



Kelvedon

Neighbourhood Plan

Regulation 14 Submission

NEIGHBOURHOOD

PLAN

Volume 1

July 2018



Comments and returned questionnaires on this Regulation 14 draft Neighbourhood Plan can be provided in the following ways:

a) Online: <http://kelvedon-np.co.uk/>

b) Post to:

Kelvedon Parish Council, Suite 1
The Old Bank
63 High Street
Kelvedon
CO5 9AE
Mondays and Thursdays
9.30am-12.30pm

Kelvedon Library
Aylett's Foundation School
Maldon Road
Kelvedon
CO5 9BA
Mondays & Thursdays 1pm-6pm,
Saturdays 9am-1pm

Co-Op Food Store
83 High Street
Kelvedon
CO5 9AE
Mondays to Sundays 7am-10pm

Bhavani General Store
7 High Street
Kelvedon
CO5 9AE
Mondays to Sundays 8am-7pm

Kelvedon & Feering Health Centre
46 High Street
Kelvedon
CO5 9AG
Mondays to Fridays
8am-1pm and 2pm - 6.30pm

Kelvedon St Marys Primary School
Docwra Road
Kelvedon
CO5 9DS
Mondays to Fridays
9am-4pm

Railway Tavern Public House
182 High Street
Kelvedon
CO5 9JD
Mondays to Sundays
from 12pm

If you have any questions or require any further information, please do not hesitate to contact us:

Telephone: 01376 570285 Email: info@kelvedon.org.uk

The deadline for consultation comments to be received is 14th September 2018.

Thank you for your support



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1. INTRODUCTION

The Kelvedon Neighbourhood Plan is a new type of planning document, produced by the Parish Council and a group of volunteers. New powers for local planning were introduced by The Localism Act 2011, as part of a government initiative, to give local people more say about what goes on in their area.

If the Kelvedon Neighbourhood Plan secures a 'yes' vote at the local referendum, it will be adopted by Braintree District Council (BDC). This means it would become the Plan which must be used in law, to determine planning applications in the Parish. So, the Neighbourhood Plan will become



Figure 1:

part of the Development Plan, alongside BDC's Local Plan.

The Kelvedon Neighbourhood Plan provides the local community with a powerful tool to guide the long-term future of Kelvedon, for the period 2017 to 2033. The Plan includes a vision for the future of Kelvedon and sets out clear planning policies to realise this vision.

Kelvedon Parish Council (KPC), are the qualifying body, responsible for leading the Kelvedon Neighbourhood Plan. In March 2015, it set up a Kelvedon Neighbourhood Plan team made up of local volunteers, who have

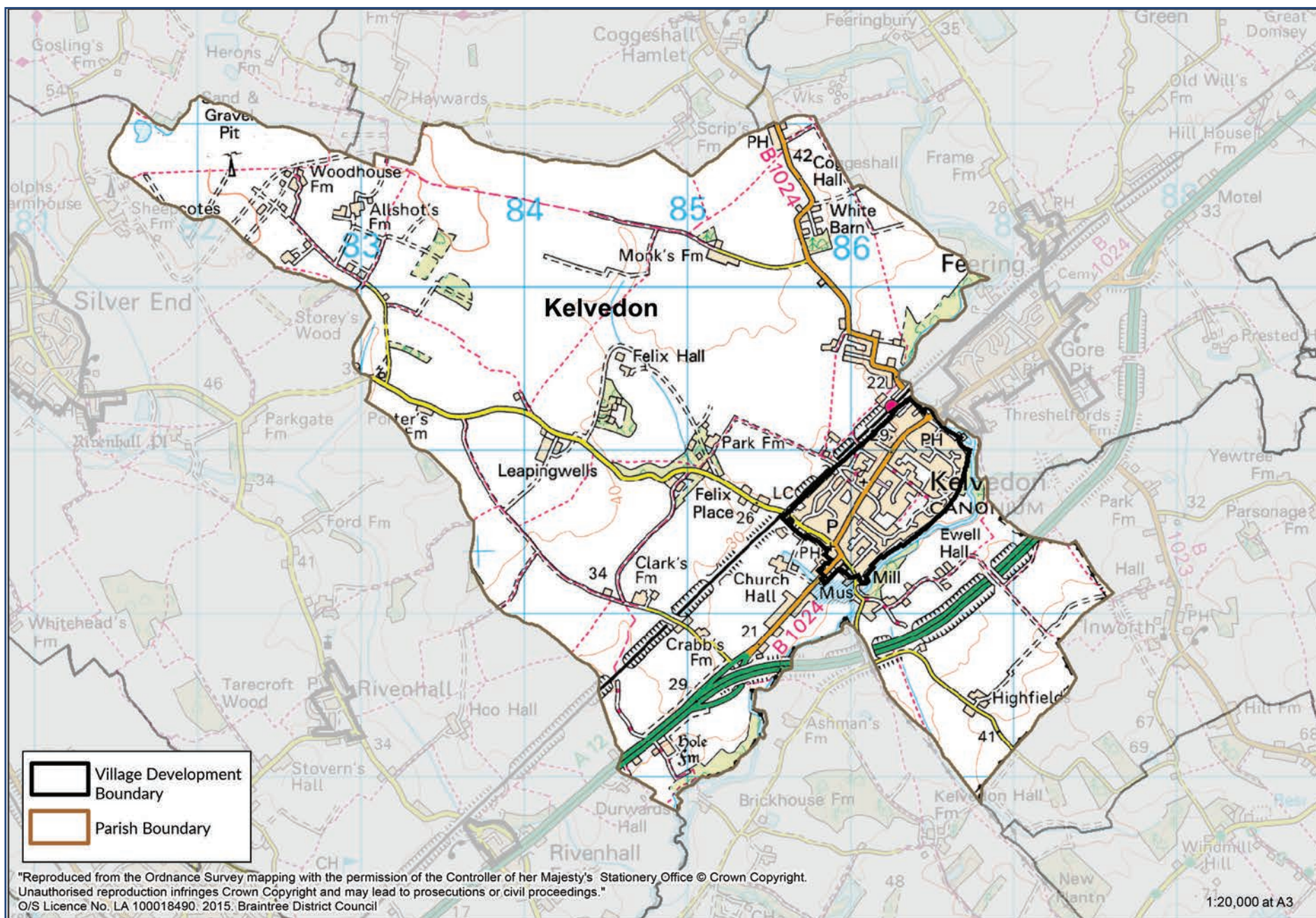
worked together with the Parish Council, engaged with the community, gathered evidence, and produced the Plan.

Some of the Neighbourhood Plan policies are general and apply throughout the Parish, others are site or area specific and apply as illustrated on the relevant maps. The Parish Council and BDC will apply all relevant policies of the Plan when considering planning applications.

The Kelvedon Neighbourhood Plan should be read in conjunction with the National Planning Policy Framework (NPPF), the BDC Local Plan and the Neighbourhood Plan Evidence Documents which are in the Index of Evidence.

1.1 Which area does the Neighbourhood Plan cover?

The Kelvedon Neighbourhood Plan covers Kelvedon Parish. This is shown in Map 1 – Kelvedon Neighbourhood Plan Area. An application for Neighbourhood Plan designation was approved by BDC on 31 March 2015. In preparing the Plan, the team has cooperated with Feering, Coggeshall, and Tiptree Neighbourhood Plan Groups, as well as BDC.



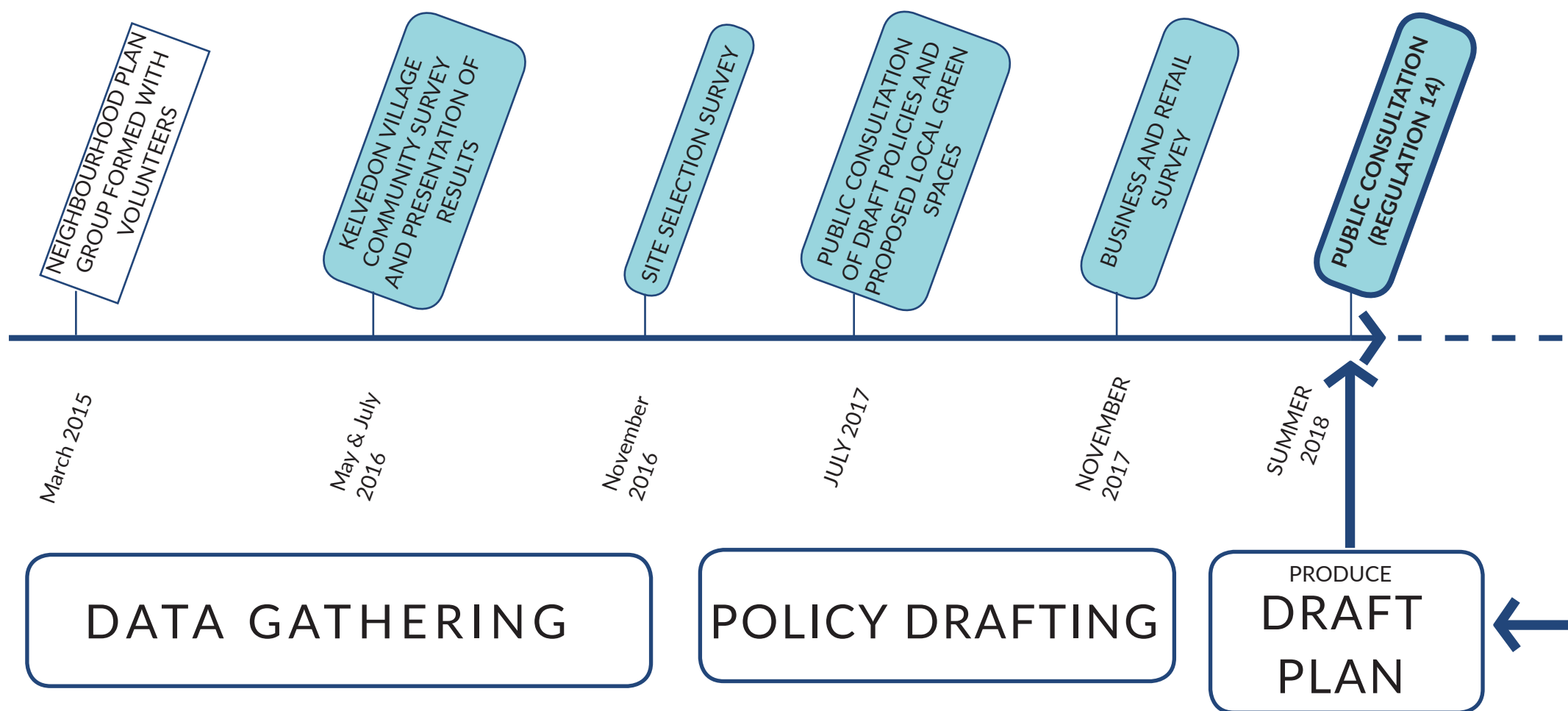
Map 1: Parish map

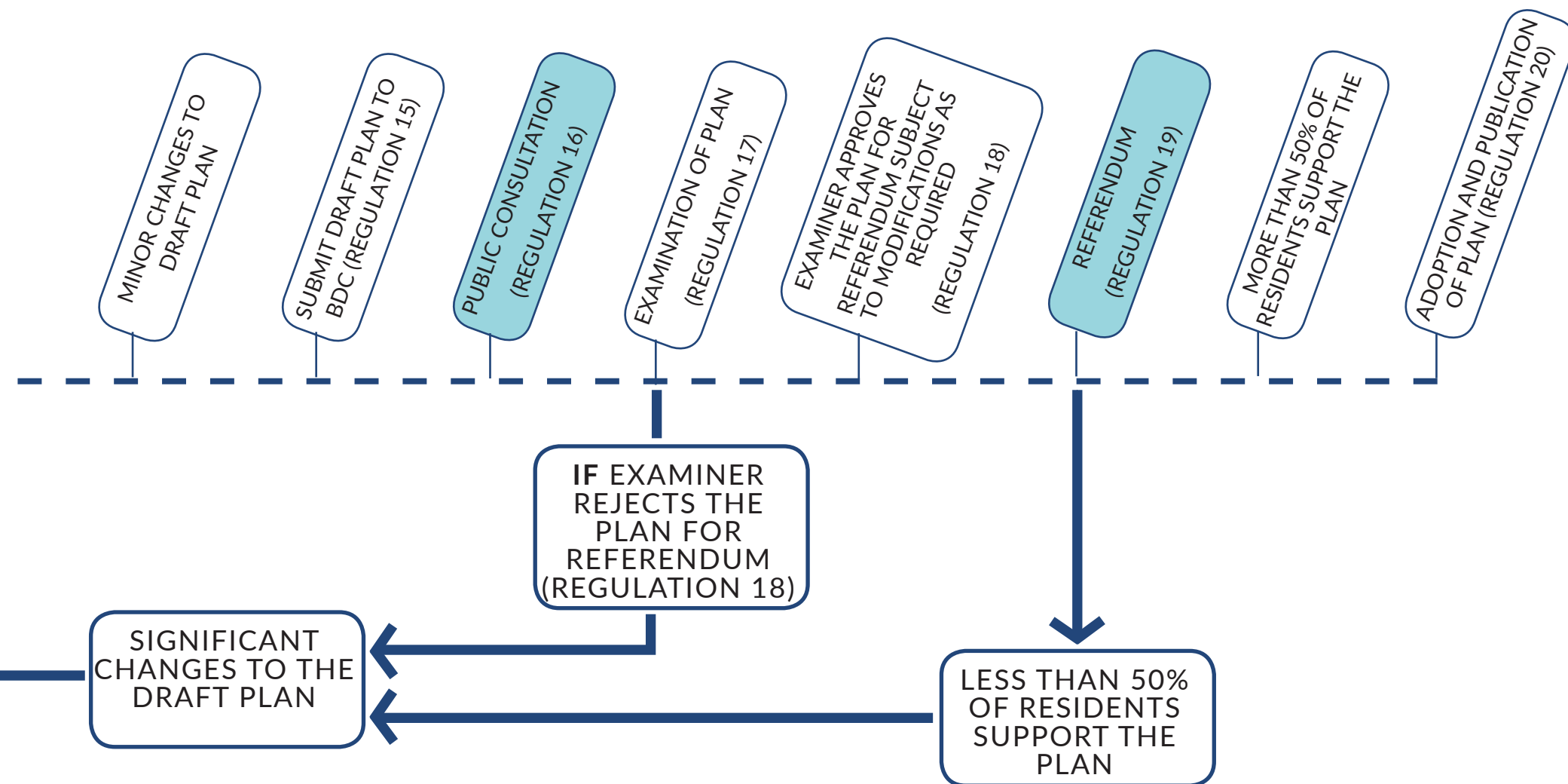


2. COMMUNITY ENGAGEMENT IN THE NEIGHBOURHOOD PLAN PROCESS

The Parish Council has followed the necessary legal steps to create the Neighbourhood Plan. This included a Community Engagement Action Plan to ensure that the whole community became involved, as well as others with an interest in the area.

The time line below illustrates the various stages in the process of developing the Neighbourhood Plan, see Figure 1 – Kelvedon Neighbourhood Plan Process. The opportunities which were given for local involvement, are highlighted in blue.







Consultation events included:

- A community wide data gathering survey in May 2016, delivered to each household and available online;
- Consultation events in July 2016, offering a total of 30 hours of face to face time in nine locations, covering 6am to 8pm on varying days, including weekends, to provide residents with the results of the community survey and to obtain their comments and feedback;
- A site selection survey in November 2016, delivered to each household and available online;
- A public consultation event in July 2017 on draft Policies and also available online;
- A Business and Retail Survey delivered to over 60 Kelvedon businesses, in November 2017;
- A Regulation 14 consultation over the Summer of 2018 until 14th September 2018.

Comments and feedback from these events, along with emails and comments sent to the Neighbourhood Plan website, will all influence the Plan.

Reports on surveys and details of consultations have been produced and are available to download from the Neighbourhood Plan website at:

www.kelvedon-np.co.uk.

Alternatively, residents can view paper copies between 9.30 and 12.30 on Monday and Thursday mornings, at the Kelvedon Parish Council Office, Suite 1, The Old Bank, 63 High Street, Kelvedon, Essex, CO5 9AE.

The Parish Council and the Neighbourhood Plan team would like to thank the whole community for participating in the process and for coming together to support the Neighbourhood Plan over the past three years.

The following have given up their time to develop the Plan and supporting evidence base:

Jean Anderson	James Astley	John Benson
Margaret Bignell	Amanda Button	Bill Clarke
Kate Crofts	Lindsey Cornes	Frankie De-Young
Carol East	Liz Gee	Daniel Grimes
Diane Hagger	Jill Hinds	The late Tony Hinds
Helen Hughes	David Jayatillake	India Jayatillake
Nicky Joshua	Geraldine Kennedy	Rob Lancashire
Elizabeth Maxted	Laurie Maxted	Ian Menzies
Caroline Moran	Sharon Perry	Mike Pilbeam
Luke Roberts	Geraldine Rowan	Alison Rowe
Nathan Rowe	Sandra Tingley	Anne Tremain
Gillian Westall		





3. HOW THE NEIGHBOURHOOD PLAN FITS INTO THE PLANNING SYSTEM

Neighbourhood Planning enables local people to decide what goes on in their Parish under the Localism Act 2011, which sets out a number of basic conditions for all Neighbourhood Plans to meet. As such, Kelvedon Neighbourhood Plan will:

- Have regard to national policy and advice
- Contribute to the achievement of sustainable development
- Be in conformity with the strategic policies of the adopted BDC Local Plan
- Will not breach, and will otherwise be compatible with European Union obligations
- meet the prescribed conditions of a Neighbourhood Plan including the proposals within it.

If passed at the local referendum by Kelvedon residents, the Kelvedon Neighbourhood Plan will be adopted by Braintree District Council and form part of the development plan which must be used in law to determine planning applications in the Parish.

3.1 How the neighbourhood plan fits into the planning system

Although housing is a large part of Neighbourhood Planning, it is about much more than that. The Plan is for Kelvedon Parish as a whole and looks at a wide range of issues, including:

- Achieving high quality development which fits in well with the location;
- Maintaining the heritage and character of Kelvedon High Street and other historic areas;
- Protecting open space within the Village and the surrounding countryside, including the landscape, views and habitats;



The Red House, Church Street

- Meeting local housing needs;
- Promoting local businesses;
- Local infrastructure and transport proposals, including the maintenance and enhancement of public rights of way, footways and cycle paths;
- Ensure adequate provision and sustainable growth of local schools;
- Protect and enhance open spaces and community facilities.

3.2 What period does the Neighbourhood Plan cover?

The Kelvedon Neighbourhood Plan generally aligns with the strategic policies of the Braintree District Local Plan for the period 2017 - 2032



4. KELVEDON TODAY

Kelvedon today has been moulded by its history dating from Roman times when a staging post developed on the Roman road (the old A12) now the High Street in the centre of the current village. Originally an agricultural village, its importance grew in the Eighteenth Century during a period of boom in agriculture and with its key position as a coaching stop on the London to Norwich Road. The importance of this through-route and the need to provide accommodation, facilities and services to road users led to the linear development of the village.

