

<p>Report on Preparation of the Site Allocations and Development Management Plan and Draft Village Inset Plans to be included in that Plan</p>	<p>Agenda No: 5</p>
<p>Corporate Priority: Environment is clean and green, business is encouraged and local economy prospers, housing and transport meet local needs</p> <p>Report presented by: Emma Goodings, Alan Massow, Eleanor Dash</p> <p>Report prepared by: Emma Goodings, Alan Massow, Eleanor Dash</p>	
<p>Background Papers: Local Plan Review Village Inset Plans. Correspondence from landowners and agents proposing development sites. Correspondence with Parish Council's discussing draft Village Inset Plans. LDF Panel Report on Gosfield 24.1.12, planning application 11/01485/FUL and planning committee report for 17th January 2012 relating to the approved application for Hunwick Engineering at Gosfield Airfield</p>	<p>Public Report Yes</p>
<p>Options:</p> <ol style="list-style-type: none"> 1. To approve or not approve the recommendations set out in this report relating to Earls Colne Airfield structural landscaping, Foxearth and Liston, Gosfield Airfield and Site GOS5, Great Maplestead, Lamarsh and Alphamstone, Cressing / Cressing Tye, Pebmarsh and Shalford sites SHA 6 and 7, as part of the preparation of the Site Allocations and Development Management Plan. 2. To amend the recommendations. 3. To request further discussion with Parish Councils, or other persons, on the draft allocations. 	<p>Key Decision: No (There will be a recommendation to Council to approve the draft Site Allocations and Development Management Plan for public consultation in its entirety, when the whole of the draft plan, supporting evidence and SEA has been prepared).</p>
<p>Executive Summary: This report sets out proposed allocations for ten villages, together with the views of Parish Council's on these and upon sites that have been suggested for development in these villages. (It is likely that further development sites will be put forward by landowners/ agents when there is public consultation on the Site Allocation and Development Management Plan.)</p>	
<p>Decision: To approve the recommendations relating to allocations for Earls Colne Airfield structural landscaping, Foxearth and Liston, Gosfield site GOS5, Gosfield Airfield, Great Maplestead, Lamarsh and Alphamstone, Cressing, Pebmarsh and Shalford for inclusion in the draft Site Allocations plan which will be subject to public consultation.</p>	
<p>Purpose of Decision: The draft Village Inset Plans will form part of the Site Allocations and Development Management Plan which, together with the Core Strategy, will allocate development sites and protect other areas in the District from development over the next fifteen years.</p>	

Corporate implications [should be explained in detail]	
Financial:	Costs of LDF Evidence and Site Allocations and Development Management Plan Preparation and Examination. Land values relating to development proposed. New Homes Bonus payment is related to housing development. Infrastructure costs. S106 and CIL payments will be related to future development.
Legal:	Plan preparation and adoption process follows legal procedures
Equalities/Diversity	Proposed development and protection of the environment have an impact upon equality/diversity
Customer Impact:	Impact of planning proposals and future planning decisions
Environment and Climate Change:	Report makes recommendations relating to development of land and protection of land for open space, allotments and other uses which will have effects upon the environment and climate change.
Consultation/Community Engagement:	Parish Councils and local ward members have been consulted on the preparation of Village Inset Maps. The public will be consulted when the draft plan has been prepared, subject to the draft plan being approved by the Council.
Risks:	Risk of Site Allocations and Development Management Policies Plan not being adopted.
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1. Background

1.1 The Site Allocations and Development Management Plan is required to provide site allocations and planning policies for the District and must be in conformity with the Core Strategy. It should contain Proposal Map Inset Maps for each town, 'key service' and 'other village' in the District, which will replace the Inset maps in the Local Plan Review. The Council should allocate 'non-strategic' sites for development on these Inset Maps, identify development boundaries of settlements and designate sites, such as recreation areas, to be protected from development.

1.2 The adopted Core Strategy, the Proposals Map and the Site Allocations and Development Management Plan when adopted will together replace the 2005 Local Plan Review. This report makes recommendations on further rural settlements. The Core Strategy requires the provision of sites for a minimum of 300 dwellings in the 'other villages' (ie not key service villages). As there have already been more than 300 dwellings either built, or with permission in the 'Other Villages' this means that there is no requirement to allocate more dwellings in these villages, if the Panel does not think that this is appropriate.

2. Village Inset Plans

2.1 This report sets out proposed development boundaries for one Key Service and Other Villages, together with proposed development sites and areas to be protected from development. Parish Councils and ward members have been consulted on the village inset plans. They have been asked to consider whether they wish to retain or amend existing development boundaries, for their views on sites that have already

been suggested for development by landowners and developers, and whether they wish to suggest any other site allocations.

2.2 When the draft Site Allocations and Development Management Plan has been prepared, there will be a period of 6 weeks of public consultation during which members of the public, landowners and developers will be able to object to the allocations in the draft plan and to suggest other sites for development, if they wish to do so, as objections to the draft plan. These objections will then be considered by the LDF Panel will decide whether to amend the plan in response to objections.

3. Earls Colne Airfield Structural Landscaping

Background

3.1 Earls Colne Airfield was considered by the Panel at its meeting on the 7th December 2011 where changes were approved to the industrial development boundary of the Airfield to accommodate new industrial development. This Map was approved as the draft Site Allocations Inset Plan and is included in Appendix 1.

Landscaping Proposals

3.2 As can be seen on the current Inset Map of the Local Plan Review, Earls Colne Airfield currently benefits from designated areas of structural landscaping, which protect the surrounding countryside from views of industrial development. These are within the Industrial Development Boundary. As further areas of industrial development have been approved for consultation by members, it is considered that new areas of structural landscaping should also be included for consultation to give certainty as to what is proposed.

3.3 The proposed areas of structural landscaping are to screen the proposed industrial development from the surrounding countryside, to protect the route and users of the Public Right of Way which runs through the site and to ensure that the existing and proposed areas of structural landscaping are linked to each other and to the Local Wildlife site which borders the industrial development boundary at the south.

3.4 The boundary of site EAR5 should exclude a triangular shaped area in the middle of the site, which should form part of the structural landscaping and site EAR9b's southern boundary should be amended to exclude an area of the local wildlife site which will also form part of the structural landscaping. Map 2 shows the proposed new boundaries taking into account the existing tree lines and wildlife site on an aerial view for your information.

