

Hatfield Peverel Draft Neighbourhood Development Plan Review

2023-2038



Regulation 16 version for public consultation

September 2023

Hatfield Peverel Neighbourhood Plan Review 2023

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1 Foreword

The Hatfield Peverel Neighbourhood Development Plan (HPNDP) was first created by a Neighbourhood Planning Group established by Hatfield Peverel Parish Council (HPPC) in 2014. The process was started with support from Locality and the Rural Community Council of Essex (RCCE). It reflects most of the needs and aspirations voiced by residents of the Parish gathered from a series of interactive engagement events, workshops and surveys organised and written by local volunteers. In December 2019, following consultation, examination and a successful referendum, the Plan was adopted by Braintree District Council becoming part of the legal framework considered when planning applications are determined within the Parish.

The Street



neighbouring settlements, to ensure that Heritage Assets are fully considered locally, to enhance Housing Policies and ensure Air Quality is given appropriate consideration in and around the built area of the village.

Alterations made to the draft plan in 2019 as part of the examination process removed some key aspirations of the community. In line with government advice that a Neighbourhood Plan should be reviewed at 5-year intervals, HPPC commenced a review of the Plan in 2019 as part of which the applicable length of the Plan has been extended to 2038. The review has been conducted with professional assistance which seeks to assess the effectiveness of the Plan against the original objectives. This resulted in additions to the evidence base for the Plan including an up-to-date Housing Needs Assessment, detailed review of the development boundary and a Design Code. Policies have been added to address controlling coalescence between Hatfield Peverel and

NDPs cannot be used to prevent development but give an opportunity to identify the best ways to direct local planning towards community wants and needs, whilst protecting the natural environment and cultural assets, ensuring a more sustainable future for the community. This review will undergo a similar process to the original Plan of consultation, examination, and referendum to confirm it meets community objectives where possible and is legally compliant. After this process Braintree District Council will be in a position to adopt the revised plan.

It has been decided that as the Assessed Housing Need for the Parish has been met and exceeded for the Plan period and is consistent with Braintree District Council's Local Plan 2033, in that it does not allocate less sites or fail to meet its housing requirements, a call for sites exercise will not be conducted as part of the review process at this time, leaving this issue for future reviews if deemed necessary.

The Plan will be subjected to periodic review to ensure it remains capable of reflecting the views of Parish residents as future development plans come forward. A glossary and list of abbreviations has been provided at the end of the document in Appendix 3 and 4 to define technical terms used.

Cllr. Mike Renow - Parish Councillor - Chair of the Neighbourhood Development Plan Executive Committee

2 Introduction

2.1 What is neighbourhood planning?

- 2.1.1** Neighbourhood planning is a right for communities introduced through the Localism Act 2011. There are communities all over the UK that have successfully developed a Neighbourhood Development Plan (NDP) as a tool to influence planning decisions in their area.
- 2.1.2** The 2011 Localism Act introduced new powers for local communities to produce neighbourhood plans, which can be used to guide and shape future development in an area. Once 'made' (adopted), a neighbourhood plan forms part of the statutory Development Plan for the area, and it is used in the determination of planning applications alongside the Braintree District Local Plan (BDLP) and other material planning considerations, including the National Planning Policy Framework (NPPF) 2021, National Planning Guidance (NPPG), Neighbourhood Planning Act 2017.
- 2.1.3** Neighbourhood plans must be subject to public consultation, examination, and local referendum prior to adoption, and policies contained within a neighbourhood plan should be supported by evidence-based documents and Strategic Environmental Assessment / Habitats Regulation Assessment as necessary. Neighbourhood plans must accord with the overall aims and objectives of the NPPF, particularly in relation to supporting and promoting sustainable development.
- 2.1.4** Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (TCPA) sets out the basic conditions with which a neighbourhood plan must comply. The Planning Practice Guidance⁽¹⁾ (PPG) states that a neighbourhood plan must meet the basic conditions set out in paragraph 8(2) of Schedule 4B to the TCPA. The submission of the final version of the Neighbourhood Plan to Braintree District Council will include a statement setting out how the Plan meets the requirements of the basic conditions set out below:
1. the neighbourhood plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
 2. the making of the neighbourhood plan contributes to the achievement of sustainable development;
 3. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the Local Plan;

¹ The Planning Practice Guidance (PPG) is an online portal which provides guidance on implementing aims and objectives of the NPPF. The PPG provides specific guidance on a range of planning related topics.

4. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
5. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with proposals within the neighbourhood plan.

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead⁽²⁾."

2.2 Production of the Hatfield Peverel Neighbourhood Development Plan

- 2.2.1** In January 2015 Hatfield Peverel Parish Council (HPPC) notified Braintree District Council of its intention to produce a NDP. As the qualifying Body HPPC is responsible for the preparation and monitoring of the Hatfield Peverel Neighbourhood Development Plan (HPNDP/the Plan).
- 2.2.2** On 30th March 2015 Braintree District Council approved the HPPC Parish boundary as the Designated Area (referred to as 'the Parish' in the remainder of this document) for the HPNDP. It is within this area that the Plan and policies will apply and can be seen on Map 2.1 'Designated HPNDP Area'. The Plan was submitted for Examination in 2019 and was determined as having met the Basic Conditions and other statutory requirements set out in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). The Plan was made by Braintree District Council on 16th December 2019.

2.3 Neighbourhood Plan Review and Update

- 2.3.1** Planning Practice Guidance states there is no requirement to review or update a Neighbourhood Plan⁽³⁾. However, neighbourhood plan policies may become out of date when they conflict with policies in a Local Plan adopted after the neighbourhood plan is made. Additionally, material considerations may be given more weight over neighbourhood planning policies which have been in place for a period of time in planning decisions. Planning Practice Guidance advises neighbourhood plan updates to take account of the latest housing need evidence.

