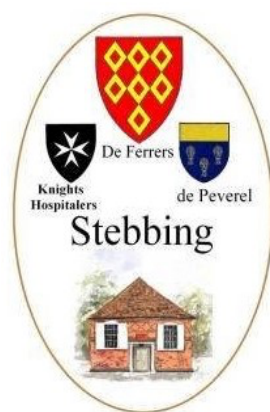




Stebbing Neighbourhood Plan

CONSULTATION STATEMENT - **Regulation 15**



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CONSULTATION STATEMENT

This Consultation Statement has been produced to accompany the Submission Draft of the Stebbing Neighbourhood Development Plan. The Consultation Statement is required, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), to include information on the following:

- Details of the people and bodies that were consulted about the proposed Neighbourhood Plan.*
- An explanation of how they were consulted.*
- A summary of the main issues and concerns raised by the people and bodies consulted.*
- A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.*

1. INTRODUCTION

The principle behind any Neighbourhood Plan is that it is prepared by the community for the benefit of the community. This, the final draft of Stebbing's Neighbourhood Plan, reflects the views and aspirations of the residents of the parish and has been compiled based entirely upon the feedback obtained as a result of an extensive consultation process carried out over a period of more than four years. Whilst it has been enhanced by inputs from professional specialists (on topics such as heritage and landscape assessment as well as housing) their reports have been endorsed by the majority of residents and the findings written into the policies and narrative of this document.

It is, of course impossible, to please everyone and policies have been based on a majority view. Where those views have been obtained from questionnaires and other forms of public fact-finding, the majority view expressed has in almost all cases, however, been a very substantial one.

The lead figures in the preparation of the Plan are all residents of Stebbing. They were drawn from a wide spectrum of interests and therefore already, naturally represented the views of a wide cross-section of the local population. Their task, however, was to seek out and understand the views of the wider community, including some 1,300 inhabitants of the parish.

It is not an easy task to enthuse an entire population; to persuade them to consider a wide range of topics; and then to get them to express their thoughts to a lead body (who they may view with an element of suspicion), which is trying to establish a consensus. It was going to be necessary to gain trust and to become fully involved in all aspects of community life requiring extensive publicity, newsletters, exhibitions and one to one conversations. It was generally clear from the local knowledge of the people leading the project what issues were most likely to be important.

The nature of Stebbing, being an historic and picturesque village, made it certain that guardianship of their heritage would be at the forefront of people's minds both in terms of the historic core and the landscape in which it is set. Infrastructure and community facilities would also be important for a village that, although only some 48 miles from central London, was essentially remote with limited scope for ready access to larger centres due to the lack of public transport. Housing would inevitably be another major issue, both in terms of the provision of accommodation that was both affordable to local residents and that was suited to their needs. These and other topics represented a starter with which to open a community dialogue.

It was apparent that a proper understanding of the physical characteristics of Stebbing was necessary to guide discussion; to form the basis for questions; and as a stimulus for extracting opinions. A lot has been written about Stebbing and to an extent the Steering Group were to be guided by existing data. It was considered necessary however to undertake a comprehensive analysis of what currently existed, its qualities and its shortcomings, It was also considered appropriate to commission professional opinions on the quality of the Stebbing landscape and on the setting of its important heritage. These detailed assessments were then to be put to residents to establish if they agreed with the conclusions.

This statement is principally concerned with the process of consultation; the extent to which people were consulted; the scope of that consultation; and its outcomes.

2. APPROACH AND OVERVIEW

First steps

The background to the inception of the Neighbourhood Plan was following discussion at Stebbing Parish council meetings in late 2015 and a number of councillors attending a fact finding meeting arranged by Rural Community Council of Essex (RCCE.). It was then agreed that the parish council would hold a public meeting in January 2016 specifically related to the merits of Neighbourhood Planning. A Stebbing resident who is a local planning consultant gave the presentation. The meeting was advertised through a leaflet drop. At the end of the meeting those attending were asked to indicate if they would be interested in joining a Stebbing Neighbourhood Plan Steering Group (SNPSG) when formed.

At the February 2016 Parish Council meeting, it was agreed to set up the Stebbing Neighbourhood Plan Steering Group made up of volunteers but also to include parish councillors. A request for designation of the parish area as the Stebbing Neighbourhood plan area was made by the Parish Council to Uttlesford District Council. A first meeting was arranged with steering group volunteers (10) on 19th May 2016, initially chaired by the Parish Council chair until a SNPSG chair was voted in.

An initial questionnaire was launched in July 2016 with 3 simple questions to get the flavour of what Stebbing residents wanted for Stebbing in the future. It was circulated by leaflet drop and was also promoted at the annual Stebbing Village Fete in September 2016.

Developing an Understanding of the Process

It was necessary for those who would be leading the process to first develop a proper understanding themselves, of what was required of them to complete a robust Neighbourhood Plan that would reflect the views of the residents. Whilst the group did include a local planning consultant with a good general understanding of the planning process, none of the group had had any direct involvement previously with the production of a Neighbourhood Plan. Uttlesford had however appointed a consultant, Mrs Rachel Hogger of Modicum Planning Limited to assist communities wishing to undertake the preparation of a Neighbourhood Plan and, as well as its own research, the group relied heavily on her advice in the early stages of their work. This included attendance by several members of the Steering Group at a number of seminars and 'workshops' conducted both by her and Rural Community Council of Essex at different stages during the period of completing the plan.

Key People / Groups

Each of the Steering Group members brought a different aspect/skill to the working of the group, and the views of the Parish Council were represented by three Parish Councillors. It was agreed, however, that as well as individuals living within the parish, it was also important to try to establish a dialogue with as many groups as possible. This included the local church, sports clubs, voluntary bodies and a diverse range of very specific interest groups. In reality, for many of these organisations who perhaps just met on an occasional basis using hired facilities, the Neighbourhood Plan would have little direct relevance but contacting them did generate additional publicity and knowledge of the draft plan's evolution.

Another sector of the community with which we wished to make contact was local business.

In Stebbing's case this mainly included self-employed individuals working from home for whom Internet speed had become one of their priorities. A separate questionnaire with business specific questions was additionally prepared for and addressed to this sector.

Process, Feedback and Reporting

It was agreed at the outset that the project should be led by a Steering Group who would guide the various processes involved and who would ultimately be responsible for the production of the Plan itself. The Steering Group would report to the Parish Council on a monthly basis and the Parish Council would be represented on it, but it was to be an arm's length body.

The Steering Group would generally meet on a monthly basis. All public meetings would be minuted and all administration was undertaken by the Parish Clerk. As things moved on and once questionnaires and assessments were completed, the SNPSG met fortnightly as a working group, pulling the actual plan together. Individual members of the Steering Group were allocated different themes with responsibility for fact finding, data collection and collating community responses. This was based largely on their individual interests and areas of expertise.

3. CONSULTATION

Consultation and Publicity Strategy

There was considerable discussion at the outset as to how best to involve the community, to generate enthusiasm and to obtain as wide a range of opinion as possible. A detailed project plan covering every element of the process was prepared based on the work that was necessary in relation to each theme. Whilst this inevitably became out of date very quickly as dates slipped or individual items were moved forward, it nonetheless acted as a useful check-list in the early stages of the work programme. Publicity and opinion gathering was an important factor within that programme and two members of the Steering Group, were given responsibility for implementing the publicity campaign. Their role included the preparation of newsletters, exhibition material, questionnaires, banners, and press releases and very importantly the setting up of a dedicated website (www.stebbingneighbourhoodplan.co.uk) very early on in the process (also linked to the parish council website).

The Key Elements of the Consultation

The key tools deployed in the consultation process were designed to attract publicity and to generate maximum interest and responses were as follows:

- Website
- Facebook page
- Public events
- Minutes of parish council meetings
- Newsletters
- Questionnaires
- Direct discussion with individual interest groups
- Local publicity (banners; posters; press articles; public meetings: street stall at yearly village fete)
- Regular articles in the Stebbing quarterly magazine – Stebbing Scene and latterly by the *NextDoor* platform, Stebbing being active in this form of social media.

Parish Council Resolution

Stebbing Parish Council resolved to proceed with the development of a Neighbourhood Plan at a full council meeting in February 2016 and their decision was publicised in minutes which subsequently appeared on the Parish Council website and relevant noticeboards.

Stebbing Neighbourhood Plan Area

The whole of the Parish of Stebbing was designated as the Stebbing Neighbourhood Plan area by Uttlesford District Council in June 2016 and again this was reported and published at the June parish council meeting and recorded in the minutes which were also published via the parish council website and relevant noticeboards.

First Public Meeting – January 2016

A first public meeting instigated by the parish council, following a leaflet drop promoting the meeting, took place in the Friends' Meeting House (where parish council meetings are held). This briefly outlined what a Neighbourhood Plan was and "what it would do for the village". It was explained that an evidence base would be developed including a landscape sensitivity assessment and an assessment of heritage setting, both externally commissioned. The nature of the consultation process was also covered, indicating that there would be several stages at which the views of the community would be sought including a detailed questionnaire.

Website

A website www.stebbingneighbourhoodplan.co.uk was set up at an early stage. Clearly there was little information to display initially but we were able to add data and progress documents on a regular basis. The set-up and management of the site was administered by the Steering Group member having applicable IT skills and who also was responsible for publicity.

Public Steering Group Meetings

These commenced on the 19th May 2016 in the Old Friends Meeting House, all were minuted and placed on the SNPSG website. Feedback from these meetings were given at monthly parish council meetings and again minuted and put on the parish council website. They continued on a monthly basis for the next 13 months.

Throughout this period a number of activities were instigated:

Views from initial questionnaire – September 2016

The response rate was disappointing, being only 12% of the population of Stebbing. It had been promoted by a leaflet drop and questionnaires were available at key locations in the village – shop, school and church. 18 were completed on line and 29 returned to the village shop. It was then available for completion at a stall at the annual village fete where people from the SNPSG were in attendance and spoke to residents on a one to one basis, which boosted the response rate. The questions asked about:

- a. What residents liked about living in Stebbing,
- b. What would you like to improve.
- c. What would be your top 3 priorities for the future.

From the initial questionnaire a list of key themes were identified upon which opinions could be sought through a main questionnaire. These included the following;

- Landscape
- Heritage
- Housing – needs, location and design
- Employment
- Community facilities
- Healthcare, education and transport.

Specialist input – Landscape Sensitivity & Capacity Appraisal - October 2016

The nature of Stebbing as an historic settlement located in a high quality rural environment meant that heritage and landscape matters were going to be of major significance in determining future development and in the formulation of appropriate planning policies. Everyone involved in the planning process was very aware of the importance of the Stebbing environment but it was decided that we needed objective professional advice in order to inform the Plan development and to provide unbiased evidence to support it.

It was necessary in the view of the Steering Group to commission a Landscape Assessment which would consider on a land parcel by land parcel basis the nature and qualities of the Plan area in its entirety and also to assess the quality of views and the impact that possible development would have on them. A brief was submitted to three Landscape Architecture practices and The Landscape Partnership Limited were ultimately selected to be instructed and they provided a very thorough and comprehensive appraisal which guided the relevant Plan process and ultimately draft policies.

Second Public Exhibition & Launch of Main Questionnaire – April 2017

Perhaps the most significant activity was the formulation of the main questionnaire whose content took into account the initial assessment questionnaire and landscape appraisal.

Due to disappointing response rates to the initial questionnaire, much thought went into how we would publicise / promote and get as many residents as possible to complete the main questionnaire. It was agreed that as the response rate had increased following face to face discussions at the village fete we would hand deliver the main questionnaire to all houses and businesses and thereafter collect it once completed. This was to be a major exercise and we were able to secure 21 volunteers from the village plus the SNPSG members for the distribution and collection, dividing up the village in smaller areas for delivery and collection purposes. Banners were put at each entrance to the village and a launch event was held in the Village Hall with some 25 residents in attendance on 3rd April 2017, the day before delivery of the questionnaires was scheduled. A presentation on what we were doing and why it was important to complete was given by a SNPSG member.

2nd & Main Questionnaire – April 2017

Perhaps the most significant element of the engagement process was in the form of the

questionnaire exercise. The questionnaires were delivered to and collected by hand from **558** households in Stebbing parish between 4th and 28th April 2017 and sought views on a wide range of topics but with questions categorised under headings including:-

- a. Housing
- b. Transport – Getting around and about
- c. Environment and Conservation
- d. Shopping
- e. Employment
- f. Well Being and Leisure
- g. Keeping in Touch

Specialist input – Heritage Assessment – July 2017

In terms of character and heritage analysis, much had been written by The Stebbing Society and Stebbing Local History Society about the physical nature and qualities of Stebbing's historic buildings. What was lacking however was an analysis of their setting being something which was likely to be of direct relevance in determining where potential development might or should not take place. Specialist Heritage Consultants, Grover Lewis Limited were therefore commissioned to undertake such a study in order to appreciate and describe the sensitivities associated with different parts of the Parish, including potential development locations within the plan area.

Main Questionnaire results

The questionnaires contained very comprehensive responses, with **532** completed responses being received from a parish of just over 558 properties, giving a response rate of **95.3%**.

A summary of the results are below:

53% of responses thought the village should not be extended beyond the current built-up areas.

90% of responses thought the West of Braintree garden community proposal was a 'bad thing' for the parish, 4% thought it was a 'good thing'.

95% of responses thought all new buildings in Stebbing should be sympathetic to the local surroundings.

71% of responses thought there was not enough parking available for the village needs.

Stebbing's Landscape Environment was the most important element of the parish for residents; **97%** said it was important or very important

Aircraft noise was the biggest concern of residents; **63%** said they were very or fairly concerned about it.

3rd Public Exhibition – Results of the Questionnaire – July 2017

Following the magnificent results from the questionnaire and the completion of the Heritage Assessment, a drop in exhibition was set up in The Friends' Meeting House on 29th July 2017 to show both numerically and pictorially the results of both the heritage and landscape appraisals and the residents' responses derived from the questionnaire.

4th Public Exhibition – December 2017

The Steering Group hosted a further Consultation and Exhibition at The Friends' Meeting House on 9th December 2017 to present their current ideas as to some possible future Policies and a Vision for the Parish Neighbourhood Plan..

The Presentations were again A5 board mounted to professional consultation standards and were also added to our Facebook page. They were very informative and visually graphic. In particular, the plans and maps which they contained warranted review in order to gain an informed overview of these important topics, including: the Call for Sites exercise, existing local policies, designations, land uses and constraints as well as opportunities.

Additionally, the Steering Group considered as a possible policy to be included in the draft Neighbourhood Plan, that of a "Green Wedge" to be identified between any possible development north and east of Stebbing Green so as to limit coalescence between any such development and Stebbing Green and Stebbing village. This concept was foreshadowed in the Landscape Appraisal and Capacity Assessment undertaken by The Landscape Partnership and the Heritage Assessment prepared by Grover Lewis..

Further and separately, consideration was given to the establishment of Local Green Spaces ("LGS") within the Parish, which would also be of importance to protect suitably sized land areas for long term recreational uses recognising also their significant landscape and heritage qualities. The criteria for establishing such spaces are detailed, while the designation of LGS has a similar effect to "Green Belt" designation.

3rd Questionnaire on Green Spaces – Results

At the public consultation meeting held on 9th December 2017 at The Friends' Meeting House, a questionnaire asking for residents' views about proposed sites for local 'Green Spaces' and a 'Green Wedge', shown on board mounted maps and plans, was made available. This was also available for response on-line after the meeting until 5th January 2018.

A summary of the results are below:

69 responses were received.

Of the proposed Local Green Spaces:

97% of responses agreed the Cricket Ground, Mill Lane should be protected.

97% of responses agreed Alcott Field should be protected.

95% of responses agreed the village allotments should be protected.

92% of responses agreed the field opposite the school should be protected.

91% of responses agreed the field opposite the Downs should be protected.

94% of responses agreed wild flower meadow in Stebbing Green should be protected.

90% of responses thought the proposed 'Green Wedge' was essential, **7%** thought it was important and **1%** thought it was not important.

48% of responses thought the 'Green Wedge' was about the right size and **46%** thought it was too small.

Further postings on the website and NextDoor Stebbing throughout the period

The website and NextDoor Stebbing (Stebbing's social media page) were regularly updated with more comprehensive information – up to 50 posts over a 2 year period (2018-2020). This included links to the Heritage Assessment and Landscape Sensitivity and Capacity appraisal and the analysis of the feed-back from the 4 public exhibitions and the Questionnaires.

Specific consultations with outside bodies

A considerable number of outside bodies were consulted at both questionnaire stage and at the Regulation 14 consultation, further details being contained in Appendix 4.

Copies of the Landscape and Heritage Appraisals were submitted to Uttlesford District Council when they were received and then included by them on the section of their corporate web site dedicated to the Stebbing Neighbourhood Plan.

Key issues

The consultation during this phase had undoubtedly been very wide and secured good responses and participation from the community and required consultees. We consider that we were able to obtain a very good understanding of the issues of greatest concern to local residents and other interests and also developed further our knowledge of local circumstances. We were able to build on this to form a detailed structure for the Plan document.

4. COMPLETION OF THE PLAN

Finalising Theme Categories & Content

From the outset, the Steering Group had had a fairly clear understanding of the concerns and aspirations of the local community – this was the benefit of having a steering group made up entirely of local residents with a broad cross-section of interests and skills. The consultation largely confirmed what had been anticipated. It was relatively easy then to categorise the various issues under headings which were to form chapters in the Plan. Those chapters were to be:

- Heritage and Conservation.
- Landscape the Countryside and Natural Environment.
- Housing and Design.
- The Economy.
- Community and Well being.
- Transport.
- Housing Allocations.

Reliance on the Findings of the Consultation and Specialist Reports

The text of the various chapters flowed quite naturally from the consultation events and also from the specialist studies that had been commissioned from outside professionals. The specialist studies were well received in the main questionnaire and so we were quite confident in relying on their findings. Our narrative in relation to the constraints and opportunities for development were to be determined very largely by the assessments of landscape quality and heritage setting provided by our consultants and in fact supported by a very large proportion of the local community.

Strong views had been expressed at the exhibitions on issues such as affordable housing, small scale developments and availability of smaller sized dwellings, car parking, drainage, the preservation of green spaces, education capacity and healthcare availability. Whilst the scope for drafting policies to cover all of this was limited, it was essential to cover it in the associated narrative and to state community aspirations which bodies such as the Parish Council would be keen to take forward.

Development of Policies

Policies were in most cases, drafted following completion of the associated text. They were discussed in some detail amongst the steering group and through many iterations before the group were reasonably satisfied that they achieved what was required and importantly that they did not conflict with one another. At that point, a draft was submitted to Uttlesford District Council.

A Strategic Environmental Assessment was undertaken by Uttlesford District Council and a

Statement issued in January 2021.

Publication of all supporting Documents and Analysis

By this stage all available evidence was available for public viewing on the website.

5. REGULATION 14 PRE-SUBMISSION CONSULTATION

October - December 2020 Consultation Period

Pre-submission consultation was undertaken during the period October- December 2020 and expiring as extended on 7th December 2020, pursuant to Regulation 14 of the Neighbourhood Planning (General) Regulations 2014. This allowed a period of eight weeks, longer than the minimum six week period, as the initial six week period was extended since not all required consultees had received notice of the consultation in the first instance.

Process

The consultation process commenced with an announcement on the Neighbourhood Plan website and NextDoor Stebbing. website. At the same time, the quarterly parish magazine, *Stebbing Scene*, was Issued in Winter 2020 and delivered as usual to every household in Stebbing Parish. The several paper and electronic media used provided information of the Neighbourhood Plan website address where the draft Plan and all evidence documents in support could be viewed and responses provided.

It also confirmed that for those residents that did not have a computer, a hard copy of the plan and associated documents were available for collection by themselves or their COVID buddy, at the Community Village Shop. It set out the ways in which comments on the pre-submission draft could be made, either by e-mail or hard copy written response, but additionally included a template which could be filled in and returned, along with a copy of the draft plan to a member of the SNPSG.

Summary of Considerations and Actions/Responses to the Reg 14 Comments

Appendix 5 sets out a full schedule of the comments received at the pre-submission Reg 14 stage from the statutory consultees, other bodies and interested parties. It does not include individual residents' comments that were added to the questionnaire. The Steering Group gave all comments detailed consideration and where there was inconsistency or conflict between different comments, then a planning judgement was taken as to what actions/revisions were considered to be most appropriate for the draft Regulation 16 NP. Most revisions made related to the comments received from Essex County Council and Uttlesford District Council, which overall were the most comprehensive. Generally, the vast majority of suggestions were accepted and the draft plan was revised accordingly.

There will also be an opportunity for further representations to be submitted at Regulation 16, which will then be considered by the Independent Neighbourhood Plan Inspector.

Additional Local Publicity

Statutory and other Specifically Identified Consultees

In accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012, the qualifying body (Stebbing Parish Council) consulted with all the parties/bodies required under Schedule 1 paragraph 1.

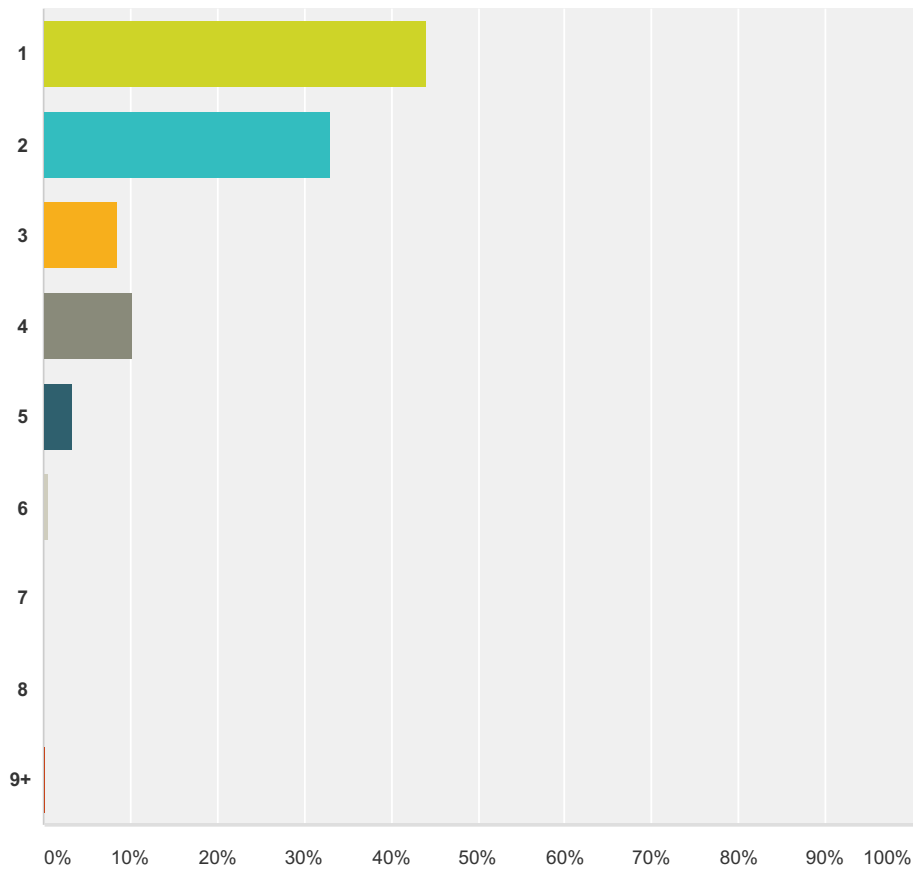
APPENDIX 1 MAIN QUESTIONNAIRE & RESPONSES

Q1 Telephone No. (if you wish to enter ballot)