Parish Council Views

3.5 To be reported verbally at the meeting.

Recommendation

To approve Earls Colne Airfield Map 3 as the Draft Site Allocations Inset Plan

4. Foxearth and Liston

- **Core Strategy Proposals – Other (i.e. Non Key Service) Village**

Background

4.1 Foxearth has a small village hall and church but no other key community facilities. The inset map of the Local Plan Review for Foxearth currently illustrates a large area of visually important open space in the centre of the village on both sides

of the road and a cemetery/churchyard around St Peters and St Paul’s Church in the north east corner of the village, extending beyond the village envelope. Much of the village is included within a Conservation Area.

4.2 Liston Parish is one of the smallest in the District with a population of around 50 residents in scattered areas of housing. With the exception of a church it has no other facilities and does not have a village development boundary.

4.3 Liston also includes a large industrial area known as Stafford Park. Please see plans and aerial photographs in Appendix 1. This was formally occupied by chemical companies Bush Boake Allan and International Flavours and Fragrances before being closed in 2002. The site sits on both sides of the River Stour and is therefore partly within Babergh District, Suffolk. The Liston side includes a number of industrial buildings in various states of repair, some of which are still in use. The site suffers from a degree of contamination which would need to be remediated if the site was developed. Much of the site is located within flood risk zone 2 and access to the site is through narrow country roads.

- **There have been no representations for sites put forward by landowners/developers in Foxearth. The following representation has been put forward for Liston:**

Sites	Details
<p>LDF Site Ref: LIS1</p> <p>Site Address/Name: Former International Flavours and Fragrance (IFF) Site, Near Long Melford</p>	<p>Gross Site Area Ha: 53.32</p> <p>Summary: Proposed re-development of site</p>

- **Foxearth – Map 1** Please see Appendix 1.

4.4 This map was sent to the Parish Council for comment and includes the existing Local Plan Review village envelopes, representations so far from landowners/developers and questions about allocations.

Parish Council Views

4.5 In response to the proposed development of the former IFF/Stafford Park site the Parish Council resolved not to make any recommendation about inclusion of Stafford Park in the Site Allocations DPD.

The Parish Council have also requested that an area to the east of the current village, known as church field, be allocated as community green space.

Babergh District Council Views

4.6 The IFF/Stafford Park site has not been allocated in the draft Babergh District Council Core Strategy.

Officer Comments

4.7 Foxearth is a small rural village in an isolated village location in the north of the District with few community facilities. It is not considered a sustainable location for new growth.

Officers do not object to the Parish Council’s request to allocate land to the east of the church as informal recreation, but it should remain outside the village envelope.

4.8 Liston has a dispersed rural feel, with no defined village centre, located in the Stour River Valley which has a high sensitivity to change. A village or a number of

village envelopes enclosing the existing small groups of housing is not considered appropriate.

LIS1 - Stafford Park

4.9 The developer suggests that Stafford Park should be considered as a regeneration site in the Allocations DPD, however there are a number of problems associated with the site;

4.10 Flooding - Almost the whole site is located within flood zone 2 and 3. As stated in the NPPF paragraph 100, "*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk*". This is achieved through the sequential test as set out in the NPPF and policy CS8 of the Braintree Core Strategy. The allocation of this site for development would fail the sequential test as the District has enough land outside of the flood zone to meet the housing targets. Any allocation would therefore attract an objection from the Environment Agency.

4.11 Contamination - The site has been used as a chemical works and there was a landfill area on the Babergh side of the site. Some remediation works were carried out when the factory closed and the area is not a contaminated site under the legal definition. It is considered that there are currently no significant risks to nearby residents, property or the environment from any residual contamination present on the site. If the site is redeveloped, some further remediation work will be required to make it suitable for the new use of the land. Attached in the appendix is a letter from Environmental Health which spells out these issues in more detail.

4.12 Location – The River Stour runs through the site and splits it between Braintree and Babergh District in Suffolk. It is an isolated rural location with narrow access roads and no access to public transport. It is considered that if the site is to be redevelopment a major new access road would need to be created on the Babergh side.

4.13 Existing Use – A number of large buildings remain on the Braintree side of the site in various states of repair and a number of the buildings still appear to be used for a variety of industrial purposes. One building has been granted planning permission to be used as an indoor paintballing centre.

Conclusion

4.14 It is not considered that the Stafford Park site should be given a designation in the Allocations DPD. The site is entirely unsuitable for residential development due to its isolated rural location, difficult access and position in an area at risk of flooding. Whilst the site benefits from its existing use for industrial purposes it is not considered that an employment policy area allocation would be appropriate. This could attract employers away from more sustainable town centre locations to this rural area at risk of flooding which we would not wish to encourage.

At present due to the many and varied issues associated with the site it is considered that any redevelopment proposed could be questioned in terms of viability and deliverability by an inspector. Redevelopment of the site will also require joint working with Babergh District Council including a potential new access road linking the site to the main road network. It is considered therefore that this work continue outside of the Allocations DPD process.

Recommendations

To Allocate Church Field as informal recreation outside of the Foxearth village envelope

To approve Map 2 as the draft Site Allocations Inset for Foxearth

To not allocate the Stafford Park former IFF site in Liston for development

To retain Liston as an area without a village envelope

5. Gosfield Airfield & Site GOS5 in Gosfield

Gosfield Airfield

- **Core Strategy Proposals** – Other (i.e. Non Key Service) Village
- **Background**

5.1 Gosfield was originally considered by the LDF Panel on the 24th January 2012. At this meeting it was decided that consideration of GOS1, GOS4, GOS6 and GOS7 sites at Gosfield Airfield be deferred to consider the possibility of defining a development boundary for the site.

- **Representations put forward by landowners/developers**

Sites	Details
LDF Site Ref: GOS1 Site Address/Name: Land at Gosfield Airfield (South), Gosfield	Gross Site Area Ha: 7.88 Summary: Proposed inclusion of land within existing employment area.
LDF Site Ref: GOS4 Site Address/Name: Land at Gosfield Airfield (North), Gosfield	Gross Site Area Ha: 1.36 Summary: Proposed employment area.
LDF Site Ref: GOS6 Site Address/Name: Land at Gosfield Airfield (west of Air Blast East Anglia Ltd)	Gross Site Area Ha: 2.4 Summary: Proposed allocation as industrial land.
LDF Site Ref: GOS7 Site Address/Name: Land at Gosfield Airfield (southeast of Building Movement Svs Ltd)	Gross Site Area Ha: 4.27 Summary: Proposed allocation as industrial land.

