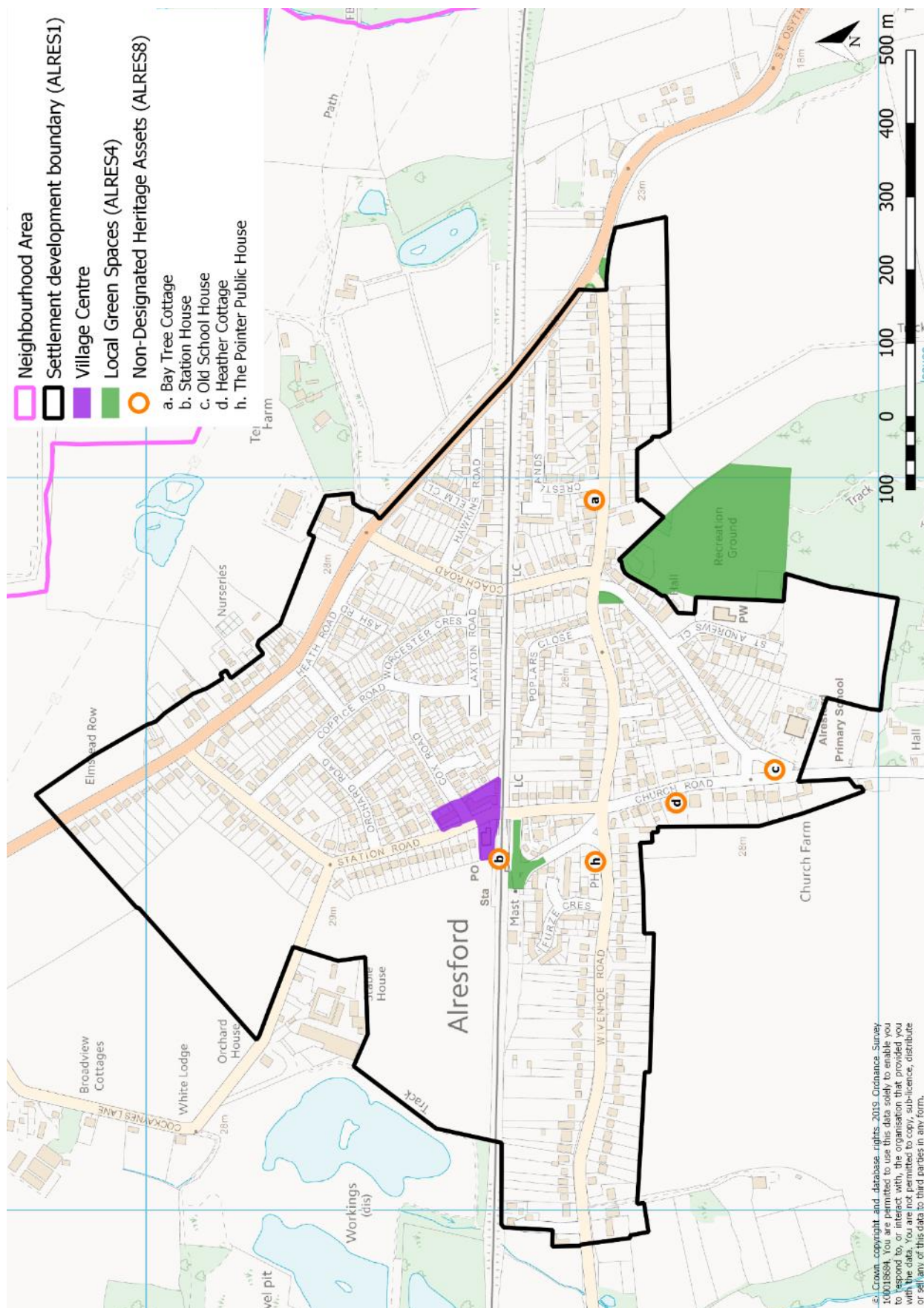
Table 9.1: Non-land use issues to be addressed