With the coming of the mainline railway to London, it has become an important commuter hub for residents of Kelvedon and surrounding villages. The recent expansion of Stansted Airport, the imminent opening of the new Crossrail route, and the proposed improvement schemes for the A12, A120 and the London to Norwich mainline will add to the attraction of Kelvedon as a commuter centre.

Kelvedon Parish Council was formed by The Local Government Act 1894. The Parish Council has been campaigning since the very early years, to control the speed and volume of traffic through the Village, with the first speed limits being introduced in 1914.



In the 1950s, the Recreation Ground was purchased, and in the 1970s the Parish Council designated the Brockwell Meadows as a Local Nature Reserve. In 2006, an acquisition of land was completed to create the High Street Car Park.

The main issues today, as highlighted by residents, relate to congestion and traffic volumes, healthcare, and the provision of smaller houses. The traffic issues are a consequence of the Village's excellent location and its good transport links to London and local towns, whilst others are as a result of under investment in the past and lack of supply.

These issues and others have been identified from research and raised by residents in the community surveys and at various consultation events that have been held. The background reports used to help prepare the Neighbourhood Plan are available on the Kelvedon Neighbourhood Plan website:

<http://kelvedon-np.co.uk/category/surveys-consultation/>



Parking outside the Conservative Club on the High Street causes congestion



5. THE VISION FOR KELVEDON

The Vision for Kelvedon looks forward over the next 15 years, and has been derived from public opinion received via our surveys and consultations:

“Kelvedon will continue to be a rural village, proud of its heritage and conserving the natural habitat for the benefit of the whole community. Our growth will be sustainable, well designed and attractive, so that the village remains a friendly, safe and tranquil place to live, with easy access to places of work and leisure for everyone.”

6. THE OBJECTIVES

From the Vision Statement above, the planning policy objectives have been developed for each policy area. These objectives are the guiding principles for the policies. The objectives are repeated within each policy section for ease of reference.

HOUSING OBJECTIVES

- To enable local people to stay in the village throughout their lifetime, as their needs change.
- To ensure an adequate supply of affordable housing to meet the needs of the Parish.
- To maintain a strong community by ensuring a mix of home types and integration between different types and tenures of housing within the village.
- Blend new housing into Kelvedon and ensure that the design and style of the new development reflects or improves upon the character of the local housing.
- Provide new housing as required by the Braintree Local Plan.

MOVING AROUND OBJECTIVES

- Support measures to reduce traffic and congestion.
- Reduce commuter parking within existing residential roads and proposed developments

HEALTH AND SOCIAL CARE OBJECTIVES

- Kelvedon will have healthcare facilities which are of a sufficient standard and capacity to cater comprehensively for the needs of its existing and future populations.
- It must also be recognised and planned for, that a large part of the population are either ageing adults or younger children, which will place age-related needs on local healthcare delivery and care-giving facilities.
- The facilities will be accessible, local and adequately arranged to provide primary healthcare to a population whose demography is both growing in size and age.

EDUCATION OBJECTIVES

- Education provision to be in step with housing provision.
- Education provision to continue to be of good quality, appropriate for both the needs and location of the village.

HERITAGE OBJECTIVES

- Maintain the character of Kelvedon and enhance the setting of the Conservation area and listed buildings through high quality design of the public realm along the High Street.
- Ensure that new development proposals reflect the local vernacular for layout, street scene and house styles.
- Recognise the importance of Local Heritage Assets to Kelvedon
- Support a new burial ground for the village



NATURAL ENVIRONMENT OBJECTIVES

- To protect and enhance the various green spaces within and around the village
- Allow for new open spaces to be created to meet the requirements of the village
- That new development is well designed and integrated into existing green infrastructure.
- Make better use of the River Blackwater as a leisure resource whilst conserving and protecting the wildlife habitats.
- To ensure key views are respected
- To define a green space gap to prevent coalescence.
- Protect the provision of allotments within the village



BUSINESS AND RETAIL OBJECTIVES

- To maintain and support strong economic and social activity for Kelvedon.
- To sustain economic growth by enhancing employment opportunities in the Parish; having a thriving retail core and increased options for home working.
- To support superfast broadband and excellent mobile telephone provision, available to all residents and businesses.
- Ensure any development of business premises is done in an environmentally sensitive way.
- To support and retain the number and mix of independent shops in the village High Street.



7. HOUSING POLICIES

INTRODUCTION

As the population in the country grows, the gap between the number of households forming and the number of new homes being built continues to grow. There is a danger that young people will not be able to find suitable affordable homes in our village.

Statistics show that Kelvedon has an above average number of detached and semi-detached houses and four bed properties. It also has a below average number of terraced houses and purpose-built flats which means that there are not enough starter homes to help people obtain their first foot on the property ladder.

In the 10 years from 2001-2011, there was an increase of 82 dwellings in Kelvedon, which is an increase of 5.7%, compared with an increase of 6,816 dwellings in Braintree District (12.187%), and an increase of 1,781,272 dwellings in England (8.3774%). This shows that Braintree District has seen a higher rate of increase in property numbers when compared to the rest of England, but the increase in Kelvedon is below that of the rest of England by around 2.7%.

During the above stated period, development in Kelvedon has taken place on sites inside the Village Development Boundary. Land is finite in this area due to the proximity of the A12 and the railway line. The preferred site selected by BDC in their Local Plan, is outside the Village Development Boundary and represents a significant expansion, especially when looked at in conjunction with proposed development in Feering.

Also of note in Kelvedon is under occupancy. In 2011, a majority of properties (62.9%) consist of only 1-2 people due to an aging population. Older people are more likely to under-occupy housing and be reluctant - or unable to move to homes that might better suit their needs. This imbalance needs to be addressed with suitable properties being built to accommodate these needs.

It is clear from the research that has been undertaken, that the housing supply for young families and for older people, is insufficient. There is less of

a desire within the community for developments that predominantly include large 4/5-bedroom 'executive type' homes. These do not meet current local needs but tend to attract people moving in from outside the area to take advantage of the excellent commuting and transport links.

As of May 2018, the site which is the preferred option under BDC's Local Plan, has been granted outline planning permission. Another three sites, which are not included within the BDC's Local Plan, are currently under consideration for outline permission. If any of these additional sites are granted permission, Kelvedon's allocation of new homes put forward by BDC will be exceeded by significant number. The following policies will help ensure that all development will focus on community needs first.

HOUSING OBJECTIVES

1. To enable local people to stay in the village throughout their lifetime, as their needs change.
2. To ensure an adequate supply of affordable housing to meet the needs of the parish.
3. To maintain a strong community by ensuring a mix of home types and integration between different types and tenures of housing within the village.
4. Blend new housing into Kelvedon and ensure that the design and style of the new development reflects or improves upon the character of the local housing.
5. Provide new housing as required by the Braintree District Local Plan.



HOUSING POLICIES

HO1 NUMBER OF NEW HOMES

- a. **Braintree District Council's Submission Local Plan indicates that the minimum number of new homes to be built in Kelvedon in the period 2017 to 2033 will be 291.**
- b. **The site known as Monks Farm or Land West of Kelvedon Station has been granted outline planning permission for 250 dwellings, under planning application number 17/00418/OUT. This is also identified as Site 335 in Braintree District Council's Submission Local Plan.**
- c. **The Site 332 as identified in Braintree District Council's Submission Local Plan has been identified for 41 specialist housing units, in association with St Dominic's Care Home.**
- d. **Further new residential development above this 291 minimum number will be supported where it is demonstrated that the provision of necessary infrastructure, including healthcare provision/improvements, primary school place provision, sewerage capacities and road infrastructure, can be achieved in time to serve the needs of the development once complete and occupied. Conditions, planning obligations and S106/Community Infrastructure Levy contributions, of an appropriate and reasonably related scale, will be sought and used to manage the phasing and occupation of new dwellings.**

JUSTIFICATION

Taking into consideration sub-national population increases,¹ and based on the 2011 census data, it can be ascertained that the population of Kelvedon will potentially increase by 676 over the next 21 years. This would indicate that an additional 280 dwellings would need to be built in the parish over this period, to accommodate this population increase. BDC's Local Plan requirement is 4% higher than this, which is in keeping with their contingency level. BDC's Local Plan allocates Kelvedon's additional housing based on its assessment as a sustainable location for growth, due to its

services and facilities. However, BDC have stated that the original allocations of 300 dwellings in Kelvedon and the 750 dwellings in Feering were not possible concurrently, due to the current infrastructure being inadequate for both developments.² to be brought forward at the same time.

Residents of Kelvedon have stated that there are urgent and critical infrastructure requirements which need to be addressed. These include the Health Centres being at overcapacity, with building and service improvements required, insufficient primary and pre-school places, traffic and transport issues through the High Street, and also, in particular, at the junction with Station Road. This junction in particular will be put under further strain by any developments which are located too far away from the railway station to be within walking distance, which will encourage the use of cars instead.





HO2 PHASING OF NEW HOMES OVER THE PERIOD 2017 to 2033

As part of the planning application process for sites of 10 or more homes, a housing trajectory and phasing plan for the delivery of new homes and infrastructure should be submitted. The trajectory should take into account, where possible, the infrastructure requirements of the development and the cumulative provision of infrastructure from other developments.

JUSTIFICATION

Solving the housing crisis is about much more than simply house building; it is about creating successful places and communities in which people want to live. For an existing community to grow in a socially and economically sustainable manner, a continuous supply of new homes should be available. New residents should be integrated into the village over a period of time, with services, facilities, transport, and employment opportunities developing to match the growth. This policy therefore aspires to even out growth in new homes across the Plan period, giving the community time to adapt and grow its facilities, welcome and integrate the new residents.

However, in view of the large number of dwellings put forward by BDC, and the number of further housing developments proposed, it is important that these are phased to identify and enable delivery of the necessary infrastructure. This includes, but is not limited to, highways and transport, sewerage, healthcare, education, community services and formal recreational space. This is in line with BDC's Vision Statement, as set out in their Local Plan. Policy HO2, therefore, strengthens and promotes the Planning Authority's role in monitoring and coordinating the timing of delivery of homes, across developments of 10 or more homes in Kelvedon, over the Plan period. The phasing proposals must demonstrate how the infrastructure improvements and amenities will be delivered, in advance of each phase of the development being occupied. In setting the size threshold for this policy, consideration has been given to the size of recent sites in our area and the effect this number can have on the already struggling infrastructure in the village.

By way of precedent for an evenly paced rate of growth, Cuckfield Neighbourhood Plan includes a trajectory for phasing housing at a sustainable pace.

HO3 DEVELOPMENT BRIEFS

Development proposals which include 10 or more dwellings on sites larger than 0.4 hectares will be required to submit a Development Brief, as set out in Appendix A, Volume 2 and to actively engage in consultation with the Parish Council and the community as part of the design process, prior to a planning application being submitted.

Planning applications for developments which require a Development Brief, must be accompanied by a Statement of Community Consultation, as set out in Appendix B, Volume 2.

JUSTIFICATION

There is strong support for ensuring that future housing development delivers a wider mix of housing types than has been the case in recent years. The provision of appropriate and necessary infrastructure and community amenities is also a priority. It is the wish of residents to have greater involvement and influence on proposals for developing these larger sites (as recognised in NPPF paragraphs 69 and 188).

A Development Brief is a very useful tool to achieve this goal. Developers can set out their proposals for new housing development schemes with sufficient detail to allow the local community to understand what is being proposed and be able to engage in a meaningful consultation process. Local views can then be incorporated into the evolution of the design of the development. It must be stated that, although intended for larger housing developments, it is good practice for community consultation to have a role in all planning applications, where practicable. The Parish Council are in support of Development Briefs becoming a part of the planning process for Kelvedon, to help raise the standard of development and engagement with the community. In setting the size threshold for this policy, consideration



has been given to the size of recent sites in the area and the impact they can have on local character. The village will therefore have a great insight into what will be well considered proposals and be able to influence ideas to overcome issues that may arise from increased development.

HO4 LOCATION / SITES WHERE DEVELOPMENT WILL BE PERMITTED

Applications for housing development outside the Village Development Boundary will be only be considered favourably if ALL of the following conditions are met:

- a. Most homes built on the site shall be within 720m walking distance of Kelvedon village centre, which is defined as the T-Junction between Kelvedon High Street and New Road AND**
- b. The site adjoins the existing Village Development Boundary of Kelvedon along at least one of its boundaries AND**
- c. The proposal will make a positive contribution to the local character, shape and scale of the area AND**
- d. Safe and satisfactory access and egress arrangements can be made into the site; AND**
- e. There is genuine open countryside separating the proposed site from the built-up areas of neighbouring villages AND**
- f. New homes are not sited on a flood plain with Environment Agency Zones 2 and 3: i.e. which has a moderate or significant flood risk where there are no flood defences or are within the extent of extreme flood. Developers would be required to demonstrate any additional flood modelling work that has taken place, in order to supersede the flood zone maps AND**
- g. That new development is of a high quality for both design and materials and is designed to be inclusive.**

JUSTIFICATION

In order to preserve the sense of community and village feel, Kelvedon needs to be developed to minimise the number of journeys made by a car, which is an essential part of sustainability. The NPPF endorses this view in several places, including paragraph 38, which states: 'Where practical, particularly within large scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.' Therefore, any sites allocated for general housing should be as near to the village centre as possible. Compactness and rural feel are important to residents who want to avoid a sprawling settlement that merges with nearby villages.

The location of dwellings, facilities and public transport in close proximity to each other, encourages walking and cycling, instead of car use, for local trips. In the Kelvedon Community Survey Report 2016, 63% (244 residents) agreed that any major development should be within a 10 minute walk of services. Using a flat speed of 3.11mph and 2.28mph for those persons aged 65 years and over, a distance of 720 metres was calculated as an average distance for a 10 minute walk and 1,070 metres for a 15 minute walk. According to the Essex Design Guide 2005, preferably, no part of a residential area should be further than 400 metres from a regular bus route, 600 metres from a primary school, and 1,500 metres from a secondary school. These distances would be desirable but may not all be achievable, given the constraints of the village layout.

The NPPF, paragraph 103, also requires that the Plan reduce and manage flood risk to allocate or develop land to avoid locating development in areas of higher risk and where it is not possible to manage and mitigate that risk. Where a site borders or lies in close proximity to Zones 2 or 3, the application will need to demonstrate that the impact of climate change does not result in an unacceptable risk to the property and its occupants.



HO5 MIX OF HOUSING TYPES

Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Parish.

On developments of 10 or more homes, developers will provide a mixture of housing types for the market, which broadly reflects Kelvedon's most up to date housing needs, derived from projections of household types:

1 BEDROOM	7%
2 BEDROOMS	31%
3 BEDROOMS	50%
4 BEDROOMS	12%

A diverse mix of home types within each of the categories will be provided, in line with projected need, to include, for example: starter and smaller homes i.e. those with one, two or three bedrooms, bungalows, flats, a mixture of detached, semi-detached and terraced homes for all sizes.

Provision of bungalows within the development is required, at the rate of at least 17% of a development over 10 dwellings, to meet the needs of local residents.

Subject to being in keeping with the surrounding area, development proposals delivering two to three bedroom houses will be encouraged.

Schemes of fewer than 10 dwellings should seek to provide two bedroom starter homes, bungalows and/or one and two bedroom flats, suitable for a variety of occupiers.

JUSTIFICATION

Recent new developments of market housing in Kelvedon have generally provided for the higher end of the market i.e. larger four and 5 bedroom detached houses. With existing houses being extended, this is leading to an imbalance in housing provision, with the loss of two and three bedroom houses, as a result. In the Kelvedon Community Survey Report, local residents indicated the wish to see more houses built 'that our children could afford', i.e. starter and smaller homes, and also a more adequate supply of new homes for older people who are wishing to downsize. Under-occupied family homes would then become more readily available. The Plan intends to deliver more terraced and semi-detached homes, as well as bungalows and flats to balance against the over abundance of four and five bedroom detached homes in the parish (although BDC shows a mix of 4% one bedroom, 31% two bedroom, 45% three bedroom and 20% four bedroom homes,³ the evidence for Kelvedon, gathered from both national statistics data and the local community, supports a slightly different mix).

EVIDENCE

National statistics data for 2011,⁴ for Kelvedon, shows that the number of three bedroom properties in Kelvedon is nearly 11% lower than that found in both Braintree District and in England, whereas Kelvedon has an above average number of four bedroom homes (12-15.3%) and five plus bedroom homes (0.7-1.7%). The recent Kelvedon Community Survey Report 2016 also indicated that residents were predominantly in favour of one, two and three bedroom properties, and opposed to the building of additional four plus bedroom properties. Since the census in 2011, Kelvedon has seen a loss of 21 three bedroom properties within the village, through conversion, mostly to four bedroom properties (data up to October 2017).⁵ The national statistics data⁶ also indicates that the majority of homes in Kelvedon (62.9%), consist of one to two people. From this it can be concluded that a considerable number of homes are under-occupied. Further data⁷ also shows that the number of one resident households, family households over 65, amounts to 20.9% of the Kelvedon populous. With an ageing population, this proportion will increase and future provision needs to be made. The Kelvedon Community Survey Report 2016 showed that 69% of respondents (368) stated that there is a need for bungalows in Kelvedon. At present,



there are 144 (44 detached, 83 semi-detached and 17 terraced) bungalows in Kelvedon. Of these, 107 are owned by Greenfields Community Housing, which leaves 37 available on the private market. The Kelvedon Community Survey Report 2016 showed that 111 residents need to move in the next five years. Of these, 38% indicated that they would require a bungalow, which would require the provision of at least 42 new bungalows in the parish. This figures equates to the 17% requirement cited in Policy HO5. Brandon Lewis MP, Minister for Housing and Planning in August 2014, and Nicky Morgan MP, Treasury Select Committee Chairman in November 2017, called for more measures to be put in place to require developers to build more bungalows, which people can move into in later life. Figures for 2014 show that only 2% of English homes were bungalows at that time, which demonstrates that these are in very short supply.

Market pressures and the changing demographic profile of an ageing population in Kelvedon, indicates that allowing for an increase in smaller one, two or three bedroom dwellings and building more homes for older people, such as bungalows, will provide for a much needed wider choice of housing in Kelvedon. Most people who live in Kelvedon wish to stay here, whether it is a first time buyer moving out of the family home, or older people downsizing from their larger family homes. Allowing for the provision of all of these types of dwellings gives a more diverse and much needed range of properties in Kelvedon and also allows the re-release back into the market of the larger four bedroom family homes which Kelvedon already has.