▪ **Gosfield Airfield –Maps 1 and 1a**

5.2 This identifies the sites put forward by the landowner. Following the previous LDF Panel meeting, Map 1a which shows a suggested industrial development boundary was sent to the Parish Council for comment. This is also included on an aerial photograph in Appendix1.

Parish Council Comments

5.3 Agreed to Gosfield Airfield Map 1a. Asked that Braintree District Council consider the following comments: that a proper turning area into the industrial site is carefully considered as well as a bus stop close to the industrial site.

Officer Views

5.4 The proposed allocations at Gosfield Airfield (GOS1, GOS4, GOS6 and GOS7) and the designation of an industrial development limit are not supported, as it is considered to be an unsustainable location where additional employment uses should not encouraged. However at the previous meeting Members requested that further consideration of a potential industrial development limit be considered. Notwithstanding the above, officers consider that the industrial development boundary, together with the structural landscaping shown on Map 1a may be suitable option, if Members wished to designate a boundary. The Parish Council agree with this view. This boundary mainly reflects the current extent of the built development on the site, including the land which was given approval by planning committee for the replacement of the Hunwick Engineering works under application (11/01485/FUL) and restricts further development on land, which is currently undeveloped. It was not considered appropriate to include the area of the old Airfield runway and outdoor storage as it is remote from the other developed parts of the Airfield. The structural landscaping proposed will go some way to shield the development from nearby residential properties

Recommendations (in addition to those previously agreed at the LDF Panel on 24th January 2012)

Either- **To retain Gosfield Airfield as Countryside and not designate an Industrial Development Boundary.**

Or -if members wished to approve the industrial boundary for Gosfield Airfield

To approve Gosfield Airfield Map 1a as the Draft Site Allocations Inset Plan

Gosfield Village Site GOS5

▪ **Background:**

5.5 Gosfield was originally considered by the LDF Panel on the 24th January 2012. At this meeting it was decided that GOS5 (land north of Meadway) be deferred pending consultation with the Parish Council on a revised proposal.

▪ **Representations for sites put forward by landowners/developers:**

Sites	Details
<p>LDF Site Ref: GOS5</p> <p>Site Address/Name: Land North of Meadway, Gosfield</p>	<p>Gross Site Area Ha: 7.95</p> <p>Summary: Proposed inclusion of land within village development boundary for residential use and amenity land.</p>

- **Gosfield – Map 1**

5.6 Map 1 was originally sent to the Parish Council for comment and includes the existing Local Plan Review village envelopes, representations so far from landowners/developers and questions about allocations. All other sites were previously considered with the exception of GOS5. See Appendix 1.

- **Parish Council Views:**

- Do not wish to see GOS5 designated for further residential development.
- Do not wish to see the village envelope enlarged.

- **Gosfield - Map 2** – proposed Draft Site Allocations Inset: See Appendix 1.

- **Officer Comments**

5.7 GOS5 Land North of Meadway, a site of nearly 8 hectares, is too large to be considered as a minor extension to the village envelope as it could accommodate a large number of dwellings in addition to the public open space and public amenity woodland, which were being proposed. Gosfield is not a sustainable location for major growth. Furthermore, the Landscape Character Assessment identifies this area as having a relatively high sensitivity to change. This site was previously deferred as a revised submission on behalf of the landowners was submitted. The submission clarified that GOS5 already contained offers of transferring 2.69 hectares of existing woodland and 1.29 hectares of green field as public amenity space, as well as offering the 0.64 hectares of the Spinney which is in the same ownership. It was also stated that if the scale of the proposal is still deemed inappropriate, then the landowners are keen to make changes to improve the proposal.

5.8 Originally the Parish Council requested that 'The Grove' in Hall Drive be designated as Community Woodland and the Spinney designated as informal recreation. Both these sites are owned by the same landowner as GOS5 and are therefore relevant to the consideration of this site. Further consultation has taken place with the Parish Council since the revised submission. They have confirmed that they do not wish to see the village envelope extended at all. On this basis, it is considered that the designation of The Grove as Community Woodland may not be deliverable and it is therefore recommended that the designation made at the last LDF Panel is removed.

Recommendations (in addition to those previously agreed at the LDF Panel on 24th January 2012)

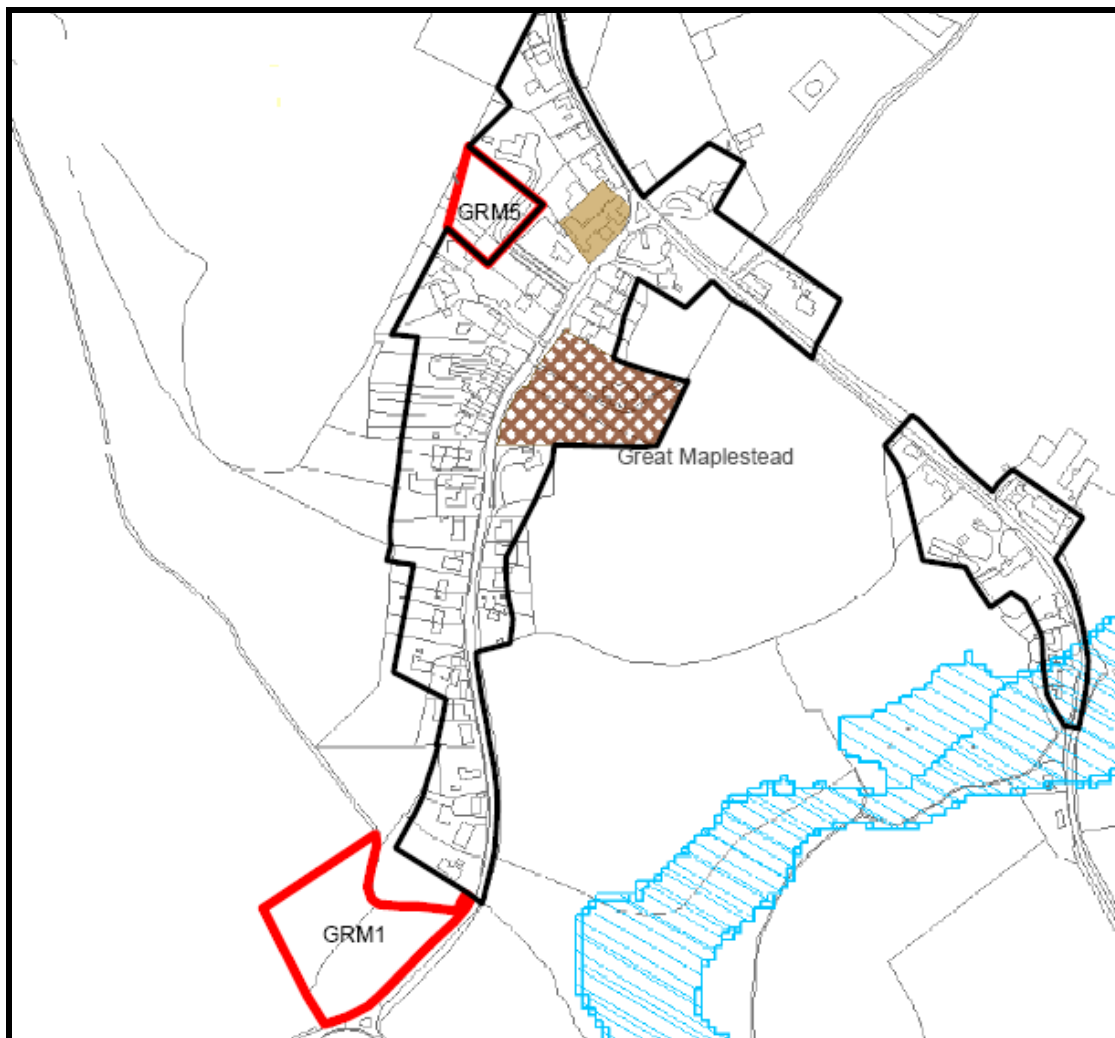
To retain the village envelope as existing