2 Planning Practice Guidance Paragraph: 001 Reference ID: 41-001-20190509

3 Planning Practice Guidance Paragraph: 084 Reference ID: 41-084-20190509

2.3.2 Neighbourhood plan updates are divided into three types of modifications⁽⁴⁾:

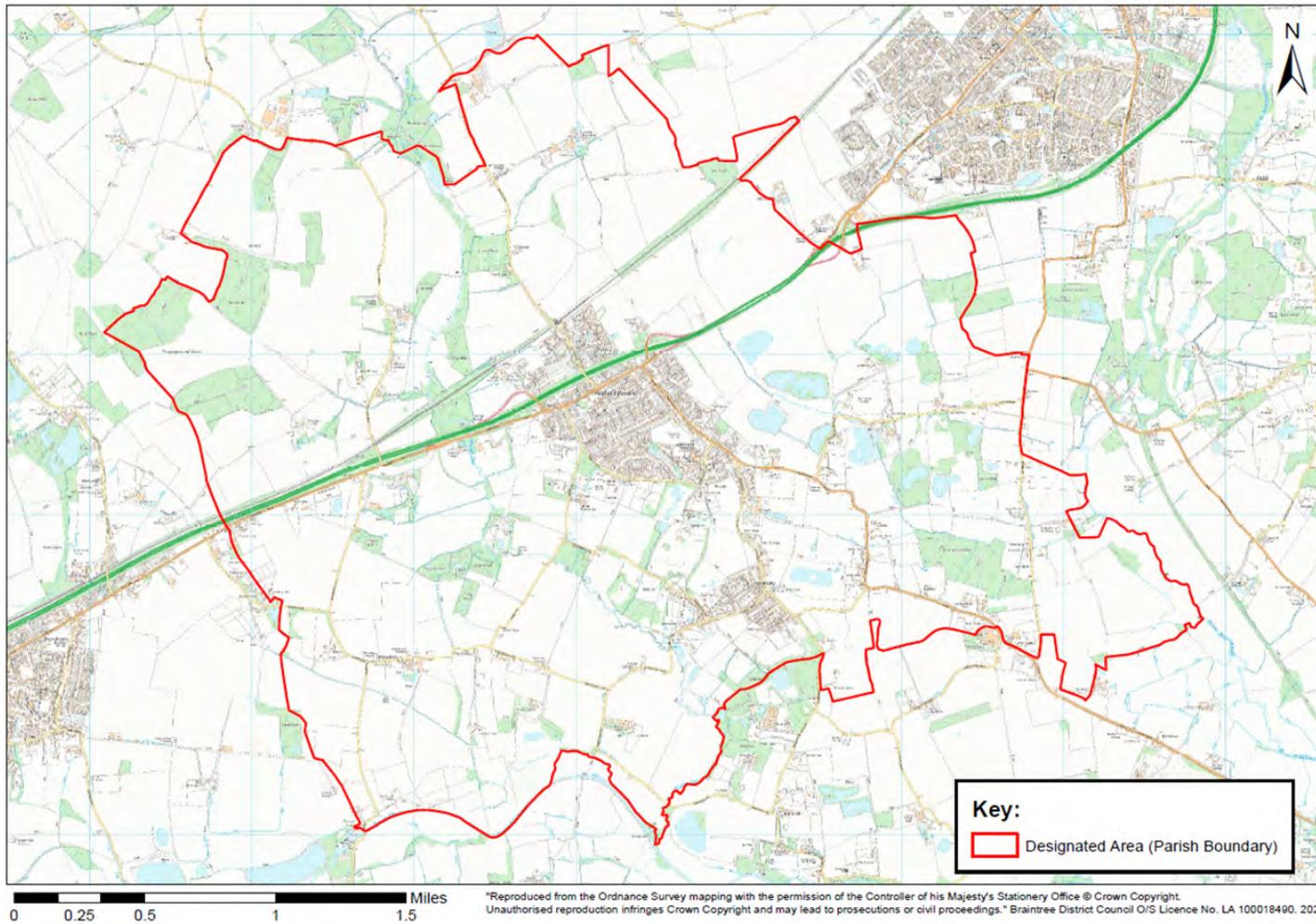
- Non-material modifications which do not require examination or a referendum;
- Material modifications which do not change the nature of the plan but require examination; and
- Material modifications which change the nature of the Neighbourhood Plan and require both examination and a referendum.

2.3.3 This neighbourhood plan update introduces material modifications which change the nature of the plan. The update introduces new policies and removes and modifies policies from the original HPNDP. These material modifications require examination, where the examiner will determine if the HPNDP should proceed to a referendum.

2.3.4 The NDP update seeks to provide additional protection for the NDP policies by extending the Plan period from 2033 to 2038. The NDP supports the site allocations within the Braintree District Council Local Plan 2033 and has in addition extended its development boundary to accommodate approved planning applications totalling 614 dwellings on sites of 5 or more dwellings against an indicative housing requirement of 492 up to 2033 and 656 up to 2038. This represents a higher level of approved dwellings (+24.7%) up to 2033. Furthermore, includes new and amended policies to reflect local changes since the production of the HPNDP, as well as changes to national planning policy and guidance.