Answered: 305 Skipped: 227

Q2 Total number of household members represented by this response

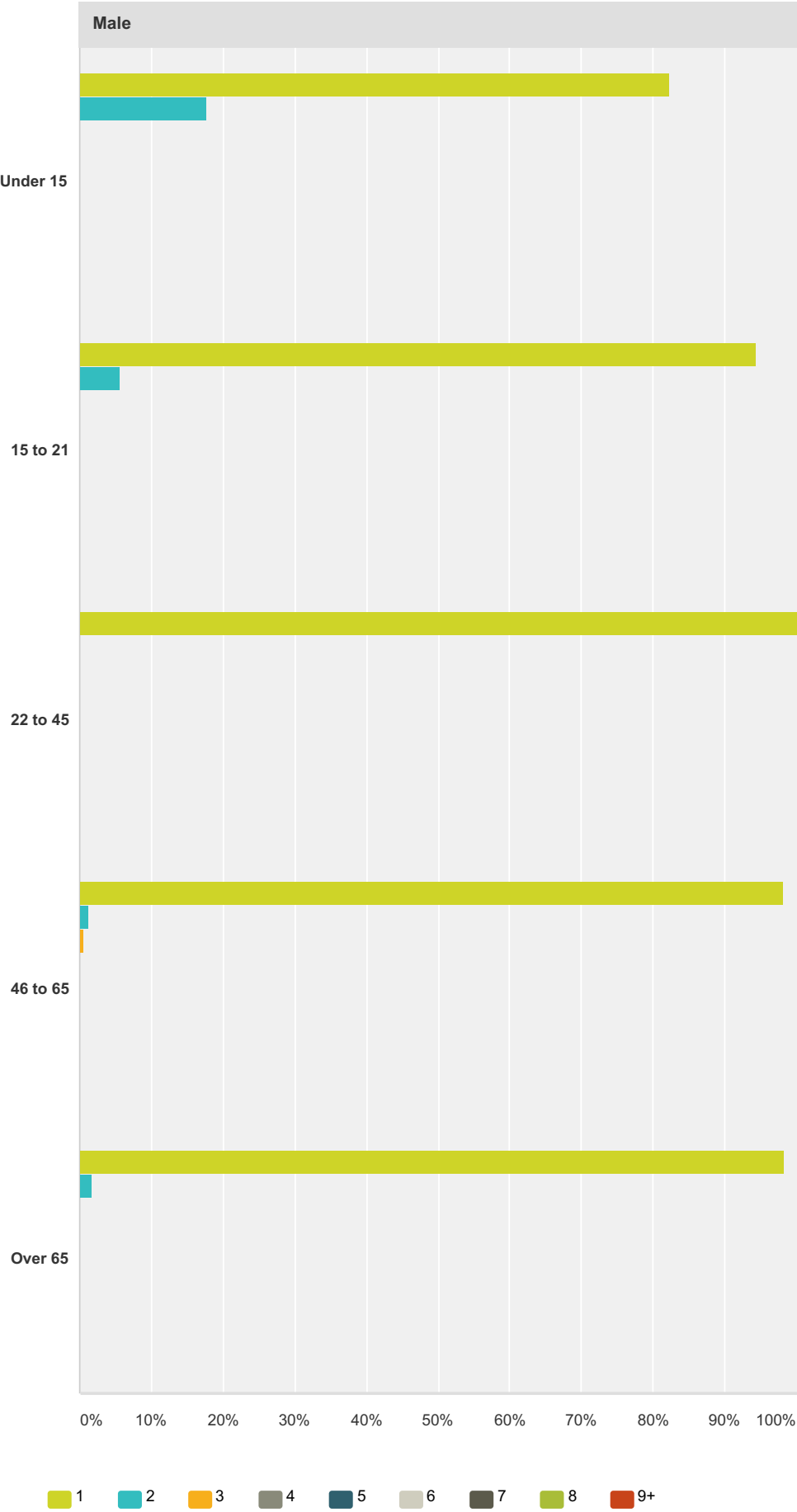
Answered: 532 Skipped: 0

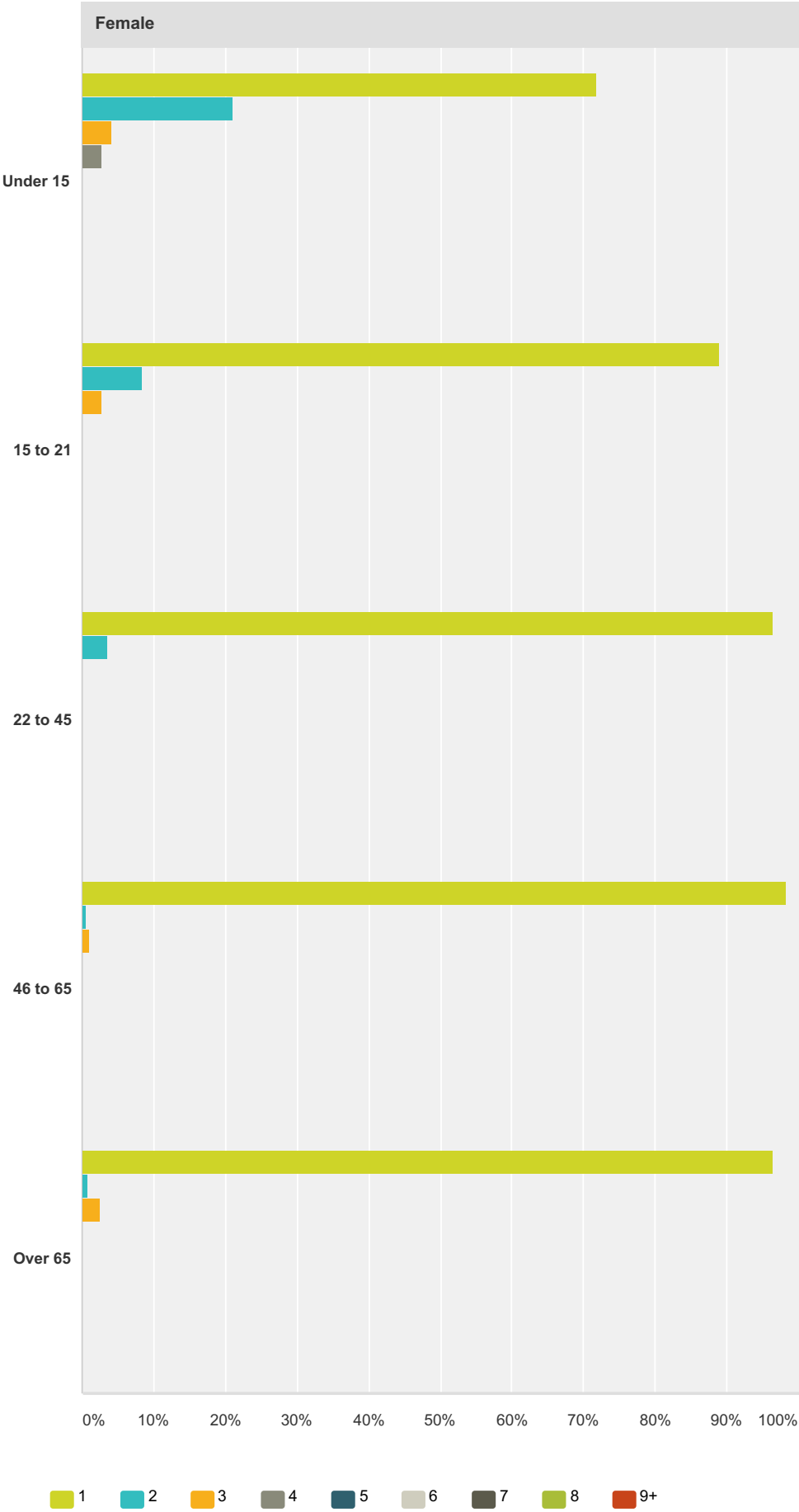


Answer Choices	Responses	
1	43.98%	234
2	33.08%	176
3	8.65%	46
4	10.15%	54
5	3.38%	18
6	0.56%	3
7	0.00%	0
8	0.00%	0
9+	0.19%	1
Total	532	

Q3 Please indicate the breakdown by age group, of the total household members represented by this response:

Answered: 527 Skipped: 5

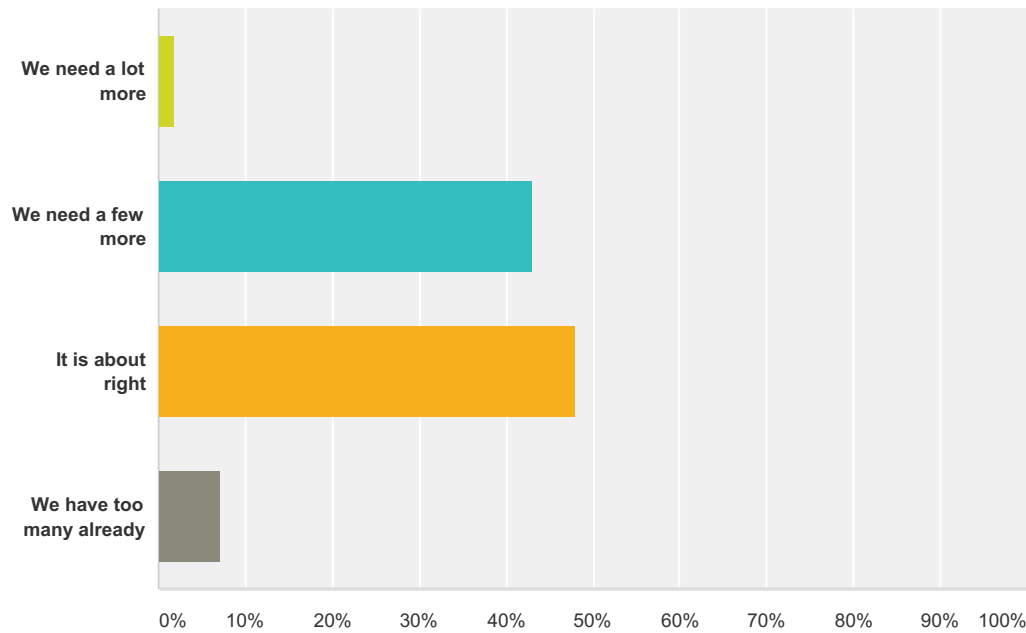




Male										
	1	2	3	4	5	6	7	8	9+	Total
Under 15	82.26% 51	17.74% 11	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	62
15 to 21	94.29% 33	5.71% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	35
22 to 45	100.00% 83	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	83
46 to 65	98.17% 161	1.22% 2	0.61% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	164
Over 65	98.31% 116	1.69% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	118
Female										
	1	2	3	4	5	6	7	8	9+	Total
Under 15	71.83% 51	21.13% 15	4.23% 3	2.82% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	71
15 to 21	88.89% 32	8.33% 3	2.78% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	36
22 to 45	96.43% 108	3.57% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	112
46 to 65	98.38% 182	0.54% 1	1.08% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	185
Over 65	96.52% 111	0.87% 1	2.61% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	115

Q4 What do you think about the CURRENT housing availability in Stebbing?

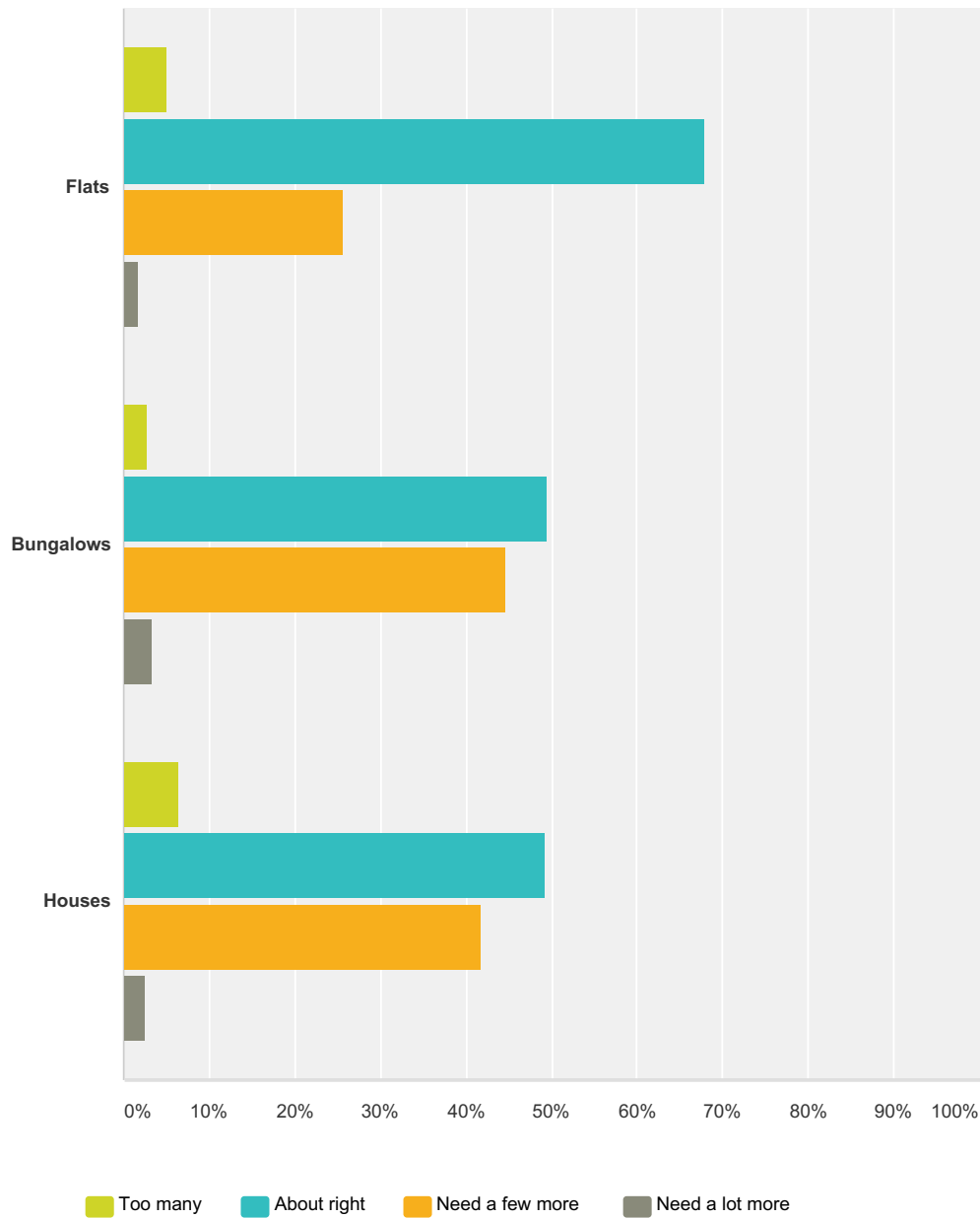
Answered: 507 Skipped: 25



Answer Choices	Responses	
We need a lot more	1.97%	10
We need a few more	43.00%	218
It is about right	47.93%	243
We have too many already	7.10%	36
Total		507

Q5 What do you think about the CURRENT housing composition in Stebbing?

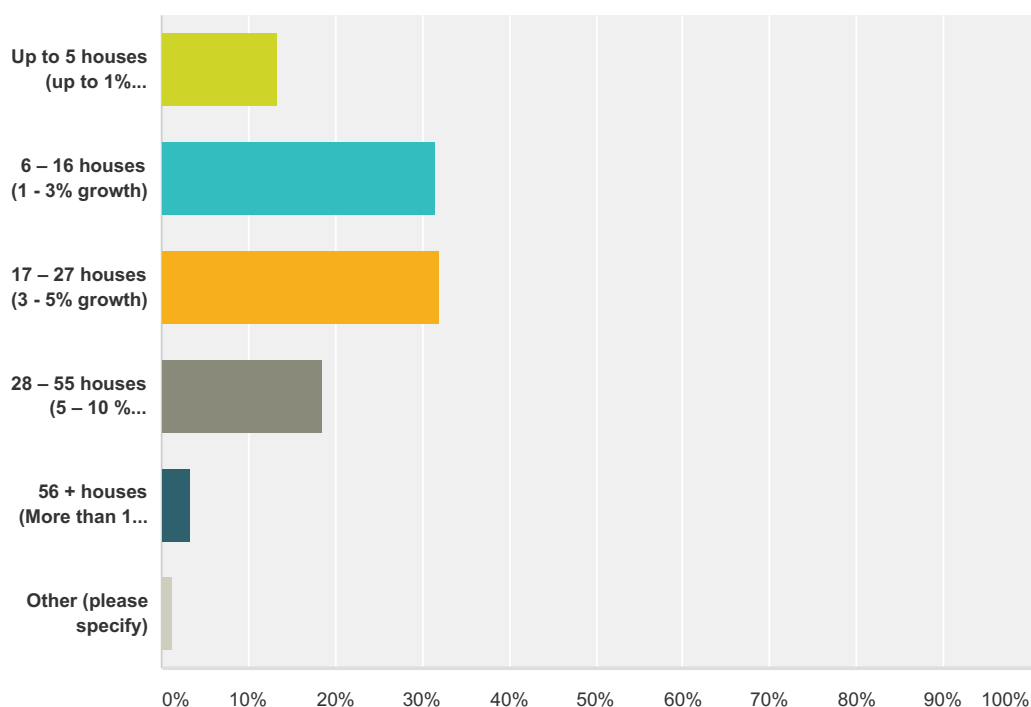
Answered: 515 Skipped: 17



	Too many	About right	Need a few more	Need a lot more	Total Respondents
Flats	4.92% 22	67.79% 303	25.73% 115	1.57% 7	447
Bungalows	2.65% 13	49.49% 243	44.60% 219	3.26% 16	491
Houses	6.39% 32	49.30% 247	41.72% 209	2.59% 13	501

Q6 Given that there are currently approximately 558 houses in the Parish, in your view, by how much should the number of houses within the Parish be allowed to grow over the next 15 years? (Please tick one option).

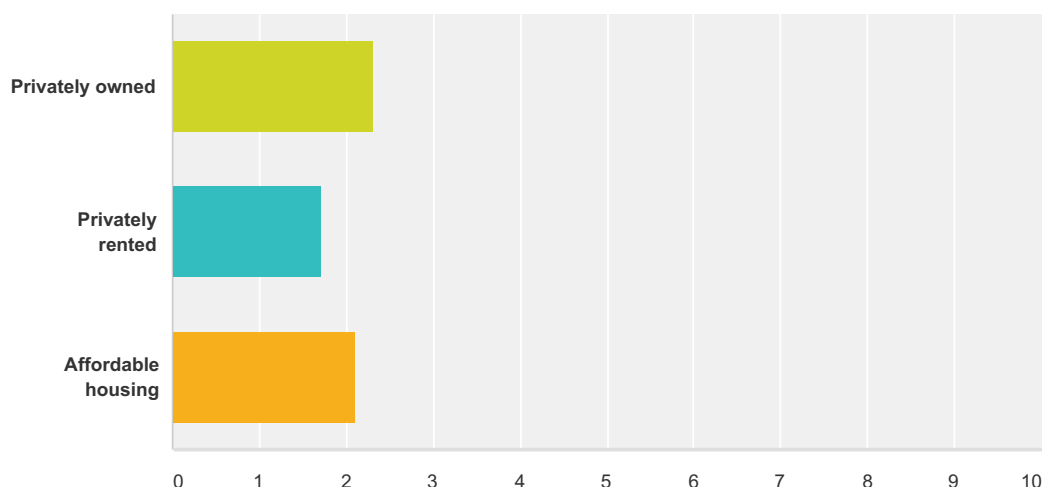
Answered: 506 Skipped: 26



Answer Choices	Responses
Up to 5 houses (up to 1% growth)	13.44% 68
6 – 16 houses (1 - 3% growth)	31.42% 159
17 – 27 houses (3 - 5% growth)	32.02% 162
28 – 55 houses (5 – 10 % growth)	18.58% 94
56 + houses (More than 10% growth)	3.36% 17
Other (please specify)	1.19% 6
Total	506

Q7 If new housing development were to take place, what type of housing would you consider to be most important? Availability of “affordable” housing was one of the topics raised with us. However, the term “affordable” can have a number of different meanings: a) Lower cost housing to buy (houses to buy at the lower end of market prices). b) Lower cost housing to rent (houses to rent at the lower end of market rates). c) Affordable housing (social rented, affordable rented and intermediate housing at below market prices and market rental rates, provided to eligible households whose needs are not met by the market). Please bear these definitions in mind when answering questions 7 & 8.

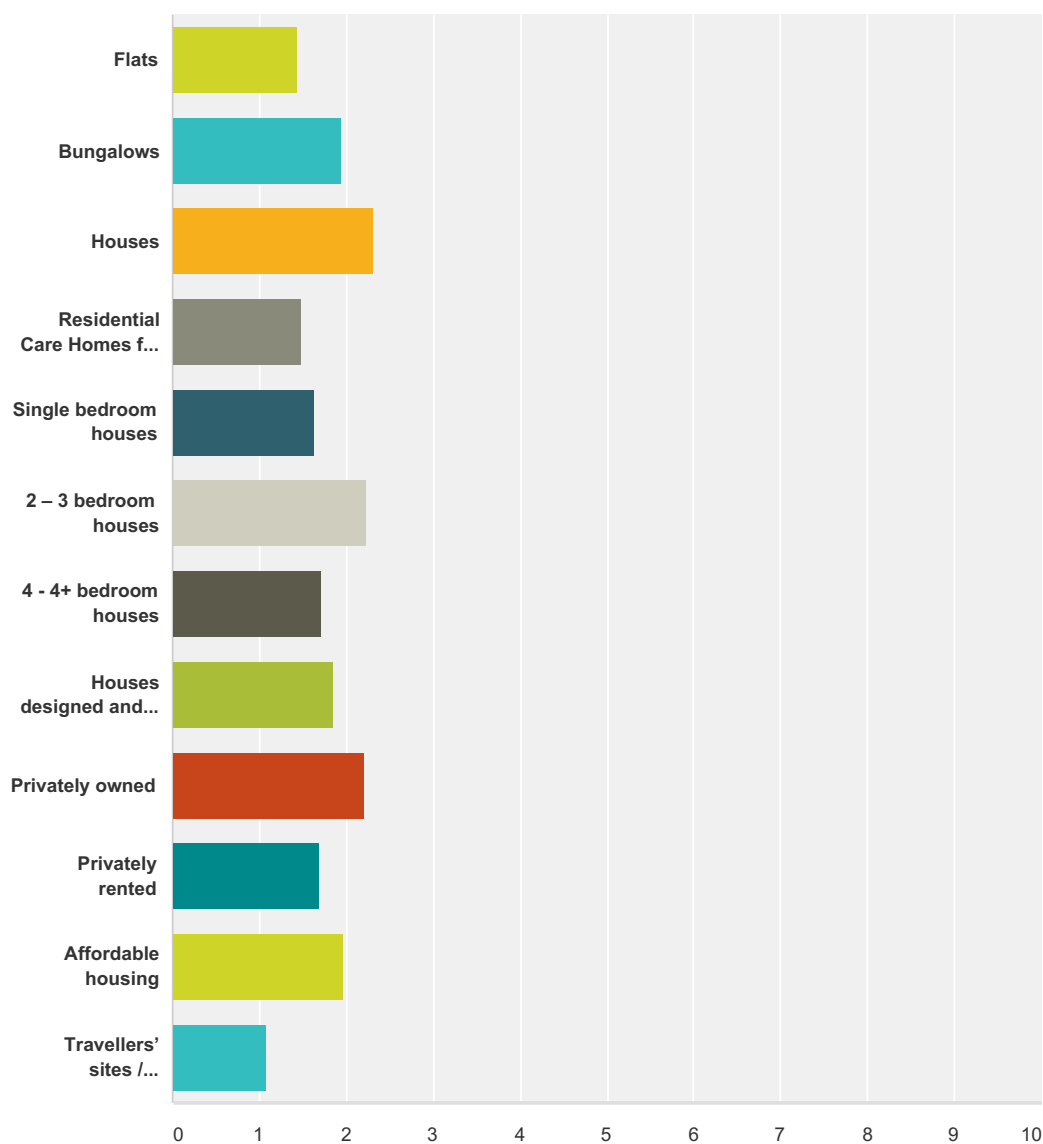
Answered: 511 Skipped: 21



	Not at all important	Fairly important	Very important	Total	Weighted Average
Privately owned	11.78% 55	45.82% 214	42.40% 198	467	2.31
Privately rented	37.81% 166	52.39% 230	9.79% 43	439	1.72
Affordable housing	25.71% 127	38.26% 189	36.03% 178	494	2.10

Q8 What are our housing requirements in the Parish for the future?

Answered: 499 Skipped: 33

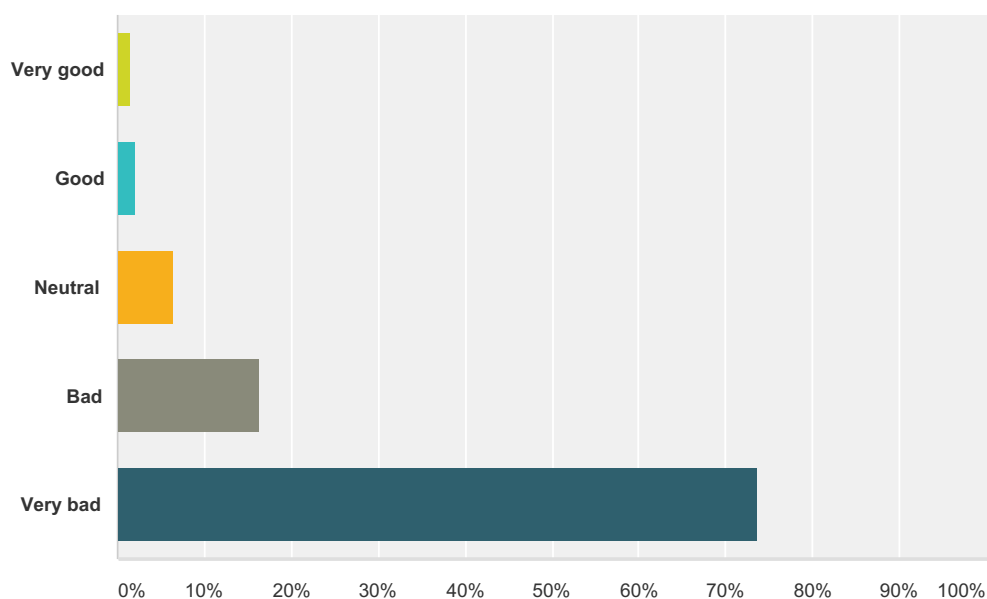


	0	1 - 10	11 - 50	51+	Total	Weighted Average
Flats	58.59% 249	37.88% 161	3.29% 14	0.24% 1	425	1.45
Bungalows	20.89% 94	65.33% 294	12.22% 55	1.56% 7	450	1.94
Houses	7.74% 34	57.40% 252	31.21% 137	3.64% 16	439	2.31
Residential Care Homes for those with special needs	56.94% 238	38.76% 162	3.11% 13	1.20% 5	418	1.49
Single bedroom houses	44.89% 189	49.17% 207	4.51% 19	1.43% 6	421	1.62

2 – 3 bedroom houses	7.23% 34	65.32% 307	25.11% 118	2.34% 11	470	2.23
4 - 4+ bedroom houses	40.63% 167	48.91% 201	9.00% 37	1.46% 6	411	1.71
Houses designed and adapted for those with special needs	21.04% 89	73.76% 312	4.02% 17	1.18% 5	423	1.85
Privately owned	10.09% 45	59.42% 265	29.15% 130	1.35% 6	446	2.22
Privately rented	39.86% 171	50.82% 218	9.09% 39	0.23% 1	429	1.70
Affordable housing	23.97% 111	58.53% 271	14.25% 66	3.24% 15	463	1.97
Travellers' sites / accommodation	93.30% 418	5.80% 26	0.67% 3	0.22% 1	448	1.08

Q9 The Draft Braintree Local Plan 2016 proposes a new garden community of between 10,000 to 13,000 homes to the West of Braintree that could potentially be extended into the Parish of Stebbing. The broad area of search includes Andrewsfield, Boxted Wood and land to the west of Stebbing Green. Do you consider that this proposal would be a good thing or bad thing for the future of the Village/Parish?