Remove designation of The Grove as Community Woodland

Approve Gosfield Map 2 as the Draft Site Allocations Inset Plan.

6. Great Maplestead – GRM 1 Land at Long Fen, Great Maplestead

- **Map – Great Maplestead GRM 1**



Background

6.1 At the LDF panel on the 22nd February Members agreed to allocate GRM5 for housing and agreed *'that site GRM1 – Land at Long Fen Great Maplestead, be allocated as a residential site and included within the development boundary, subject to this being supported by the residents of the village following consultation by the Parish Council'*. Officers had previously commented for GRM1 that *'although Great Maplestead has a primary school, church and hall it lacks other key facilities such as a grocery store, doctors surgery, post office etc... and therefore it would be an unsustainable location for Greenfield development'*.

6.2 Following the LDF Panel on the 22nd February, officers wrote to Great Maplestead Parish Council, suggesting that they perhaps do wider public consultation as suggested by the LDF Panel Members to see if they were agreeable to the inclusion of GRM1 – Land at Long Fen.

6.3 Great Maplestead Parish Council responded on the 19th March 2012, a copy of the letter has been circulated to Members of the LDF Panel expressing their

'extreme disappointment that their decision as advised previously, letter dated 28th December 2011, was seemingly ignored, as evidenced by comments made at the LDF panel meeting of 22nd February 2012, and by the decision made. The Council re-iterate that a public debate was held on this matter at the Extra-Ordinary Meeting of 20th December 2011, attended by 46 Parishioners and the Council members, (normal attendance 6-10 Parishioners) and based on resident feedback expressed at that meeting and separately to Councillors. The decisions of the LDF Panel meeting were debated at the Great Maplestead Parish Council meeting of the 14th March

2012, attended by 26 people. Again the meeting was opened to the public for discussion by the Chairman. The decision remains as previously advised with all allocation submissions rejected pending more comprehensive community consultation. There is currently a Village Design Statement project underway within Great Maplestead and the Parish Council wish to utilise this document, to help inform their understanding of parishioner requirements regarding their village including potential future development. It is anticipated that the completed Village Design Statement will be available in time for the public consultation later this year. The Parish Council considers this is the most appropriate course of action, thus avoiding any unnecessary expense to tax payers for a referendum/parish poll which potentially may be disregarded'.

Officer Comments

6.4 GRM 1 is a 0.8ha site which if developed could accommodate approximately 25 dwellings. This would form a considerable extension to the existing Village Envelope, reducing the gap between the village of Great Maplestead and the small cluster of dwellings at Barretts Hall. The approach roads to the proposed site GRM1 are single country lanes and an additional 25 dwellings is likely to generate additional traffic and congestion.

6.5 As stated previously by officers, Great Maplestead lacks key facilities such as a grocery store, doctors surgery, post office. However, these facilities are available in Sible Hedingham which is nearby and can be accessed by car. There is also a limited bus service, 3 times daily from Great Maplestead to Halstead and Sudbury.

6.6 Officers consider that allocation of a development site for 25 dwellings would be more appropriate in a Key Service Village which provides all the key facilities and would therefore be more sustainable.

Recommendation

That GRM 1 Land at Long Fen, Great Maplestead is excluded from the draft Site Allocations Map.

7. Lamarsh and Alphamstone

Core Strategy Proposals

7.1 These villages are identified as “Other Villages” in the Core Strategy.

Background

7.2 Lamarsh and Alphamstone are two villages located to the east side of the District to the north-west of Bures Hamlet. Services are limited in this area to a village hall and a public house. They are relatively isolated with limited employment opportunities. They are within the Stour River Valley (A2) area of the Landscape Character Assessment, which indicates that the landscape has a relatively high sensitivity to change. The area is also noteworthy for the number of narrow country lanes, many of which are protected.

Lamarsh currently has a designated village envelope in the Local Plan Review.

Alphamstone is a lower density village than Lamarsh and has a number of archaeological sites around its church, which include the site of a former Roman villa. Alphamstone does not have a village envelope in the Local Plan Review, due to the dispersed nature of the village and is therefore identified as countryside.

Development has previously been allowed in Alphamstone that complied with the Local Plan Review hamlet policy RLP16 which allows infill for the filling of a gap for a single dwelling between existing dwellings.

- **Representations for sites put forward by landowners/developers:**

Sites	Details
LAM1	Land adj Oak House, Lamarsh (0.5ha) - Residential
LAM2	Land adj The Long Thatch (0.04ha) – Residential
ALP1	Land adj (SW) Coppins Farm, Alphamstone (0.16ha) – Residential/Live work units.
ALP2	Land adj (NE) Coppins Farm, Alphamstone (0.26ha) – Residential/Live Work Units.

Lamarsh - Map 1 and Alphamstone – Map 2 Sent to Parish Council. See Appendix 1.

Parish Meeting Views:

Lamarsh

7.3 Both the proposed developments are outside the village envelope. There is a danger of flooding in the area proposed and any further building work would exacerbate the problem. The Parish Council would not therefore support the development. Officers further consulted the Parish Council for their views on whether the village envelope should be redrawn to exclude areas within the floodplain, to which the Parish Council replied that they wished to retain the existing envelope.