4 Planning Practice Guidance Paragraph: 106 Reference ID: 41-106-20190509

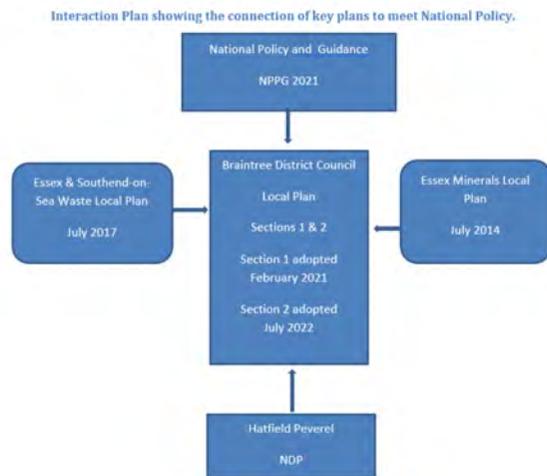
Map 2.1 Designated HPNDP Area



3 How the Plan Relates to Braintree District Council's Local Plan

- 3.0.1** The NDP policies must generally conform to the strategic policies of the development plan for the area, including the Essex Minerals Local Plan (2014), the Essex and Southend-on-Sea Waste Local Plan (2017), and Braintree District Council's Local Plan 2033. Section 1 of the Local Plan was adopted on February 2021 and Section 2 was adopted on 25 July 2022:- The Braintree District Council plan will be in place to 2033 but will undergo review and revision within 5 years.
- 3.0.2** The Braintree District Council Local Plan refers to Hatfield Peverel as a Key Service Village. The hamlet of Nounsley that falls within the Parish boundary is designated as a 'village'.
- 3.0.3** Local Plans and Neighbourhood Plans are still being retained at present, but plans will be subject to future planning reforms.

Interaction Plan



BDC Local Plan Map



4 Timeline and Milestones

4.0.1 The production of the HPNDP includes the following stages:

- Regulation 14 Consultation – A formal 6-week consultation on the draft Plan by the Neighbourhood Plan Group
- Regulation 15 Submission of the Plan to Braintree District Council
- Regulation 16 Consultation – A formal 6-week consultation on the draft Plan by Braintree District Council
- Independent Examination by an examiner appointed by Braintree District Council in consultation with the Parish Council
- Referendum – over 50% approval required
- Plan Made (accepted to inform planning decisions) by Braintree District Council

Dog Walkers on the Rec



New planting and wildlife area by the duck pond



5 Key Issues

5.0.1 Engagement on the made HPNDP informed the key issues. These key issues remain relevant for the update to the NDP, and include:

- Housing – Concern that future development is in the right locations and of the right scale and type for the area
- Merging with other settlements (coalescence) – Hatfield Peverel should not merge with Witham, Nounsley or Boreham
- Design – Development should blend in with the existing setting
- Environment – Special open green spaces and open vistas should be protected to maintain the rural feel of the village in its countryside setting
- Roads – Traffic, particularly on the Maldon Road and The Street is a primary concern
- Connectivity – Reduce the need for car use through better broadband, public transport, footpaths, and cycle ways
- Parking – Improve parking provision in the Parish
- Facilities – Enhance community facilities such as the library, school, doctors, village hall, churches, and sports facilities
- Economy – Local shops, businesses and pubs should be retained and enhanced

5.0.2 The key issues and evidence were used to establish the Vision and Objectives for the HPNDP and form the foundations for the policies of the Plan. Steering Group Meetings were held for consultation with residents and to provide regular updates on the progress. Evidence of the engagement with the community is detailed in the Consultation Statement.

5.0.3 The community also raised many important issues which could not be resolved through planning policies. These are included in the Non-Statutory Planning Community Action Plan (Appendix 2) which will be taken forward with support from the Parish Council.

Drop-in on the Rec



Inaugural Public Meeting



6 Vision and objectives

St Andrews Church



6.1 Vision

Hatfield Peverel in 2038 will be a place where people of any age are happy to live with the ability to easily access facilities, including health and wellbeing, education, and employment. Sustainability will underpin decisions within the Parish with social, environmental, and economic factors all being taken into account.

The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements be prevented by protected open areas. Any new developments in the built environment will be integrated with the landscape and the existing housing.

The village's geographical position in the area's road network is likely to continue to be a challenge during the Plan period. Finding creative and collaborative solutions across local authority borders and agencies will be a high priority.