HO6 DENSITY, FOOTPRINT, SEPARATION, SCALE, BULK

New development should be similar in density, footprint, separation, scale and bulk of the buildings in the surrounding Parish generally and of nearby properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

All new developments ensure that:

- a. The scale, height and massing fits unobtrusively with the existing building, or in the case of new dwellings, the curtilage),**

and the local character of the street scene.

- b. The development makes a positive contribution to the local character and scale of the area.**
- c. The spacing between buildings to respects the character of the street scene.**
- d. The gaps which provide views out of the village to surrounding countryside, are maintained.**
- e. The materials are compatible with the materials of the existing building.**
- f. The traditional boundary treatment of an area is retained, and where feasible, reinforced, and**
- g. The privacy, daylight, sunlight and outlook of adjoining residents, are safeguarded.**

JUSTIFICATION

The trend has been for new developments to be built to a much higher density and much closer together than in previous years. This results in a loss of green frontage, loss of privacy to surrounding properties and a negative impact to the overall street-scape, and both the built and natural environment. The bulk and scale of houses in new developments, both in the village centre and in the residential neighbourhood around it, has, on occasion, been much greater than the properties they border, so that they stand out unpleasingly from their surroundings. Increased density also adds to the problems of traffic congestion and parking. Any new development should respond to the local character and history of the surrounding area and the immediate neighbouring properties. They should be sensitively positioned in their plots and not dominate, in height or bulk, the street-scape or the neighbouring properties. New development must positively contribute through sympathetic, visually attractive design and landscaping.



HO7 AFFORDABLE HOUSING

- a. On sites, accommodating 11 or more dwellings, the equivalent of a 40% affordable housing provision will be provided, in line with BDC's Local Plan.⁸
- b. Tenure will be on a 70/30 split of rented and intermediate housing, unless it can be demonstrated that the ratios need to be adjusted to meet local need.
- c. The type of affordable housing provision must reflect local need. Shared ownership provision for smaller households is particularly required.
- d. The location, layout and design of the affordable housing within the scheme must create an inclusive development, wherein the dwellings are distributed in clusters and are externally indistinguishable from market housing
- e. The first occupation of any affordable dwelling will be specifically for people with a local connection to the Parish of Kelvedon, with a housing need, in accordance with the prevailing Allocations Policy of the Local Authority. This requirement will form part of the section 106 Agreement.

Local connection is defined as follows:

- The applicant has lived in the parish for 2 of the last 8 years and/or
- Has immediate family (parents, children, siblings) who have lived in the Parish for 5 years or more, or
- Has been employed for more than 20 hours per week in the Parish for 2 years or more
- Applicants must be registered on the District Housing Register

JUSTIFICATION

Social sustainability is about building communities. A thriving community relies upon a mix of ages and skills to be sustainable. There is not a large pool of affordable private sector rented accommodation in Kelvedon, and there are a percentage of young people who want to stay in the village but are unable to do so because of the lack of affordable housing. Those living away and wishing to be nearer to family in Kelvedon, need access to high quality affordable options as well as people employed in the village, who need the option of living here, to reduce car journeys to work, carbon emissions and to help maintain their life/work balance. A range of options, including, for example, shared ownership, and affordable rental units is preferred.

BDC policy requires a residential development of 10 or more dwellings to provide 40% as affordable homes. Figures from Stat-nav between April 2009 and March 2016 showed that there were 385 bids for properties in Kelvedon. As at July 2016, there were 33 households in Kelvedon waiting for housing association homes, with a total of 59 from Kelvedon and surrounding villages (Feering, Bradwell and Rivenhall). This need strengthens the case for first occupation for people with a local connection. Evidence from the Kelvedon Community Survey Report 2016 shows that 84% (459) of respondents agree that affordable housing must be offered at first occupation, only to people with a local connection.

Although these statistics show that there is a clear need for more social housing in Kelvedon, changes in policy from Government mean that subsidies for housing on social rent have been curtailed, making it very difficult to ask for in negotiations at planning stage. The current BDC figures suggest of affordable housing, that the requirement is for 70% affordable rented and 30% intermediate housing. The Kelvedon Community Survey Report 2016 showed that residents have a greater need for intermediate housing, at 9% (10 residents), compared to affordable rent, at 4% (4), but there was a larger requirement for housing association rental accommodation, at 15% (16), which, if these figures are combined, show that the 70/30 split is suitable for Kelvedon's needs.

Integration of affordable housing within new developments is essential. It should be distributed throughout the developments and use the same



design and building materials as the market housing, so that they are indistinguishable. They should not be hidden from view.

HO8 MINIMUM GARDEN SIZES

Houses, when built, should have a minimum private garden size of 100m². Exceptions to this requirement will be:

- a. One and two bedroom dwellings – a minimum private garden area of 50m² will be required.
- b. Three bedroom terrace dwellings – private gardens shall be a depth of 2.5m x the width of the house (except where provision would exceed the 100m²).
- c. For flats– a minimum balcony area of 5m², where appropriate will be required, with a similar size private area for the ground floor dwelling, and a private communal area for all, which shall be to a high specification of design and materials, with a hard and soft landscaped garden area of 25m² per flat.

JUSTIFICATION

The village is valued for its rural setting. Not everyone wants a large garden, but high density build with small amenity spaces gives rise to a cramped and closed environment. Gardens are important for many reasons, especially for health and mental well-being. Access to fresh air, a safe place for families to play, a place for tranquillity and relaxation, exercise, gardening, growing food, wildlife habitats, education and outside living space are all important for a good quality of life. Family sized dwellings should provide sufficient private garden amenity space to meet typical household recreational needs. Gardens are an important feature of the Parish, contributing to its character and appeal, which needs to be retained. All garden space should reflect the area and be appropriate in relation to topography and privacy.

The Kelvedon Community Survey Report 2016 showed that 78% (433) agreed that minimum garden size should be offered, and the Essex Design Guide has recommended minimum garden sizes of 100m² as a requirement of most new housing types, since 1973. This size has been found to provide

an acceptable and workable minimum standard to accommodate most household activities and offer an area for private relaxation. However, within the Essex Design Guide, reference is made to private amenity space, which allows for a smaller area to be provided for new dwellings. Even though this Guide is used by BDC to inform its policies on minimum garden sizes, this reduced provision is not preferred

HO9 HIGH QUALITY BUILDING AND DESIGN

All new developments should demonstrate good quality design, respect the character and appearance of the surrounding area and be in accordance with the national technical housing standards. In the Conservation Area, this means recognising and reinforcing Kelvedon's vernacular architectural heritage, through choice of materials, height, space, layout and orientation.

Outside the Conservation Area, a positive contribution will be made to the street scene, where choice of materials complements those buildings nearby and by being of a height and scale that is in keeping with the neighbouring buildings.

Development that fails to take the opportunities available for enhancing the local character and quality of the area will not be permitted. A central part of achieving good design is responding to and integrating with local surroundings and landscape context, as well as the built environment through:

- a. Using good quality materials which complement the existing palette of materials used in the area.
- b. Using green hedging and/or trees for highway boundaries wherever possible and in keeping with the street-scape.
- c. Adopting the principles of sustainable urban drainage where appropriate.
- d. Minimising surface water run-off and incorporating sustainable drainage systems (SuDs) where required.
- e. Ensuring safe access for pedestrians, suitable for those using a



pushchair, wheelchair, mobility scooter, walking stick or other walking aid. For cyclists, safe and attractive cycle routes to link up, where practical, with existing cycle routes in the Village, or surrounding villages, will be provided. For road users, streets will be designed in a way that encourages low vehicle speeds and allows them to function as social spaces.

- f. Providing adequate refuse and recycling storage, incorporated into the scheme to minimise visual impact:
- g. Innovative design, that is sustainable in its design, construction and operation.
- h. Parking will be designed so that it fits in with the character of the proposed development.

Consideration should include:

- Garages designed to reflect the architectural style of the house they serve.
- Garages to be set back from the street frontage.
- Parking located in between houses (rather than in front) so that it does not dominate the street scene.

To help achieve the above;

- New developments will adhere to the principles of the Building for Life Standard (BfL), or any successor schemes, to help deliver Kelvedon's vision to remain an attractive, well designed and sustainable place to live, as it grows. On the traffic light scoring system, the design of new developments will normally be expected to score as many 'greens' as possible, minimise the number of ambers and avoid 'reds'.
- Developers submitting applications will demonstrate how they have considered Building for Life and other national design guidance and standards.
- The detailed internal layout of buildings is not generally a planning matter, however all units must be positioned, or

sited, to maximise outlook and natural light, for the benefit of its occupiers. In 2015, the Government introduced technical housing standards⁹ which are a nationally described internal space standard. All new development should be in accordance with these standards.

JUSTIFICATION

High design standards should apply across all scales of new development, as well as infrastructure projects. Enhancements to the public realm, landscaping measures and attention to architectural detail are important features, which should be included in new developments. Strategic scale and local green infrastructure can make a vital contribution to quality of place, biodiversity and health outcomes, if properly integrated into the design and delivery of a new development.



Design and building standards state: 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' (NPPF paragraph 56). This Neighbourhood Plan supports the NPPF's objective to achieve excellence in design - especially design that will help establish a 'strong



sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF Paragraph 58). Kelvedon already has a rich variety of architectural styles and new development here must contribute to this variety, while at the same time being sympathetic to the existing character of the area. The policies do not restrict development; instead they challenge developers to deliver innovative development of high design which responds to its surroundings and is appropriate for the Parish. Further information concerning the design of proposed developments in the Parish is contained in Volume 2.

The Case For Space – The Size of England's New Homes¹⁰, a paper written by RIBA, suggests that the focus should move to thinking about the quality of those homes and not just quantity. In a rush to build quickly and cheaply we risk storing up unnecessary problems for the future. Space is an important factor when people are choosing a home, but many feel that newly built homes aren't big enough. Existing research shows that a lack of space has been shown to impact on the basic lifestyle needs that many people take for granted, such as having enough space to store possessions or even to entertain friends. In more extreme cases, lack of adequate space for a household has also been shown to have significant impacts on health, educational attainment and family relationships. According to the report, new homes in England appear to be getting smaller. The average home in the UK was 85m² and had 5.2 rooms, with an average area of 16.3m² per room. In comparison the average new home in the UK is 76m² and has 4.8 rooms, with an average area of 15.8m² per room. A review of existing research suggests that the space in homes can affect the educational outcomes of children, public health costs, individual well-being and interpersonal interactions and relationships.¹¹ For these reasons complying with new technical housing standards, and those which describe internal space standard is becoming increasingly important if we are to safeguard for the future.

HO10 REPLACEMENT DWELLINGS AND EXTENSIONS

The replacement of existing dwellings and the building of extensions within the Village Development Boundary, will be supported where it meets the following criteria:

- a. There should be no over-development of the plot, taking into account the existing footprint of the dwelling and the relationship to plot boundaries; AND
- b. It incorporates good quality design, which maintains or enhances the character and appearance of existing buildings, the street scene and surroundings; AND
- c. It does not have an unacceptable impact on the amenities of neighbouring occupiers or impact significantly on the landscape setting Conservation Area, or listed buildings.

Specifically, proposals must provide and maintain adequate:

- Private amenity and utility space.
- Access and parking.
- Materials compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and where feasible, reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.



JUSTIFICATION

The rising market value of large dwellings in the Parish has driven a high rate of extensions to smaller properties, to add further bedrooms and living space. This results in a corresponding loss of smaller and more affordable dwellings, to the detriment of locally employed people and the characteristics of the local landscape. This policy seeks to retain an appropriate mix in the size of housing stock in the rural areas. Since the census in 2011, a loss in Kelvedon of 21 three bedroom properties and eight two bedroom properties has been observed within the village, through conversion, mostly to four bedroom properties (data up to October 2017).

Inappropriate extensions or alterations of existing dwellings in built up areas can have a detrimental effect on the openness and rural character of the countryside, and in particular, villages such as Kelvedon wherein the main High Street is in a Conservation Area. Proposals which result in a dwelling which is considerably larger than an adjoining dwelling, or which results in a cramped or over-developed plot compared with the characteristics of the surrounding development, will not be acceptable. Listed buildings or buildings within the Conservation Area are, of course, subject to further controls.



Brockwell lane



ABODE development, Cambridge

HO11 WINDFALL SITES

The Plan supports the development of ‘windfall sites’ (small development sites within the current Village Development Boundary) proposed for 5 or less dwellings, that would develop currently derelict or brownfield sites, providing that the development:

- **Respects the Conservation Area and any other nationally listed or Local Heritage Asset**
- **Is able to demonstrate suitable off-street parking facilities**
- **Fulfils the requirements of the Kelvedon Design Guide**

JUSTIFICATION

Currently (as of April 2018) there are a number of small sites within the Village Development Boundary that are derelict or under-utilised for their intended purpose. In the recent past, developers have applied for development on some of these sites, but they weren’t successful for a variety of site specific reasons. Alternative plans might be more successful in the future. Other sites have been identified through the village character assessment as having potential for re-development as they are derelict or no longer fully utilised for their intended purpose.

Derelict sites often encourage antisocial behaviour as well as representing a wasted opportunity to utilise land more efficiently without developing ‘green land’ further. Appropriate re-development of these area would be welcomed, providing they comply with the relevant policies.



8. MOVING AROUND POLICIES

INTRODUCTION

The most important single improvement identified in the Kelvedon Community Survey of 2016 (393 of 526 respondents)¹² was the reduction of traffic travelling through Kelvedon High Street. Specific A12 improvements also received high levels of support with 338 calling for a London-bound access at Feering and a further 164 for an additional Colchester-slip at London Road, Kelvedon. Furthermore, when residents were asked whether they thought that the current infrastructure had the capacity to support an increased population, 90% (491/546) said they didn't think so.

Work towards the expansion of the A12 trunk road to three lanes between Chelmsford and Marks Tey is due to start in 2020, but announcement of the preferred route prior to a final consultation has been further delayed. Essex County Council has announced its preferred route for the A120 but this is still subject to confirmation¹³. If either or both projects proceeds, they will have a considerable effect on traffic in Kelvedon over at least the next decade, initially during construction and finally through the reduction in through traffic from neighbouring communities.

In both cases (A12 and A120) Highway England is the body responsible. The NPPF¹⁴ enshrines the importance of adequate infrastructure, the need to base all aspects of future development on the principle of sustainability and, through design and a variety of incentives, to encourage alternative methods of travel and a reduction in pollution. Steps to achieve these ends have been included in ECC and BDC's existing/future planning policies, and Kelvedon Neighbourhood Plan's Policies have been formulated in response to local views and are in conformity with such higher level policies.

Map 2 identifies the key transport routes and nodes in and around the village.

MOVING AROUND OBJECTIVES

When consulted on the key objectives for the Plan period 2017-2033 residents were in agreement with the following statement to

- Support measures to reduce traffic and congestion.
- Reduce commuter parking within existing residential roads and proposed developments

MOVING AROUND POLICIES

MA1 TRAFFIC CONGESTION

Otherwise acceptable proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas:

- a. that section of the High Street between New Road and St Mary's Road;
- b. the section between Trews Gardens and Station Road; and
- c. Station Road to the High Street during peak rush hour movements.

This would apply to any development of over 10 units of 2 or more bedrooms.

JUSTIFICATION

Responses to the Neighbourhood Plan consultations and from meetings with community groups have clearly demonstrated that the most important issues to the majority of residents are those relating to traffic and transport infrastructure, where responsibility for implementation lies at national and county level. The Neighbourhood Plan's intention is to make meaningful comments on such matters, and to express support as appropriate.



Map 2: Transport map



MA2 TRAFFIC CALMING

Proposals for housing development which will directly access onto the London Road, Kelvedon High Street, Station Road and Coggeshall Road will be required to make provision for, and contribute to, appropriate traffic calming measures.

Contributions for these improvements will be sought from S106 and/or Community Infrastructure Levy. The cost of these improvements will be based upon the number of off-street car parking spaces per development.

These improvements have been outlined in Section 14- Developer Contributions

JUSTIFICATION

When asked how residents prefer to move around the village, 78% (417/536) said walking. However only 62% do this everyday, whilst only 2% would like to cycle around the village, 30% drive every day.

The developers of the Monks Farm site on Coggeshall Road will be required to provide pedestrian foot-ways of a suitable width to allow two pushchairs or wheelchairs to pass comfortably along the full length of the site frontage and into the Village centre. Improvements may also be required to the junction of Station Road with the High Street and Swan Street to manage the flow of traffic at peak times. Consideration shall also be given to reducing speeds of traffic entering the village from Coggeshall on the B1024, improving the provision and safety for cyclists, creating a suitable gateway into the village at either the edge of the Parish near to the Halfway Cottages or close to the Village Development Boundary.

Housing developments accessing onto the High Street will need to demonstrate that there is suitable forward visibility for all road users and the required space to complete turns. Further consideration shall be required for on-street parking, reducing road sign clutter, providing safe crossing points and changes to the road alignment to facilitate appropriate junction arrangements. Appropriate materials are to be used to maintain the historic

core of the village.

The long straight nature of London Road has long been a cause for concern to the community due to occurrences of excessive speed and its direct uninterrupted connection to the A12. Any new housing development with direct or indirect access on to the London Road will need to demonstrate that all road users will have suitable forward sight-lines and available space to complete their manoeuvres in to and out of access points along this road. Furthermore developers must demonstrate that appropriate traffic calming measures have been considered with the relevant authorities for the entire length of London Road, from its junction with the A12 or any new configuration of this trunk road, and St Mary's Square. Consideration shall be given to reducing speeds, improving the provision and safety for pedestrians and cyclists, creating a suitable gateway into the village.

MA 3 TRANSPORT AND ACCESS

New housing development should achieve the objective of improving connectivity within the village and must provide appropriate safe pedestrian and cycle routes to public transport hubs e.g. bus stops and the railway station, and also the medical, recreational, educational and retail facilities. Where possible these routes should link to other local and national networks.

Access for all should be the norm. Where possible, shared use cycle ways/footpaths should be provided within new housing developments. The needs of those with mobility problems and visual impairment should be considered e.g. dropped kerbs, textured surfaces, thus also benefiting the needs of people with pushchairs.

Housing developments will be required to implement 'shared spaces' or 'living streets' to reduce both the speed and dominance of motorised transport, by removing unnecessary street furniture/road markings, introducing specific materials and a speed limit of less than 10 mph.

Provision should be made for the ongoing maintenance of any foot



or cycle paths provided under this policy through adoption of the path as highway or by recording the path as a public right of way on the Definitive Map or by other appropriate mechanism.

Any new public or shared private parking areas should provide secure covered cycle bays or storage. Increased secure cycle parking will be provided at local amenities e.g. Health Centre, Library, Kelvedon Recreation Ground, and railway station to meet demand, encouraging residents to use cycles instead of cars.

Provision should be made for sustainable modes of transport including the requirements of electric and hybrid cars within new and refurbished developments and car parks. Consideration should also be given to car sharing schemes open to residents of both new developments, and existing, with provision for storage/parking of cars and in conjunction with reduced parking standards and controlled parking zones.