Alphamstone

7.4 No village envelope. The building line should be preserved so the only area available would be the two infill sites proposed. As long as any development was sympathetic, and in keeping with the existing village properties then it would be supported by the Parish Council.

7.5 The village has a specific area set aside for housing and there is a village green so unlikely that a village plan would be of any benefit at this stage.

- **Lamarsh – Map 3** proposed Draft Site Allocations Inset: See Appendix 1
- **Officer Comments**

7.6 Lamarsh and Alphamstone are relatively remote villages with limited services and facilities. Lamarsh is heavily constrained by Flood Zone 2 and Flood Zone 3. The whole of site LAM2 is within Flood Zone 2 and 3 as is the rear section of LAM1. LAM2 has some planning history relating to an appeal decision for a bungalow, which was dismissed on the grounds of landscape impact in December 1985. (T/APP/Z1510/A/85/34565/P7). Officers consider that the village envelope should not be extended due to the flood risk and lack of services and facilities in this village.

7.7 Alphamstone has two sites put forward for development for either residential or live-work units. The site ALP1 is identified as being an archaeological site, the western part of ALP2 has a planning consent for holiday accommodation (09/01522/FUL). Alphamstone does not currently have a village envelope and due to its low density it is not recommended that an envelope should be identified. This accords with the Parish Council’s views.

Recommendations

To approve Map 3 as the draft Inset Map for Lamarsh.

Not to allocate a village envelope for Alphamstone.

8. Cressing/Cressing Tye

- **Core Strategy Proposals- Non Key Service Village**
- **Background:** The inset maps of the Local Plan Review currently identify the following: Village Envelope, Conservation Area, Education, Formal Recreation and Special Landscape Area.
- Cressing/Cressing Tye has a good level of services with the exception of a doctor's surgery.
- **Representations for sites put forward by landowners/developers:**

Sites	Details
CRE1	Land between Leyfield and Derrygowna Braintree Road, Tye Green, Cressing. Residential use on 0.3ha. (Site size 0.4ha however landowner wishes to preserve the countryside views of his neighbours.)
CRE2	Land at Appletree Farm Cressing Braintree – Proposed residential, mixed use or employment development. (Site size 5.38ha).
CRE3	The Stables, Long Green, Braintree. – Proposed expansion of uses to include employment, residential and removal of Galleys Corner 20% site coverage limit. 0.16ha
CRE4A	Land to the North and West of Tye Green. – Land to the east of the railway line offers potential for expansion of housing and employment provision in association with open space to the west of the railway (CRB4B) Site size 40 ha
CRE4B	Land to the west of the railway line - Open space associated with CRE4A.Site size 29 ha
CRE5	Land North East and East of Tye Green – Potential for housing and employment. 29.4ha.
CRE6	Land to the East of A120 – Proposed expansion of housing and employment provision 33.8ha.
CRE7	Ashes Garage Car Park. Housing/Affordable Housing 0.14ha.
CRE8	Ashes Garage and adjacent garden site. Residential use and alteration to existing development boundary. 0.31ha
CRE9	Land adjacent Ashes Farm – Residential development 5.53ha.
CRE10	The First, 9 Stilemans Wood Cressing Road – Residential use. 0.11ha.
CRE11	1 Oak Corner, Shelleys Lane, Braintree Road, Tye Green, Cressing. Residential development. 0.8ha.
CRE12	Land to the west of Braintree Road and North of Mill Lane. Residential (150-200 dwellings) 7.28ha.
CRE13	Temple Border – Land to the east of Braintree Bypass – Strategic proposal involving dualling of A120 between Braintree and Marks Tey. 4,000 dwellings.

CRE14	Leyfield, Braintree Road Crossing – Employment or residential use. 0.69ha.
CRE15	Site granted planning permission for 14 units. 0.7ha
CRE16	Land to the south of Millennium Way – Bulk Retail. 5.2ha
CRE17	Land at Braintree Road south of Galleys Corner – Road improvements associated with CRE16. 1.6ha

- **Crossing- Map 1, Crossing Tye Green – Map 2.**

8.1 These maps were sent to the Parish Council for comment, they include the existing Local Plan Review village envelopes, representations so far from landowners/developers and questions about allocations. Please see Appendix 1.

- **Parish Council Views:**

8.2 CRE1 – Greenfield site and would need additional access to already busy and dangerous part of B1018.

CRE2 – This is a brownfield site but not considered suitable location for continued commercial use.

CRE3 – Planning permission has already granted for development.

CRE4a – Special countryside designation of Brain Valley. Not suitable for development. Widely used for recreation purposes.

CRE4b – Special countryside designation of Brain Valley. Not suitable for development. Widely used for recreational purposes. Forms a break between Crossing and Black Notley.

CRE5 – Greenfield site comprising various footpaths, wildlife, ancient hedgerows and existing equine facilities.

CRE6 – Greenfield site. Development may prejudice future A120 schemes.

CRE7 – Former car park. This site is subject to previous planning conditions requiring that it be returned to greenfield site.

CRE8 – Already approved for development.

CRE9 – Greenfield site and significant infrastructure issues.

CRE10 – No comment.

CRE11 – Existing scrap yard. Currently it is brownfield but with identified contamination and village boundary issues.

8.3 CRE12 – Land to the west of Braintree Road and North of Mill Lane 150-200 dwellings. Greenfield site. – The Council first of all noted that Crossing has not been identified as an area for development in the coming years, and presumes that there are good reasons for that. It believes that those reasons include fundamental problems with village infrastructure and identity, as outlined below. Council believes

development in Cressing would be inconsistent with BDC's Core Strategy at this time.

8.4 The Parish Council also noted that the idea of development in Cressing arose from an enquiry about potential methods of funding a new community building in the village. Following a report on a recent meeting at Cressing Primary School, the Parish Council has formed the opinion that neither the school nor the community would benefit much from any proposed development. As an alternative funding method the proposed development is a non-starter.

8.5 The Parish Council gave the whole Countryside scheme a good hearing, despite the lack of detail available, and whilst there were limited merits identified, they considered that the scheme was not right for the village. Councillors had many concerns, including the impact of additional traffic on the main road and its feeder roads, the additional load on the local infrastructure, not only the school, but also local Doctor and Dentist practices, the additional load on the already difficult station parking, and the danger of causing damage to the existing social structure of the village.