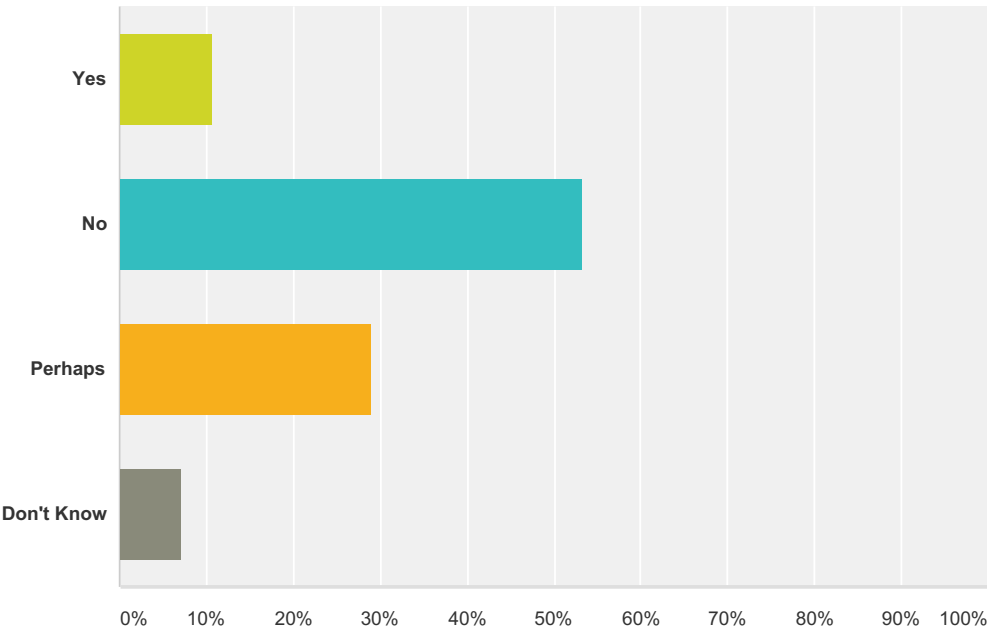
Answered: 512 Skipped: 20



Answer Choices	Responses	
Very good	1.56%	8
Good	2.15%	11
Neutral	6.45%	33
Bad	16.21%	83
Very bad	73.63%	377
Total		512

Q10 Do you think the village should be allowed to expand outside the already built up area of the main village into adjacent areas?

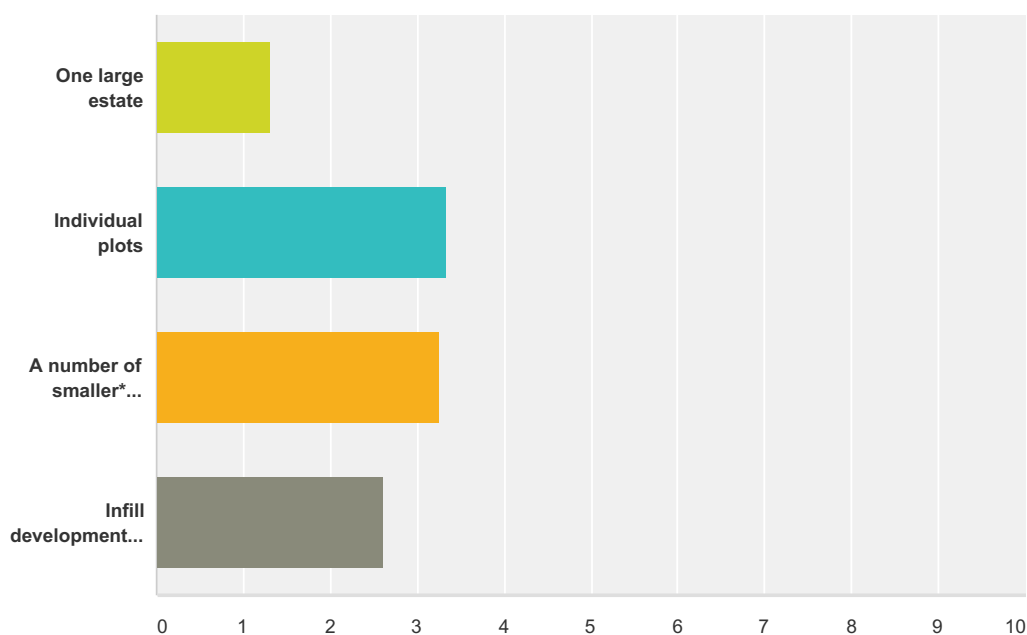
Answered: 507 Skipped: 25



Answer Choices	Responses	
Yes	10.65%	54
No	53.25%	270
Perhaps	28.99%	147
Don't Know	7.10%	36
Total		507

Q11 If additional housing was to be built, which would you prefer? Often it is easier to deliver community and social infrastructure from larger schemes than it is smaller schemes. For example, for schemes of 10 units and more Uttlesford District Council is able to secure delivery of affordable housing. Bearing this in mind, please rank in order of preference where number 1 is your first choice through to number 4 being your least favourite choice.

Answered: 499 Skipped: 33



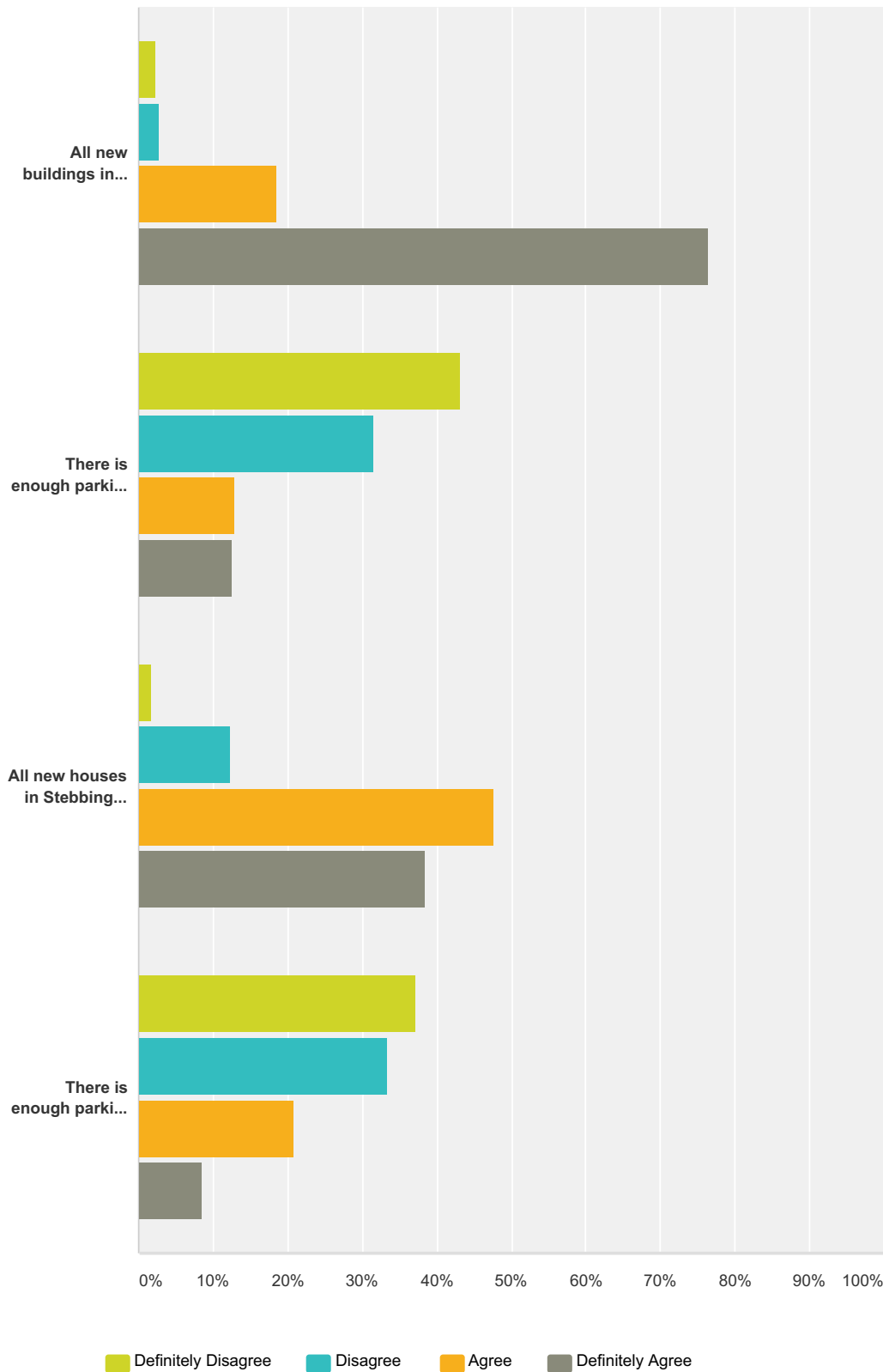
	1	2	3	4	Total	Score
One large estate	6.47% 20	1.94% 6	8.74% 27	82.85% 256	309	1.32
Individual plots	48.61% 175	36.94% 133	13.33% 48	1.11% 4	360	3.33
A number of smaller* developments	52.53% 218	21.93% 91	24.34% 101	1.20% 5	415	3.26
Infill development such as gardens of existing houses	23.17% 79	25.81% 88	38.71% 132	12.32% 42	341	2.60

**Q12 Please indicate the maximum number
of houses you would consider to be a
'small' development:**

Answered: 398 Skipped: 134

Q13 Please tell us how much you agree or disagree with the following statements:

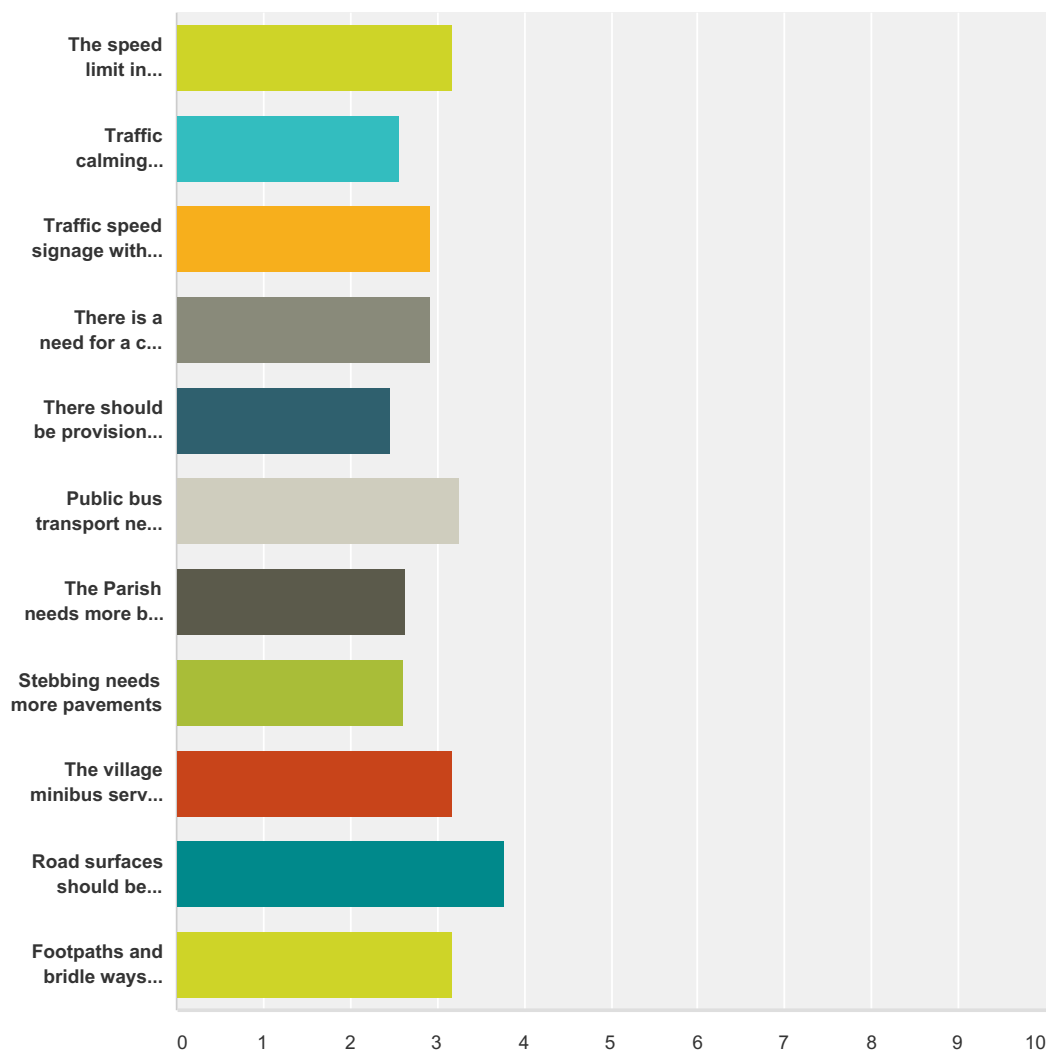
Answered: 503 Skipped: 29



	Definitely Disagree	Disagree	Agree	Definitely Agree	Total
All new buildings in Stebbing should be sympathetic to the surroundings	2.21% 11	2.61% 13	18.67% 93	76.51% 381	498
There is enough parking available for the village school's needs	43.17% 215	31.53% 157	12.85% 64	12.45% 62	498
All new houses in Stebbing should be built with off street parking spaces at a ratio of one space per bedroom	1.62% 8	12.32% 61	47.68% 236	38.38% 190	495
There is enough parking available for the village needs generally	37.07% 185	33.47% 167	20.84% 104	8.62% 43	499

Q14 Please tell us how much you agree or disagree with the following statements:

Answered: 516 Skipped: 16

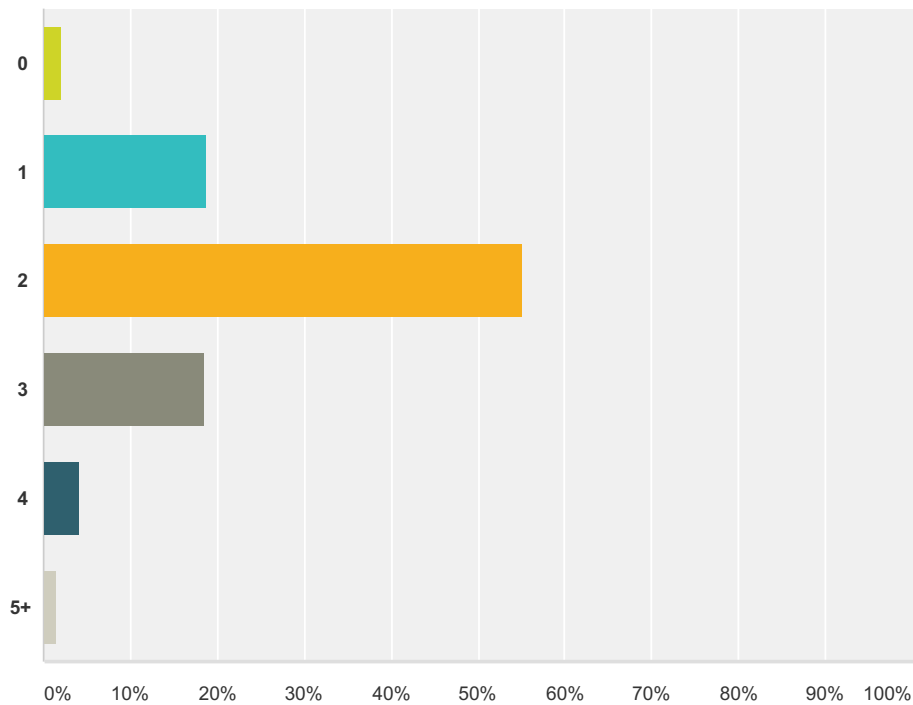


	Definitely disagree	Disagree	Agree	Definitely agree	Total	Weighted Average
The speed limit in Stebbing High Street should be 20 mph	4.73% 24	13.21% 67	42.60% 216	39.45% 200	507	3.17
Traffic calming measures should be introduced	13.89% 70	33.93% 171	33.33% 168	18.85% 95	504	2.57
Traffic speed signage within the village should be improved with electronic reminders	6.90% 35	19.13% 97	47.93% 243	26.04% 132	507	2.93
There is a need for a car park to serve the village	4.76% 24	23.21% 117	46.63% 235	25.40% 128	504	2.93
There should be provision for more cycle parking in the village	9.33% 46	42.19% 208	41.18% 203	7.30% 36	493	2.46
Public bus transport needs to be extended/better provided	1.41% 7	11.27% 56	47.89% 238	39.44% 196	497	3.25

The Parish needs more bus stops	4.37% 21	42.41% 204	38.25% 184	14.97% 72	481	2.64
Stebbing needs more pavements	4.23% 21	46.08% 229	33.00% 164	16.70% 83	497	2.62
The village minibus service should be made available to visit doctors and supermarkets etc	0.61% 3	7.27% 36	65.45% 324	26.67% 132	495	3.18
Road surfaces should be better maintained	0.00% 0	0.97% 5	19.77% 102	79.26% 409	516	3.78
Footpaths and bridle ways should be kept in better order	2.18% 11	12.50% 63	50.99% 257	34.33% 173	504	3.17

Q15 How many cars are there in your household?

Answered: 503 Skipped: 29



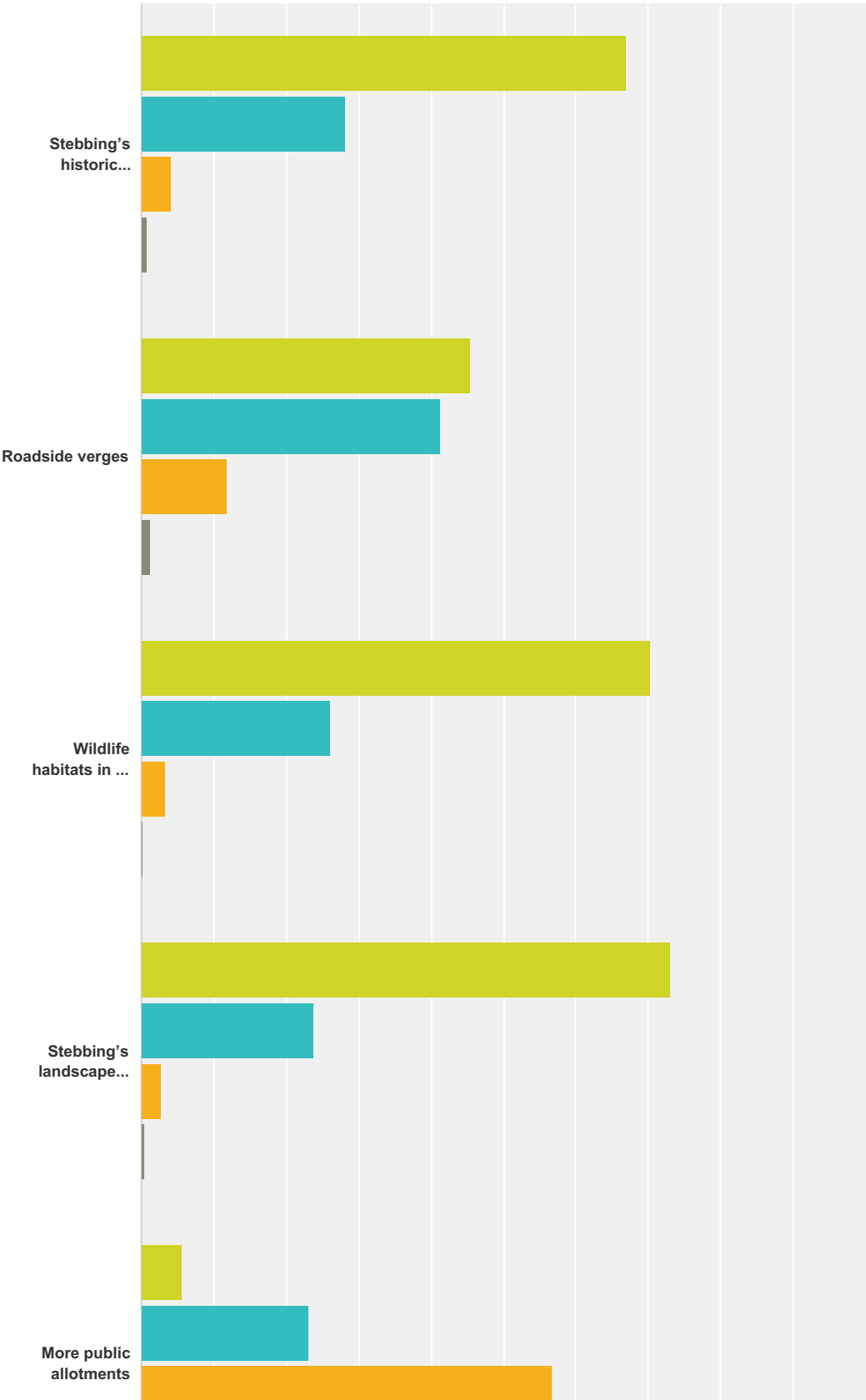
Answer Choices	Responses	
0	2.19%	11
1	18.69%	94
2	55.07%	277
3	18.49%	93
4	4.17%	21
5+	1.39%	7
Total	503	

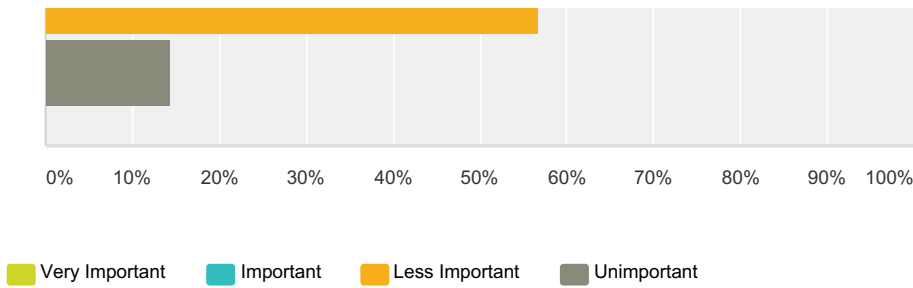
Q16 If there is anything which would encourage you to drive less through the village high street please list below

Answered: 12 Skipped: 520

Q17 How important are the following to you?

Answered: 513 Skipped: 19





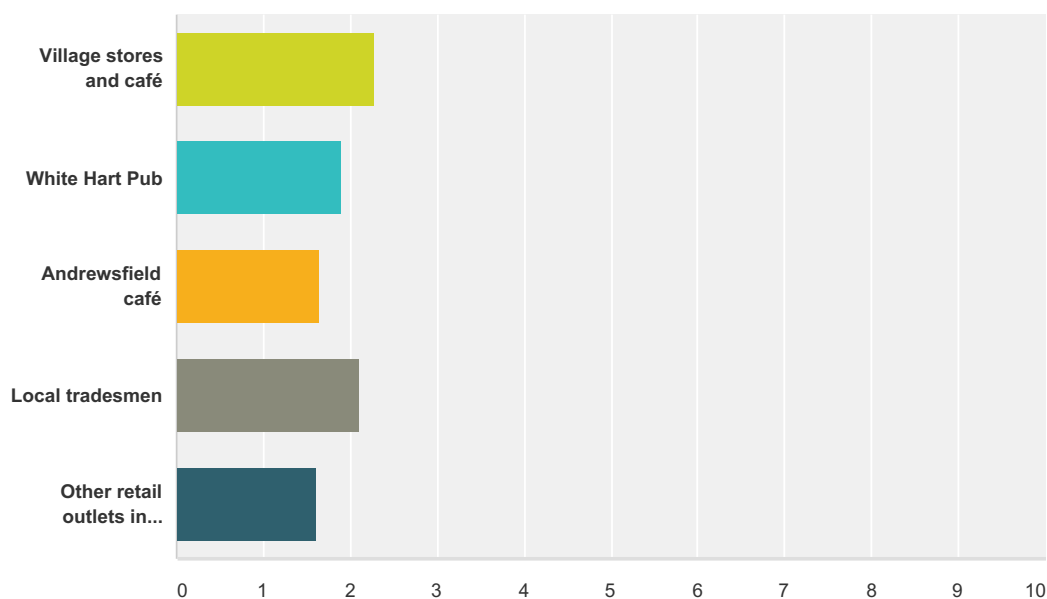
	Very Important	Important	Less Important	Unimportant	Total
Stebbing's historic environment	66.93% 342	28.18% 144	4.11% 21	0.78% 4	511
Roadside verges	45.56% 231	41.42% 210	11.83% 60	1.18% 6	507
Wildlife habitats in the Parish	70.39% 359	26.08% 133	3.33% 17	0.20% 1	510
Stebbing's landscape environment	73.08% 372	23.77% 121	2.75% 14	0.39% 2	509
More public allotments	5.57% 28	23.26% 117	56.86% 286	14.31% 72	503

Q18 Are there any assets or features of the Parish which you regard as particularly important and valuable? This could include buildings, green spaces, views, footpaths etc. Please list below:

Answered: 24 Skipped: 508

Q19 Do you currently use the following local facilities?

Answered: 515 Skipped: 17



	Not at all	A little	A lot	Total	Weighted Average
Village stores and café	6.61% 34	58.56% 301	34.82% 179	514	2.28
White Hart Pub	24.56% 126	60.04% 308	15.40% 79	513	1.91
Andrewsfield café	45.74% 231	44.16% 223	10.10% 51	505	1.64
Local tradesmen	15.58% 79	58.78% 298	25.64% 130	507	2.10
Other retail outlets in Stebbing	48.04% 221	43.04% 198	8.91% 41	460	1.61

**Q20 What would encourage your household to spend more with Stebbing businesses?
Please comment in the space below.**

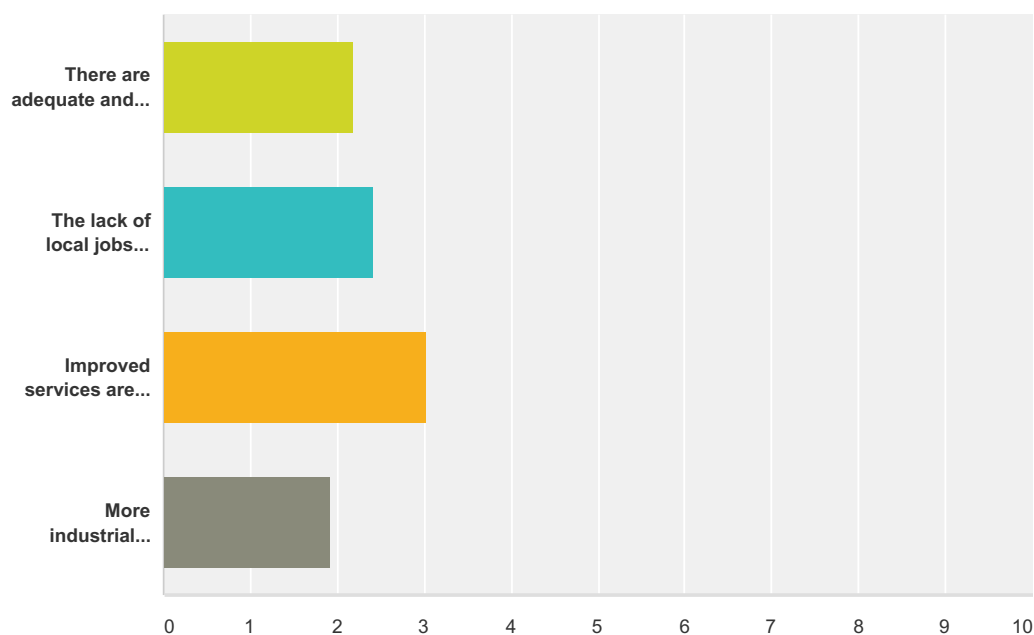
Answered: 18 Skipped: 514

Q21 Are there any other trade or shop facilities which you would like to see in the village? Please comment in the space below.