This Plan will resist any proposals that would reduce public bus and train services for either their destination or frequency of service to the village.

therefore include for the requirements of electric cars whilst car sharing should be included where possible within new and refurbished developments and promoted through travel plans.

JUSTIFICATION

Encouraging and allowing the safe movement of people around the village and beyond is not only good for people's health but is also good for society, as it allows and encourages greater social interaction. New streets should allow for the safe and comfortable movement of both pedestrians and cyclists as well as providing 'access for all'. The Plan supports the provision of cycle storage facilities at key locations around the village to encourage further use of cycles reducing the over reliance on car journeys for short trips.

The Kelvedon Community Survey of 2016, showed that 61% of commuters travel less than 25 miles for work. Such journeys could be undertaken by more sustainable modes of transport. Housing developments should





MA 4 PARKING PROVISION

Proposals for all new homes to be built in Kelvedon should provide for one off-street parking space for each bedroom, unless otherwise justified, having regard to site-specific circumstances and Essex County Council parking standards.

JUSTIFICATION

The Kelvedon Community Survey of June 2016 strongly identified the concern of insufficient residents' parking within the village and the need to restrict non-resident commuters parking on residential streets 4% and 7% respectively. New housing developments must ensure that sufficient and appropriate parking is included within new developments, to reduce on-street parking. At the same time, measures are to be put in place to restrict commuter parking from those using the railway station and parking on residential roads, rather than within the designated car parks.



High Street car park



Cars parked across the pavement of the High Street

9. HEALTH AND SOCIAL CARE POLICIES

INTRODUCTION

Health Services in Kelvedon are currently shared with Feering and other adjacent communities. Map 3 Shows the distribution of various health care facilities in the village.

The healthcare facilities are of the utmost importance to all residents and it is strongly desired that the current levels of service are maintained and improved as demands increase over time.

The impact of housing development on population numbers will need to be managed so as not to diminish existing service levels. This will require collaboration between developers, planners, the surgeries, health commissioning bodies and other current or future stakeholders. Any new provision of primary healthcare facilities are to be capable of future expansion to meet growth and demographic changes so that GP services continue to thrive.

As of May 2018 Kelvedon has two GP surgeries, two dental practices, (one NHS/private and one fully private), plus private sector optician, osteopath, physiotherapist, and chiropody/podiatry services. All of these services are used by residents from other neighbouring villages.

Kelvedon & Feering Health Centre (KFHC) has four doctors, with a range of contracted hours. In addition, there is one nurse practitioner, two nurses and two healthcare assistants. They are supported by administration and reception staff.

Brimpton House Surgery (BH) has one doctor and one nurse/midwife, supported by reception and administration staff.

The most recent CQC inspections (KFHC in 2015 and BH in 2016) rate both surgeries as 'good'.^{15 16}

Increased patient numbers from housing developments in Kelvedon and Feering will place additional demands on existing services.



HEALTH AND SOCIAL CARE OBJECTIVES

- Kelvedon will have healthcare facilities which are of a sufficient standard and capacity to cater comprehensively for the needs of its existing and future populations.
- It must also be recognised and planned for, that a large part of the population are either ageing adults or younger children, which will place age-related needs on local healthcare delivery and care-giving facilities.
- The facilities will be accessible, local and adequately arranged to provide primary healthcare to a population whose demography is both growing in size and age.

HEALTH AND SOCIAL CARE POLICIES

HSC1 HEALTHCARE FACILITIES

The creation of new and improved healthcare facilities within the village will be encouraged, whilst resisting any loss of existing services, which thereby reduce the provision of health services to our increasing population.

Healthcare in the village will be maintained in step with the development of new dwellings making it 'future proofed' and sustainable and should be aimed at providing services to 'enhanced level'²⁵ providing essential and additional GP services to a higher standard and including other specialised services such as treatment of minor injuries.

In addition to clinical space, particular attention should also be given to accessibility, parking and proximity to public transport services.

JUSTIFICATION

The existing surgery facilities are at near maximum capacity.¹⁷ The policy of NHS England that rent reimbursement to building owners may be at no more than market rate is also to be taken into consideration.¹⁸

As of May 2018 Kelvedon has outline planning approval for an additional 250 dwellings within the parish and speculative applications awaiting decisions for a further 416 dwellings. As a statutory consultee, NHS England responded to an outline planning application, now granted on Monks Farm. It stated in a letter written in May 2017¹⁹ that the proposed development alone, of circa 250 houses, will put significant pressure on existing resources. The letter also states that the increased population level will place pressures on services, which are unsustainable without financial input from the developers. The proposed development of circa 1,000 dwellings on Crown Estates land in Feering will also put pressure on health services in Kelvedon until and unless other health facilities are made available locally.

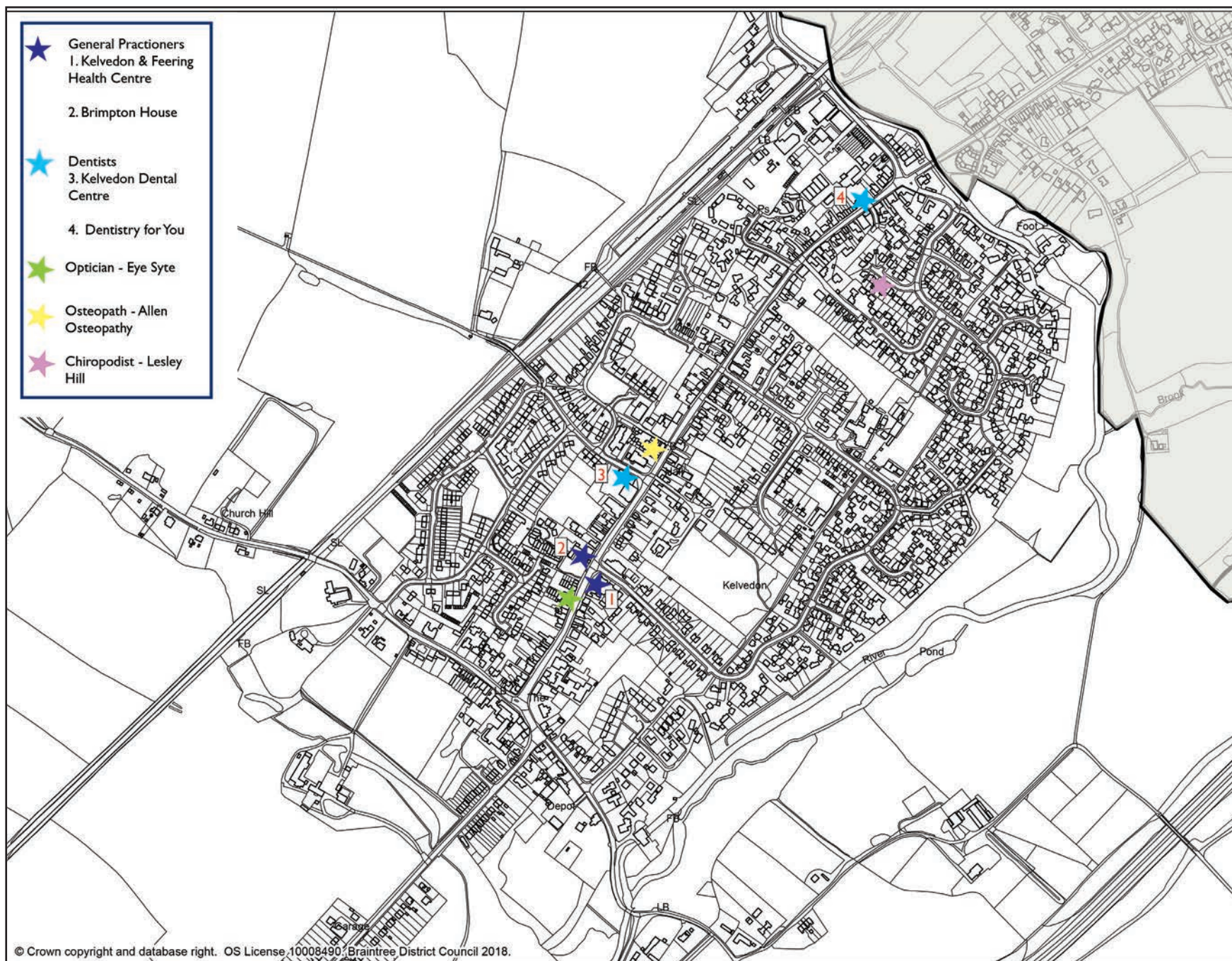
The most recent projections²⁰ suggest that average household size is projected to fall from 2.35 in 2014, to 2.21 in 2039. NHS guidelines in the aforementioned letter²⁰ recommend one full time equivalent (FTE) GP and one other health professional (OHP) for every 1750 residents. On this basis, the 250 new dwellings currently proposed for Kelvedon, will generate an additional circa 550 residents which together with the existing circa 5000



Brimpton House Surgery



Kelvedon and Feering Health Centre



Map 3: Healthcare and Social Care map



as at 2017, total 5550. This indicates that Kelvedon alone would require three FTE GPs plus three OHPs. Department of Health space standards²¹ suggest 120m² per GP, giving a minimum building size of 360m². If all the speculative proposals receive planning consent, this would give rise to a further circa 1000 residents – total 6550. On the same basis as above, this number of residents would then need 3.7 FTE GPs plus OHPs, requiring 444m².

If no additional medical facilities are built in Feering, the numbers rise by a further 4700 (2500 existing population plus 1000 new homes x 2.2) to a total for the two villages of circa 11,250 or seven FTE GPs plus seven OHPs. A minimum building size of 840m² would be required. As a comparison an average modern three bedroom home is approximately 120m².

The Practice Manager at KFHC, reported that the practice were adding at least one new patient to their list every week, which in the long term will be unsustainable.¹⁶ The surgery at Brimpton House is a 'single-handed provider' with only one GP available. This is a style of GP surgery that is becoming less common, indicated by a drop of 40% in this type of service between 2004 and 2014.²² Group practices are now more prevalent and are usually able to offer a wider range of services, as well as a choice of GPs to address specific issues (e.g. a female doctor may be preferred by some patients for ante and post natal care and 'women's health').

Data from the 2014 report by the Institute for Fiscal Studies, 'Does GP Practice size matter?'²³ reports that in general smaller practices provide poorer quality primary care services. They achieve lower Quality of Framework scores on average and have higher rates of hospital admissions among their patients for ambulatory care sensitive (ACS) admissions', i.e. where effective community care could help prevent the need for hospitalisation. They do perform better than larger practices, however, on dimensions related to patient experience.

Neither practice in Kelvedon offers all the services at the 'enhanced' level as described by The Royal College of General Practitioners, e.g. neither offers extended minor surgery.²⁴ and neither practice is in a purpose built space. Residents claim that they struggle to get appointments, especially at times to suit the working population. Residents also ask for a wider range of routine

health services to be available within the village e.g. treatment for minor injuries.²⁵

AN INTERMEDIATE SOLUTION

As of May 2018 the three development proposals that could provide health centre space are London Road and Monks Farm in Kelvedon and Crown Estates in Feering. None of these have full planning permission as of May 2018. The proposed scheme at London Road does include provision for a health centre. The Crown Estates scheme in Feering is likely to be large enough to contain a health centre but is at least 10 years away from completion. Monks Farm does not currently contain a proposal for a health centre.

Further discussions with MECCG in May 2018²⁶ recognise that there is an immediate need to provide additional capacity and to address the limitations of the current KFHC building. Under these circumstances the MECCG believe that the best option in the medium term will be for a new medical facility to be built within one of the proposed Kelvedon developments.

The Neighbourhood Plan would support this proposal.

NEW CARE MODELS

The MECCG stated in the meeting of February 2018 that the preferred 'health service model' going forward is to consolidate services into health care 'hubs' where a wider and more coordinated range of services may be provided. 'The NHS : Five Year Forward view'²⁷ describes these as typically serving populations of circa 20,000 with each hub offering integrated services that will reduce the need for attendance at A & E.

A Freedom of Information request has shown that Colchester Hospital University NHS Foundation Trust has declared 130 'black' days and a further 196 'red' days for the year to October 2017, meaning that the hospital service is running under extreme pressure for both bed availability and/or A&E provision.²⁸

The document, 'Transforming Primary Care in Essex – the Heart of Patient Care',²⁹ outlines plans to review and decommission surgeries where



the buildings are inadequate and to introduce contract changes where investment from NHS England is required, to increase access for patients.

The Neighbourhood Plan will support a joint approach with Feering should the anticipated populations of the villages reach the circa 20,000 in the establishment of primary health services and 'at home' social care services.

10. EDUCATION POLICIES

INTRODUCTION

Kelvedon has been a place of education since the 17th century with the first school, Aylett's Foundation School founded by Thomas Aylett in Maldon Road in 1632 until it closed in 1944. It is now the library and museum. At different times, various other private schools were established in the village along the High Street and Church Street.

Today the village has a 2 form of entry primary school - Kelvedon St Mary's Primary Academy School, a day care nursery from age 3 months to rising 5 year olds at Brimpton House and the Kelvedon and Feering Preschool which is a parent led charity. Older children need to travel to either Coggeshall or Tiptree or to other towns for secondary and sixth form education. Map 4 shows the distribution of education providers in the village.

The primary school moved to its current site in Docwra Road in the late 1970's and occupies a large site which currently includes two playing fields and a series of outdoor hard playgrounds, plus a covered swimming pool. Internally the school does have some undersized class rooms compared to government standards.^{30, 31} The school was rated as 'Outstanding' by Ofsted in 2016 which has attracted children from other areas to the school. A falling birthrate within the village has enabled this demand to be met. However, as so many travel from beyond the village this has led to an increase in parking and congestion issues at pick up and drop off times, which is not only an issue for parents, but also for nearby residents. ECC have stated that by applying the Primary Admissions Area to the main September Reception year intakes in the future, that the school could accommodate the proposed development at Monks Farm³².

The Kelvedon and Feering preschool uses two rented demountable units within the grounds of the primary school, whilst Brimpton House is on the High Street. With the approval of the Monks Farm outline planning application, ECC identified that approximately a further 23 preschool places³³ will be required and funding will be made via a S106 contribution towards this provision.

The extracurricular opportunities in Kelvedon are numerous and provide an excellent range of activities for young people, including: Scouts, Cubs, Beavers, Guides, Brownies, Rainbows, dance, drama and sport, as well as social events such as those provided by the Youth Club and Youth Forum. The churches, public meeting spaces and the Recreation Ground enable the community to enjoy a wide range of education and leisure activities for all ages, without the need to travel further afield



Former Aylett's Foundation School , currently the library and museum

EDUCATION OBJECTIVES

- Education provision to be in step with housing provision.
- Education provision to continue to be of good quality, appropriate for both the needs and location of the village.



EDUCATION POLICIES

ED1 THE PROVISION OF DAY CARE NURSERY

The Plan supports the continued provision of nursery day care facilities within the village and will support further expansion of the current facilities providing that it is in keeping with the Conservation Area and is able to demonstrate that there is suitable off-street parking facilities for the additional staff.

Additional day care facilities within the Village Development Boundary would also be welcomed, again, providing that there is sufficient off-street parking for staff and a suitable location for parents to park.

JUSTIFICATION

Brimpton House is currently the only children's day care provision within the village, offers 58 places at any one session and employs 23 members of staff. It has recently been rated as 'outstanding' by Ofsted (2015). The Nursery operates within a Grade II listed converted residence on the High Street, which it owns freehold, and also enjoys the use of substantial gardens to the side of the building. The nursery's owner would like to expand the facility if suitable provision became available, as there is a demand for further places within their setting³⁴.

The Plan would also support additional children's day care provision within the Village Development Boundary providing that suitable parking arrangements for staff can be made and that parents are able to park safely whilst dropping off and collecting children. A location within the Village Development Boundary is preferred, to encourage parents to walk children to the nursery rather than drive.

ED2 THE PROVISION OF PRESCHOOL EDUCATION

The Plan supports the provision of high quality permanent and improved preschool provision providing that a suitable site with regards to location, size of building, suitable parking for staff and visitors on-site, and for parents nearby and external play space provision could be found. Ideally, the location would be centrally located within the village to encourage walking to and from the provision for all users.

JUSTIFICATION

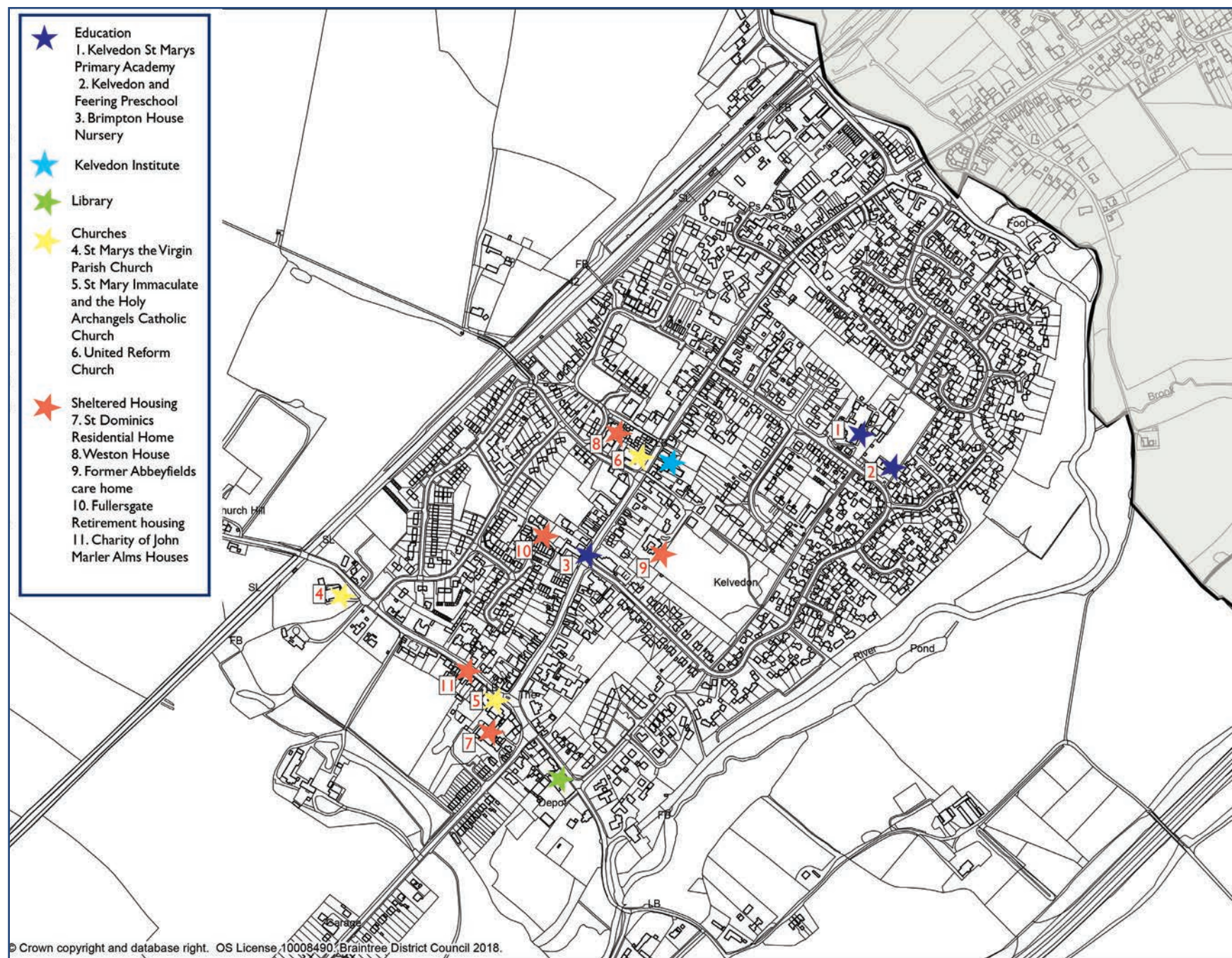
The village currently only has one preschool; Kelvedon and Feering Preschool which occupies two 'demountable' buildings within the grounds of Kelvedon St Mary's Primary Academy School.