8.6 As in all these things there was a wide range of attitudes to the scheme but after full discussion the Parish Council voted unanimously to resist this, and any other schemes, until the problems mentioned earlier have been addressed in their entirety.

8.7 CRE13 – Not marked? – Parish Council were unable to find CRE13 marked on maps provided. (Officer Note – This site is known as Temple Border and is being promoted by the West Tey Consortium. Due to the scale of the proposed development it is considered as strategic and outside of the scope of the Allocations Development Plan Document).

CRE14 – Greenfield site.

CRE15, 16 and 17 – No comments.

8.8 The Council would not generally be in favour of any "Greenfield" development.

8.9 Both the Primary School and the Cressing Sports and Social Club would be interested in making use of part of site CRE12 for recreational/sport activities, either by way of lease or purchase. The Primary School has grown in pupil numbers and a recently approved building extension will make the need for more space even more acute. The Sports Club now have six teams using the single full-size pitch and would appreciate more playing space. Please could this be noted within any BDC plans for Cressing.

- **Cressing Map 3, Cressing Tye Green Map 4.** – proposed Draft Site Allocations Inset: See Appendix 1.
- **Officer Comments**

8.10 CRE1/CRE14 Leyfield, Braintree Road – A planning application was refused permission for residential development in 1987 (P/BTE/1582/87). A subsequent appeal was dismissed (T/APP/Z1510/A/88/091044/PL). The Inspector concluded that it was reasonable for the village envelope for Tye Green to be defined by the B1018, the development site is one of a number of substantial breaks in buildings north-east of the road which provide good views out of the countryside and that consolidation of the existing development would cause significant harm to the rural character of this

side of Tye Green. A further application was refused in 1990 and its appeal was unsuccessful for similar reasons.

8.11 CRE2 – Land at Appletree Farm, Steve Price Transport Ltd. This 5.3ha site is located at Hawbush Green, which is roughly half-way between Cressing and Cressing Tye. This hamlet does not have a village envelope and is therefore part of the countryside. A large residential development (over 150 dwellings) or large employment allocation at this location would be out of character and not compatible with the rural nature of the area and would effectively be a virtually stand alone housing or industrial estate. Some public transport is available in the vicinity. However there are no other shops or services in this hamlet. The employment land review update will consider this site in the context of whether there is a need for further employment allocations in rural areas. Officers therefore consider that a decision on an employment allocation should be deferred until the Employment Land Review study is available.

8.12 CRE3 – The Stables, Long Green. This site is currently identified on the Local Plan Review Inset Map as part of the Special Policy Area associated with policy RLP58 for Galleys Corner, which was intended to restrict the type of uses to those which are *transport related* or are to do with the existing garden centre or haulage depot.

In terms of its planning history the area shown as CRE3 has permission for use as a office/classroom and storage of motor vehicles in relation to its use as a driving school. Permission was recently granted under 11/00975/FUL for the continued use of the portacabins on the site in connection with the driving school and its administration.

8.13 The LDF Panel approved the inclusion of the Galleys Corner Special Policy Area in the Site Allocations Plan on 6.2.12, which would not allow residential use. The objection requested that the 20% site coverage restriction (in policy RLP28) should be removed- this will be considered as part of the Development Management policies.

8.14 CRE4a – Land to the North and West of Tye Green. This site would comprise a large scale strategic development situated between Cressing Tye and Braintree, which could accommodate up to 1200 homes. This scale of development is not appropriate for the Allocations Development Plan Document and would not be in conformity with the adopted Core Strategy. The Parish Council have not indicated any support for a smaller scale development at this location.

8.15 CRE4b – Land to the west of the railway line. This is an area of landscaping proposed if CRE4a were to be allocated.

8.16 CRE5 – Land North East and East of Tye Green. This site would comprise of a development of a strategic nature accommodating upwards of 800 new dwellings. Due to its strategic nature it is not appropriate for consideration through the Allocations Development Plan Document and it would not be in conformity with the adopted Core Strategy.

8.17 CRE6 – Land to the east of Braintree. Again this is a strategic level growth area which would accommodate in excess of 900 dwellings (See also CRE13). Due to its strategic nature it is not appropriate for consideration through the Allocations Development Plan Document and it would not be in conformity with the adopted Core Strategy.

8.18 CRE7 – Ashes Garage Car Park. This site has an extensive planning history relating to a series of temporary planning permission for use of the site as parking associated with the former John Pease garage site referenced as CRE8. An enforcement case is still open regarding a condition relating to a change of condition for the temporary car parking (03/01571/FUL), in that the condition to restore the site once the garage use has ceased, has not been implemented. An extension to the village envelope to include this site is not considered to be appropriate as the village lacks services and it would extend development along Ashes Road, whereas the footpath on the southern side of the site forms a natural boundary to the edge of the village. The Parish Council have stated that they do not support the inclusion of this site.

8.19 CRE8 – Ashes Garage and adjacent garden site. This is the former John Pease garage site, a planning application for 9 dwellings has now been permitted on the site (11/00938/FUL). In order to reflect the new permission it is proposed to alter the village envelope to include the area to the rear of Ashes Cottage as shown on Map 3.

8.20 CRE9 – Land adjacent Ashes Farm to the north of Cressing. The site proposal is for greenfield development of an agricultural field of over 5 hectares in size, which could provide over 150 dwellings. The village of Cressing would not be a sustainable location for growth of this scale. The site is within area B10 identified in the Settlement Fringe study for Braintree. The area as a whole is described as providing an open rural setting to Braintree which provides access into the wider landscape and has a strong rural character.

8.21 CRE10 – The First, 9 Stilemans Wood. This site is within the area of Cressing Parish north of the A120, within the main urban area of Braintree. As the site is already within the Braintree development boundary and is unlikely to accommodate more than 10 dwellings, it is not necessary to specifically allocate it for residential development.

8.22 CRE11 – 1 Oak Corner, Shelleys Lane. Access limited from B1018 and is also public right of way. Unlikely to get any significant level of development on site due to constrained access. Planning history, largely related to agricultural uses, recent permission for a replacement dwelling at 1 Oak Corner, which is on the eastern part of the site. Although there are several large buildings on the remainder of the site these are agricultural in nature which are therefore not previously-developed land. The garden to 1 Oak Corner is also not previously developed land.