6.2 Objectives

1. To build a strong economic and social centre for both Hatfield Peverel and Nounsley, which will provide sustainability for the community
2. To sustain economic growth by enhancing employment opportunities in the Parish, having a thriving retail core and increased options for home working
3. To have effective, superfast broadband and excellent mobile telephone provision for all residents and businesses
4. To continue to be separate distinctive settlements with open green areas maintained between Hatfield Peverel, Nounsley, Witham, Boreham and the wider district
5. To retain the rural character of the village with protected open spaces, enhanced natural environment and recreation facilities for health and wellbeing
6. To have effective communication links with well managed traffic and parking, improved walking and cycling routes and a range of travel options
7. To support access for all residents to appropriate education and health services
8. To ensure the provision of high-quality housing suitable for all ages with easy access to essential services where family members can remain living locally
9. To ensure all development in the Parish is sustainable

The Street



7 Hatfield Peverel Today

7.1 Character

- 7.1.1** Hatfield Peverel is a semi-rural village in mid Essex, located between Chelmsford, 7 miles to the west, Witham, 2 miles to the east and some 4.5 miles to the northwest of Maldon on the coast. The Parish covers approximately seven square miles, unevenly bisected by the A12 and the railway line running through its northern part from the southwest to the northeast.
- 7.1.2** The majority of the built area is located to the south of the A12 bounded by the Chelmer valley to the south and the Blackwater valley to the east. There are two centres of population: the village of Hatfield Peverel itself and Nounsley approximately 3/4 of a mile to the south. The landscape is one of gently undulating agricultural land interspersed with small, wooded areas and a number of substantial woods.
- 7.1.3** The Hatfield Peverel and Nounsley Character Assessment (2016)⁽⁵⁾, and the Hatfield Peverel Design Guidelines and Codes (2022)⁽⁶⁾ provide a detailed analysis of the built environment in the Parish.

7.2 Environment

- 7.2.1** The local geology includes sand and gravel beds of glacial origin which have been actively extracted. Clay was once dug from 3 brickfields in the Parish. These activities, mostly to the eastern side of the Parish, have resulted in several lakes being established, some of which are used for recreational fishing.
- 7.2.2** Two rivers flow through the Parish: The Chelmer and the Ter, a small tributary, running roughly north to south to join the Chelmer at Ruses Lock. These waterways are an important green corridor providing ecological networks through the waterways and the species-rich grasses and woodlands which grow alongside them. There is low recorded rainfall in this part of the country but the area beside the rivers has been known to flood in recent time especially the River Ter by The Ford at Nounsley.

5 Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

6 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023

7.2.3 The highest point of the Parish is recorded as 157 feet and the lowest about 50 feet above mean sea level. Whilst there are no dramatic geographical features within the Parish, the Braintree District Landscape Character Assessment describes the qualities of the landscape. Further information is also available in the Hatfield Peverel Local Landscape Character Assessment (October 2015 and updated 2022)⁽⁷⁾.

7.3 Recent development

7.3.1 The Braintree District Council Local Plan 2033 allocates the following sites in Hatfield Peverel:

Allocation Site	Number of dwellings	State of construction
HATF313 Sorrells Field, Bury Lane	50	Completed
HATF630 Hatfield Bury Farm, Bury Lane	50	Construction underway
HATF608 Former Arla Dairy Site	145	Construction underway
HATF317 Land northeast of Gleneagles Way	100	Construction underway
HATF314 Land south of Stone Path Drive	140	Construction underway

7.3.2 The allocations are concentrated to the north of the A12 and on the eastern and western edges of Hatfield Peverel. Planning applications have been granted for each site allocation, totalling 481 dwellings. A further 117 dwellings have been approved on sites of 5 or more dwellings between 2015 to 2021 in Hatfield Peverel. The evidence base studies⁽⁸⁾ Coalescence Safeguarding Zone Assessment (2021) and the Development Boundary Review⁽⁹⁾ (2021) provide further information on recent planning permissions in Hatfield Peverel. A Housing Needs Assessment (2021)⁽¹⁰⁾ assesses existing local housing provision and future local housing need.