Answered: 13 Skipped: 519

Q22 How much do you agree or disagree with the following statements?

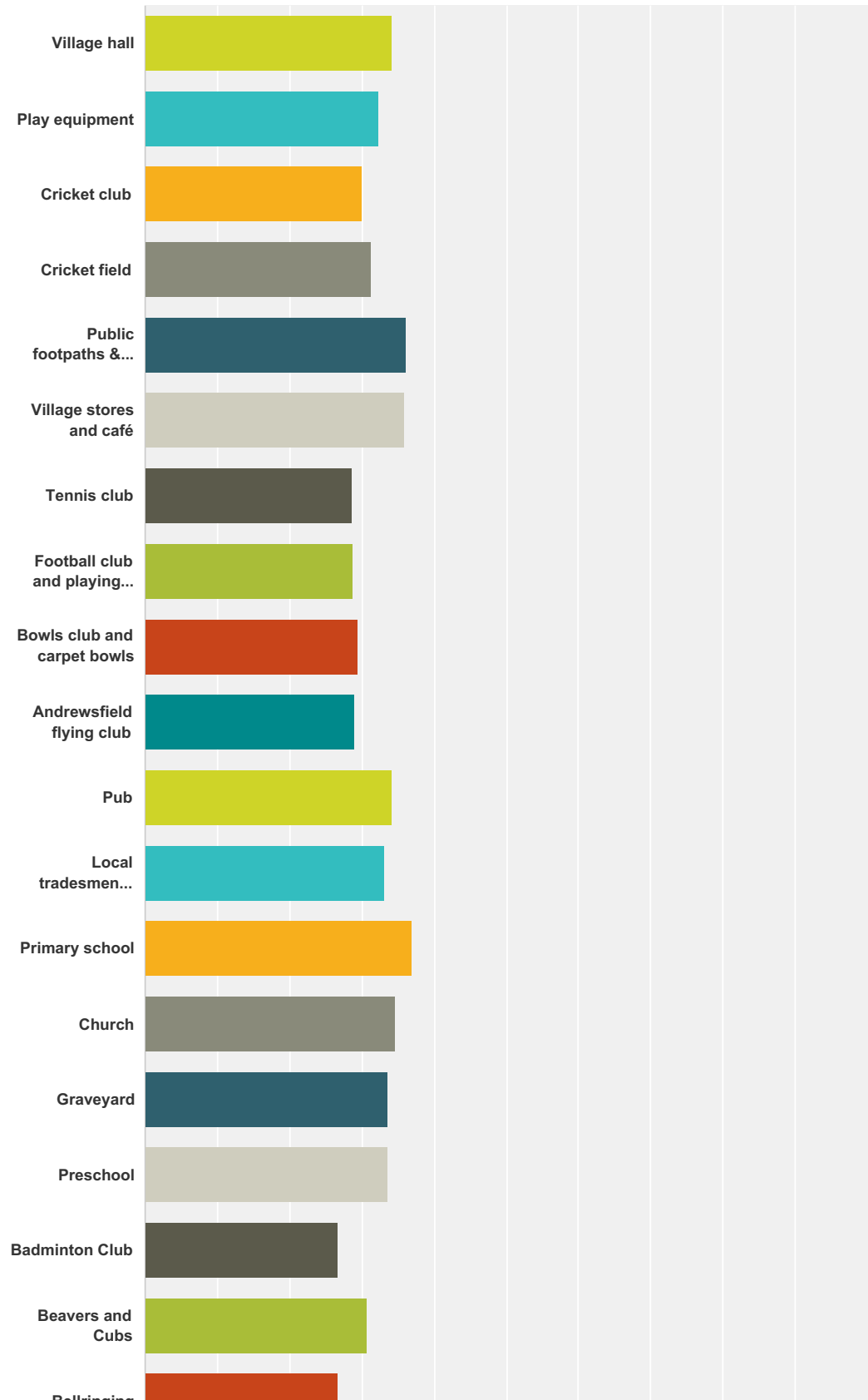
Answered: 496 Skipped: 36

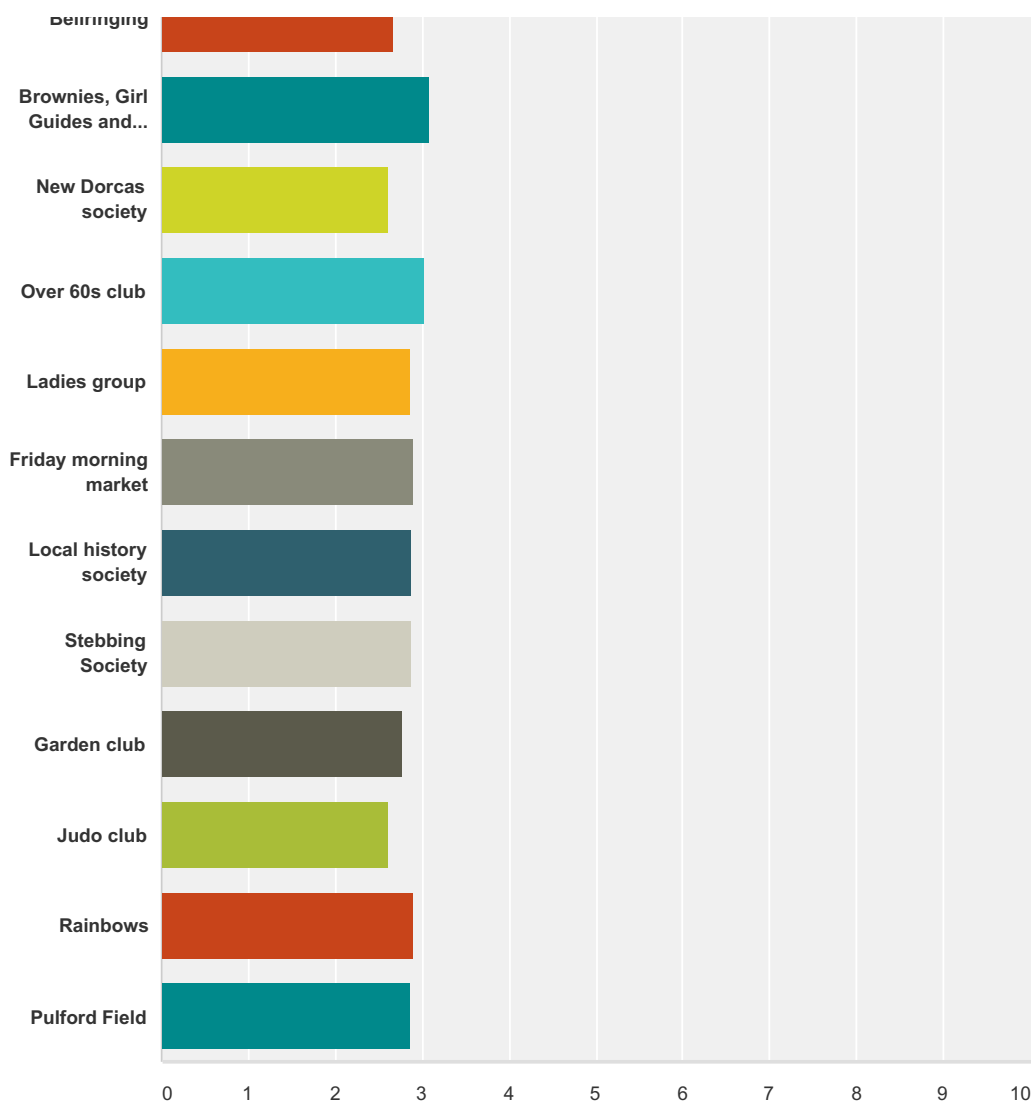


	Definitely Disagree	Disagree	Agree	Definitely Agree	Total	Weighted Average
There are adequate and suitable employment opportunities in the Parish	17.06% 80	48.40% 227	31.77% 149	2.77% 13	469	2.20
The lack of local jobs means people must move from the Parish	8.47% 40	47.88% 226	35.38% 167	8.26% 39	472	2.43
Improved services are required in the Parish to support home working	2.53% 12	20.04% 95	50.21% 238	27.22% 129	474	3.02
More industrial units or office units are needed in the Parish	32.85% 158	42.83% 206	22.45% 108	1.87% 9	481	1.93

Q23 How important to you is preserving the following village facilities and amenities?

Answered: 514 Skipped: 18



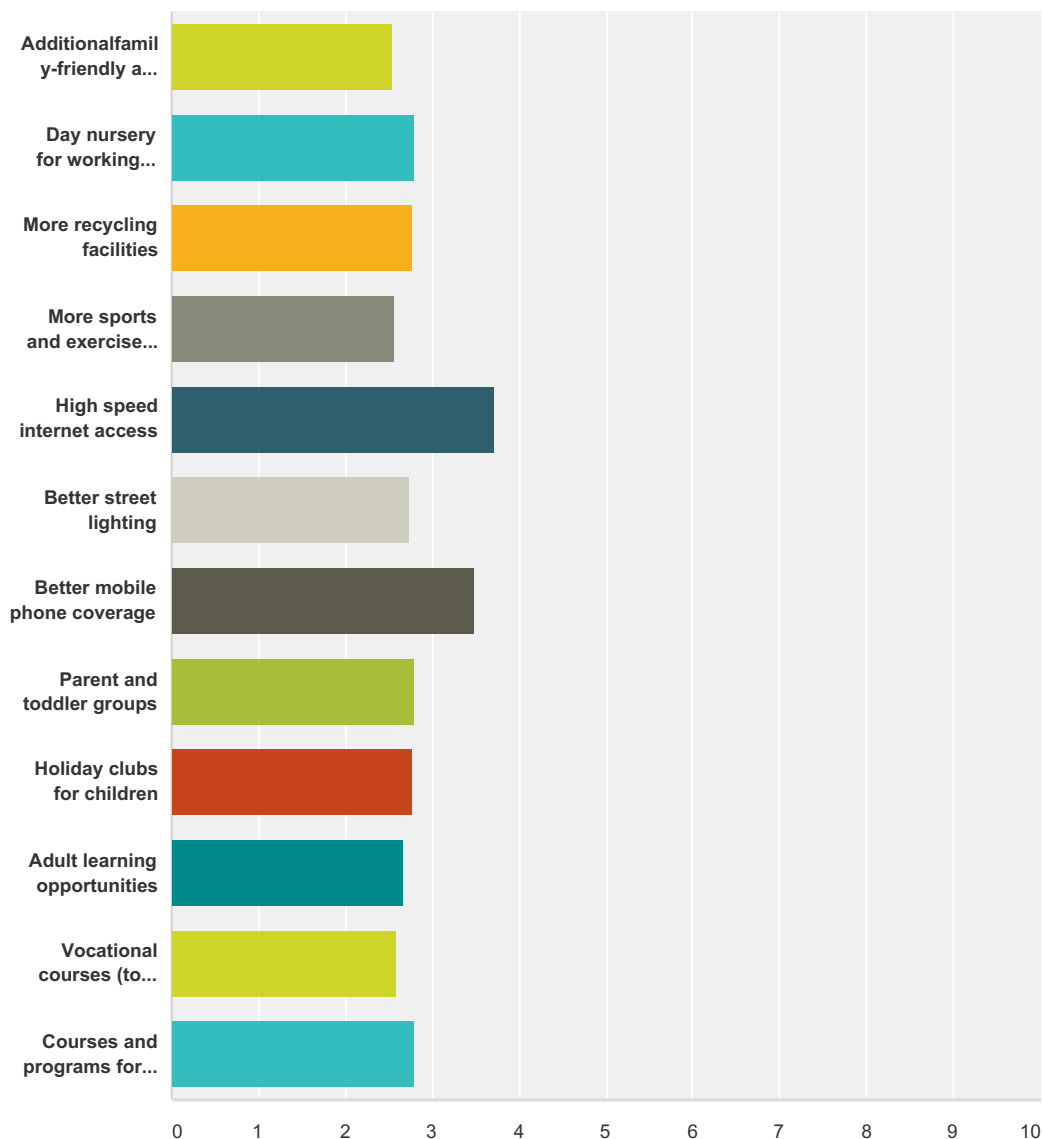


	Not at all important	Fairly important	Important	Essential	Total	Weighted Average
Village hall	0.98% 5	11.35% 58	31.90% 163	55.77% 285	511	3.42
Play equipment	2.98% 15	12.72% 64	41.95% 211	42.35% 213	503	3.24
Cricket club	5.50% 28	17.09% 87	48.72% 248	28.68% 146	509	3.01
Cricket field	4.12% 21	14.31% 73	45.49% 232	36.08% 184	510	3.14
Public footpaths & bridleways	0.59% 3	5.51% 28	25.98% 132	67.91% 345	508	3.61
Village stores and café	0.00% 0	4.87% 25	30.80% 158	64.33% 330	513	3.59
Tennis club	7.30% 37	24.46% 124	44.58% 226	23.67% 120	507	2.85
Football club and playing pitches	6.52% 33	21.34% 108	48.62% 246	23.52% 119	506	2.89

Bowls club and carpet bowls	6.14% 31	18.81% 95	50.10% 253	24.95% 126	505	2.94
Andrewsfield flying club	11.11% 56	22.22% 112	32.34% 163	34.33% 173	504	2.90
Pub	4.33% 22	8.66% 44	27.56% 140	59.45% 302	508	3.42
Local tradesmen (electricians/builders/plumbers/gardeners etc)	1.96% 10	9.22% 47	43.33% 221	45.49% 232	510	3.32
Primary school	1.76% 9	3.92% 20	16.86% 86	77.45% 395	510	3.70
Church	3.34% 17	8.84% 45	26.13% 133	61.69% 314	509	3.46
Graveyard	2.56% 13	11.83% 60	31.95% 162	53.65% 272	507	3.37
Preschool	3.59% 18	9.78% 49	32.53% 163	54.09% 271	501	3.37
Badminton Club	9.40% 47	29.00% 145	46.20% 231	15.40% 77	500	2.68
Beavers and Cubs	4.37% 22	15.48% 78	48.61% 245	31.55% 159	504	3.07
Bellringing	12.67% 64	26.53% 134	40.79% 206	20.00% 101	505	2.68
Brownies, Girl Guides and Scouts	3.95% 20	14.43% 73	49.80% 252	31.82% 161	506	3.09
New Dorcas society	13.17% 64	30.25% 147	39.09% 190	17.49% 85	486	2.61
Over 60s club	5.11% 26	16.11% 82	50.69% 258	28.09% 143	509	3.02
Ladies group	7.40% 37	22.60% 113	47.80% 239	22.20% 111	500	2.85
Friday morning market	6.10% 31	21.06% 107	49.80% 253	23.03% 117	508	2.90
Local history society	5.15% 26	25.54% 129	44.55% 225	24.75% 125	505	2.89
Stebbing Society	5.98% 30	22.71% 114	48.61% 244	22.71% 114	502	2.88
Garden club	6.76% 34	27.44% 138	47.71% 240	18.09% 91	503	2.77
Judo club	10.56% 53	32.27% 162	41.83% 210	15.34% 77	502	2.62
Rainbows	6.19% 31	21.36% 107	47.90% 240	24.55% 123	501	2.91
Pulford Field	9.62% 46	21.13% 101	42.68% 204	26.57% 127	478	2.86

Q24 How much do you agree that our Parish requires more facilities, such as the following?

Answered: 514 Skipped: 18

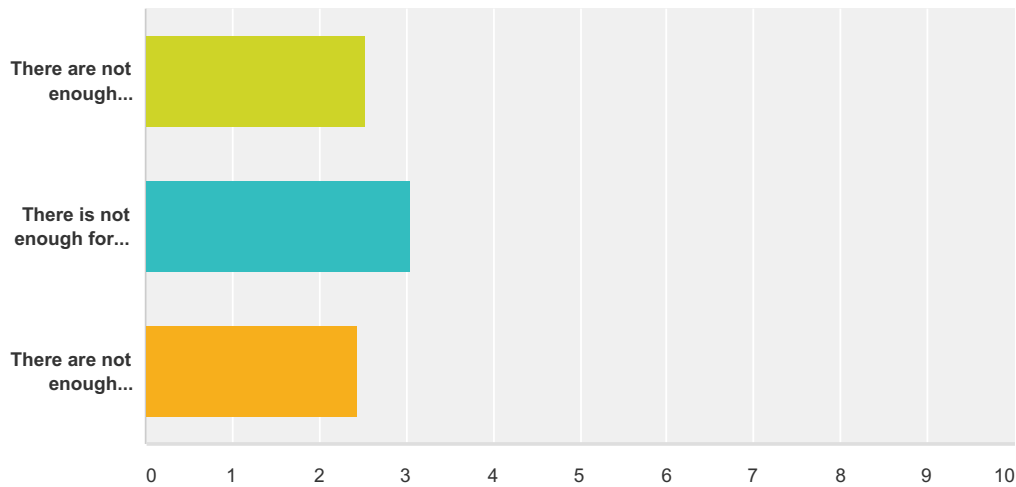


	Strongly disagree	Disagree	Agree	Strongly agree	Total	Weighted Average
Additional family-friendly and affordable restaurants	11.36% 55	36.16% 175	38.84% 188	13.64% 66	484	2.55
Day nursery for working parents	3.12% 15	27.03% 130	56.96% 274	12.89% 62	481	2.80
More recycling facilities	3.45% 17	29.61% 146	53.14% 262	13.79% 68	493	2.77
More sports and exercise facilities	4.49% 22	42.65% 209	44.29% 217	8.57% 42	490	2.57

High speed internet access	0.40% 2	2.57% 13	21.34% 108	75.69% 383	506	3.72
Better street lighting	6.35% 32	36.11% 182	34.33% 173	23.21% 117	504	2.74
Better mobile phone coverage	0.79% 4	9.11% 46	30.69% 155	59.41% 300	505	3.49
Parent and toddler groups	2.51% 12	26.10% 125	60.54% 290	10.86% 52	479	2.80
Holiday clubs for children	3.55% 17	27.56% 132	56.58% 271	12.32% 59	479	2.78
Adult learning opportunities	3.85% 19	32.86% 162	54.36% 268	8.92% 44	493	2.68
Vocational courses (to supplement income)	5.06% 24	38.40% 182	50.00% 237	6.54% 31	474	2.58
Courses and programs for retirees	2.87% 14	25.26% 123	60.78% 296	11.09% 54	487	2.80

Q25 How much do you agree or disagree with the following statements?

Answered: 497 Skipped: 35



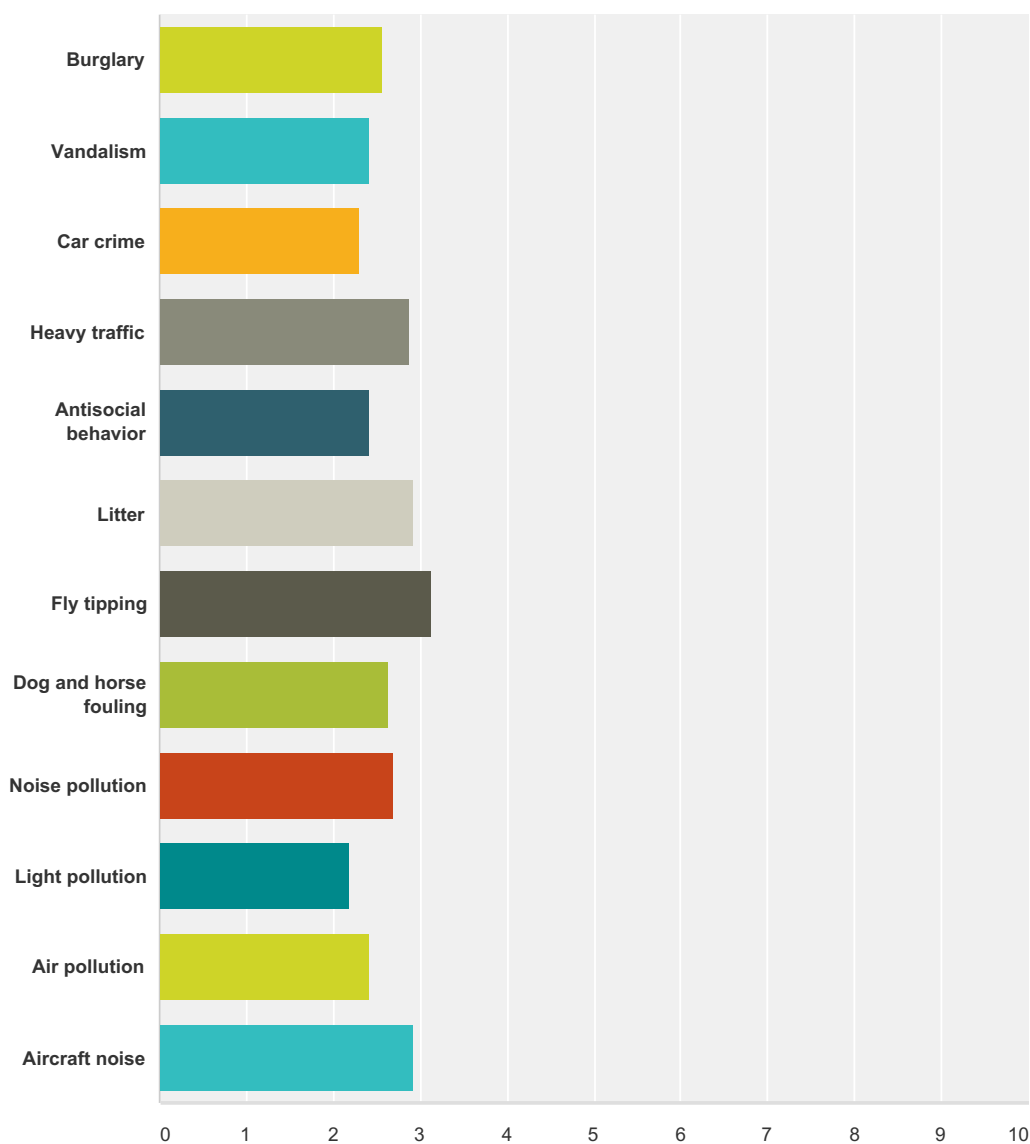
	Strongly disagree	Disagree	Agree	Strongly agree	Total	Weighted Average
There are not enough facilities for primary school age children in the Parish	4.71% 22	46.04% 215	41.33% 193	7.92% 37	467	2.52
There is not enough for teenagers to do in the Parish	2.65% 13	15.89% 78	56.42% 277	25.05% 123	491	3.04
There are not enough facilities for the older population in the Parish	4.76% 23	52.59% 254	35.40% 171	7.25% 35	483	2.45

Q26 What additional services, utilities or infrastructure would benefit the Parish in the future?

Answered: 13 Skipped: 519

Q27 To what extent do any of the following cause you direct concern?