Issue	Possible actions	Lead agencies and partner
Community infrastructure and public realm		
Health	Lobby NHS to maintain GP service in the village and expand provision to address growing needs	Alresford Parish Council North East Essex Clinical Commissioning Group
Improve public realm	Engage shop owners to explore opportunities to improve public realm in the village centre	Alresford Parish Council Shop owners
Movement/Environment		
Bus and train services	Ensure that existing services are retained and work with providers to explore opportunities to improve services.	Alresford Parish Council Abellio Greater Anglia First Bus Other bus operators, e.g. to Elmstead
Footpaths/public rights of way (PROWs)	Work with landowners to maintain PROWs and footpaths (cut back hedges, repair stiles, etc) and to explore opportunities to open routes up to a wider range of users, including some dedicated bridle paths.	Alresford Parish Council Landowners
Circular walking routes	Work with surrounding parishes to explore opportunities for connecting up more circular walking routes	Alresford Parish Council Surrounding parish councils
Housing		
Affordable housing (see definition in footnote 13)	Need to ensure that as much new affordable housing as required is delivered through mechanisms which provide the opportunity for those with a local connection to Alresford to occupy it.	Alresford Parish Council Housing associations
Heritage		
Burial space	Extend old church burial ground/cemetery	Alresford Parish Council Church of England

10 POLICIES MAP



INSET MAP



APPENDIX A LIST OF SITES WITH UNIMPLEMENTED PLANNING PERMISSION FOR HOUSING DEVELOPMENT IN ALRESFORD PARISH, JULY 2019

List of sites with unimplemented planning permission granted	No. of dwellings
18/01775/FUL Proposed residential dwelling house and garage. Land adjacent 2 Wivenhoe Road Alresford Essex CO7 8AD	1
17/00565/DETAIL Reserved matters application for up to 145 dwellings associated landscaping, public open space and allotments together with access from Cockaynes Lane and a pedestrian/cycle link from Station Road, and demolition of the garage to no. 56 Station Road. Land South of Land South of Alresford Essex CO7 8BZ	145
18/00367/FUL Erection of 84 dwellings, including the provision of affordable homes together with means of access, parking, garaging, associated landscaping and public open space provision Land North of Cockaynes Lane Alresford Essex CO7 8BT	84
17/01214/DETAIL Reserved matters application for proposed residential development, erection of 8 no. detached dwellings. Land at Tenpenny Farm, North of St Osyth Road Alresford Essex CO7 8DJ	8
18/00995/FUL Erection of two detached houses with detached bin/cycle stores, 1.8m high brick wall with timber panels served by new vehicle access and associated parking. Land Adj The Pointer Inn Wivenhoe Road Alresford Colchester Essex CO7 8AQ	2
18/01176/FUL Proposed erection of 2 detached bungalows with associated parking facilities. Land adjacent Brewers Lodge Colchester Main Road Alresford Colchester Essex CO7 8DH	2
16/01816/FUL Erection of 4 dwelling houses. Land adjacent to Heath Lodge Colchester Main Road Alresford Colchester Essex CO7 8DB	4
17/00658/DETAIL Reserved matters application for the development of up to 45 dwellings, a new public green and village square, ecological buffer areas and associated infrastructure. Land South of St Andrews Close Alresford Essex CO7 8BL	45
17/01221/DETAIL Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows. Blue Gates Farm Colchester Main Road Alresford Essex CO7 8DE	9
17/01510/FUL Proposed construction of 9 no. 3 bedroom detached bungalows, associated garages and vehicular access. Land rear of 169 - 181 Wivenhoe Road Alresford Colchester Essex CO7 8AH	9
17/02007/FUL Erection of 5 bungalows with associated parking. Builders Yard rear of 163 Wivenhoe Road Alresford Essex CO7 8AQ	5
Total	314

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