The preschool is an independent entity from the school and is run by a committee of parents and carers as a charitable organisation. They share external fenced play space with the ABC Club (providing before and after school care for Key Stage 1 and Key Stage 2 children) which operates from a third adjacent demountable building. As they operate at different times of the day, there is generally no conflict from sharing external space or a common access point, although it is not ideal.

Essex County Council have stated that a further provision of approximately 23 spaces is required for children as a result of the Monks Farm outline planning approval and a Section 106 contribution has been set to facilitate this³⁴. With the increased demand, Kelvedon and Feering Preschool would like to increase the number of pupil spaces available, however, the current lack of space prohibits this³⁵.

The Plan would support the development of the current preschool to accommodate more children providing that adequate and appropriate parking for staff and parents could be demonstrated.

In addition, if a new location were proposed for a preschool this would also need to provide suitable accommodation including outdoor play space proportional to the internal floorspace of the building, staff car parking



Map 4: Community Assets



and demonstrate that appropriate parking for parents is available without detriment to local residents and other local users. Ideally this would be within easy walking distance of the centre of the village and the primary school so that parents do not need to drive to and from drop-offs and collections for siblings attending each setting.

BDC policy LPP 64 Educational Establishments, requires that:

“Sites proposed or in current educational use are protected on the Proposals Map for that use. The change of use or re-development of educational establishments and their grounds will not be permitted unless:

- a. It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational or community use can be found
- b. Satisfactory alternative and improved facilities will be provided
- c. The area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections

....

Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.

The Council recognises the differences in location and design requirements between rural and urban based new education proposals in the District and will assess applications accordingly.”

ED3 THE PROVISION OF PRIMARY SCHOOL EDUCATION

The Plan supports the expansion of the current Kelvedon St Mary's Primary Academy school buildings to accommodate the likely increase in pupil numbers associated with proposed development, providing that satisfactory staff and visitor car parking can be provided for within the site.

JUSTIFICATION

Essex County Council's 'Commissioning School Places in Essex'³⁶ and the 'Meeting the Demand for School Places in Essex – 10 Year Plan 2018-2027'³⁷ documents are regularly updated in line with possible future developments within the village (latest editions dated January 2018). Indications from current birth rate trends and planning approvals (as of January 2018) are such that a new primary school would not be needed.

A third ECC document; 'Developers Guide to Infrastructure Contributions'³⁸ states that ECC would only consider a new one form of entry, school for 210 pupils to be required from a development of 700 dwellings –which is considerably more houses than is currently proposed within Kelvedon. Developer contributions would still be sought from these lesser numbers of new houses in line with the guidelines.

From discussions with the Head Teacher³², the school faces issues arising from:

- Undersized class bases when compared to current space standards.
- Insufficient staff and visitor car parking facilities on site.
- Problems with car parking around the local residential roads where children are driven to and from school,
- Improvements which are needed to the fabric of the buildings and the provision of further enhanced facilities.

Data from the Kelvedon Village Community survey of June 2016³⁹ shows that 107 of the respondents had children attending Kelvedon St Mary's at



the time. Respondents were asked whether they would prefer to expand the current primary school or build alternative provisions of one kind or another. This question was answered by 84 respondents with 35 selecting the option to expand the current site, 24 selecting the option to have a second smaller Key Stage 1 and Key Stage 2 school built and 17 respondents opting for a split school. On this basis, the Plan will support expansion of the current site.



Kelvedon St Mary's Primary Academy School

include properties built between the wars, at New Town and Easterford Road, then, after the Second World War, Braintree Rural District Council built the Church Fields Estate. Property developers recognised potential in Kelvedon and in the 1960s and 1970s the Swan Mead and Riverside estates were built.

As Kelvedon has continued to grow, the issues it faces reflect some of the restrictions of its historic heritage. Protecting heritage means the High Street cannot be changed. The village's environs are further restricted by the A12 to the east, and the railway line to the west which together with the River Blackwater, form obvious 'boundaries' to the village these could also create further linear development resulting in unsustainable 'ribbon development' with no obvious heart to the village.

HERITAGE OBJECTIVES

- Maintain the character of Kelvedon and enhance the setting of the Conservation Area and listed buildings through high quality design of the public realm along the High Street.
- Ensure that new development proposals reflect the local vernacular for layout, street scene and house styles.
- Recognise the importance of Local Heritage Assets to Kelvedon
- Support a new burial ground for the village



Timbers' Church Street

11. HERITAGE POLICIES

INTRODUCTION

Kelvedon's roots go back over 2,000 years to pre Roman times. The Canonium settlement at the crossing of the River Blackwater was the third and final staging post on the route from Londinium (London) to the Roman capital of Camulodunum (Colchester). The Roman road was a major thoroughfare which was a key foundation for the development of the village and from which the village heritage has grown and evolved over the past two millennia.

There are 99 listed buildings in Kelvedon, of which two are Grade I, ten Grade II* and the remainder Grade II. The character assessment of Kelvedon highlights distinct areas that have been developed over the years. These



HERITAGE POLICIES

HE1 THE HIGH STREET

The public realm of the High Street for pedestrians and local businesses will be protected and enhanced.

Map 5 identifies the three local centres along the High Street:

- AREA 1: St Mary's Square
- AREA 2: Junction of New Road
- AREA 3: Junction of Station Road

In these areas, public realm enhancements which improve pedestrian movements and help to create focal points for business activity and community interaction will be particularly welcomed.

In addition, the High Street has two pinch-points that severely hamper the flow of traffic during rush hour periods (also identified on the map). These are due to a narrowing of the cross section of the road and on-street parking which restricts the flow of traffic. In other areas, the cross section of the road is particularly wide and enhancements could be made to provide defined on-street car parking lay-bys. Realignment of the kerbs, 'build outs', changes in surface, restriction to parking and crossings could be utilised in these areas to make positive changes to the public realm.

The introduction of appropriately designed measures to create gateways to the village in the locations shown on the map, which improves conditions for all highways users and creates a sense of place for the village, will also be supported.

Development proposals which will impact on the public realm will need to demonstrate how they will contribute to a high quality public realm within Kelvedon High Street, subject to complying with other policies.

JUSTIFICATION

The High Street with its wide variety of building styles and materials is what gives Kelvedon its special character, its genius loci. It is also the central core of the Conservation Area.

Historically, the village has been focused around either end of the High Street due to the river crossing in the north, and the church to the south, leading to the development of two commercial areas⁴⁰. Latterly, with the redevelopment of the Co-Op, a third has evolved around the mid-point of the High Street. This mid-point is now the acknowledged centre of the village, although there is nothing to indicate this.

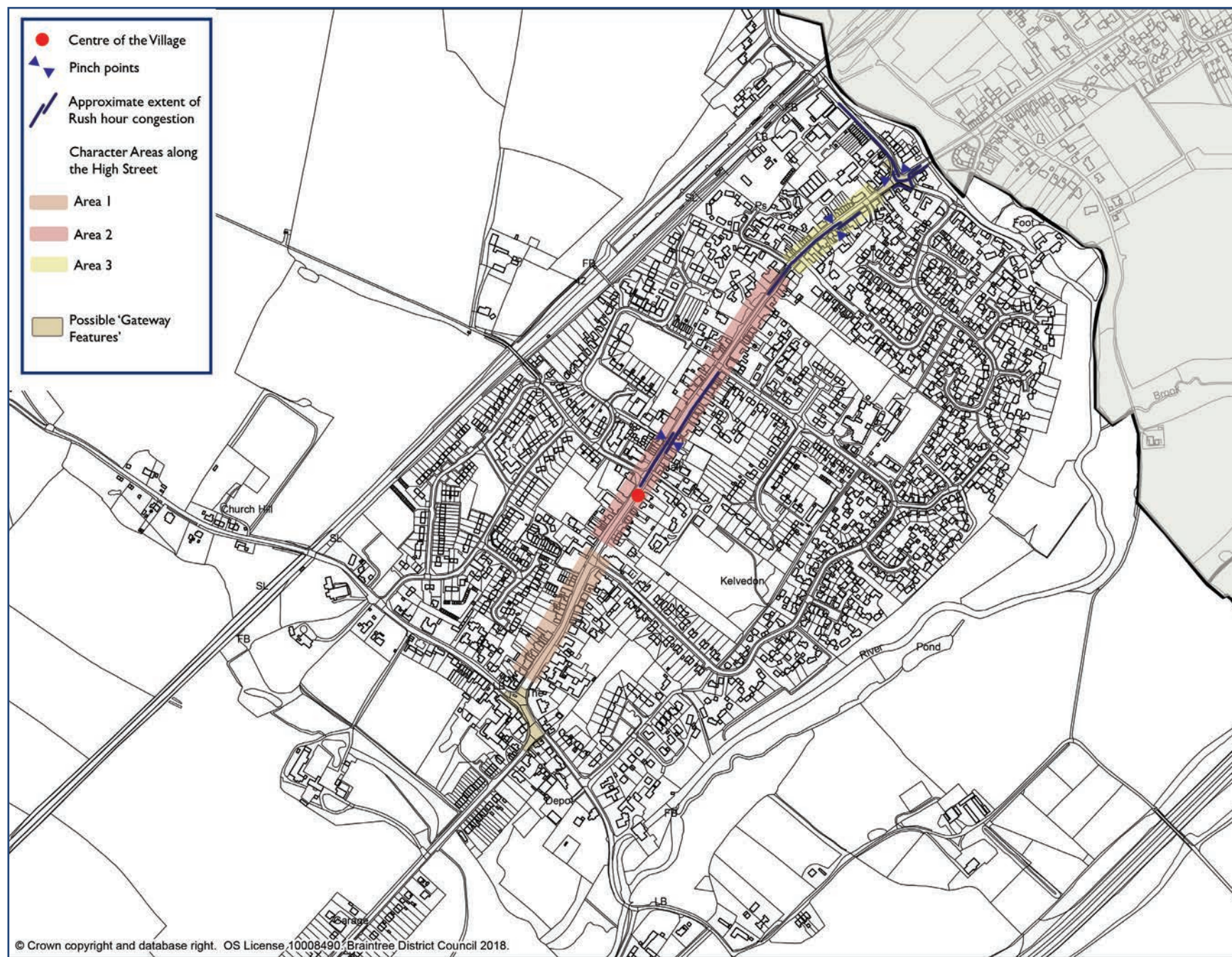
Survey work carried out as a part of the Built Form Character Assessment⁴¹ for the High Street concludes that although the public realm is generally in good condition, further enhancements could be made to make improvements to the issues of congestion, parking and speeding along the High Street as well as improving the historic setting of the village for both residents and visitors alike. Map 5 illustrates the three areas of the High Street.

Furthermore, comments received through the Kelvedon Community Village Survey 2016⁴¹ and other consultation events frequently refer to these issues as a major concern for residents.

This policy aims to support BDC Local Plan policy LPP 50 Built and Historic Environment⁴² which states that:

"Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas."





Map 5: High Street Issues



HE2 NEW BURIAL GROUND:

The Plan would support the designation of a new burial site if land became available in close proximity to the Church Street area and in particular St Mary the Virgin Church. An alternative location would be in close proximity to the other smaller cemetery that is associated with the United Reformed Church located alongside Kelvedon Recreation Ground. Either of these locations would have to fulfil the requirements of statutory consultees such as Natural England/Environment Agency

Ideally, such locations should be able to provide the following:

- 40-50 years of suitable ground,
- be adjacent to or very close to a road, to provide access for both pedestrians and vehicles,
- provide parking facilities for hearses and sufficient for attendees and disabled drivers.

The Churchwardens have requested that such a location would ideally be within 500 metres of the Church, for a more traditional burial site, however it is recognised that sites further away may need to be considered.

Consideration will also be given to the creation of a natural burial ground for the village. A natural burial ground would offer an alternative form of burial not currently available in the parish. A natural burial ground may be better suited in a more rural location within the parish, should a suitable site become available and support for this will be given, provided that the site is deemed of an appropriate size for its intended duration, be adjacent to or very close to a road, and can provide parking facilities for hearses and sufficient attendees, including disabled drivers.

JUSTIFICATION

The current burial ground located opposite St Mary the Virgin Church has only a limited lifespan of available plots for the future⁴³. Efforts should be made to identify a new burial ground in conjunction with the Parochial Church Council, United Reformed Church, Catholic Church, Chelmsford Diocese and Kelvedon Parish Council so as to fulfil the statutory requirements of such a land use.

This policy would be in alignment with BDC LPP 66 Cemeteries and Churchyards⁴⁴.

HE3 LOCAL HERITAGE ASSETS:

The Plan supports the process of designation of Local Heritage Assets, by Braintree District Council in accordance with the NPPF. All development should respect, and where possible enhance the setting, character and appearance of non-designated Local Heritage Assets within the Neighbourhood Plan area. Where possible, and subject to viability considerations, Local Heritage Assets should be used to reinforce local distinctiveness and contribute to the social and economic well-being of the area.

JUSTIFICATION

The NPPF, paragraphs 126-141⁴⁵ and the BDC Local Plan LPP60⁴⁶ both highlight not only the importance that statutorily Listed buildings have to a locality, but also those that are not listed.

Along Kelvedon's High Street within the confines of the Conservation Area designation and elsewhere within the Parish, there are a number of buildings and structures that although not formally listed contribute significantly to the street scene of the village and play an important role in the community, providing community buildings as well as historic associations.

The comments received from the Kelvedon Village Community Survey of June 2016 highlighted how highly Kelvedon's High Street is thought of⁴⁷.



'Give the village a better sense of identity if there was a better focal point to the village.'

'Development of the High Street as somewhere to visit'

'Reduced traffic flow through the High Street. Hopefully making shopping/ walking/cycling a more pleasant experience. This would encourage investment in appropriate retail and regeneration/ maintenance in historic properties situated there.'

12. NATURAL ENVIRONMENT POLICIES

INTRODUCTION

Kelvedon owes its existence to a river and the landscape it has carved. Occupying the east facing valley side of the River Blackwater, the village sits in a 'bowl' that rises almost to the ridge line whilst the parish extends further to the south and west across the open boulder clay plateau.

The open nature and long distance views across the parish to the west contrasts with the short distance views into the village from the surrounding ridges to the east and north due to the well wooded slopes and valley floor location.

The landscape features of the plateau are of gently rolling hills, medium to large scale arable fields with either fragmented hedgerows to the west of the parish towards Silver End and more intact hedgerows closer to the village. There are some large scattered tracts of woodland, mainly associated with the river, which tend to be planted with willow as well as more established deciduous woodland to the west, in particular around Allshots Farm.

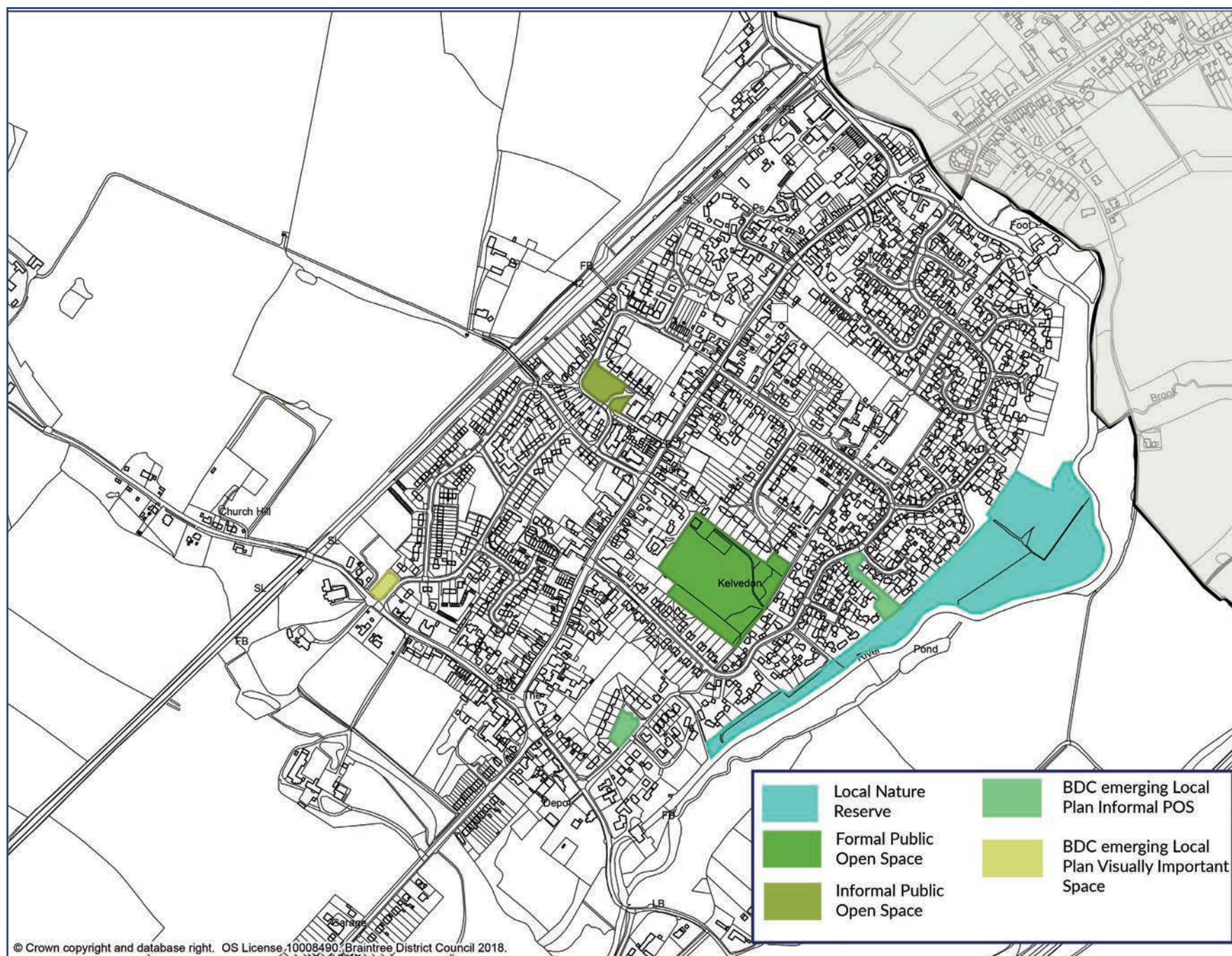
Within the village, the long corridor of the High Street and its development has guided development to the sides. The Parish Council recognised the need for open space in the village for people to enjoy, and in the 1950s purchased land for the Recreation Ground at The Chase. The development of the Riverside Estate in the 1980s, provided the Parish Council with the opportunity to create the Brockwell Meadows Local Nature Reserve, which encompasses the edge of the river as it swings around the eastern edge

of the village. However, today, it has been recognised that the village has insufficient formal and play spaces, in particular for the older children as well as no access to larger areas such as a country park.