Answered: 507 Skipped: 25

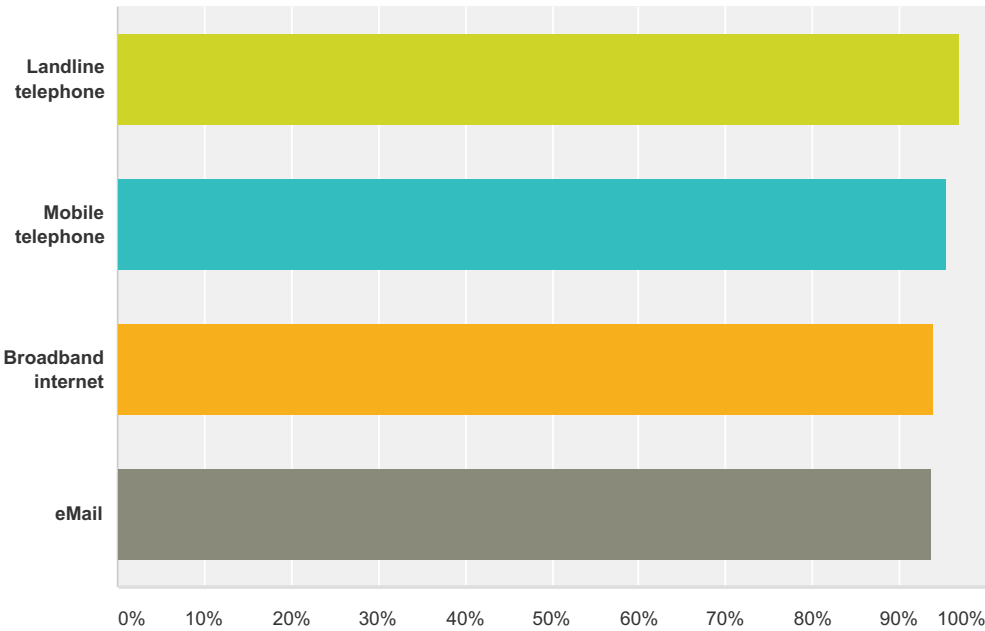


	Not at all concerned	Slightly concerned	Fairly concerned	Very concerned	Total	Weighted Average
Burglary	13.37% 67	37.72% 189	27.54% 138	21.36% 107	501	2.57
Vandalism	22.00% 110	34.20% 171	23.80% 119	20.00% 100	500	2.42
Car crime	25.30% 125	34.82% 172	25.10% 124	14.78% 73	494	2.29
Heavy traffic	13.20% 66	21.00% 105	29.60% 148	36.20% 181	500	2.89
Antisocial behavior	24.29% 119	30.61% 150	22.65% 111	22.45% 110	490	2.43

Litter	6.79% 34	27.94% 140	32.14% 161	33.13% 166	501	2.92
Fly tipping	7.85% 39	16.50% 82	28.97% 144	46.68% 232	497	3.14
Dog and horse fouling	17.84% 89	28.26% 141	26.65% 133	27.25% 136	499	2.63
Noise pollution	21.33% 106	20.72% 103	24.55% 122	33.40% 166	497	2.70
Light pollution	34.95% 173	27.47% 136	20.61% 102	16.97% 84	495	2.20
Air pollution	28.17% 140	25.55% 127	21.53% 107	24.75% 123	497	2.43
Aircraft noise	17.26% 87	19.84% 100	15.08% 76	47.82% 241	504	2.93

Q28 Do you have access to any of the following? (Please tick)

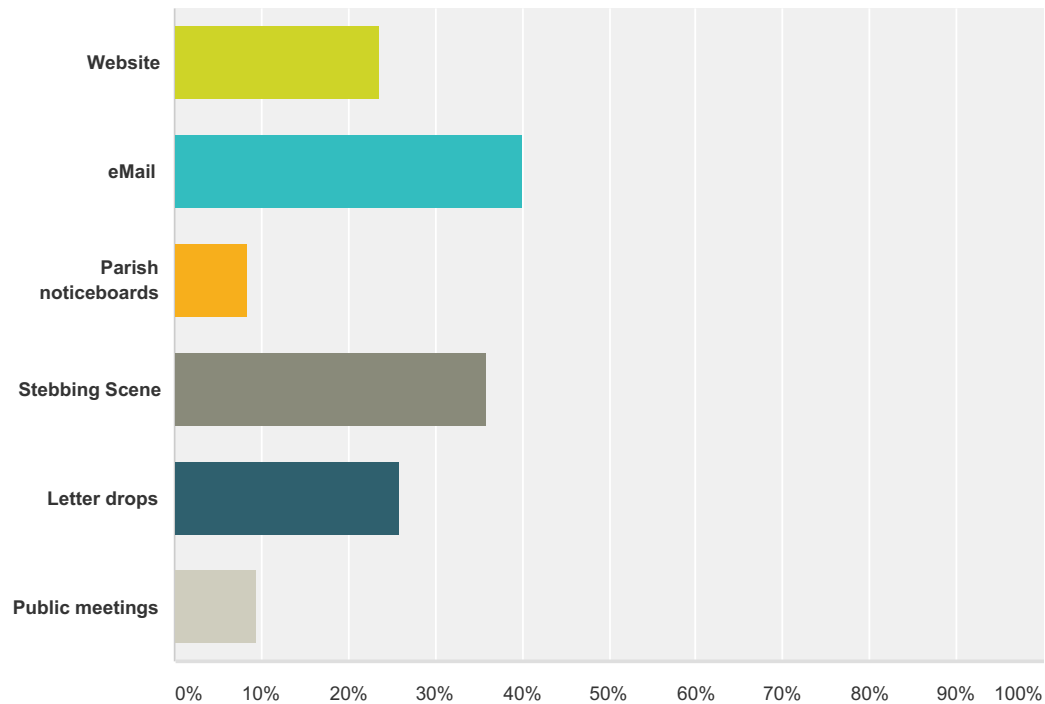
Answered: 503 Skipped: 29



Answer Choices	Responses	
Landline telephone	96.82%	487
Mobile telephone	95.43%	480
Broadband internet	94.04%	473
eMail	93.64%	471
Total Respondents: 503		

Q29 Regarding communication of public notices within Stebbing Parish (including updates on the Stebbing Neighbourhood Plan) how would you prefer to receive this information?

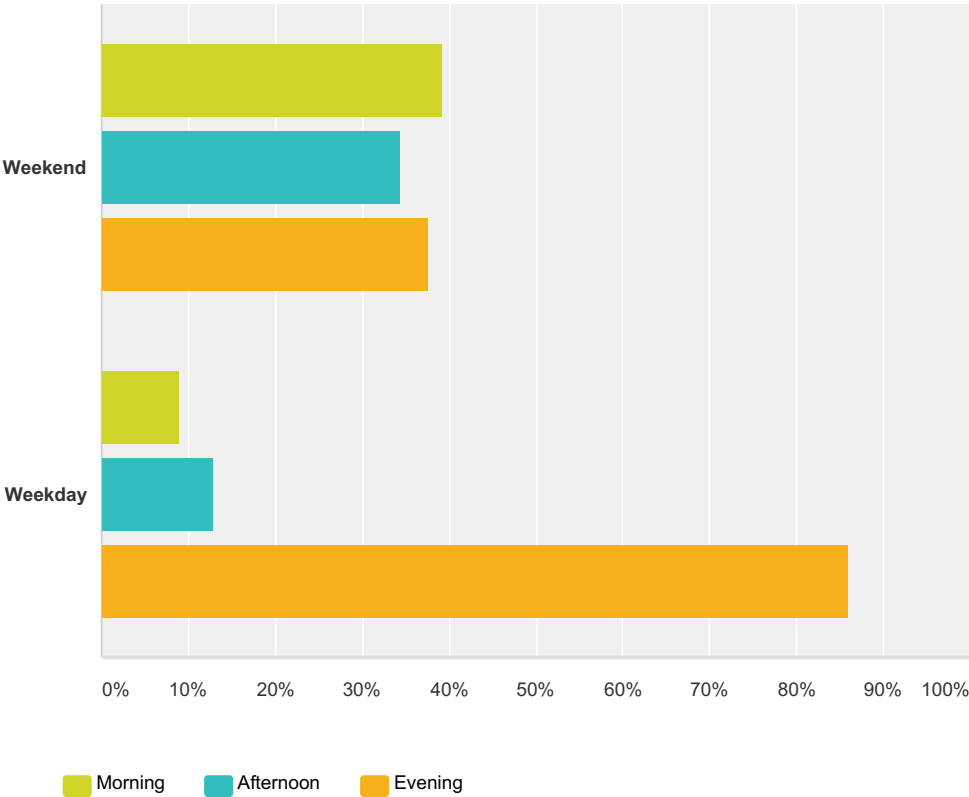
Answered: 487 Skipped: 45



Answer Choices	Responses
Website	23.61%115
eMail	40.04%195
Parish noticeboards	8.42%41
Stebbing Scene	35.93%175
Letter drops	25.87%126
Public meetings	9.45%46
Total Respondents: 487	

Q30 If meetings were held to update you on developments concerning the Stebbing Neighbourhood Plan, what time of day and day of the week would be most convenient for you, if you wished to attend?

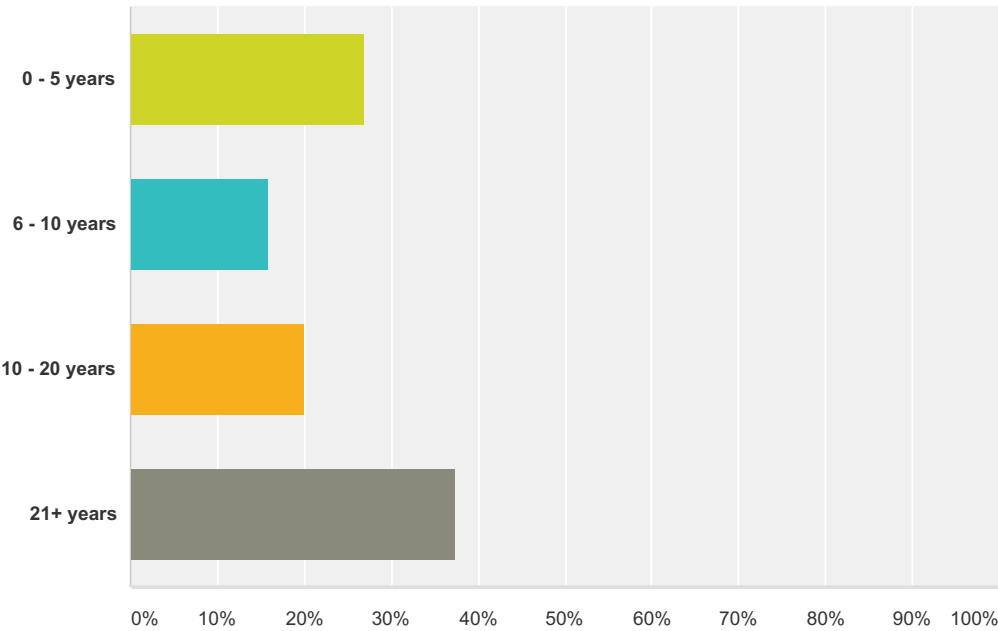
Answered: 484 Skipped: 48



	Morning	Afternoon	Evening	Total Respondents
Weekend	39.25% 115	34.47% 101	37.54% 110	293
Weekday	8.91% 41	13.04% 60	86.09% 396	460

Q31 How long have you lived in Stebbing?

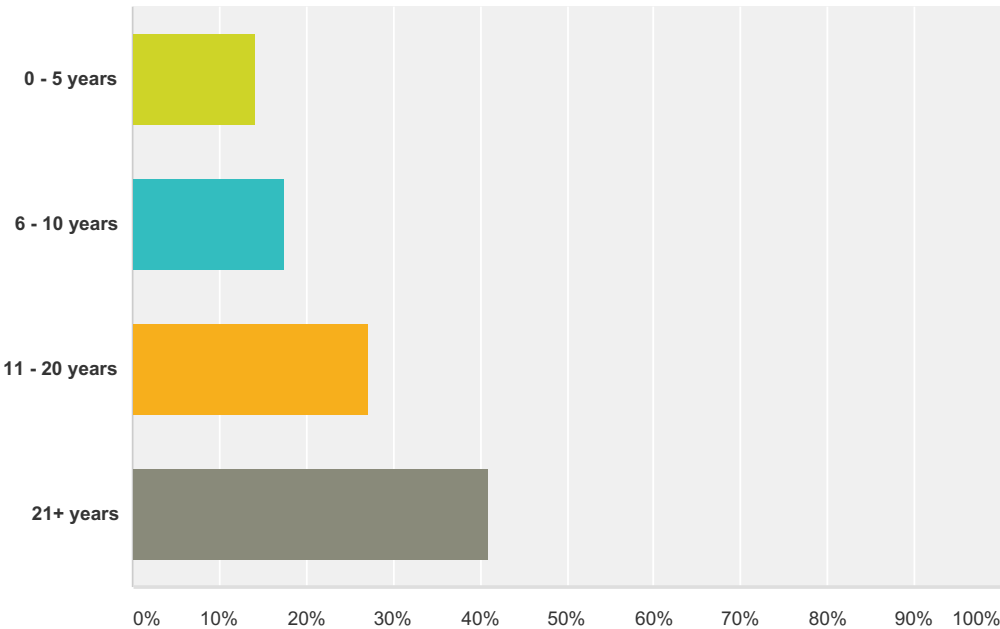
Answered: 499 Skipped: 33



Answer Choices	Responses	
0 - 5 years	26.85%	134
6 - 10 years	15.83%	79
10 - 20 years	20.04%	100
21+ years	37.27%	186
Total		499

Q32 How long do you foresee yourself residing in Stebbing?

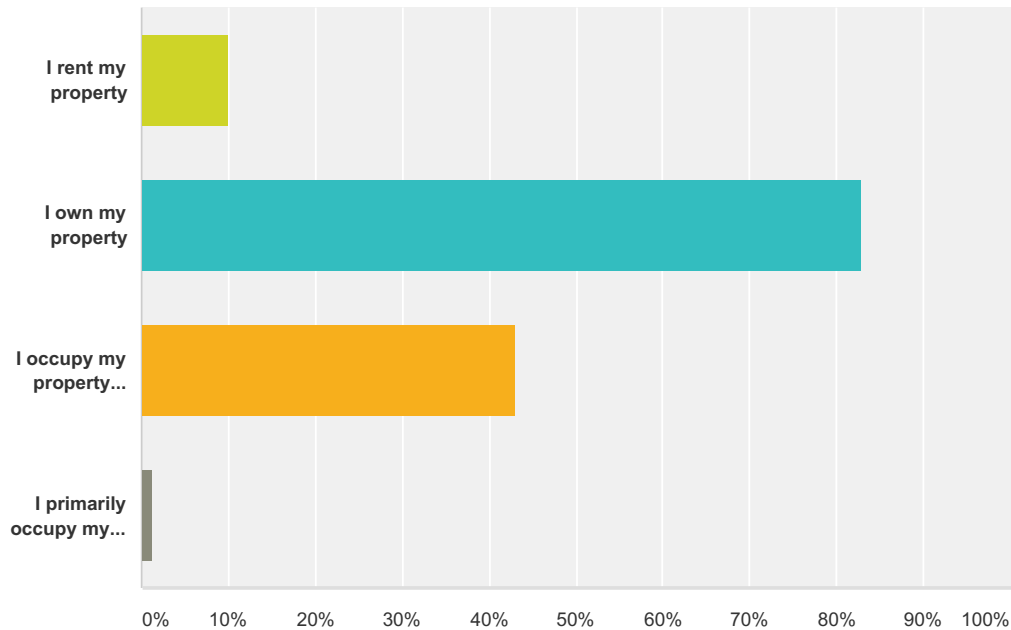
Answered: 483 Skipped: 49



Answer Choices	Responses
0 - 5 years	14.29%69
6 - 10 years	17.60%85
11 - 20 years	27.12%131
21+ years	40.99%198
Total	483

Q33 Which of the following statements best describes your living arrangements in Stebbing? (tick however many apply)

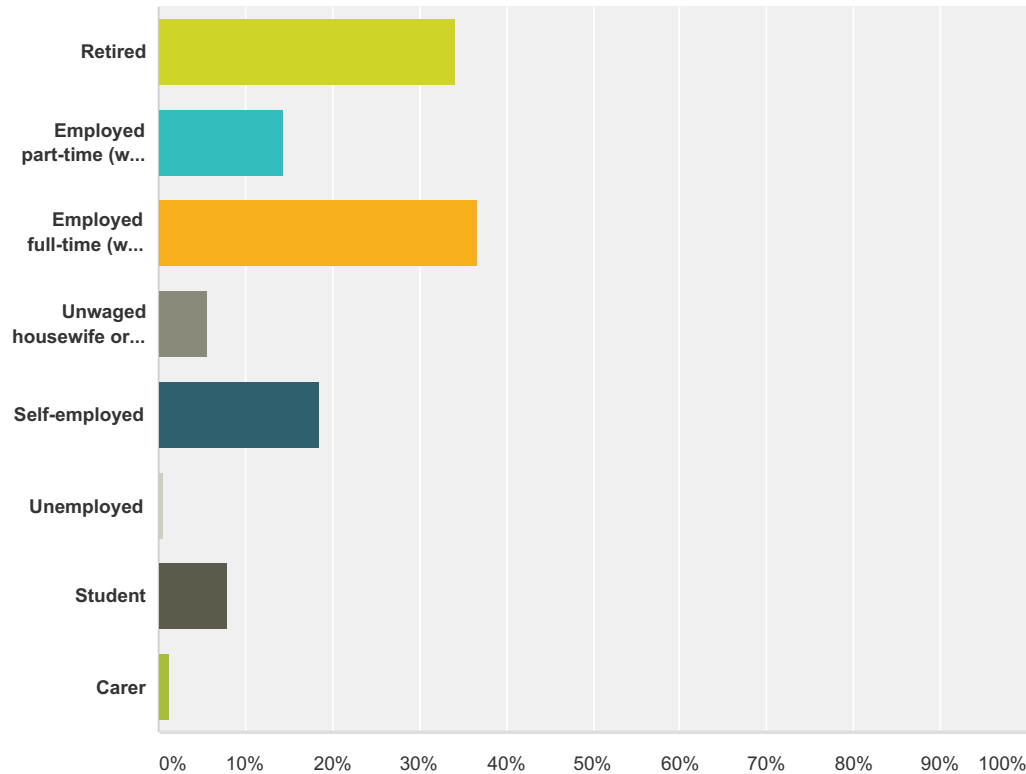
Answered: 496 Skipped: 36



Answer Choices	Responses	
I rent my property	10.08%	50
I own my property	82.86%	411
I occupy my property full-time	42.94%	213
I primarily occupy my property at weekends and during holidays	1.21%	6
Total Respondents: 496		

Q34 Are you? (Please tick all that apply)

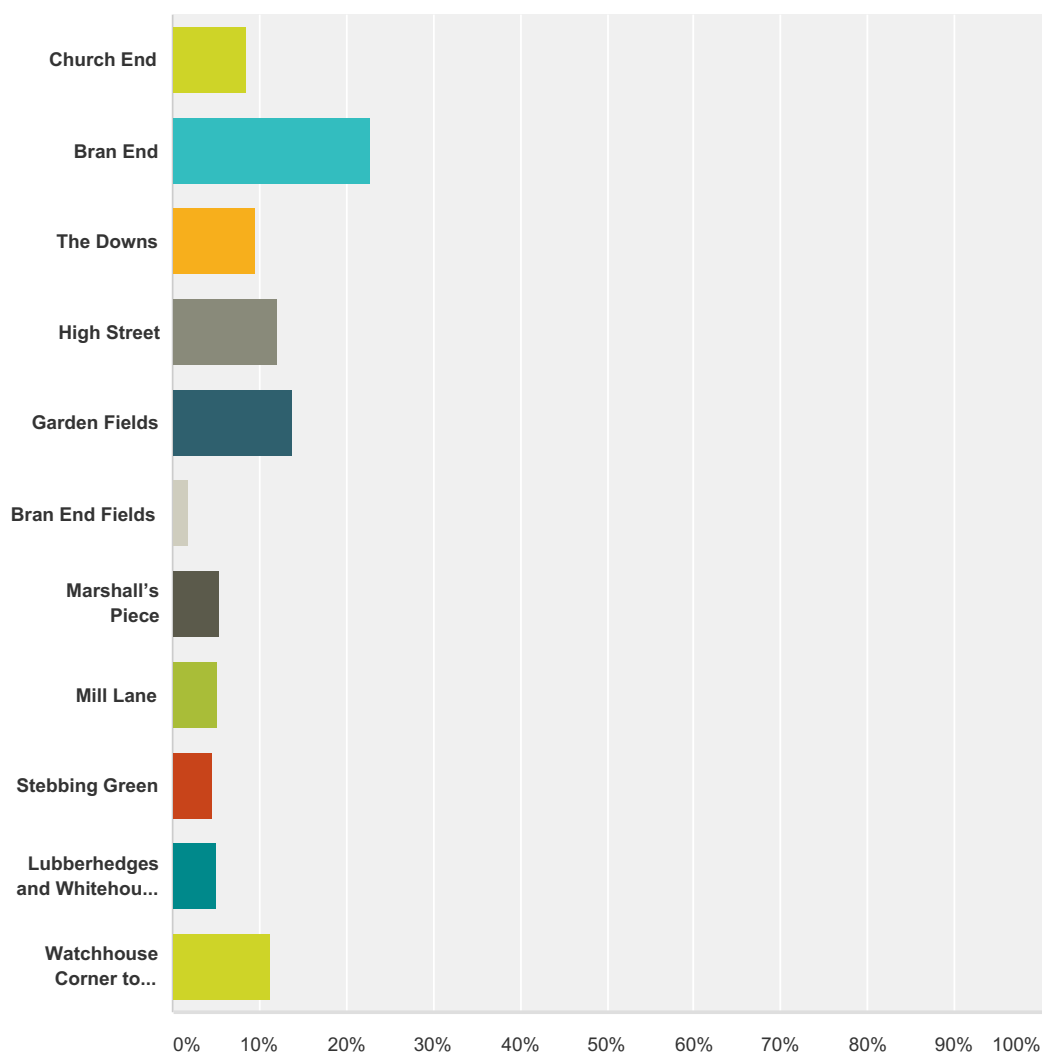
Answered: 498 Skipped: 34



Answer Choices	Responses	
Retired	34.34%	171
Employed part-time (work less than 30 hours per week)	14.46%	72
Employed full-time (work more than 30 hours per week)	36.75%	183
Unwaged housewife or househusband	5.62%	28
Self-employed	18.67%	93
Unemployed	0.60%	3
Student	8.03%	40
Carer	1.20%	6
Total Respondents: 498		

Q35 Please indicate (tick) below the general location of your home in the Parish:

Answered: 505 Skipped: 27

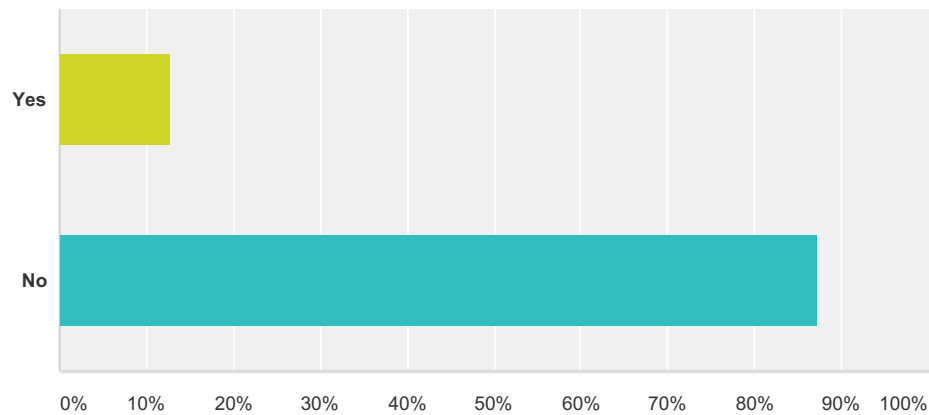


Answer Choices	Responses	
Church End	8.51%	43
Bran End	22.77%	115
The Downs	9.50%	48
High Street	12.08%	61
Garden Fields	13.86%	70
Bran End Fields	1.98%	10
Marshall's Piece	5.35%	27
Mill Lane	5.15%	26
Stebbing Green	4.55%	23

Lubberhedges and Whitehouse Road (including Duck End)	4.95%	25
Watchhouse Corner to Porters Hall	11.29%	57
Total		505

Q36 Are you 18 or under

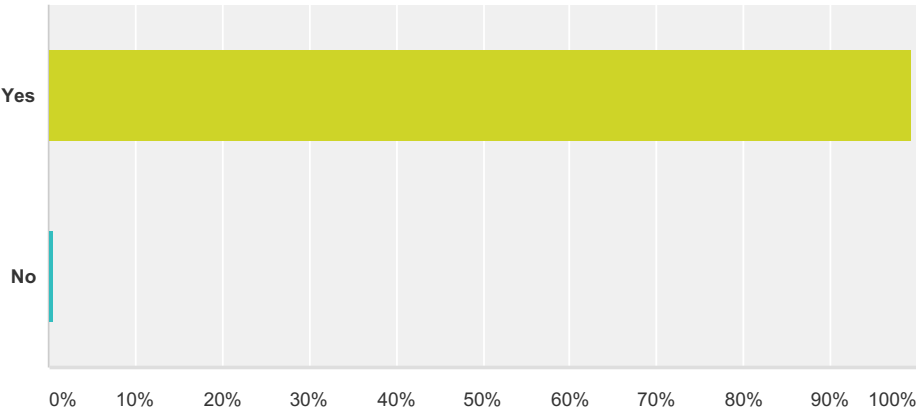
Answered: 346 Skipped: 186



Answer Choices	Responses	
Yes	12.72%	44
No	87.28%	302
Total		346

Q37 Is this a paper entry

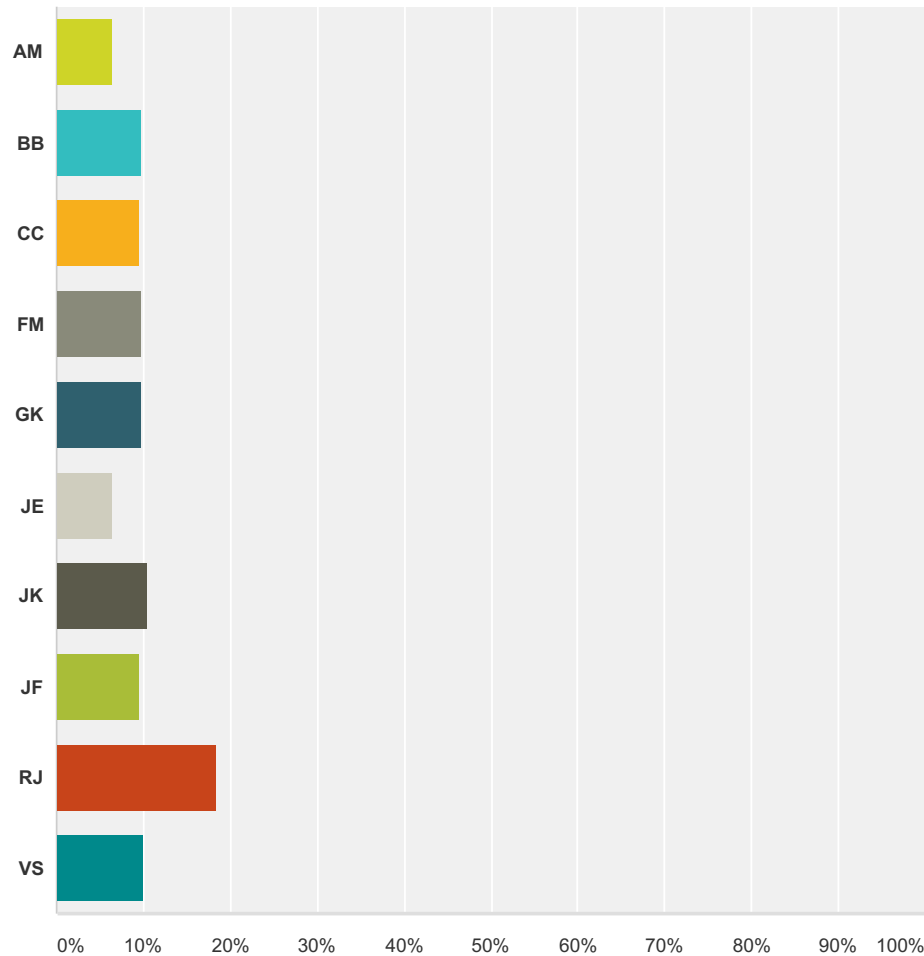
Answered: 481 Skipped: 51



Answer Choices	Responses	
Yes	99.38%	478
No	0.62%	3
Total		481

Q38 Who entered this response?