8.23 CRE12 – Land to the west of Braintree Road and North of Mill Lane. 7.28ha. This site is located to the south of built area of Cressing Tye and extends to Mill Lane. A scheme was put forward which would help provide additional facilities in the village including an extended primary school, however this has now been rejected by the Parish Council for reasons outlined in their comments. The site on the edge of a small village would not be a sustainable location for growth of this scale. Another site key consideration would be highways access issues on to the B1018 or Bulford Mill Lane. The area of the site closest to the junction with Mill Lane and Bulford Mill Lane was subject to a planning appeal resulting from a refused application for housing, this appeal was dismissed on the grounds that the Council already had sufficient housing land supply and visual impact.

8.24 CRE13 – Temple Border. Promoter West Tey Consortium. It would be a very large scale strategic development associated with improvements to the A120 which would not be in compliance with the adopted Core Strategy. It is therefore outside of the scope of the Allocations DPD.

8.25 CRE14 – See CRE1.

8.26 CRE15 – Planning permission has been granted on this site for 14 dwellings under application 07/01637/FUL. As the site has been completed no further action is required.

Officer note - Sites CRE16 and CRE17 were included in the LDF panel report on the 6th February 2012, when Members agreed to defer consideration of site allocations at Galleys Corner until after the retail study update and a highways impact assessment.

8.27 CRE16 – Land south of Millennium Way. This site has been put forward for retail uses. The site has no specific planning history associated with it. It is currently outside the development boundary adjacent to Millennium Way and the A120. It is completely separated from the Braintree Retail Park by the A120. Development on the other side of Millennium Way at the Triangle Site is in a Special Policy Area where development is restricted to that related to transport plus the existing garden centre and haulage uses. Officers consider that the outcome of the Retail Evidence base update should be considered before deciding whether additional retail facilities would be required.

8.28 CRE17 – This site has been put forward for improvements to the B1018 in association with CRE16. This would primarily consist of a straightening of the double bends approaching the Wyevale roundabout.

Recommendations

To amend the development boundary to the rear of Ashes Cottage (CRE 8) as shown on Map 3.

To approve Maps 3 and 4 as the draft inset maps for Cressing and Cressing Tye.

To defer consideration of any employment allocation of site CRE2 Appletree Farm, Hawbush Green pending the Employment Land Review Study.

9. Pebmarsh

- **Core Strategy Proposals-** Pebmarsh is identified as an “other village” in the Core Strategy.
- **Background:** The village has a primary school, church and public hall. In recent years Pebmarsh has had two rural exception affordable housing schemes completed in the village at Hamsters Close and Pearson Close. The public house has been closed for some time and it is a local desire to have it re-opened.
- **Representations for sites put forward by landowners/developers:**

Sites	Details
PEB1	Land between the Church and Village Hall (0.2ha) – Housing development.
PEB2	Site to the North of Hamsters Close (0.8ha) - Housing development.

PEB3	Land to the west of Kings Mead (0.3ha) – Housing development.
PEB4	Land north of The Street (1.10ha) – Housing development.
PEB6	Land at Heritage House (0.09ha) – Housing development.
PEB7	Land adjacent to north of The Street (0.4ha) – Housing development.
PEB8	Land to the rear of Charwin (0.3ha) – Housing development.

- **Pebmarsh - Map 1.** Please see Appendix 1.
- **Parish Council Views:**

9.1 By way of background, several years ago (when the population of the village was less than it is now) there was a shop, a post office, a garage and a pub in the village – this was in addition to the church, village hall and school which remain. There is a possibility that the pub may be revived (Possibly incorporating a small shop) sometime in the next year to eighteen months, which would be of great benefit to the village. In the meantime there is no real infrastructure in the village. The village is also rather spread out and lacks cohesion, consisting of three somewhat separate parts – Clay Hills, the central part centred on the Church and Cross End. Finally you will recall that the Council supported the erection of affordable housing in the village which was completed in 2009 this is in addition to the affordable housing built sometime previously at Clay Hills (Hamsters Close). We consider that, for the time being (and to be kept under review), there is sufficient affordable housing in the village.

9.2 In these circumstances we would only consider very limited further development in the form of a small amount of “infilling”, which should assist in increasing the cohesion of the village. We have therefore decided that a “pepperpot” approach would be the only suitable one we would consider to lessen the impact on the village. We will most definitely object to any of these sites being fully developed.

9.3 To this end, we wish to see a total of no more than 9 single dwellings, in total shared amongst the following sites.

1 - PEB1 and PEB2 seem to use to be quite unsuitable for development, as well as being within the conservation area and we would object to any form of development on these sites.

2 – PEB4 is the village football pitch and is registered for recreational use. It should not be developed.

3 – PEB3 and PEB7 are possibilities. Both could be regarded as “infilling”; we would however want to limit development to no more than 2 or 3 houses built on either site. This may mean redrawing the development boundary to include part, but not the whole, of those sites.

4 – We might be agreeable to very limited development (of 2 houses) at the southern end of PEB2, next to Hamsters Close. This would mean extending the new development boundary round Clays Hill to include part only of PEB2.

5 – We also might be prepared to agree to 1 house (only) on PEB8 provided it is built a sufficient distance away from the neighbours (Probably right behind “Charwin”) and does not create any precedent for further building behind existing residences. Again the village envelope could be extended to allow a single dwelling only.

9.4 We have no specific suggestions for alternative sites – other than to repeat what we have already said about possibly being supportive of small scale “infilling” applications.

We do not consider that the area of buildings around Pearson Close need have a separate development boundary. It is however logical for Clay Hills to have its own development boundary, which should be tightly drawn round the border of Oak Road, the football pitch and the Street.

9.5 The current allotment site next to Pearson Close should be identified as such. We also have a recreation area north of the village hall, which should be identified as such; we are hoping to improve this area by the addition of some hard-standing and other reparation work.

9.6 As to possible Gypsy and Traveller sites, we have already made the point about the lack of services in the village. The nearest services are several miles away, so we do not appear to meet your criteria.

9.7 We would like to have a public consultation (including a village meeting) on all this which should be the next stage, but we understand this is planned for the spring and would welcome the attendance of someone from your office to assist in answering questions from parishioners.

- **Pebmarsh – Map 2** proposed Draft Site Allocations Inset: Please see Appendix 1.
- **Officer Comments**

9.8 Pebmarsh is a small village with limited services comprising a primary school, public hall and church. If development did take place it should be small scale due to the limited services available in the village. In terms of the sites submitted, the suitability of these sites is limited and the partial development of sites would have little benefit if any to Pebmarsh as a whole. Overall the village is well served by affordable housing provision, which includes the recently completed Pearson Close, however other services are lacking.