NATURAL ENVIRONMENT OBJECTIVES

- To protect and enhance the various green spaces within and around the village
- Allow for new open spaces to be created to meet the requirements of the village
- That new development is well designed and integrated into existing green infrastructure.
- Make better use of the River Blackwater as a leisure resource whilst conserving and protecting the wildlife habitats.
- To ensure key views are respected
- Protect the provision of allotments within the village





Map 6: Open Spaces in Kelvedon



NATURAL ENVIRONMENT POLICIES

NE1 EXISTING PUBLIC OPEN SPACES:

The Plan supports the retention of existing designated Public Open Spaces within the village, which includes the formal Recreation Ground, and the other informal public open spaces at Church Road, Brockwell Lane and Thorne Road and the Brockwell Meadows Local Nature Reserve.

JUSTIFICATION

The BDC Pitch and Outdoor Sports Needs assessment⁴⁸ and Open Spaces Study⁴⁹ documents recognise the shortfall of formal parks and gardens within the village and the under provision of sports facilities and certain play facilities. Map 6 identifies these existing areas. The Plan supports the retention and improvement of these community facilities in conjunction with BDC LLP 53 Provision for Open Space, Sport and Recreation⁵⁰. When the community⁵¹ were asked to name their important public open spaces the top three responses were as follows: 31% Brockwell Meadows, 26% the Recreation Ground, and 16% choosing other spaces

NE2 THE PROVISION OF NEW RECREATIONAL AND PLAY SPACES

The Plan will support the designation of public open spaces within new development or the re-purposing of existing amenity spaces within the parish to meet the shortfall identified.

JUSTIFICATION

The BDC document Pitch and Outdoor Sports Needs Assessment⁴⁹ and Open Spaces Study⁵⁰ recognises the shortfall of various types of public open space from formal to amenity spaces. Within Kelvedon there is a shortfall of the following:

- 4.03ha of Amenity Space.

- 0.54ha of Parks and Recreation Grounds which includes parks, recreation, outdoor sports pitches both fixed and private.
- 0.01ha of Play Space.
- Natural Green Spaces of greater than 100ha within 5km of Kelvedon.

The Pitch and Outdoor Sports Needs assessment recognises that there is currently no land available or suitable to make up the identified shortfall in Amenity and Combined Recreational Spaces. Existing spaces within the village could be repurposed to provide the shortfall in Youth Play Space within a suitable location. With regards to the lack of a significant large Natural Green Space, an area of this size would be difficult to provide for within the Parish.

The Plan would therefore require the creation of new public open spaces as Amenity, Parks and Recreation Grounds or Play Spaces to reduce this shortfall, within new housing developments in accordance with the requirements of the Open Spaces Study.





NE3 PROTECTION OF HEDGEROWS AND BIODIVERSITY:

All development proposals will seek to enhance biodiversity wherever possible.

Significant housing development proposals which are likely to have a direct or indirect adverse impact on local biodiversity, habitat, wildlife of a Local Nature Reserve or protected species, will be permitted providing an independent survey report, which is supported by Braintree District Council's Ecological Adviser, demonstrates that:

- there are no alternatives with less harmful impacts, or:
- that appropriate mitigation measures or, as a last resort, compensation measures, can be provided to achieve a net enhancement to the site's biodiversity.

Surveys or assessments, including Phase 1 Habitat Surveys, which accompany development proposals, should be undertaken at an appropriate time of year to reduce the need for repetition. Some surveys, however, may need to be repeated for particular species throughout the year, if so required. Surveys must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them, in accordance with the requirements of the licence from Natural England.

Significant housing development proposals which may result in the loss of bird nesting habitat, must include, by way of mitigation within the new development, suitable alternative nesting habitat.

Housing development proposals should seek to maintain and enhance hedgerows and in particular those associated with ditches, and where possible, increase their connectivity to allow the freedom of movement for species on or through the site. Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the corridor.

JUSTIFICATION

Within the Village Development Boundary there are lengths of species rich hedgerow as well as many mature trees. The Parish, beyond the built environment, is intensively farmed. Across this land there are scant and diminishing hedgerows and sporadic copses of trees, which are maintained primarily for game cover. The BDC Open Spaces Study⁵⁰ identifies that there is a shortfall of large natural habitat within the vicinity (Natural Green Spaces of greater than 100ha within 5km) therefore, if a publicly accessible space such as this is not forthcoming, then it is vitally important that what remains of the hedgerows and copses is maintained and enhanced. BDC's policy LPP 67 Natural Environment and Green Infrastructure,⁵² positively encourages new development to contribute towards the development and enhancement of Green Infrastructure.

Within the Parish is a Local Nature Reserve at Brockwell Meadows, through which the River Blackwater flows. The Meadows are highly thought of and used extensively for a variety of uses, partly because of their accessibility on the edge of the Village Development Boundary.

The river wraps around two sides of the village to the north and east whilst another large tributary feeds into it along the southern boundary. Therefore, it is an important feature, not only in the landscape of the village, but for biodiversity. Flood management is an important consideration for development, and is covered by policies contained within BDC's Local Plan⁵³. Many small ditches and tributaries drain into the river, often in association with hedged and wooded banks, radiating out into the wider landscape away from the river corridor. These habitats provide invaluable corridors for the movement of flora and fauna through an otherwise arable landscape. New development should incorporate and enhance these corridors to allow free movement for all species to the river habitat.

All new developments are encouraged to include proposals to support and enhance biodiversity by including for example:

- Wildlife friendly features in new or modified buildings, including the gravelling or greening of flat roofs and the use of bird and bat friendly features.



NE4 CREATION OF FOOTPATHS/BRIDLEWAYS ALONGSIDE THE RIVER BLACKWATER:

The Plan will support the promotion of existing footpaths and the formation of new paths, if landowners are willing to formalise a long distance footpath through the parish, alongside or close to, the River Blackwater, between Coggeshall and Kelvedon.

JUSTIFICATION

The River Blackwater is a landscape resource that is currently underutilised. There has been a desire within the three Parishes of Kelvedon, Feering and Coggeshall over a number of years to encourage greater use of this resource. Although some Public Rights of Way (PROWs) do exist alongside or close to the river through the Parishes, the Plan would support offers by landowners to provide new PROWs to facilitate a 'Blackwater Trail' in conjunction with these neighbouring Parishes and any others, further up or down stream. When asked during the consultation of draft policies in July 2017, 167 people out of 170 responses voted in favour of the proposed policy to support the creation of such improved links.⁵⁵

BDC Policy LPP 70 Protection, Enhancement, Management and Monitoring of Biodiversity sets out the support for the enhancement of biodiversity, of which the River Blackwater forms a part of:

'Additionally, enhancement of biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure)

The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan.'

- Soft landscaped hedges rather than hard landscaped fences, in particular, where such boundaries are adjacent to areas of open space, pocket parks and where they would provide wildlife connections to open countryside.
- Wildlife friendly boundary treatments with openings (eg badger gates) to allow wildlife to circulate
- Erection of appropriate bird nesting boxes and bat boxes
- Provision of wilderness areas or 'pocket parks' for wildlife friendly vegetation such as stinging nettles and brambles, to feed the larvae of some of our native butterflies and provide nectar for pollinating insects.

A number of bird species in particular are known to have suffered significant national decline in their numbers in recent years⁵⁴. Some of these, such as swifts and house sparrows, use built habitat for their nests, therefore, mitigation measures would be preferred in instances where these come under threat.



NE5 DESIGNATION OF LOCAL GREEN SPACES:

The Plan seeks to designate the following as Local Green Spaces shown on Map 7:

- The Allotments of Stoney Field, on Church Hill.
- Glebe Road Play area
- Thorne Road amenity space
- Brockwell Lane amenity space
- The Scout hut, off St Mary's Road
- Footpath link between Brockwell Meadows and Riverside Way
- Teal Way amenity space
- The amenity space between Curlew Close and Heron Road
- Kingfisher Way amenity space
- Junction of Swan Street and Heron Road
- Trews Gardens amenity space
- The green space on the High Street
- Church Road amenity space
- Greys Orchard

Any development of these spaces will only be supported where it is for formal or informal recreation, including play and sports including indoor facilities and ancillary support facilities or allotment uses.



Brockwell Lane



Curlew Way to Heron Road



Teal Way



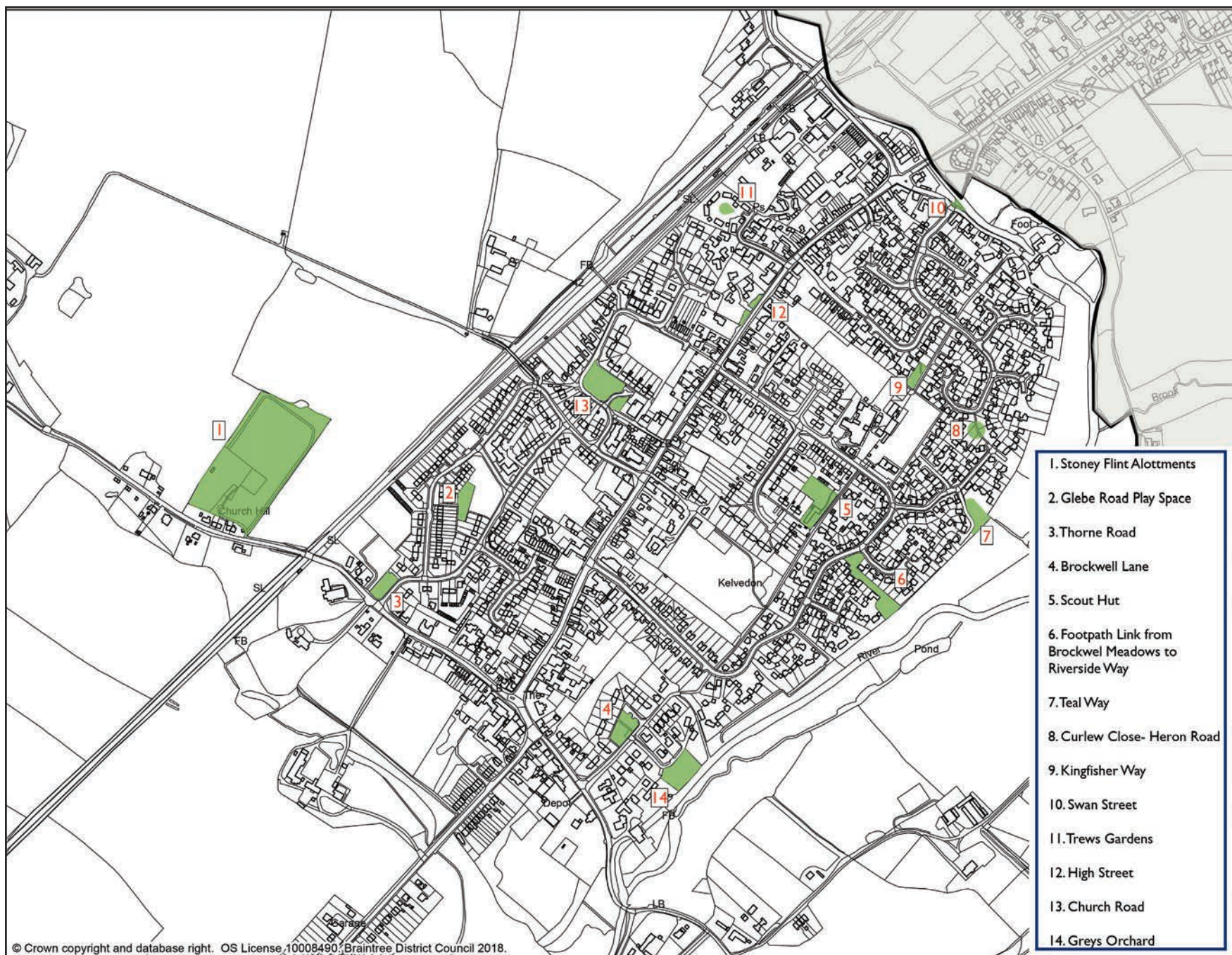
Kingfisher Way

JUSTIFICATION

The NPPF paragraph 76 states that:

‘Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them’.

During the consultation with residents concerning the draft aims and objectives in July 2017⁵⁶ there was overwhelming support received from the



Map 7: Proposed Local Green Spaces



community for the inclusion of the above areas as Local Green Spaces (LGSs). Map 8 identifies the proposed LGSs and further details concerning all of the proposed Local Green Spaces are contained in Volume 2.

Some of these spaces are underutilised and as such could be substantially improved to provide useful amenity spaces and possibly local areas of play to fulfil the shortfall. Others are poorly maintained, such as the junction of Swan Street and Heron Road and the river embankment which would benefit from improved surfacing and layout including the road junction.

NE6 PROTECTION OF KEY VIEWS:

Housing development proposals must demonstrate how they have taken account of the Key Views identified on Map 8 and detailed in Volume 2 Appendix F. In particular, development proposals must set out details on how they take account of the key views, by way of their scale, height, position within the application site, the use of materials and external lighting.

Any development or alterations within these views must ensure that key features of the view can continue to be enjoyed, including distant buildings, areas of landscape and the juxtaposition of the village's edges and open agricultural countryside.

JUSTIFICATION

Kelvedon lies on the flanks of the valley overlooking the River Blackwater, and therefore, key landmarks, such as the church spire being on relatively high ground, are visible from a distance. Long views of the church spire can be enjoyed when approaching the village from the south and in particular the A12 northbound off-slip and the initial section of London Road. It can also be seen from the west, when walking the footpaths around Felix Hall and Felix Place. The spire, within its clump of trees on the very edge of the village proper, acts as a 'village gateway' feature that is highly regarded.

The rising ground to the east and the elevated sections of the A12 restrict views out from and into the village from this direction beyond the alignment of the A12. The views over Brockwell Meadows looking to the ridge around Ewell Hall from Teal Way are still appreciated, even with the odd glimpse of

moving high sided vehicles at times.

Due to the juxtaposition of Kelvedon with Feering and the railway viaduct there are no long-distance views of the village from the north.

When asked in the Kelvedon Community Survey 2016⁵⁷ which views should be safeguarded, 29% of respondents chose the views eastwards from Teal Way across Brockwell Meadows and beyond, 28% views of St Marys Church from London Road, 14% north-westwards towards Monks Farm and Coggeshall Hamlet, and 12% chose views towards Felix Hall looking from Rolley Bridge.

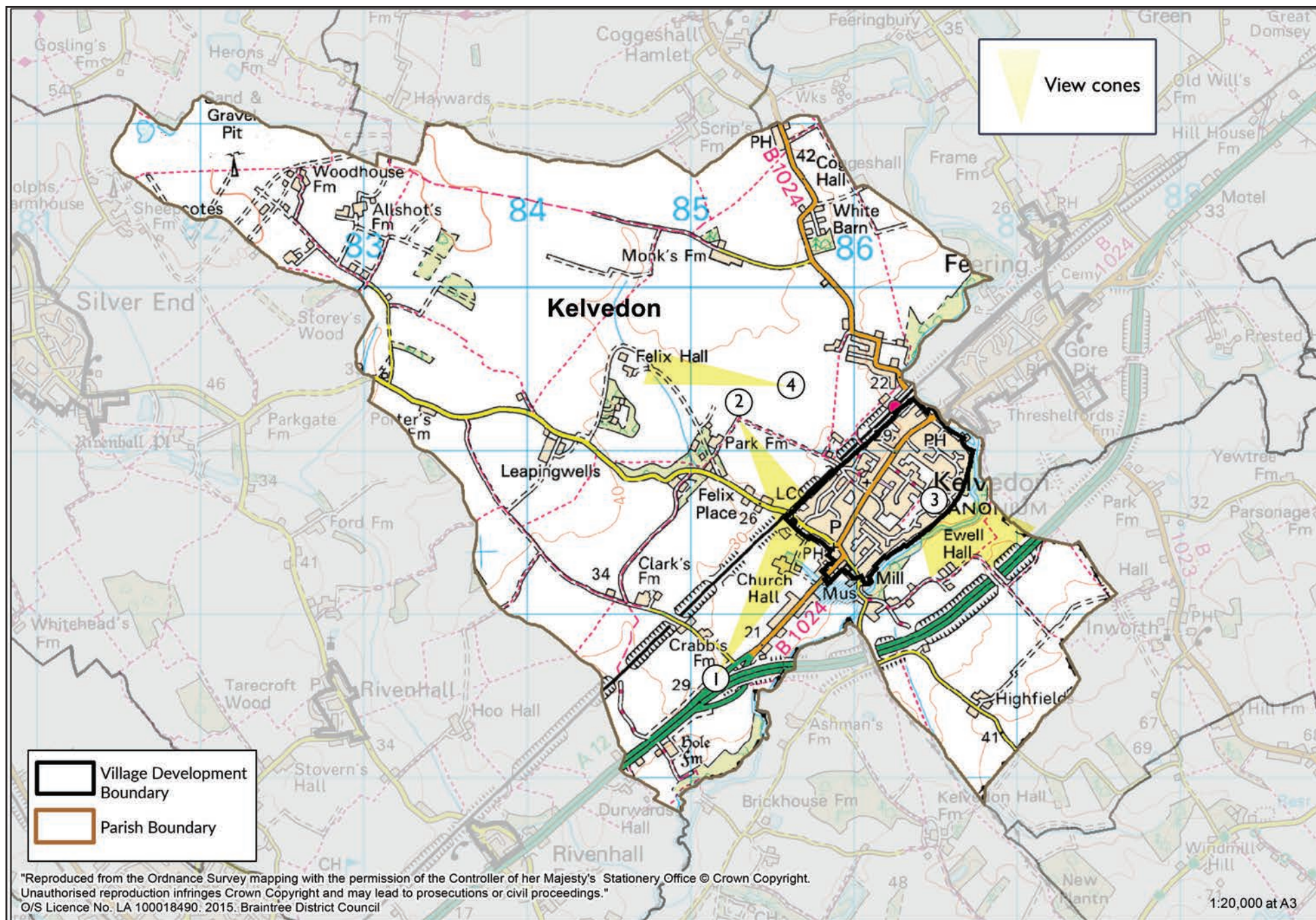
This policy aims to ensure that developers respect identified Key Views in the Plan area. It establishes criteria against which individual applications can be assessed⁵⁸. The criteria are by necessity of a generic nature and there are likely to be specific issues that will need to be addressed on a site by site basis.