Answered: 481 Skipped: 51



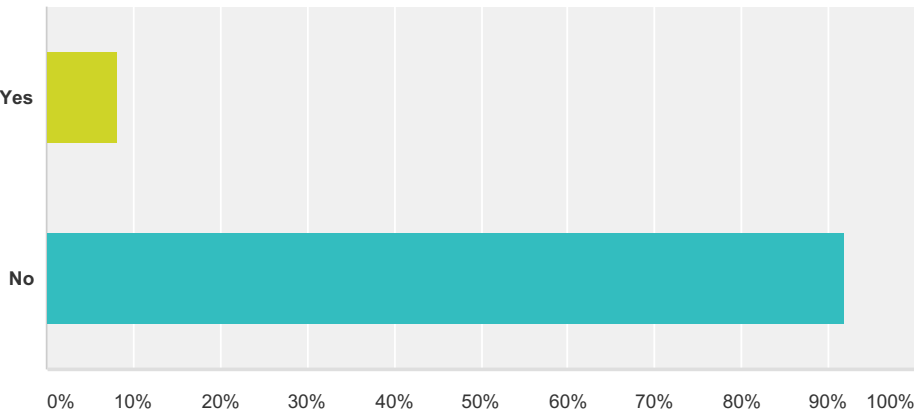
Answer Choices	Responses
AM	6.44%31
BB	9.77%47
CC	9.56%46
FM	9.77%47
GK	9.77%47
JE	6.44%31
JK	10.40%50
JF	9.56%46
RJ	18.30%88
VS	9.98%48
Total	481

Q39 Response No

Answered: 463 Skipped: 69

Q40 Was the Map on the Questionnaire Marked?

Answered: 472 Skipped: 60



Answer Choices	Responses	
Yes	8.05%	38
No	91.95%	434
Total		472

APPENDIX 2 PRESENTATION - APRIL 2017



STEBBING VILLAGE NEIGHBOURHOOD PLAN

LAUNCH PRESENTATION FOR QUESTIONNAIRE

3rd APRIL 2017

STEBBING VILLAGE HALL

- **Our** Village: **Your** Future: **Have Your Say!!**



WHAT IS THE NEIGHBOURHOOD PLAN?

- Its purpose is to give our community direct power to share **vision** for the development of our local area and what future development should look like
- Once made it will provide an assessment of land use, infrastructure and aspirations for development and conservation
- The community via the Plan can have planning input as to
 - where we want to see new homes built
 - what those new buildings should look like
 - green spaces, woodland, heritage assets, footpaths, vistas
 - infrastructure priorities and facilities
 - new business locations
- So the Plan will guide development within the Parish and provides guidance to anyone wishing to submit future planning applications

WHAT IS THE STATUS OF THE PLAN?

- Designated Area: Parish
- TCPA 1990, Localism Act 2011, Planning & Compulsory Purchase Act 2004 and Neighbourhood Planning Regulations 2015
- EU and HR compliance
- Neighbourhood Planning Bill (Act) 2017
- Weight given once made: statutory effect
- Plan Period: intended to “match” emerging UDC Local Plan: eg from 2017 until 2031
- Review: 5 years/coincidental with UDC Local Plan?
- Future Monitoring
- UDC Local Plan and NPPF compliance. Stop development - No

STEBBING VILLAGE NEIGHBOURHOOD PLAN STEERING GROUP

- What is the Group?
- Constitution
- Reporting, Accountability: Stebbing PC
- Members and Background
- Purpose and responsibilities
- Independence
- Relationship with others: eg SERCLE?
- Accounting and Funding: UDC and RCCE
- “Waste of time and money”?

•

NEIGHBOURHOOD PLAN: WHERE ARE WE? KEY STAGES AND TIMETABLES

- Step 1: Designating neighbourhood area
- Step 2: Obtaining evidence (independent and local)
- Step 3: Preparing the draft neighbourhood plan
- Step 4: Pre-submission publicity & consultation (6 weeks)
- Step 5: Address comments and prepare supporting documentation
- Step 6: Submission of the neighbourhood plan proposal to UDC for review (4 weeks)
- Step 7: Independent Examination and report to UDC (Council Members)
- Steps 8 and 9: Referendum (simple majority). UDC then HAS TO adopt the neighbourhood plan (relevance of EAST BERGHOLT decision)
- UDC District Plan timetable (?Q2/3 2017 and ?Q1/2 2018)

NEIGHBOURHOOD PLAN CONSULTATION AND EVIDENCE BASE

- QUESTIONNAIRE relevance and importance for consultation and engagement
- Views and opinion about local needs and aspirations for conservation; development; services etc
- Village Housing needs/survey
- Audit of assets of community value
- Landscape Assessment
- Historical and Character Assessment
- Consultation with other bodies (?35+)
- Identify locations for possible development; consultation thereafter

WHERE DO YOU FIT IN?

- Questionnaire being delivered and collected in person
- Topics in Questionnaire
- Complete now?
- Households
- To be returned completed by 28th April 2017
- Can be completed on line at our site: www.stebbingneighbourhoodplan.co.uk
- Assistance re Evidence Base
- ENTHUSE and ENCOURAGE; please TELL YOUR NEIGHBOURS AND FRIENDS!!
- A good response to the questionnaire will be very persuasive

GOING FORWARD

- SG meetings monthly (dates on our www)
- Welcome to attend and ask QQ
- Survey Analysis
- Workshops in future?
- Volunteers?
- Remember our www and blog
- Documents and updates of progress etc on:
www.stebbingneighbourhoodplan.co.uk

QUESTIONS?? AND THANKS!!



APPENDIX 3 BOARDS FOR PUBLIC EXHIBITION - DECEMBER 2017

Introduction

Stebbing Neighbourhood Plan Update August 2017

In April 2017, we distributed questionnaires to all 558 houses in the Parish and we received an outstanding 532 responses from across all areas in the Parish!

Thank you everyone for taking the time to share your views with us. Below are some highlights from the responses received:



77% felt there could be up to 5% growth in the number of houses (up to 27 houses) in the Parish over the next 15 years.

53% felt that the village itself should not be allowed to expand outside the current built up area.

44% would prefer a number of smaller developments, but only 4% would prefer one large estate.

90% felt that the proposed West of Braintree garden settlement would be a bad /very bad thing.

Preferences were for 2-3 bedroom houses, then bungalows, then 4/4+ bedroom houses.

86% agreed that all new houses should be built with off street parking spaces at a ratio of one space per bedroom.

72% agreed that there is a need for a car park to serve the village.

82% agreed / definitely agreed that the speed limit in Stebbing High Street should be 20mph.

92% agreed/strongly agreed that the village minibus service should be made available to visit doctors and supermarkets.

Over 90% agreed the Parish needs more high speed internet access and better mobile phone coverage.

Stebbing's landscape environment, wildlife habitats and historic environment are all important/very important to over 95% of respondents.

81% agreed there was not enough for teenagers to do in the Parish.

Introduction

What else have we been up to?

- Held a drop-in session on 29th July 2017 to share the results of the April questionnaire and the findings from The Landscape Sensitivity and Capacity Appraisal with residents. This appraisal has also been forwarded to Uttlesford District Council (UDC) for consideration in relation to their Local Plan.
- Attended and addressed UDC's Planning Policy Working Group on three occasions in May and June 2017.
- Completion of Heritage Assessment of Stebbing by Grover Lewis Associates (independent heritage planning specialists) to further assist in the preparation of the Neighbourhood Plan.
- Contacted Essex Wildlife Trust to collate information relating to wildlife habitats to include in our Neighbourhood Plan.
- Workshop (in early September) with Rachel Hogger of Modicum Planning, our retained adviser (paid for by UDC) to start drafting the policies for our Neighbourhood Plan.
- Stall at Village Fete (end September) to share findings from the Heritage Assessment and other progress with residents.

What else are we planning?

We are aiming to complete our draft Neighbourhood Plan so that it can be examined and then go to Referendum prior to conclusion of the UDC Local Plan, which is currently estimated as Spring 2018. (Refer to final Board - Next Steps)

You can find more details on our website:

www.stebbingneighbourhoodplan.com including the full questionnaire results, Landscape Appraisal Report and Heritage Assessment. You can also sign up for regular updates and find the dates of our monthly meetings (to which all residents are welcome).

SWOT Analysis - Stebbing Parish

Strengths	Threats
<ul style="list-style-type: none"> • Listed buildings • Historic sites • Open countryside • Ancient Woodland • Strong identity/unique character • Views • Green spaces including conservation area character assessment • Footpath network • Wildlife • Stebbing local shop • Strong sense of community • Pub, church, school 	<ul style="list-style-type: none"> • Pressure on local infrastructure • Loss of Andrews field • Increased traffic • Loss of public foot paths • Dangerous parking habits • Loss of use • Loss of green space • Loss of wildlife habitat • Antisocial behaviour/vandalism • Fly tipping • Aircraft flight path/noise • Litter • Speeding cars/motorbikes • Potential adverse impacts of the proposed Braintree Garden Community and this extension into Stebbing Parish including Stebbing Green • Insensitive housing development not in keeping with the village built housing
Weaknesses	Opportunities
<ul style="list-style-type: none"> • Public transport links • Few employment opportunities within the parish • Poorly maintained roads • Parking provision • Lack of footways • Lack of provision for young people • Broadband/Internet speed/Wi-Fi • Mobile signal • Lack of healthcare provision • There has been some insensitive housing development • Flight paths to Stansted • Lack of affordable housing • Primary school is full 	<ul style="list-style-type: none"> • To improve public transport links • To protect and improve more facilities/services within the parish • To encourage more sustainable modes of travel, walking/car sharing • To provide further parking areas • Improve maintenance of PROW. • New woodland planting • Longer opening hours for shops • More local produce and local shop • More flexible employment space • Improve Internet speed • Youth club/provision for young children • More sports facilities • Provide gas and mains drainage to properties without • Better play equipment

The Vision

In 2031 Stebbing will be a vibrant rural parish, with a strong sense of community, which has protected and enhanced its distinctive village, surrounding hamlets, ancient woodlands and agricultural character.

Stebbing will be a parish which is proud to have retained, and be known for, its historical character, wealth of heritage assets and beautiful, tranquil landscape offering an abundance of open views and wildlife habitats.

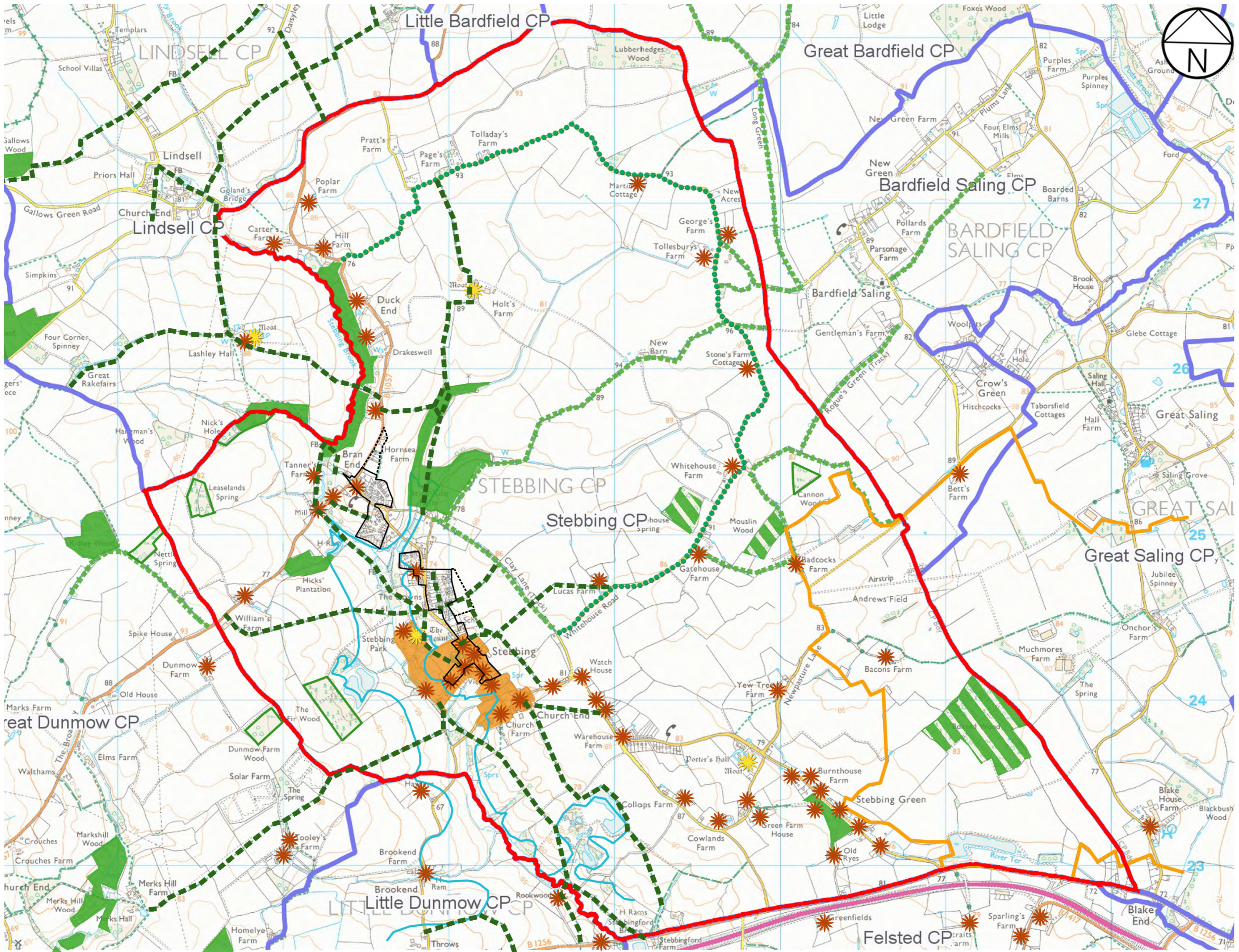
Housing development will be in keeping with the character of the parish, positively contributing to its immediate surroundings and place particular emphasis on organic growth through small developments and affordable properties.

Transport, telecommunications and social facilities will have been improved and be more widely available for all residents, young and old.

Core Objectives

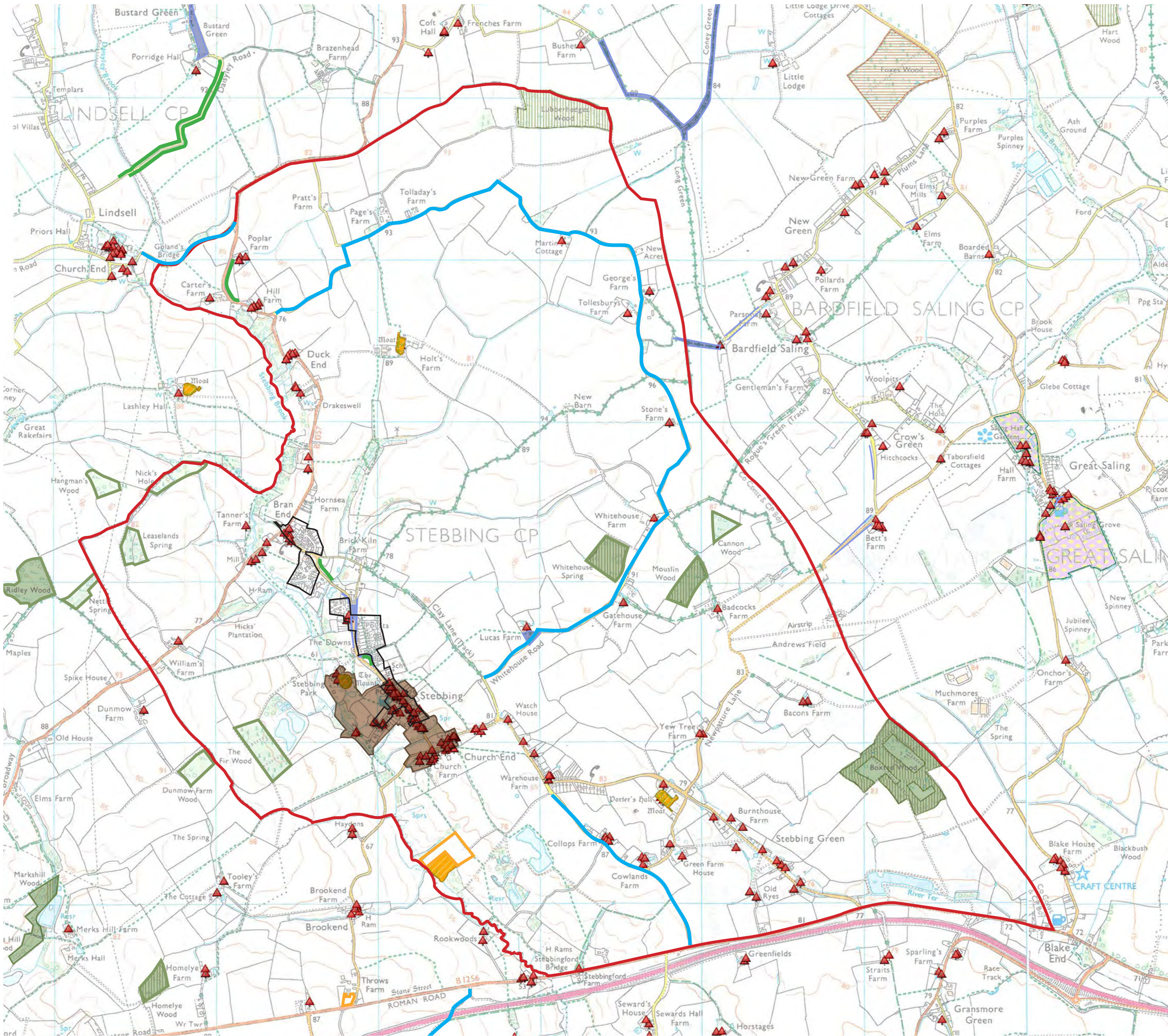
1. To conserve and enhance the heritage and distinctive historic character of the Parish, its village and surrounding settlements, and their landscape settings.
2. To protect the key environmental features of the Parish including ancient woodland, high quality agricultural land, byways, hedgerows and wildlife sites.
3. To protect the open landscape setting to the east of the settlements of Stebbing Green, Warehouse Road and the village of Stebbing, to prevent coalescence with any development associated with proposals for the West of Braintree Garden Community.
4. To preserve the quiet roads and lanes within the Parish for their continued safe use by walkers, cyclists and horse riders.
5. To mitigate the impact of any development associated with proposals for the West of Braintree Garden Community upon the road infrastructure of the Parish.
6. To maintain and support the existing strong sense of community in the Parish by retaining existing and encouraging additional community infrastructure including sports and recreational facilities.
7. To ensure that new housing and other forms of development meet the needs of the local community, including the need for affordable housing, council housing, starter homes, homes for older people and other specialist needs.
8. To retain where possible the rural employment base and support services, to encourage homeworking and small scale local businesses.
9. To ensure that any new development is sympathetic to the character of the Parish in design and other matters and that it makes a positive contribution to its surroundings, with particular emphasis on small scale organic growth.
10. To address highway safety and parking issues, improve the potential for movement by non-car modes including walking, public transport, cycling and maintain the footpath and bridleway network.
11. To promote, through the appropriate providers, effective, high level internet connectivity for all.
12. To support the improvement of transportation access for all residents to appropriate education and health services.

Parish Constraints Plan












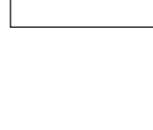
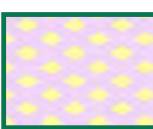


- | | | | |
|--|----------------------------|--|---|
| | Stebbing Parish | | Scheduled Ancient Monument |
| | Local Wildlife Site (LoWS) | | Conservation Area |
| | Ancient Woodland (LoWS) | | Parish Boundary |
| | Important Woodland | | Development Limit as shown on Proposals Map - Adopted Local Plan 2005 |
| | Protected Lane | | Proposed extension to Development Limit as shown on Stebbing Inset Map - Uttlesford Regulation 18 Local Plan 2017 |
| | PROW | | Mineral Safeguarding Site |
| | Byway | | Andrewsfield - West of Braintree Option 2: Land in Braintree DC and Uttlesford DC |
| | Listed Buildings | | |

Existing Local Policies, Designations and Land Uses

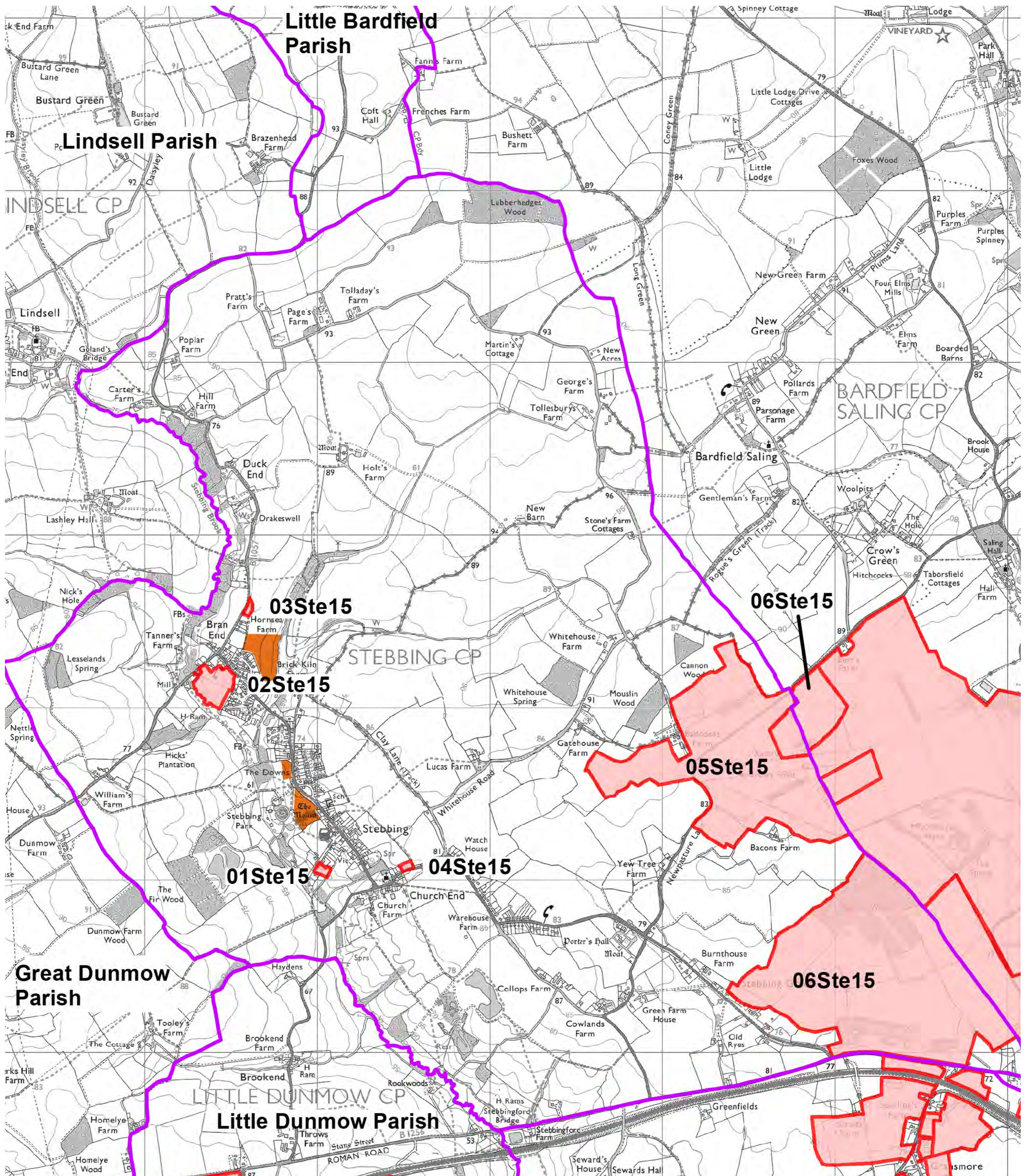


KEY:

- | | | |
|---|---|--|
|  Stebbing parish boundary |  Common Land |  Ancient Woodland (Policy ENV7) |
|  Scheduled Monuments |  Development Limits (Policy S3) |  Important Woodland (Policy ENV8) |
|  Listed Buildings |  Conservation Areas (Policy ENV1) |  Protected Lane (Policy ENV9) |
|  Ancient Woodland (Ancient and Semi-Natural Woodland / Ancient Replanted Woodland) |  Ancient Monument (shown where not designated as a Scheduled Monument) (Policy ENV4) |  Special Verge (Policy ENV8) |
|  Registered Parks and Gardens | | |

Map of Scheduled Monuments, Listed Buildings, Conservation Area, Ancient Woodland and Protected Lanes