PEB1 – Land between the Church and Village Hall. This site has been identified as being important to the setting of the conservation area in the draft Conservation Area Appraisal for Pebmarsh and as such is considered unsuitable for development.

PEB2 - Site to the North of Hamsters Close. This site would be ribbon development between Clay Hills and Oak Farm, there is no natural boundary to the site which consists of an open agricultural field. The road access would be poor as it is a lane and getting an access from the lane would involve the removal of some hedges and possibly trees on the road boundary which would impact on the character and appearance of the area. Hamsters Close was also designed to form an appropriate edge of village boundary.

PEB3 – Land to the west of Kings Mead. This is a very prominent site which is significantly raised above the level of the street. Development here would have a

significant detrimental impact on the character and appearance of the Conservation Area and would occupy a dominant and overbearing position in the street scene.

PEB4 – Land north of The Street. This site is a playing field which is used and should be retained for this purpose. It should be identified for formal recreation in order to protect it in future.

PEB6 – Land at Heritage House. This site is within a conservation area and opposite a listed building. Development on this site would not be supported due to its impact on the conservation area and setting of nearby listed buildings. Access would also be difficult as it would be from a narrow un-metalled road.

PEB7 – Land adjacent to north of The Street. This would comprise of an extension of development along the road between Pebmarsh and Clay Hills. It is important to maintain the separation between these areas as it is part of the character of the village. It would also be difficult to extend the village envelope as there is no natural boundary for the envelope to be drawn to. The character of the lane is that of enclosed hedgerows which would be interrupted if any access were to be introduced. An appeal on the east part of the site for a single dwelling unit was dismissed in 1988 (T/APP/Z1510/A/87/080082/P3) on the grounds that it would be an unwarranted intrusion into relatively open countryside.

PEB8 – Land to the rear of Charwin. This site would be an inappropriate back land development with a very narrow and difficult access. Planning permission was sought under 02/02089/OUT for the erection of one bungalow, this was however refused and then dismissed on appeal (APP/Z1510/A/03/1119825 dismissed on the grounds that it was in the countryside, in a Special Landscape Area and would cause a dangerous precedent for the replacement of agricultural buildings in the countryside.

9.9 The Parish Council comment that the affordable housing exception site at Pearson Close does not need to be included in the development boundary. However it is the view of officers that now that it has been constructed, it should be included in order to accurately reflect the built extent of the village, as has been done at Hamsters Close affordable housing exception site.

9.10 It is proposed to identify the play area adjacent to the village hall as formal recreation as shown on Map 2 at Appendix 1. Officers agree that there are no suitable sites for Gypsy and Traveller provision.

Recommendations

To identify a village envelope around the built extent of Clay Hills as shown on Map 2.

To identify the playing field to the west of Clay Hills as formal recreation as shown on Map 2.

To extend the village envelope to include Pearson Close as shown on Map 2.

To identify allotments on land to the rear of Pearson Close as shown on Map 2.

To identify the existing formal recreation area to the rear of the village hall and to the east of St John the Baptist Church as shown on Map 2.

To approve Map 2 as the draft inset map for Pebmarsh.

10. Shalford and Church End

- **Core Strategy Proposals-** Non Key Service Village.
- **Background:** Members of the LDF Panel approved site allocations for Shalford and Church End on 24.1.12. However they agreed ‘That the proposed identification of land at the junction of Braintree Road and Church End as informal recreation, as shown on Map 4, be deferred pending consultation with Shalford Parish Council on the whole site.’ (SHA 7 plus land to the west).

This report also reconsiders SHA6 at the request of the landowner’s agent as the extent of the site was incorrect in the previous Committee Report.

- **Representations for sites put forward by landowners/developers:**

Sites	Details
SHA6	Land to the rear of Grubbs Cottage (0.2ha) – Proposed inclusion of rear garden within the village envelope.
SHA7	Land to the south of White Court (0.5ha) – Informal Recreation and housing (4 dwellings Net increase 3).

- **Shalford and Shalford (Church End) - Map 1 and Map 2**

10.1 These maps were sent to the Parish Council for comment and included the existing Local Plan Review village envelopes, representations so far from landowners/developers and questions about allocations. Please see Appendix 1.

- **Parish Council Views**

10.2 SHA6 – this is a copse behind Grubbs Cottage which is subject to a number of TPO’s and a woodland management scheme, the Parish Council see no value in including it in the village envelope.

10.3 SHA7 – The Parish Council have do not think the site should be included within the village envelope.

- **Shalford (Church End) Map 4** – Agreed with Parish Council. See Appendix 1.

- **Officer Comments**

10.4 SHA6 – The extent of this site was inaccurately report to the previous LDF Panel because it included an area identified as being “under woodland management” which the owner did not wish to have allocated. This is now identified on Map 2, together with the revised boundary of SHA6.

10.5 This site was submitted with no further details other than the principle of moving the development boundary. The existing village envelope currently reflects the built area of the village and if it were moved any resultant housing development would be inappropriate backland development. The rear part of the site is also protected by a group TPO and the building to the front is grade II listed. The LDF Panel agreed not

to allocate SHA 6 and the area to the rear of that site under woodland management at the meeting on 24.1.12.

10.6 Officers consider that reducing the site to the area marked as SHA6 on Map 2 would not alter the recommendation that this site should not be included as it is inappropriate backland development.

10.7 SHA7 – This site was not originally submitted through the site allocations document but came forward as a result of the proposal to have an area of informal recreation identified adjacent to and partly within this site, a proposal has been submitted that would include housing and an extended area of informal recreation at the junction. A map showing a potential layout is included at Appendix 1 as Map 3.

10.8 The site consists of the dwelling know as White Courts and its grounds. Within the existing curtilage are a number of outbuildings of a domestic nature (Photograph 1. All site photographs are in Appendix 2). The site is heavily planted however many of the trees on site are of a poor or unremarkable form and/or have a limited life expectancy. There is limited concern regarding the ecological potential of the site as there are few features to suggest the site has any great value. It would however be important to retain a line of trees on the eastern part of the site (Photograph 2.)

10.9 An in principle highways objection to the intensification of an access onto a classified road has been received, however if it is deemed that the development is necessary, then an up to 120m visibility splay from the entrance to the site would be sought. Photographs 3 and 4 give an indication of visibility from the junction, photograph 5 shows the existing access way and photograph 6 shows a view of the site from within Church End. Lastly Photograph 7 shows the area proposed for informal recreation.

Recommendation

To approve the area identified as informal recreation at the junction of Braintree Road and Church End (up to the current fence-line) as shown on Map 4.