The selection of Key Views has been informed by the Kelvedon Community Survey results⁵⁸, the Kelvedon Settlement Fringes Landscape Area Evaluation study of 2015⁵⁹ and the Assessment of Key Views (2018)⁵⁹. The Policy does not rule out any form of development but requires that its location, scale and design have given full consideration to the nature of Key Views and that the development will not obstruct or intrude into Key Views in a way that would undermine the contribution that they make to defining the character of Kelvedon Parish.

This policy refines the BDC Local Plan LPP 71 Landscape Character and Features policy⁶⁰ by identifying at a local scale key landscape character attributes that form an essential part of the character of the Parish. The BDC Policy LPP 71 states that:

'Every landscape character area is important although some may be more sensitive to change than others. Therefore, when considering development proposals it will be necessary to consider specific details contained in the Landscape Capacity Analysis and Landscape Character Assessment for that particular landscape character area.'

Further more, the policy relates to NPPF paragraph 132.⁶¹ in seeking





to prevent harm to the setting of heritage assets and context within the landscape in which they are viewed.



NE7 ALLOTMENT SITES

If housing development is proposed on the current allotment sites, then the equivalent or better number of allotment plots will be provided elsewhere by the developer, at an accessible location, in close proximity to the village, to enable users to walk or cycle to the site.

Replacement or new allotments shall be of a similar quality with regards to soils, preferably on a sunny south facing aspect, with secure boundary treatment, limited overhang from adjacent vegetation and include the provision of water, storage and car parking for users.

JUSTIFICATION

The village currently has two allotment sites. Stoney Flint Allotment Site, on Church Hill, which is owned by Chelmsford Diocese and is leased to the Parish Council, and the Labour Club which provides allotments on land behind their building, in the centre of the Village. Both sites are identified as allotments in the BDC Local Plan and are a much valued resource for

the Village. The Braintree Open Spaces Study⁵⁰ sets out standards for new allotments whilst BDC LLP 53⁶² sets out the need for allotments to be included for developments of over 250 dwellings

NE8 RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION

All residential development within the zones of influence of European 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 European Sites.

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 (HRAs), or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.

JUSTIFICATION

Habitat Regulations Assessments have been completed for Braintree District Council's Section 1 Local Plan and Section 2 Local Plan. Both of these assessments identified that the in-combination effects of the Section 1 and Section 2 Local Plans (including the cumulative effects of the Section 2 allocations), together with neighbouring Local Planning Authorities' Local Plans and Neighbourhood Plans are likely to adversely affect the integrity of European designated nature conservation sites ('European Sites').

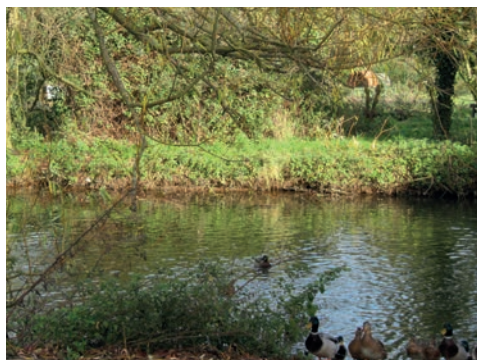
In view of this Braintree District Council is working with ten other Greater Essex Local Planning Authorities, and Natural England, on a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) for the Essex coast. RAMS is a strategic solution to protect the Essex coast from the recreational



pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated European site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

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. of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Braintree District Local Plan. This includes development allocated in Neighbourhood Plans within Braintree District. Details of the zones of influence and the necessary measures will be included in the Essex Coast RAMS Supplementary Planning Document (SPD).

In the interim period, before the Essex Coast RAMS is completed, proposals within the zones of influence for recreational disturbance to European 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.



13. BUSINESS AND RETAIL POLICIES

INTRODUCTION

Of real importance to the community are the shops and services provided in the village centre (at the T-junction of the High Street and New Road), the selection of shops near Station Road and those at the other end of the village towards St Mary's Square. Map 9 illustrates the distribution of the various types of professional services and retail outlets in the village. It is important that these facilities are retained in order to maintain a thriving local economy. Elsewhere within the Village Development Boundary, there are garages for the sale and repair of cars and vans, two bus/coach depots centred around the Station Road area and another garage on London Road. Behind the Library on Maldon Road is the depot for Fosters Contracting Ltd who specialise in road maintenance.

Outside of the village centre, there are other commercial areas; at Allshots Farm, Leapingwells Farm and Kelvedon Park as well as the offices of Knights Developments at the southern end of London Road. Although not within the Parish, the employees of Threshelfords Business Park in Feering use the village shops and other services.

There are serious issues with traffic congestion and parking along the High Street. In the Business and Retail Survey Report November 2017, these two issues received the most comments as affecting businesses, and requiring support, with 24 and 16 comments respectively. These issues add to the challenges facing retailers within the village. Congestion is caused by excessive traffic using the High Street, and congestion arising from deliveries.

Although it is well serviced by buses, most people tend to travel by car. Of those who travel to work in Kelvedon, 85% use their car and of those who live in Kelvedon, 20 walk to work and 5 cycle. Those who live close enough to the shops may walk, or possibly cycle to use the facilities. There is a cycle route through Kelvedon, joining up with Witham and Marks Tey, but due to the historic nature of the High Street, which constricts other possibilities, the Kelvedon stretch of this route travels along this main road. This is not desirable as it is often, due to the volume of traffic and the number of parked



cars, a hazardous section of the route. Pedestrian routes are in some, but not all places acceptable, but certain areas of the Village are constrained by narrow or no pavements between certain points, which in turn suggests that the safest form of travel for some will be the car. These restrictive routes can, ultimately, have the effect of reducing the number of villagers using village facilities, particularly when the lack of parking facilities is considered.

BUSINESS AND RETAIL OBJECTIVES

- To maintain and support strong economic and social activity for Kelvedon.
- To sustain economic growth by enhancing employment opportunities in the Parish; having a thriving retail core and increased options for home working.
- To support superfast broadband and excellent mobile telephone provision, available to all residents and businesses.
- Ensure any development of business premises is done in an environmentally sensitive way.
- To support and retain the number and mix of independent shops in the village High Street.



BUSINESS AND RETAIL POLICIES

BR1 SUPPORT FOR LOCAL BUSINESSES

New business uses defined as Class A1, retail, Class A2-5 and D1-D2⁶³, (See glossary for definitions) and the expansion of existing businesses, particularly where they extend the range of types of products and services offered, will be supported throughout the Parish provided that:

- a. There is no unacceptable impact on residential amenity.
- b. Any new buildings are of a scale and design that respects the landscape character of the area in which it is located.
- c. Any historic, cultural or architectural features are retained or enhanced.
- d. Satisfactory access and egress arrangements, vehicular parking and covered, secure cycle parking provision can be made.
- e. Satisfactory arrangements can be made for the containment and disposal of waste.

JUSTIFICATION

New businesses are encouraged throughout the Parish, subject to a number of criteria which seek to ensure that the impact of any new development is acceptable. Expansion of existing businesses within the same criteria is supported. In our recent Business and Retail Survey Report 2017, 26% businesses were interested in expanding on their current site and 4% on a new site in Kelvedon.

In order to maintain basic employment and business opportunities, which contributes to reducing the need to commute outside the area, attention should be paid to providing for and improving the retail and commercial services available within the Parish. Adequate parking must be provided in order for the businesses in Kelvedon to thrive. Public parking, particularly if free (only short term so as to avoid commuter parking), will help to increase footfall and reduce congestion along the High Street.



BR2 WORKING FROM HOME

Any new or redesigned dwellings should include provision to enable a home office to be accommodated. This should be achieved through the design of the building, to allow conversion of roof space or similar area (i.e. bedroom), into an office or workspace, or by providing space within the internal layout.

New larger housing schemes should, where appropriate and a need and desire can be shown, make provision for work or business hubs which are readily accessible, by foot or bicycle, from new homes and can provide business and social facilities with services for the community.

JUSTIFICATION

There has been a significant increase over the last ten years in home working nationally, from 2.9 million in 1998 to 4.2 million in 2014⁶⁴. This ranges from people working from home, perhaps for a day a week, for an employer, or by basing their business at home. Working from home is generally regarded as a non-planning issue, because planning permission is not required in most situations. However, enabling working from home has the potential to contribute to the achievement of sustainable development. It can reduce out-commuting, boost local economies, through more use being made of local facilities, and enhance individual spending power as a result of lower travel costs. Good building design should provide flexibility within the property, to enable easy conversion for home working. This widens the employment choices for individuals. Currently 8% of those people employed by Kelvedon businesses work from home - this does not include the 34 additional businesses that also currently operate from their own premises (Business and Retail Survey Report 2017 results and Parish Council Business List⁶⁵), and 67 residents also work from home, of those who completed the Kelvedon Community Survey Report 2016.

BR3 LIVE WORK UNITS

Planning applications, to provide live-work units, will be supported, in each case falling within 'Use Class B1(a)', (as an office other than a use within class A2 - financial and professional services)⁶⁴ throughout the built area of the village, having due regard to other policies and subject to there being no adverse impact on amenity, particularly residential amenity, by reason of:

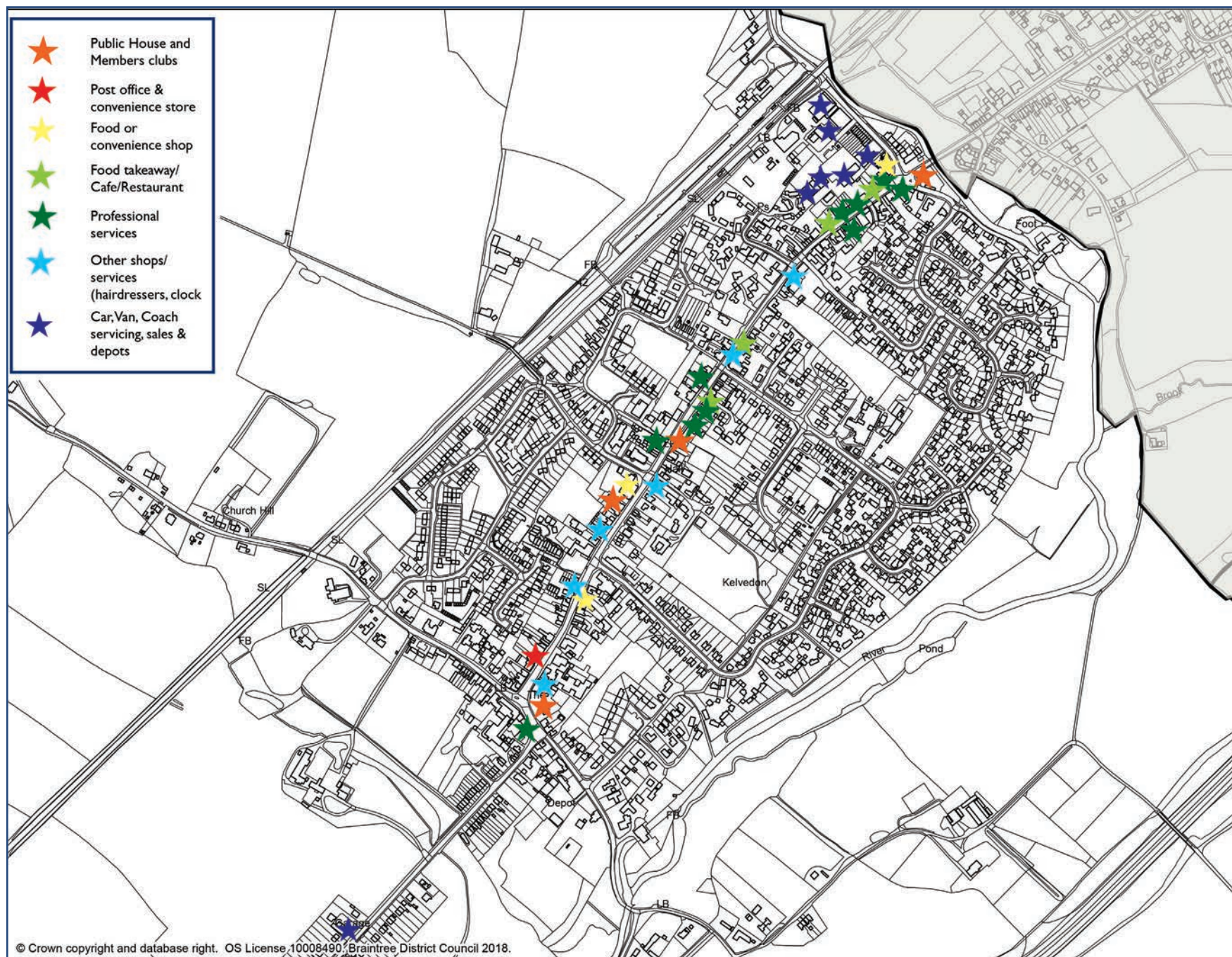
- The scale and form of development proposed,
- The levels of activity generated by the proposal,
- The level of traffic generated,
- Excessive noise or light pollution, smell, dust etc.

Each live-work unit should have:

- A minimum of 40 sqm of definable functional workspace and a minimum residential element of no less than 35 sqm to achieve a suitable form of development,
- Suitable independent access to both uses,
- Internal uses which may be horizontally or vertically split,
- Appropriate provision of household and commercial refuse storage,
- A minimum requirement of one to two bedrooms.

JUSTIFICATION

Many residents have adapted to modern working patterns and are either employed to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase, so new housing development must be able to accommodate and/or adapt to these requirements. It is not expected that more than two bedrooms be included in each unit as live-work units are unlikely to be considered suitable for family accommodation.



Map 9: Distribution of Retail and Commercial properties



The provision of live/work units reflects the change in working patterns nationally in the private and even public sectors, and the growth of home working, self-employment and small business start-ups. New housing developments incorporating live/work units are becoming more common, achieving their sale prices and benefiting from quick sales, underpinning their financial viability and demand⁶⁶.

In the Kelvedon Community Survey Report 2016⁶⁷, 17 respondents were interested in live/work units. The aim of the Neighbourhood Plan is to support the local economy, to provide local jobs and thereby create a better, sustainable balance between jobs and homes and so reduce the need to travel.

BR4 BROADBAND & MOBILE CONNECTIVITY

The development of new, superfast broadband and mobile infrastructure to serve the parish will be supported.

Proposals for new residential and commercial development must demonstrate how they will contribute to, and be compatible with, superfast broadband or higher and high-quality internet connectivity. This should be through a 'Connectivity Statement' accompanying the planning application. Such statements should consider land use, the anticipated connectivity requirements, their speed, and known data networks, including a realistic assessment of connection potential, or a need to contribute to any such networks.

Where no internet provider is available, as a minimum (subject to viability), suitable ducting that can accept superfast broadband must be provided to the public highway, a community led local access network, or another suitable location.

Where possible, additional ducting should be provided that contributes to a local access network for the wider community. The costs associated with this can be considered alongside any other requirements and be subject to viability testing.

JUSTIFICATION

Superfast broadband and better mobile connectivity can make a significant difference to those living and working in villages and rural areas. Both the Kelvedon Community Survey Report 2016 and the Business and Retail Survey Report 2017 showed the support and requirements of both residents and businesses, of the need for good telephone/broadband /mobile connectivity.

The NPPF, in paragraph 43, supports high quality communications infrastructure. It specifically states in paragraph 42, that the development of superfast broadband technology and other communication networks 'plays a vital role in enhancing the provision of local community facilities and services'. BDC also recognises these benefits in Policy LPP 41.

Cabinets and poles should be sited in accordance with the Cabinet Siting and Pole Siting Code of Practice⁶⁸.

ECC recommends that broadband installation should be provided for all new developments, without a distinction between small and large scale development⁶⁹.

This policy requires developers to have early regard to the connectivity of their proposals.

BR5 PROTECTION OF BUSINESS PREMISES/RETAINING AND ENCOURAGEMENT OF EMPLOYMENT

Change of Use

Proposals for the change of use of commercial premises from employment or community activity (Use Classes A1, A2, A3, A4, A5, B1, and C1)⁶⁴ in the parish will only be supported if it can be satisfactorily demonstrated that:

- a. The continued operation of a business or service is no longer financially viable and the premises has been appropriately marketed for at least six months at a reasonable market rate or**
- b. There is no longer a need for the facility or a suitable**



replacement has been provided in a suitably convenient location elsewhere

ALSO

- c. If a specific business or service is no longer financially viable, a use from the range of acceptable Use Classes should be sought for the premises.
- d. Any resultant increase in deliveries as the result of a change of use, especially by HGVs or other large vehicles, must not adversely impact the traffic flow in the area or the safety of road users, or harm the amenity of neighbouring properties and local residents, AND
- e. There will be no unacceptable increased pressure on parking availability in the immediate area.

Commercial Zones

Five commercial zones have been identified in Kelvedon and are shown on Map 10 . Within these areas, growth and diversity of economic activity will be encouraged, to continue to provide small scale shops, services and community facilities to meet the needs of the local population.

promoting economic growth. In trying to ensure the retention of businesses within Kelvedon, rather than converting the buildings to residential, the strength of Kelvedon is being maintained whilst promoting economic growth. Employment sites that fall vacant should be actively marketed before their conversion to an alternative use, such as residential, and the consequent loss of a facility/service providing important local jobs. It was shown in the Business and Retail Survey Report 2017 that it was important for local people to continue to support local shops. Encouragement needs to be made for residents to use their facilities - part of the issue that prohibits use can be attributed to lack of parking and traffic through the village.