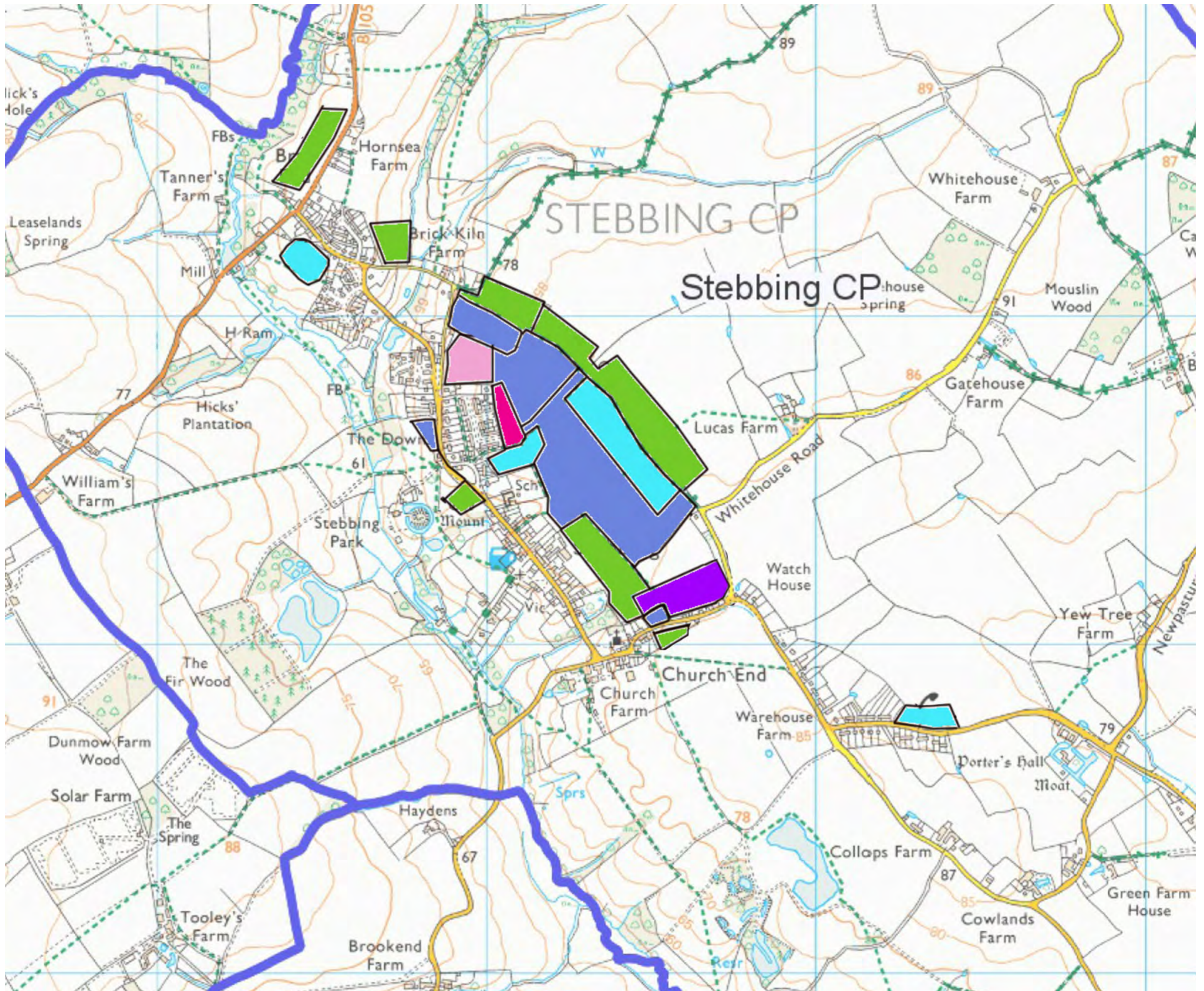
Call for Sites



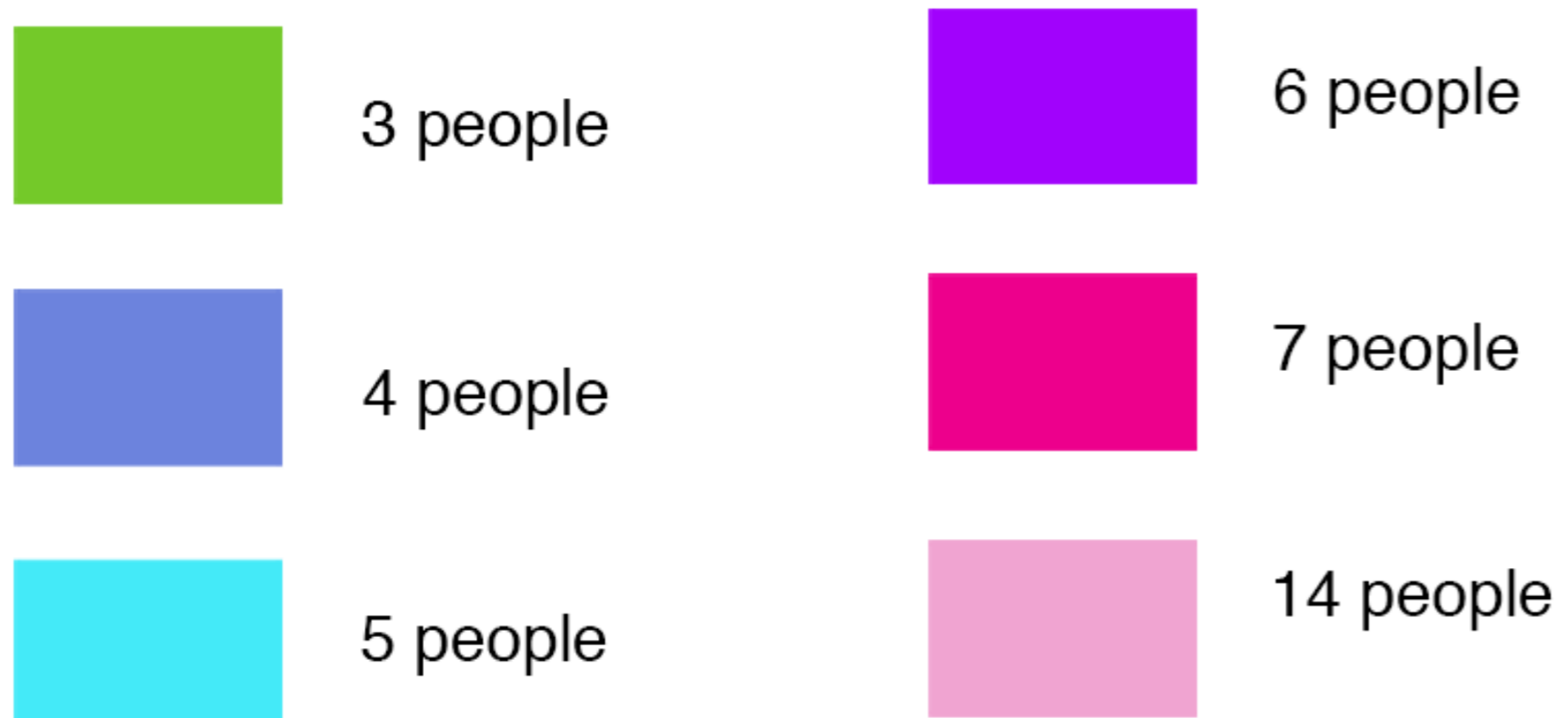
Call for Sites Stebbing Parish

- Parish Boundary
- Call For Sites 2015
- Sites Added 2016

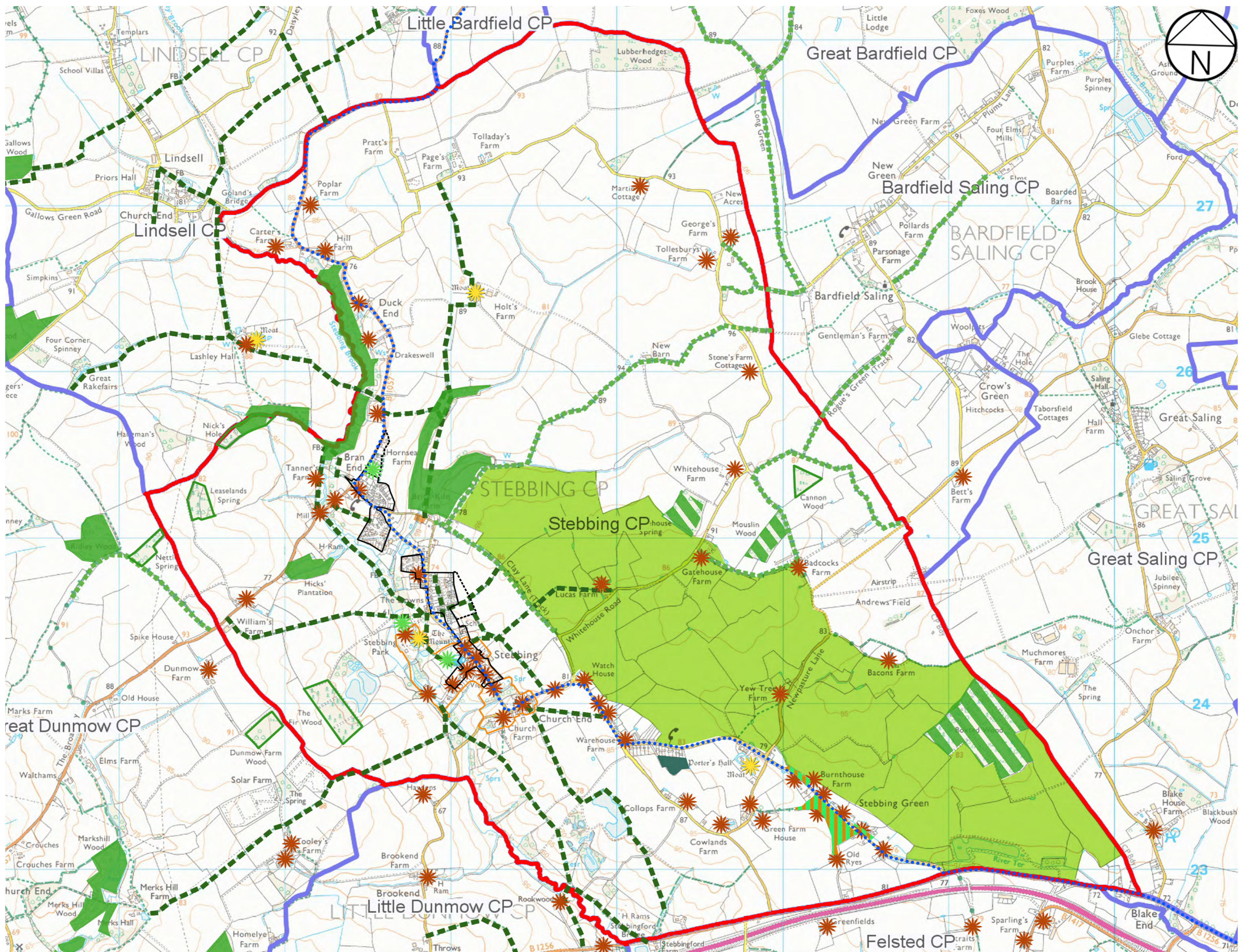
Sites put forward by the Community




















Key



Parish Opportunities Plan



-  Stebbing Parish
-  Ancient Woodland
-  Important Woodland
-  Local Wildlife Site
-  PROW - Potential for improving the maintenance of PROW's within the village to improve the pedestrian experience and connectivity to surrounding areas
-  Byway
-  Green wedge to maintain the the open setting of Stebbing Green and Boxted Wood and prevent coalescence
-  Area of open space and sport and recreation with opportunity for enhancement
-  Parish Boundary
-  Development Limit as shown on Proposals Map - Adopted Local Plan 2005
-  Proposed extension to Development Limit as shown on Stebbing Inset Map - Uttlesford Regulation 18 Local Plan 2017
-  Existing bus routes through the village - Potential to improve these links by providing a more frequent service
-  Conservation Area
-  Listed Buildings
-  Scheduled Ancient Monument
-  Football
-  Stebbing Green

Proposed Local Green Space Designations

Local Green Spaces

- The Steering Group ask for Residents' views on the designation of Local Green Spaces (LGS) within the Parish.

- If Green Spaces are designated (after approval by UDC and the Inspector of our Neighbourhood Plan) they attain a planning status very similar to that of Green Belt (among the strongest protections against development).

- The requirements for designation are very stringent and taking these into account, the Steering Group consider that the areas/sites listed below and shown on the Map might be suitable for inclusion.

- Spaces positively considered currently include:

- A. The Cricket Field and Recreation Area in Mill Lane.
- B. Alcott Field (Football Ground and Recreation Area).
- C. The Village Allotments.

D. The field opposite the School.

E. The field opposite The Downs.

F. The Wild Flower Meadow (Stebbing Green).

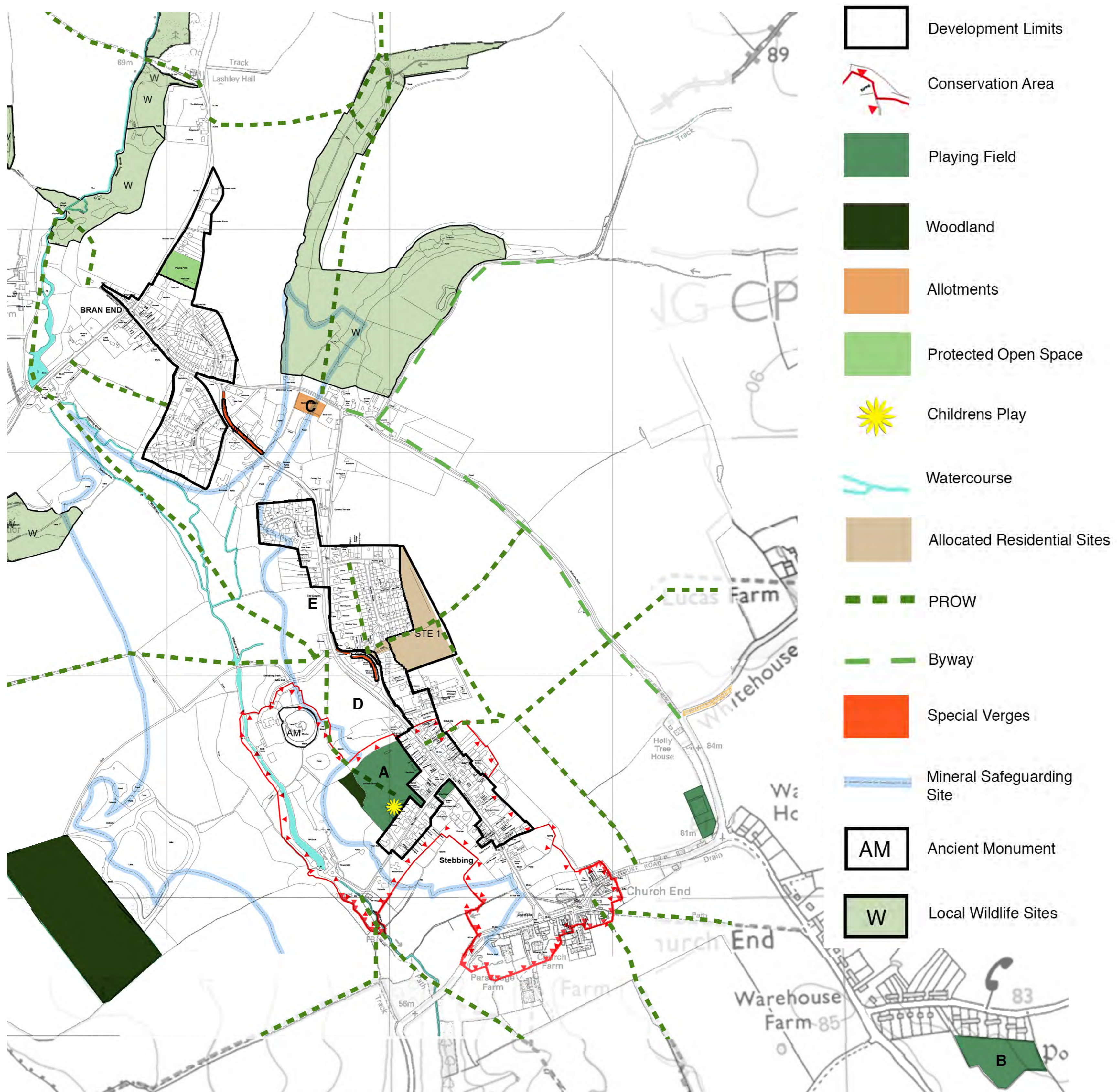
(See Opportunities Plan for location of Stebbing Green)

- Please complete the Comments Form with your views on the above and also describe other sites/areas which Residents wish the Steering Group to evaluate as LGS. These might include other green areas such as fields around areas of landscape importance/views.

- Stebbing Green has not been included as it has adequate protection as a Registered Village Green, as does Pulford Field under the terms of its gift into the ownership of the Parish Council.

- Sites/Areas within The Conservation Area have not been included.

- More detailed information concerning Local Green Spaces is to be found in the Information Sheet.



Uttlesford Issues and Options Consultation

Braintree and Uttlesford emerging Local Plans contain the principle of development and a broad location for the West of Braintree Garden Community.

The spatial boundaries of the Garden Community will set the extent and scale of the development and consequently the amount of land available for different land uses, and local and strategic infrastructure.

For the reasons mentioned above, the Councils are exploring two spatial options to take account of the ongoing statutory Local Plan process.

However, irrespective of which option is taken forward, the exact development boundary is yet to be determined and your views are therefore sought to help refine what the exact boundary should be.

The two spatial options 1 and 2 reflect the possibility that the Local Plans may be subject to change as the statutory planning process continues up to formal adoption by the Councils.

Option 1 comprises the combined areas of search contained in the two emerging Local Plans whilst Option 2 is wholly contained with Braintree District.

The Issues and Options consultation will be held between 13th November 2017 to 22nd January 2018.

Have Your Say

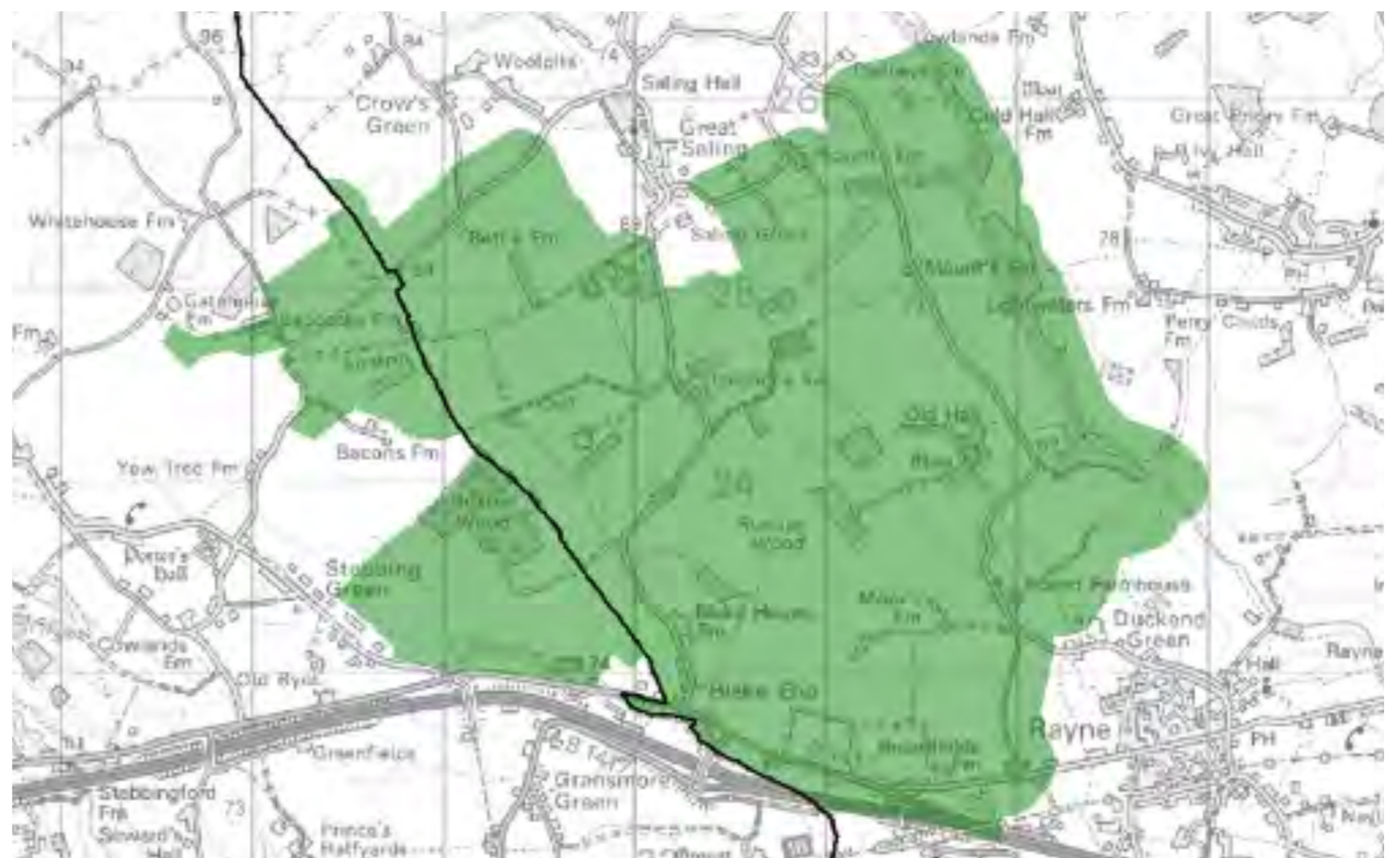
To respond online visit the councils' dedicated online consultation portal:
braintree-consult.objective.co.uk/portal/negc/

To respond via email send your comments to:
planningpolicy@uttlesford.gov.uk
or **localplan@braintree.gov.uk**

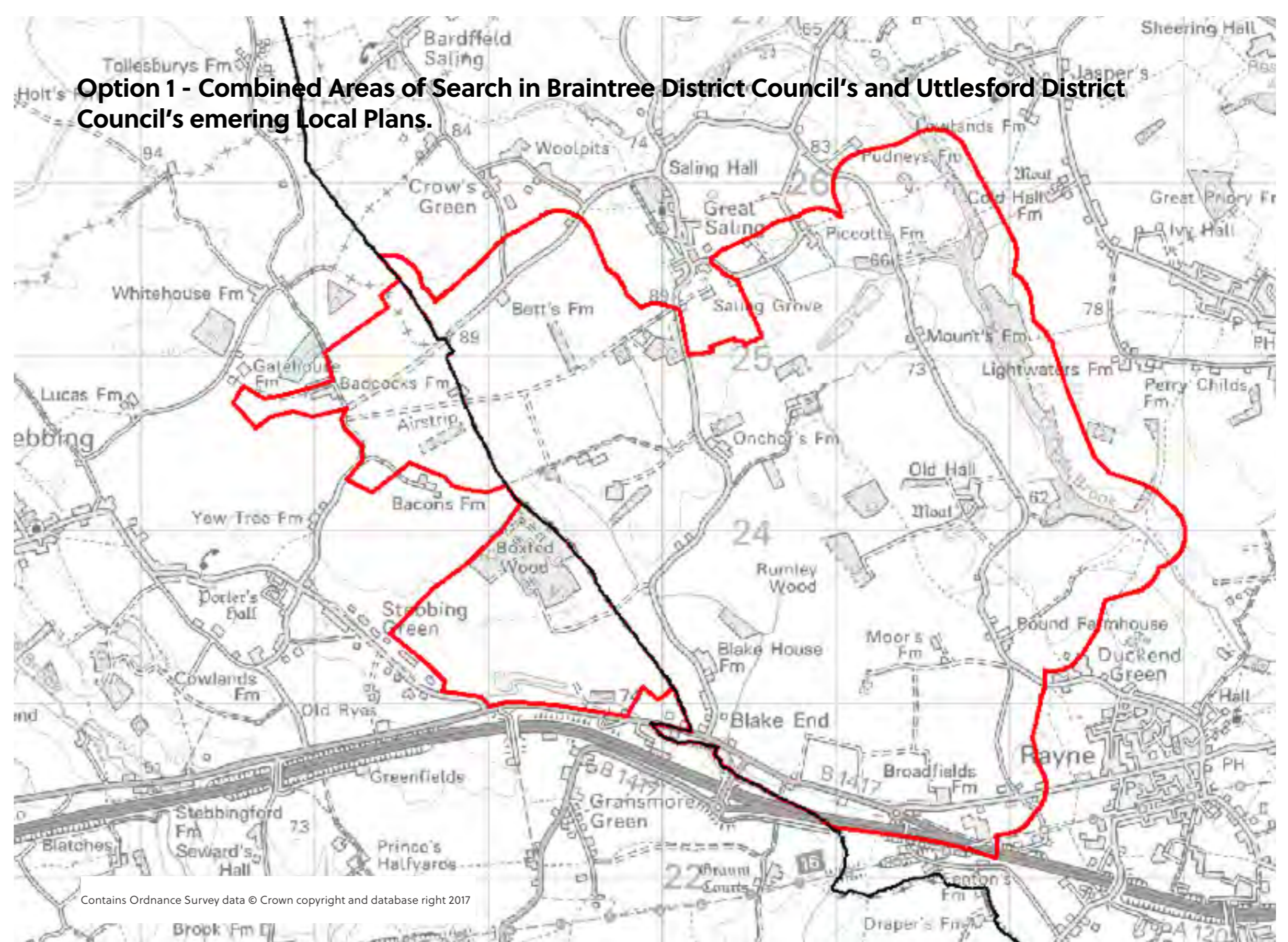
If you would prefer to respond by letter, post your comments to:

**West of Braintree Garden Community
Consultation Planning Policy, Causeway House,
Bocking End, Braintree, Essex, CM7 9HB.**

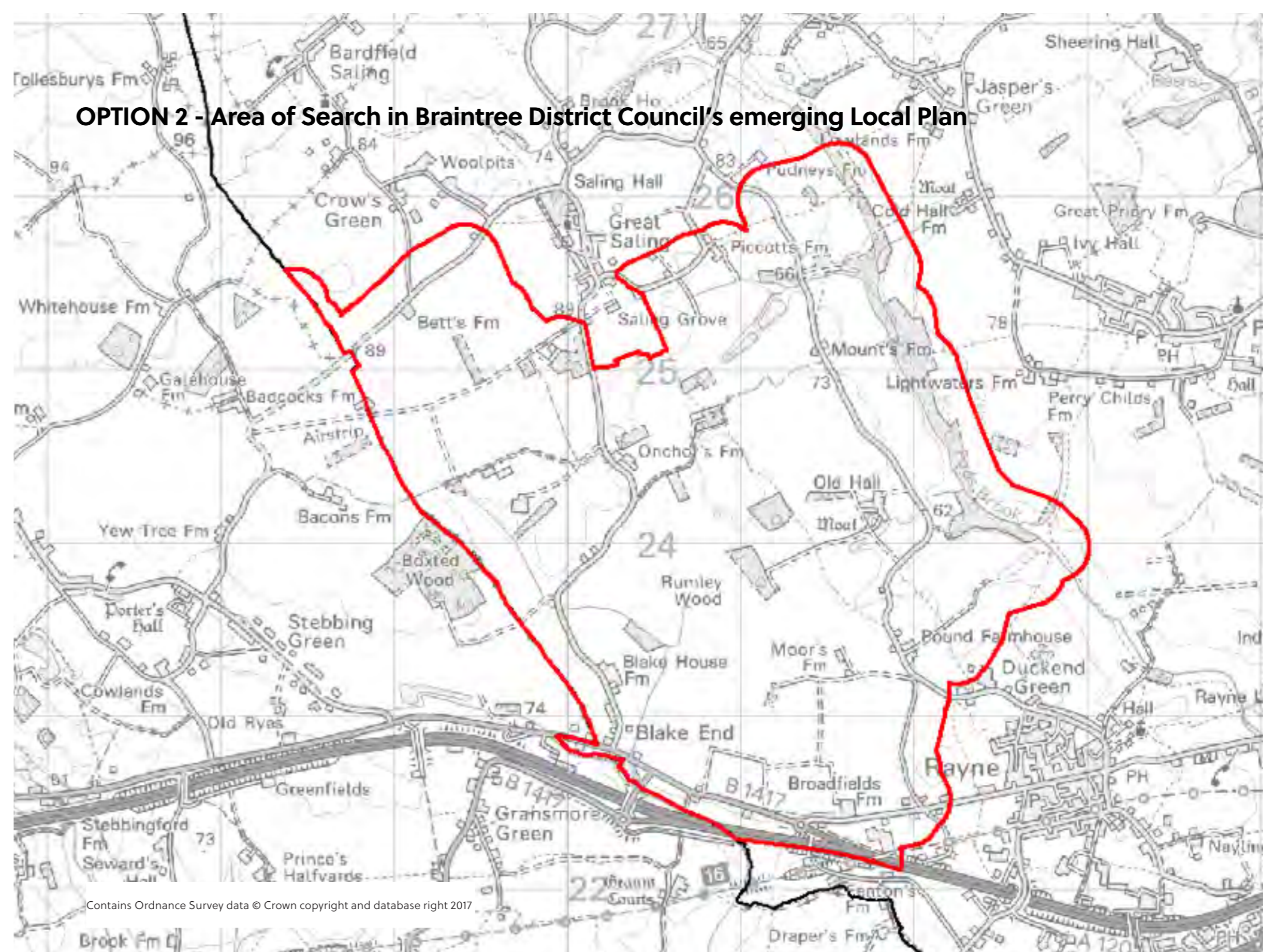
If responding via email or post, please state which questions your comments relate to or alternatively download the response form on the Councils' websites.



The combined area of search for the West of Braintree Garden Community contained in both Councils' emerging Local Plans.



Option 1



Option 2

Next Steps

Collect the information regarding the Local Green Spaces and produce an appropriate policy for inclusion in the Plan.

Review findings from community engagement (Including this meeting) and summarise ready to include in draft plan.

Using the information collected from the questionnaires, the Landscape Assessment, the Heritage Assessment and other evidence write appropriate policies and guidance for the Plan.

There are a number of statutory consultees to contact and they will be asked to provide feedback and input to plan.

The Steering Group will write a draft plan (sections will include an Introduction, Vision/Aims, Overview of Area, Summary of Community Engagement, Planning Policies proposed & justification) - plus Sustainability Appraisal Report and Equality Impact Assessment.

Review draft plan and double check that it meets all basic conditions in the National Planning Policy Framework.

There then follows a formal 6 week consultation and publicity on the draft plan with local residents and businesses.

The Steering Group will then review the responses received during the consultation and amend the draft plan accordingly.

The Parish Council will then submit the draft plan and associated documents to UDC for examination.

UDC will organise a formal 6 week publicity of the plan followed by the Council appointing an independent examiner to examine the plan. The examiner will scrutinise the plan and advise UDC whether the plan can or cannot proceed to referendum.

A referendum takes place and a simple majority of the votes cast will either accept or reject the Plan.

APPENDIX 4 LIST OF OUTSIDE BODIES CONSULTED

STEBBING NEIGHBOURHOOD PLAN									
LIST OF CONSULTEES (a "Consultation Body")									
Type	Consultee	Email	Date Contacted						
Local Planning Authorities/PCs	Uttlesford District Council	planningpolicy@uttlesford.gov.uk	07/12/2020						
	Stebbing Parish Council	clerk@stebbing-pc.gov.uk							
		cllrffarr@stebbing-pc.gov.uk							
	Braintree District Council	planningpolicy@braintree.gov.uk							
	Great Dunmow PC	info@greatdunmow-tc.gov.uk	08/12/2020						
	Felsted PC	clerk@felsted-pc.gov.uk							
	Lindsell PC	Rachelm.leeder@btinternet.com							
	Little Bardfield PC	littlebardfieldparishclerk@gmail.com							
	Great Bardfield PC	clerk@greatbardfield-pc.gov.uk							
	Salings PC	jigginsk@aol.com	02/12/2020						
	Rayne PC	rpc@rayne-essex.gov.uk							
	Little Dunmow PC	clerk@littledunmowpc.org.uk							
	Essex CC	simon.walsh@essex.gov.uk							
Environment	Natural England	enquiries@naturalengland.org.uk	16/10/2020						
	The Environment Agency	planning.ipswich@environment-agency.gov.uk	09/12/2020						
	The Woodland Trust	enquiries@woodlandtrust.org.uk	24/10/2020						
	CPRE	office@cpre-essex.org.uk	28/10/2020						
	Ramblers Association	ramblers@ramblers.org.uk							
	Essex Walkers Club	john@walkinginengland.co.uk							
	Essex Horse Riders								
	Essex Field Group	i_couch@sky.com							
	DEFRA								
	Essex Wildlife Trust	admin@essexwt.org.uk							
	Essex Bridleways Association	suedobson.eba@gmail.com	03/12/2020						
	Uttlesford Nature Conservation Working Group								
Infrastructure	Essex County Council Environment, Sustainability and Highway	zhanine.smith@essex.gov.uk	06/12/2020						
	Affinity Water	katie.ward@affinitywater.co.uk							
	Anglian Water Services Ltd	spatience@anglianwater.co.uk	20/11/2020						
	Highways England	PlanningEE@highwaysengland.co.uk	11/11/2020						
	Network Rail	TownPlanningSE@networkrail.co.uk							
	ECC /Superfast Broadband	connie.kerbst@essex.gov.uk							
	BT and Telecoms providers								
	Mobile Telephone and Mast Providers	moa_annualrollout@monoconsultants.com	11/11/2020						
	Transco/National Grid	nationalgrid.uk@avisonyoung.com	07/12/2020						
	Bus Service Provider (Stephensons)								
Heritage	Historic England	customers@HistoricEngland.org.uk	03/11/2020						
	Society for the Preservation of Ancient Buildings	info@spab.org.uk							
	East Anglian Archaeology	oxbow@oxbowbooks.com							
	Colchester Museum	museums@colchester.gov.uk							
Health and Wellbeing	NW Essex NHS Trust	england.contactus@nhs.net	18/11/2020						

	West Essex Clinical Commissioning Group	geoff.roberts5@nhs.net						
	Homes and Communities Agency	Lynn.Habbajam@hca.gsi.gov.uk						
	Sport England	funding@sportengland.org	19/10/2020					
	Mental Health Charities							
Local Interests	Businesses to whom QQ was Circulated - separate spreadsheet							
	St Mary's PCC	pilgrim.parishes.enquiries@gmail.com	01/12/2020					
	Stebbing Village School	admin@stebbing.essex.sch.uk						
	Stebbing Cricket Club	adrian.farr01@btinternet.com						
	Old Friends Meeting House	jnewbrook@aol.com						
	Stebbing Society	jennynichol@googlemail.com						
	Village Hall Trust	lindalawhite@hotmail.com						
	Garden Club	mags.rufus@gmail.com						
	Minibus	ptgoing@hotmail.com						
	Scouts	andrewlipski@me.com						
	Dorcas Society	rosiepitkethly@hotmail.com						
	History Society	d.towler@btinternet.com	15/11/2020					
	Stebbing Tennis Club	StebbingTennisClub@gmail.com						
	Stebbing Bowls Club	stebbingbowls@hotmail.co.uk						
	West Essex Judo Club	westessexjudo@gmail.com						
Landowners	James Doherty	info@rapleys.com						
	Rapleys LLP (Representing Newfields Agricultural Holdings Ltd)							
	Edward Gittins	info@egaplanning.com	04/12/2020					
	Edward Gittins & Associates							
	David Maxwell	david.maxwell@capita.co.uk						
	Capita Property and Infrastructure (representing Andrewsfield New Settlement Consortium)							
	Clara Whelehan	clara.whelehan@aecom.com						
	AECOM (representing Galliard Homes)							
	Don O'Sullivan							
	Gallard Homes							
	Director of WYG	london@wyg.com						

APPENDIX 5 SUMMARY OF REGULATION 14 RESPONSES

APPENDIX 5

Summary of Reg 14 comments from residents, community organisations and other non-statutory consultees (as noted from the open-ended responses to the questionnaire):

Topic	Comments Number	%	Agreed %	Disagreed %	Don't Know %
Total Respondents	51	100			
Agreed or strongly agreed with overall plan			92	4	
Agreed with policies	13 out of 20		95		
Policy STEB 8 Blackwater Estuary SPA			86		14
Policy STEB 16 (now STEB 18)			88	6	
Policy H1-7 Housing allocations			69	18	
Policy H1 objection	3				
Policy H2 objection	2				
Policy H3 objection	1				
Policy H4 (now deleted) objection	2				
Policy H5 (now H4) objection	1				
Policy H6 (now H5) objection	1				
Vote in referendum			84		

Summary of Reg 14 comments from statutory consultees and other organisations

	Consultee	Supportive overall?	Areas of concern/disagreement/suggested changes
1	Uttlesford District Council	Yes	A range of comments relating to the need to update the NP in relation to the withdrawn Local Plan, including the WoBGC proposal; suggestions for improving the wording of the document and some policies and for clarity; question the need for the Policy STEB4 Protection of Green Wedge.
2	Essex County Council	Yes	A detailed response providing comments and suggestions on a range of matters, including adding references to ECC guidance documents; minerals and waste planning; flood risk and surface water management; renewables; green infrastructure; developer contributions; economy; community and wellbeing; highways and transportation; and housing allocations.
3	Environment Agency	Yes	General advice regarding the need to review proposed allocated sites for previously contaminating uses and need to follow NPPF requirements for dealing with land contamination.
4	Highways England	Yes	Particular support for 'green wedge' in order to help mitigate the impact of development on the area and the road infrastructure; encourages improved sustainable transport modes; development should be supported by robust Transport Assessment.
5	Historic England	Yes	Suggested further clarity to wording of Policy STEB1.

6	Natural England	Yes	General guidance on neighbourhood planning and the natural environmental; information, issues and opportunities.
7	Sport England	Yes	General guidance regarding the need for the NP to comply with national planning policy for sport and protection of playing fields.
8	Anglian Water	Yes	Suggested revisions/additional working to STEB12 – Sustainable Design and Construction and to Appendix D Glossary.
9	Salings PC	Yes	Notes similarities with Salings NP, strong support for continued use of Andrewsfield airfield and facilities, and green buffers to protect historic environment and landscapes.
10	Great Dunmow PC	Yes	Note similar themes and objectives as in Dunmow NP.
11	National Grid (Avison Young)		Confirmation that there is no record of National Grid's electricity and gas transmission assets within the NP area.
12	West Essex NHS	Yes	Provides clarification about Doctors' surgeries serving the Parish; that proposed growth would have minimal impact, and new health care facility could be considered as a medium to long term strategy for West Essex CCG Primary Care estates.

13	CPRE	Yes	Suggest additional words to encourage biodiversity; further clarity regarding important views; caution regarding Exception Sites in STEB9(2); clarity regarding definition of infilling/replacement dwellings; and concern regarding proposed low densities to allocation sites.
14	Essex Bridleways Association	Yes	Suggested further clarification to protect and enhance PRoW network including bridleways.
15	St Mary Church	Yes	Provides an update of information relating to the Church and its facilities.
16	Stebbing Local History Society		No comment, but confirmation that all members were aware of the NP.
17	Woodlands Trust		No comments.

Summary of Reg 14 comments relating to Omission Sites, LGS and Other Sites

Consultee	Areas of concern/disagreement/suggested changes and Response
Arcady Architects on behalf of landowner	<p><u>Land East of Brick Kiln Lane/North of Pound Gate</u> – proposed development site as shown and promoted in a Development Appraisal document (ref: 18/25/DA) for consideration as a housing allocation.</p> <p><u>Response:</u> This site was rejected because it would conflict with bullet 5 of the NP Vision Core Objective ix as it would not represent small scale organic growth, which is the stated preference of the Local Residents.</p>
Edward Gittens & Associates on behalf of landowner	<p><u>Land at Bran End, LGS Site H</u> – object to proposed LGS designation and alternatively propose allocation for small village housing development not exceeding 5 dwellings on the northern edge accessed from Brick Kiln Lane, together with the majority of the site for increased informal recreation and nature conservation.</p> <p><u>Response:</u> The PC considers that there is every justification to designate this site as LGS because it meets the criteria for designation in paras 98-101 NPPF.</p>
Edward Gittens & Associates on behalf of landowner	<p><u>Land at Bran End, LGS Site H</u> – in tandem with above objection and request that part of the site be included in the Development Limits for Bran End. Also propose the deletion of proposed allocation H6.</p> <p><u>Response:</u> Refer to above and H6 is considered to have greater overall merit and level of benefits to the community.</p>
Owner of Land at Elmcroft, The Downs	<p><u>Proposed Housing Allocation Site STEB H6</u> – supports the allocation but for preference for 2-3 bungalows and proposed walk alongside the stream to connect The Downs with Brick Kiln Lane together with a small nature reserve.</p> <p><u>Response:</u> Owner's comments accepted and plan revised accordingly.</p>

Resident of Bran End	<p><u>Land at Bran End, LGS Site H</u> – further submissions with additional landscape and botanical survey evidence submitted in support of proposed designation, amplifying that already included in the LGS Assessment.</p> <p><u>Response:</u> The PC considers that there is every justification to designate this site as LGS because it meets the criteria for designation in paras 98-101 NPPF.</p>
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Summary of Reg 14 comments from Residents in response to Questionnaire

QUESTION	Comments/Response
<p>QUESTION 1 – OVERALL CONTENTS OF DRAFT NP</p>	
<p>Sad to see some of the infill sites designated for housing. In particular Watch House and Stebbing Green but accept that some changes and alterations to the village scene will be necessary to accommodate additional housing.</p> <p>This is a well written and prepared document that has taken into account the setting of Stebbing within this area. It addresses and shows its Heritage value to its community, the district and nationally plus how that fits into the landscape.</p> <p>The housing allocations look sensible given the perceived demand from UDC etc and will certainly help to mitigate the impact on the village from additional traffic congestion, provided the school parents parking issues are sorted out. Parents currently park nose to tail on a blind bend which is a serious safety issue, which is only going to get much worse as the number of new houses increase.</p> <p>An excellent document, well done all concerned.</p> <p>Too much new housing proposed.</p> <p>An extremely thorough and well thought out plan that reflects the views of the village.</p> <p>An excellent document, well done all concerned.</p>	<p>Growth of the village is necessary to meet current and future housing need and to support the village services. Therefore, it is essential to allocate sufficient sites. Feedback from Residents is that the preference is to allocate a number of smaller sites and not large estates. The Sites in question are infill and do not represent development in the open countryside.</p>

<p>QUESTION 2 – POLICY STEB1 – RESPECTING STEBBING’S HERITAGE AND CHARACTER</p>	
<p>I would go further and have any new development should display / reflect examples of the traditional north Essex Vernacular by way of Pargetting and reflecting the lime rendered, painted, half timbered houses that make up the conservation area and the others around the larger Parish area. .</p> <p>Appalled at the level of finish to the culvert repair given its prominent location in the conservation area and the duration and expense of the works. The 'medieval' arch of the bridge (that will not be seen by anyone other than private landowners) was recreated with care. Only to be topped by rudimentary motorway-style railings that are not installed straight and abbreviated pavement slabs on both sides leading nowhere. This would simply not have been allowed to pass in Finchingfield or other villages with heritage assets, does nothing to improve the safety of walkers or cyclists and is unrepresentative of the very many lovely masonry bridges in the surrounding area.</p> <p>This is one of the most important considerations for the continued character of our village</p>	<p>STEB1 requires development within the Conservation Area and Stebbing Green to recognise and reinforce the local vernacular, including choice of materials. This would include the suggested materials/finishes, but the actual pallet of traditional local materials is much wider and the policy should provide flexibility and not be too prescriptive.</p> <p>The works to the culvert were outside the responsibility and control of the Parish Council and were delivered by Essex County Council as the Highways and Drainage Authority.</p>

<p>QUESTION 3 – POLICY STEB2 – LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT</p>	
<p>I agree that these sites must be protected. What confuses me and I take issue with is the part of the policy that states " any development which impacts upon them must contribute to, rather than detract from . The definition of contribute to can be very open to interpretation by for example developers. This must be expanded / developed to show what is required surely in more explicit terms than this.</p> <p>I do agree but I don't feel it goes far enough - merely to protect is not going to contribute to the climate crisis. We should be planting more trees.</p> <p>Bran End Woods should also be included in this category.</p>	<p>The policy should be read in the context of the NP as a whole, which contains a suite of policies that set out very specific tests and restrictions for any development which could adversely affect the countryside, and its special features. Some forms of development in the countryside may be appropriate, eg. for agriculture, leisure or forestry etc.</p>
<p>QUESTION 4 – STEB3 – LOCAL GREEN SPACE</p>	
<p>No comments</p>	

<p>QUESTION 5 – STEB4 – PROTECTION OF GREEN WEDGE</p>	
<p>The green wedge should have been taken right up to the boundary of the conservation area. That is to include the field we know locally as being held by (named owner) and his property company.</p>	<p>UDC and ECC expressed concern and the need for this policy. Since deletion of the WoBGC there is less justification for the policy as originally drafted and defined. Nevertheless, the Parish Council has strong views that additional protection of the countryside area between Stebbing Green and Boxted Wood is essential in order to respect, preserve and enhance the setting and distinctive character and appearance of the Stebbing Green Character Area, Boxted Wood, the listed heritage assets and Historic Environmental Record sites. The justification policies and extent of the Green Wedge shown on the Policies Map has been redefined accordingly and is much reduced in area to reflect the revised criteria and purpose.</p>
<p>QUESTION 6 – STEB5 – PROTECTION AND PROVISION OF OPEN SPACE, SPORTS FACILITIES AND PLAYING PITCHES</p>	
<p>All new developments if granted permission should be required to have or contribute towards LEAP / Sport/ recreation facilities in proportionate the size of the build number. I believe we should explore off site contributions since occupants of new houses will be spreading CO2 all over the Plan area.</p> <p>Important, though, that developers do not give false assurances - promises that are ultimately not kept and are lost in the bureaucratic process.</p>	<p>Noted and these considerations will be taken into account as appropriate and in relation to the scale of development.</p>

QUESTION 7 – POLICY STEB6 – PROTECTED OPEN GAPS	
This should also include the open field between Bran End and Duck End.	Noted, but protected by other policies in the NPPF (Chapter 15) and ULP Policy S7 to restrict development in the countryside.
QUESTION 8 – POLICY STEB7 – IMPORTANT AND PROTECTED VIEWS	
<p>It is a disappointment that the field north of Rosemary Lane at Bran End looking towards the wood is not included for its visual qualities and its setting on the outskirts of the Parish and as the only open area and vista left in Bran End.</p> <p>The view from the Crooked Mile road: as the vista of Stebbing Church Spire and its surrounds appear on the horizon should also, in my view, be a protected view.</p>	<p>As above.</p> <p>This is effectively covered by View 1 on Policy STEB7 and Map 8 – Panoramic view of Church End from Footpath 23.</p>
QUESTION 9 – POLICY STEB8 – BLACKWATER ESTUARY SPA AND RAMSAR SITE/ESSEX COAST RECREATIONAL DISTURBANCE ALLOWANCE AND MITIGATION STRATEGY	
No comments.	
QUESTION 10 – POLICY STEB9 – DESIGN PRINCIPLES AND LOCATION OF NEW DEVELOPMENT	

Important to avoid developments such as the five new houses at Bran End which in my opinion, totally disrespect the size, scale, vernacular style and ethos of the village.	Noted
Mostly, however it would be good to see definition of 'well-designed' buildings for business, expanded on to ask for where possible and practicable that have little impact, or perhaps native planting , landscaping to lessen the impact on the wider countryside.	Any proposed development for business purposes would need to comply with the policies of the NP as a whole and be treated on their individual merits.
QUESTION 11 – POLICY STEB10 – MEETING LOCAL NEEDS	
Yes, however would like to see this if possible seek to include a piece of land that might be classed as an 'Exceptional Site' to provide homes particularly for Stebbing residents or those with close ties.	NPPF guidance (para 71) states that exception sites should be on land which is not already allocated for housing. Therefore, each case should be considered on its individual merits, but should be adjacent to existing settlements and meet the criteria of para 71b of the NPPF.
QUESTION 12 – POLICY STEB11 – AFFORDABLE HOMES	
<p>These would be for rent or or perhaps shared ownership but never allowed to be purchased fully . The rental properties should be in perpetuity for Stebbing. The piece of land would not have to be large.</p> <p>We've heard it all before, haven't we? Somehow, smaller more economically priced housing doesn't seem happen.</p>	The affordable homes would need to comply with relevant Government guidance and UDC policy at the time of the proposal.

QUESTION 13 – POLICY STEB12 – SUSTAINABLE DESIGN AND CONSTRUCTION	
<p>This Is important as UDC has declared a Climate Emergency Electric car points should be required</p>	<p>STEB12 has been redrafted and expanded to take into account comments from ECC and others. Policy STEB19 set out a requirement for the potential to provide for electric vehicle charging at each dwelling. This is now included in the revised policy STEB22 that requires the provision of electric charging at each dwelling.</p>
QUESTION 14 – POLICY STEB13 – SUPPORTING THE LOCAL ECONOMY	
<p>New buildings large or small should not impact on their surroundings either through design or if not practicable because of the nature of the business there should be landscaping that will mitigate the impact.</p> <p>Stebbing is too small for commercial development</p>	<p>This is covered in Policy STEB1 and other NP policies.</p> <p>Each proposal should be treated on its individual merits and the overall local benefits it would create.</p>
QUESTION 15 – POLICY STEB14 – COMMUNICATIONS	
<p>Overhead wires and cables should be removed.</p> <p>Plus electric car charging points and no gas boilers</p>	<p>This is beyond the scope of a NP.</p> <p>See above, and new development will need to comply with national guidance and satisfy the Building Regulations.</p>
QUESTION 16 – POLICY STEB15 – FARM DIVERSIFICATION/IMPORVEMENT	

No comments	
QUESTION 17 – POLICY STEB16 – TOURISM	
<p>A restaurant would be a great asset for the village</p> <p>It would be great to have a pub that serves great food but Stebbing is never going to be a tourist destination which is part of its charm.</p> <p>Stebbing could become a destination for visitors to not only enjoy the village but also to access good local food. Parking currently would not be adequate for an influx of visitors.</p> <p>As long as it is not overdone - we don't want to become like Finchingfield. Toilet and parking facilities would be needed. Also, the current ability to park on both sides of the High Street would need to be severely restricted. It causes problems now (difficult to see what is coming at certain points, etc.) and with an influx of "tourists" the problem would be exacerbated</p>	<p>Noted, but this is a market driven consideration.</p> <p>Noted and situation being monitored by Parish Council.</p>
QUESTION 18 – POLICY STEB17 – PROTECTION OF PLAY, SPORTS, RECREATION, LEISURE AND COMMUNITY	
No comments.	
QUESTION 19 – POLICY STEB18 – HEALTH AND MEDICAL CARE	
No comments.	

QUESTION 20 – POLICY STEB19 – PROMOTING SUSTAINABLE TRANSPORT	
No new traffic development, restrict current traffic flows and speed, do not make Stebbing a short cut from anywhere to anywhere.	As above.
QUESTION 21 – POLICY STEBH1-7 – HOUSING ALLOCATIONS	
I strongly disagree that one of the 7 housing allocations should be-- Policy STEB;H4- Barn at Priors Hall, Church End. This 17c barn is within the curtilage of the Grade 2* Priors Hall and to propose 1 or 2 dwellings risks harming the special significance i of the historic agricultural barn and that of Priors Hall.	This proposed allocation has been deleted following the comments and concerns of Historic England.
Land west of brick kiln lane Hornsea lodge bran end We have enough new housing in Bran End - it's a shame they are all 4/5 bedroom large houses - no starter homes - bran end will just become a commuter village.	This site was a proposed allocation in the withdrawn Uttlesford Local Plan and the site is within the defined Settlement Boundaries.

<p>H1: 4-5 dwellings is too many H2; Access for 3 dwellings is unsuitable H4: Access is unsuitable H5: Access is unsuitable H6: Very limited access</p> <p>But not keen on the paddock next to Watch House being developed. That bit of Stebbing is gradually filling up; cf. Oak Lodge almost tagged on to Watch House cottage, at the entrance to Whitehouse Road, near the tennis courts.</p>	<p>H1 has now been granted planning permission by UDC.</p> <p>A private drive, as existing would be suitable for H2.</p> <p>H4 has now been deleted from the NP.</p> <p>H5 would use the existing access point and ECC Highways have no objection, in principle.</p> <p>H6 would need to meet ECC Highways requirements but it is considered that these can be achieved.</p>
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