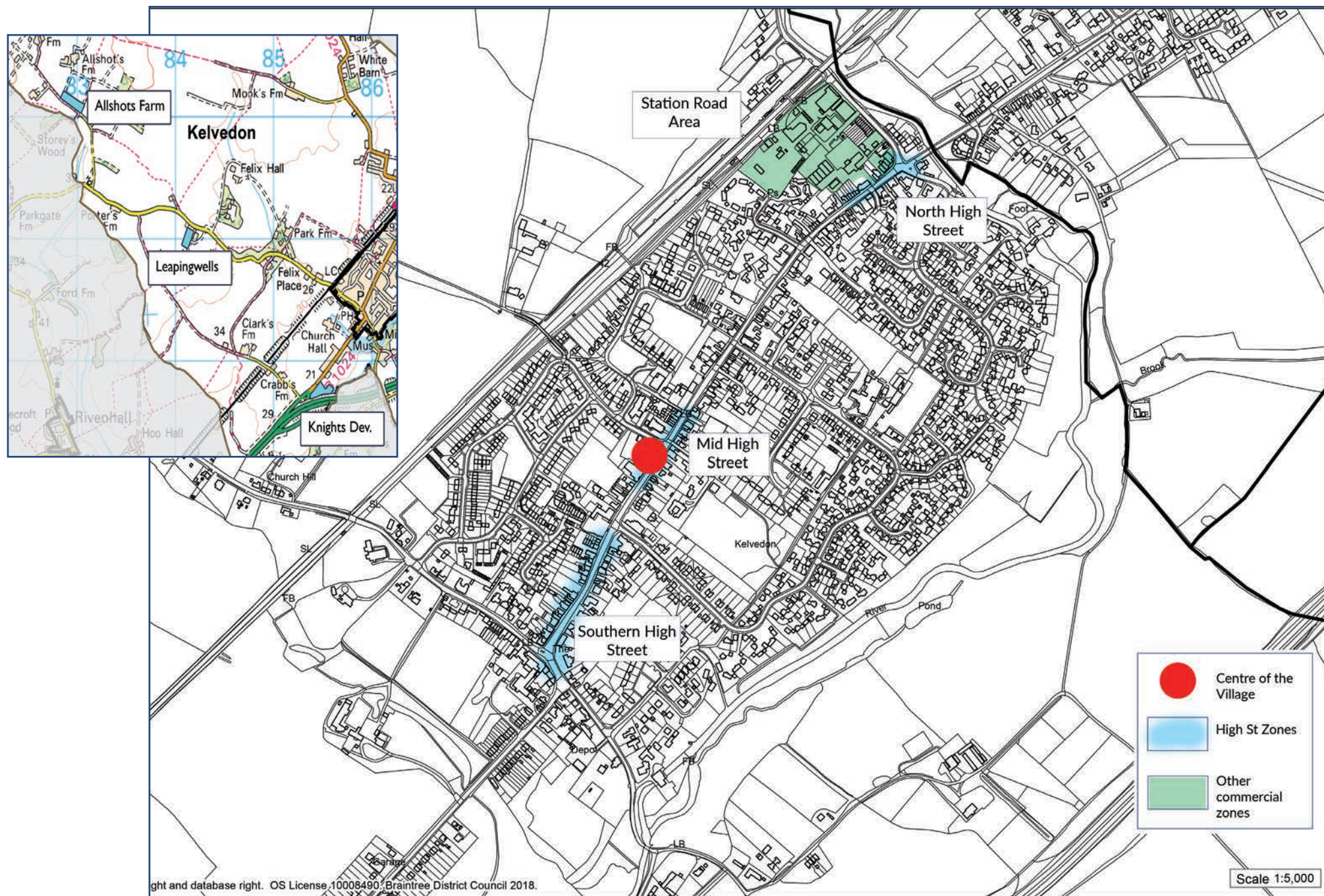
BR6 COMMUNITY ASSETS

Development proposals that would result in the loss of the following types of community facility will be resisted, unless it can be shown that they are poorly used, not viable or adequate provision is made elsewhere:

- Sports and leisure facilities (including indoor and outdoor provision).
- Community centres and halls.
- Places of worship and associated halls and spaces.
- Library.
- Scout Hut.
- Post Office.
- Public Houses.
- Conservative Club.
- Labour Club.
- Doctors and dentists – please refer to Health & Social Care Policy HSC1.

JUSTIFICATION

The High Street is the heart of the Kelvedon community, providing the Kelvedon and Feering neighbourhoods with day to day goods and services. The important role that the business premises along Kelvedon's High Street plays to its residents and wider catchment means that its function and range of facilities should be retained and reinforced. In order to provide local shopping and services for the community, positive action is required to protect and enhance existing premises. This contributes to reduced car journeys, and provides local employment and training opportunities. The NPPF in paragraph 7, describes the Government's vision for building a strong, responsive and competitive economy. The Essex Economic Growth Strategy sets out the economic vision for the County, also discussing its approach to



Map 10: Distribution of Commercial Zones in the Parish and the Village



JUSTIFICATION

Creating a sense of identity, place, ownership and belonging are among the significant benefits that culture, arts and sporting activities can bring to a community and its environment, building and maintaining social capital. They encourage strong community bonds, active citizenship, participation, foster social inclusion and help prevent anti-social behaviour. Cultural facilities, such as museums and libraries, contribute to the cultivation of attractive, vibrant, busy places that people can enjoy in safety and high quality outdoor space also enriches local culture.

Community facilities such as village halls, church halls, and community centres are those which typically provide space for community uses, such as dance classes, clubs, events and arts or cultural activities in the village. These community facilities also serve a wider purpose, such as providing affordable spaces for events or small business hire. Retention of community assets is considered to be integral to ensuring Kelvedon remains a sustainable and balanced community.

To promote a prosperous rural economy, the NPPF, in paragraph 28, states that Neighbourhood Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. This policy has therefore been created in order to retain these valued facilities in Kelvedon. The NPPF also states, in paragraph 17, that the planning system should 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.



BR7 SHOP FRONTS AND ADVERTISEMENTS

Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied:

- a. The proposal does not result in the loss of a traditional shop front, or features and details of architectural or historic interest.**
- b. The proposal is in sympathy with the character of the Conservation Area, and the architectural style, materials and form of the building(s) of which it is part;**
- c. Where a fascia is to be applied, it is of an appropriate height, in scale with the overall height of the shop front and other elements of the building and will not intrude over the first-floor level.**

An advertisement will be permitted where it is designed, constructed and sited so as to preserve or enhance the character or appearance of the Conservation Area, and does not cause visual clutter in the street scene, or significant harm to the appearance of any building on which it is displayed due to its size, design, construction or materials.

JUSTIFICATION

The street scene of Kelvedon gives visitors their first impression of the village. An appealing street scene encourages people to use the businesses and facilities available. Individual planning applications need to be assessed in the context of the wider public realm. This will include increasing parking space, providing community services, improving signage and the visual appeal of the street scene. The Business and Retail Survey Report 2017 showed that the local environment was the third most attractive feature of Kelvedon, after road and rail links. It was seen as important to businesses and residents alike to keep the village community feeling and character.

Improving the appeal of the area will encourage use of businesses, not just in the commercial zones, but also in the wider local area. Kelvedon High Street is the historic centre of the village, and the fortunes of an area are reflected



in the quality of shops and commercial frontages. The form and design of shop fronts can influence the character and quality of shopping areas, both in city centres and within village streets. Retailers need to make their whereabouts known and to display their merchandise. All this helps to create awareness to potential customers. Where shops exist in the historic areas of the village, their commercial requirements must be recognised. At the same time, care for and respect of, the local architectural heritage, which is mostly Tudor, Victorian and Georgian, must also be recognised. Improvements throughout the High Street should have a significant positive impact on the area, with the focus on simple, easy to maintain façades and signage.

The National Heritage List for England shows that in 2017, Braintree District had 3,237 heritage assets, including buildings, monuments, conservation areas, historic parks and gardens. Kelvedon High Street, wherein the majority of business and retail premises lie, is set in a Conservation Area with numerous listed buildings. It is, therefore, important to preserve, and not cause harm to the appearance of any buildings within this main area.

BR8 BUSINESS DEVELOPMENT IN THE COUNTRYSIDE/FARM DIVERSIFICATION

Outside the Village Development Boundary, as defined on Map 1, the following proposals for small-scale commercial development, which involve the conversion and re-use of existing buildings or an extension of an existing building will be permitted where:

- a. The scale and form of any proposal does not adversely affect the character and appearance of the countryside or the locality, the amenities of local residents and other countryside users, AND**
- b. The proposed new use does not detract from, or prejudice, an existing agricultural undertaking or its future operation, AND**
- c. Wherever possible, existing buildings are used, to reduce the need for additional built development, AND**
- d. Where conversion or re-use of an existing building is not practical and where a need can be demonstrated, new buildings should be appropriately designed and sited.**

JUSTIFICATION

To promote a prosperous rural economy, the NPPF, in paragraph 28, states that Neighbourhood Plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through re-use of existing buildings and well-designed new buildings.
- Promote the development and diversification of agricultural and other land-based rural businesses.
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations, where identified needs are not met by existing facilities in rural service centres. Many people are employed in tourism and local traders have confirmed the importance of tourism and leisure to the local economy and the need to protect the overall look of the village and the surrounding attractive landscape, in order to continue to attract visitors.

As such, policy BR8 is designed to protect, whilst also promoting, business development in the countryside, with a view to maintaining the rural outlook of the Parish.



14. DEVELOPER CONTRIBUTION POLICY

INTRODUCTION

Invariably, developments have an impact upon local facilities and infrastructure. BDC can mitigate these impacts by asking for 'developer contributions' or 'planning obligations' through a variety of different ways. The form of mitigation can either be financial which will be used towards agreed infrastructure improvements, such as community facilities, affordable housing, healthcare or education improvements. Alternatively, the contribution can be an agreement that the developer undertakes these requirements.

Policies within this Plan have identified a range of infrastructure needs in the Parish which developer contributions could meet, subject to the viability of future proposals.

S106 or where it has been replaced by CIL contributions, in the form of a planning obligation, where appropriate, will be sought to ensure that infrastructure provision within Kelvedon can accommodate the impact of new development. Developer contributions will be sought firstly towards:

- Affordable housing
- Education Provision (nursery and primary)
- Primary GP Healthcare or healthcare hub

The consultation processes that we have engaged in to help with the preparation of this Plan revealed a number of ideas and issues of concern to the village which need to be addressed, and which through S106, CIL or other funding streams, could also be considered.

The community will seek funding for and promote all the projects which will make a real difference to Kelvedon and deliver the aims of the plan. Where appropriate the Parish Council would expect new development to contribute towards relevant infrastructure projects. Not every development would be financially viable to do so or result in the relevant infrastructure needs. The appropriateness of contributions will be considered on an individual basis and therefore it is recommended that developers consult with Kelvedon Parish

Council whilst developing proposals, to ensure that proposed developer contributions would meet the requirements of the Plan and be relevant to the needs of the parish. Potential funding for other projects and aspirations will come from five places:

- Section 106 contributions.
- The Community Infrastructure Levy.
- Government funding for community facilities.
- Other local initiatives e.g. KCA
- Applications for Grants

DC1 DEVELOPER CONTRIBUTIONS

Subject to the financial viability of development and the regulations governing contributions, where appropriate, development will be required to contribute towards the provision of relevant infrastructure in the parish.

Planning applications for both residential and relevant non-residential development should clearly demonstrate the impacts that they will have on the local infrastructure and how developer contributions will mitigate these impacts, either wholly or proportionally, depending upon the viability of the development.

The requirements for planning obligations should be discussed and agreed prior to the planning application submission to the relevant bodies. Developer contributions towards local infrastructure needs will be sought whilst those for wider impacts outside of the parish will be sought in accordance with the requirements of BDC's Infrastructure Delivery Plan and ECC's Developer Contributions Guide.

Development proposals which fail to provide relevant sufficient mitigation of the impact of the development through developer



contributions will not be supported unless:

- a. the development can be shown to be of proven public benefit and that this outweighs any collective harm without that mitigation. OR**
- b. it has been proven that full mitigation can not be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed, using a fully transparent 'open book' method of viability assessment. OR**
- c. if viability improves prior to the completion of the development, obligations which will have been previously agreed from the developer will be provided for appropriate additional mitigation contributions**

Evidence of financial viability will be provided in an 'open book' by the applicant and must clearly show that developer contributions can be provided without rendering the scheme financially unviable.

15. IMPLEMENTATION

The Kelvedon Neighbourhood Plan has identified a range of objectives across 5 topic areas and 39 policies to enable delivery of the objectives. From these policies there are a number of projects and actions. The details will be developed by Kelvedon Parish Council in due course

16. ACKNOWLEDGEMENTS

This document has been developed and produced on behalf of the Kelvedon community, by the Parish Council and a group of volunteers with wide-ranging skills.

The team would like to thank the following for their contribution in producing the Neighbourhood Plan:

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Ann Skippers - Charisma Spatial Planning Ltd

DAC Planning Limited

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- Rural Community Council of Essex (RCCE) - specialist Neighbourhood Plan support/training and networking events
- Braintree District Council (BDC) - support and data provision
- Kelvedon Rail Users Group - support communicating with Abellio Greater Anglia
- Kelvedon & Feering Local History Museum - provision of data and images
- Mid Essex Clinical Commissioning Group – discussions on Healthcare provision

Local community groups who have enabled us to engage with their members:

- Scouts
- Guides
- Brownies
- WI
- Kelvedon and Feering Heritage Society



Businesses/organisations which provided meeting space, displayed posters or hosted post boxes:

- Bhavani Stores and Post Office
- Deal of Kelvedon
- Kelvedon Conservative Club
- Kelvedon Labour Club
- Kelvedon Library
- Kelvedon Institute
- Kelvedon Station
- Railway Tavern
- St Mary's Primary Academy School
- St Mary's Church
- St Mary of the Immaculate Conception Catholic Church

Forums and groups who have provided resources and support:

- Planning Aid England
- My Community

Local Neighbourhood Plan groups who have shared information with us:

- Bradwell
- Coggeshall
- Feering
- Tiptree

The Neighbourhood Plan team would like to thank the Kelvedon and Feering Local History Museum for allowing the use of their archive of historic images in this Plan and also to Geraldine Rowan and the Joshua Family for the use of their photographs of the village.



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- 31 Meeting note with Mr Walsh Kelvedon of St Mary's Primary Academy June 2017 Kelvedon Neighbourhood Steering Group
- 32 Note of telephone conversation with Mr B Gammie of ECC June 2017 Kelvedon Neighbourhood Steering Group
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- 35 Note of telephone conversation with Mr Hooper Treasurer of Kelvedon and Feering Preschool June 2017 Kelvedon Neighbourhood Steering Group
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18. GLOSSARY

Below is a list of terms and definitions that are frequently used in both Volumes. If you would like further clarification, please contact Kelvedon Parish Council.

Term	Definition
Affordable housing	<p>The government defines affordable housing as "housing provided to eligible households whose needs</p> <p>are not met by the market (www.gov.uk/guidance/definitions-of-general-housing-terms) Eligibility is</p> <p>determined with regards to local incomes and local housing prices and the 3 main categories are:</p> <ul style="list-style-type: none"> • Social rented, • Affordable rented, and • Intermediate housing (including shared ownership and equity loans)
Basic Condition Statement	<p>A statement that sets out all of the documents that have been used to formulate and justify the policies in The Plan. This would be a list of all the local and national policies that the Neighbourhood Plan references and complies to, plus all reference documents, minutes of meetings, survey and consultation results compiled into one document. This forms apart of the Evidence Base.</p>
Business Class Uses (planning definitions)	<p>All types of land and building uses that are not private houses are classified into groups or 'Classes' depending upon their nature of use.</p> <p>Class A Uses - A1 Shops and retail, A2 Professional Services, A3 Food and Drink, A4 Drinking Establishments, A5 Hot food and takeaway.</p>



Term	Definition
Business Class Uses (planning definitions)	<p>Class B Uses - there are 8 sub groups including industrial and storage and distribution.</p> <p>Group C Uses - there are 4 sub groups including hotels and residential care homes of a different kinds</p> <p>Class D Uses - D1 Non Residential Institutions – Medical Educational Museum/ Art Gallery, Public Hall, Library/reading room, Religious meeting hall. Class D2-Cinema, bingo hall, dance hall, leisure/sport/gym hall.</p>
Coalescence	The growing together of two distinct places into one developed area.
Community Infrastructure Levy	In 2008, the government decided to introduce the CIL to broaden the scope of infrastructure funding. S106 agreements limited improvements to those that are directly related to the site and therefore couldn't be used for wider, possibly larger, infrastructure improvements. A CIL payment can be spent on an Infrastructure project away from the development site and doesn't have to directly alleviate a negative impact of that project. Therefore CIL payments are developer contributions for infrastructure improvements that can be applied in a broader manner.
Compliance	Neighbourhood Plans cannot have policies that would contradict those from Local, County or National
CQC	are Quality commission. It is the independent regulator of all health and social care services in England
Definitive Map	Essex County Council maintain the Definitive Maps of Public Rights of Way in the county.
Housing trajectory	The housing trajectory indicates the anticipated delivery of existing sites and new allocations, with an allowance for windfall sites, over the plan period
Infrastructure	The facilities that a village requires to function including roads, drainage & Sewerage, utilities, communications, public transport, waste collection, emergency services, health and education.
Kelvedon Design Guide	Please refer to Volume 2
Local Green Space	Through NPPF para 76, an identified space that is protected from development in the same way as Green Belt except to support external recreational and activities

Term	Definition
Local Heritage Asset	Through NPPF para 17, buildings and structures that are not worthy of Listing but are highly regarded by the community who wish to see them taken into consideration when development is proposed that would directly affect them or their setting
Local Nature Reserve	A formal designation registered with Natural England of an area of land for wildlife, geological, educational or enjoyment (without disturbing wildlife) purposes that is owned and managed by the Parish Council who are responsible for the care and protection of its natural features. The land must be open to visitors although this needn't be all of it. Byelaws can be applied to it by the relevant authority.
Local Plan	Braintree District Council's Local Plan.
Localism Act	The Localism Act (2011) provides for the creation and adoption of a Neighbourhood Plan
Mid Essex Clinical Commissioning Group (MECCG)	Responsible for providing health care provision in the District
National Planning Policy Framework (NPPF)	The national planning policies that all County, Local and Neighbourhood policies have to comply with
OHP	Other Health Professional – such as Nurses and Midwives
Permitted Routes	Footpaths that land owners allow the public to use
Phasing Plan	Construction Phase plan detailing key dates such as start and finish dates, when services will be connected/disconnected; build stages, such as groundwork or fitout
Public Rights of Way (PROW)	Footpaths that have been formally adopted by Essex county Council
RAMS	Recreational Avoidance and Mitigation Strategy
Section 106 agreement	Section 106 measures are site specific - they are an agreement, signed by the landowner of a development site and local authority (BDC) setting out what will be provided to make that specific development more acceptable. The measures are usually restricted to mitigating the negative impacts of that development. Details of the measures are set out in a deed and often referenced within the Conditions which are attached to the planning decision
SPD	Supplementary Planning Documents that are adopted by BDC separately from the Local Plan to help guide developments



Term	Definition
The Plan	Kelvedon Neighbourhood Plan
Vernacular	Vernacular architecture is an architectural style that reflects local traditions, the availability of construction materials and is designed based on local needs
Village Development Boundary	Previously called the 'Village Envelope' this is the dividing line or boundary between areas of built/urban development and non-urban or rural, open countryside.