7 Hatfield Peverel Local Landscape Character Assessment, The Landscape Partnership, 2015 and updated, 2022

8 Hatfield Peverel Neighbourhood Plan Coalescence Safeguarding Zone Assessment, DAC Planning, November 2021

9 Hatfield Peverel Neighbourhood Plan Development Boundary Review, DAC Planning, November 2021

10 Hatfield Peverel Housing Needs Assessment, AECOM, July 2021

Hatfield Peverel & Nounsley Aerial View



Hatfield Peverel Aerial View



Nounsley Aerial View

8 Historic Development of Hatfield Peverel

Hatfield Peverel in 1907



Hatfield Peverel in 2022



- 8.0.1** The origins of the village date back to Roman times or earlier originating at the point where the Roman road forded the River Ter. The current A12 follows a similar, if less direct route to the old Roman road which linked Colchester (the Roman capital of Britain) to London. The old road passes directly through the village as “The Street”, the name coming from its Roman connection. A number of older properties, some listed, line this and the other main roads showing how the village has evolved over time (see Map 17.1 Map of historic Features). Records do point to the establishment of a community in the area shortly after the Norman Conquest in 1066 when a manor was established by Ranulf de Peverel.
- 8.0.2** The village was largely a self-contained rural economy until the latter part of the 20th century. It had farms, brickfields, orchards, a mill (grain and silk), a forge, bakers, butchers, and schools all to support the community and provide employment locally.
- 8.0.3** As the railway line and station (first opened in 1840s) were built and roads improved the built-up area expanded. It became a popular place for people to stop on journeys between London and Norwich and there were several coaching inns. It became so busy before the A12 bypass was opened in 1974 that in the height of summer it could be difficult to cross the road. The village developed by the end of the 20th century into a largely dormitory area for people commuting to London and other local towns for work.
- 8.0.4** A community spirit has been retained throughout the changes fostered by churches, the uniformed organisations, the schools, local sports groups, various clubs meeting in the village and events such as the Pram Race, Fireworks Displays, Jock Thomson Day, May Day, and Party in the Park celebrations.

9 Overview of Policies

9.0.1 The following section includes all the policies of the Plan. Each topic section contains background information arising from the engagement and evidence gathering process. The policies identify: the key issue raised by the community, objectives, the policy, justification and how the policy supports the overall objectives of the Plan.

Ref	Sustainable Development	Section
SD1	Sustainable Development	10 'Sustainable Development'

Ref	Development Boundary	Section
HPB1	Development Boundaries for Hatfield Peverel and Nounsley	11 'Development Boundary'

Ref	Economic	Section
ECN1	Support for Local Businesses	12 'Economy'
ECN2	Working from Home	
ECN3	Broadband and Mobile Connectivity	
ECN4	Protection of Commercial Premises	
ECN5	Public Realm	

Ref	Environment	Section
HPE1	Natural Environment and Biodiversity	13 'Environment'
HPE2	Air Pollution	
HPE3	Protection of Local Green Space	

Ref	Environment	Section
HPE4	Sport and Recreation Provision	
HPE5	Protection of Landscape Setting	
HPE6	Flooding and SuDS	
HPE7	Coalescence Safeguarding Zone	

Ref	Facilities & Infrastructure	Section
F11	Transport and Access	14 'Facilities and Infrastructure'
F12	Parking	
F13	Education and Health Infrastructure	
F14	Retention of Assets of Community Value	
F15	Developer Contribution	

Ref	Housing	Section
HO1	Housing Mix and Type	15 'Housing'

Ref	Design	Section
DE1	Design	16 'Design'

Ref	Historic Environment	Section
HE1	Heritage	17 'Historic Environment'

10 Sustainable Development

10.1 SD1 Sustainable Development

Key Issue SD1

Ensure that development proposals contribute to improving the economic, social and environment conditions of Hatfield Peverel.

Objective

1. To ensure all development in the Parish is sustainable

Policy SD 1

Sustainable Development

All new development proposals should seek to deliver sustainable development in accordance with the overarching economic, social, and environmental objectives of the National Planning Policy Framework.

Justification

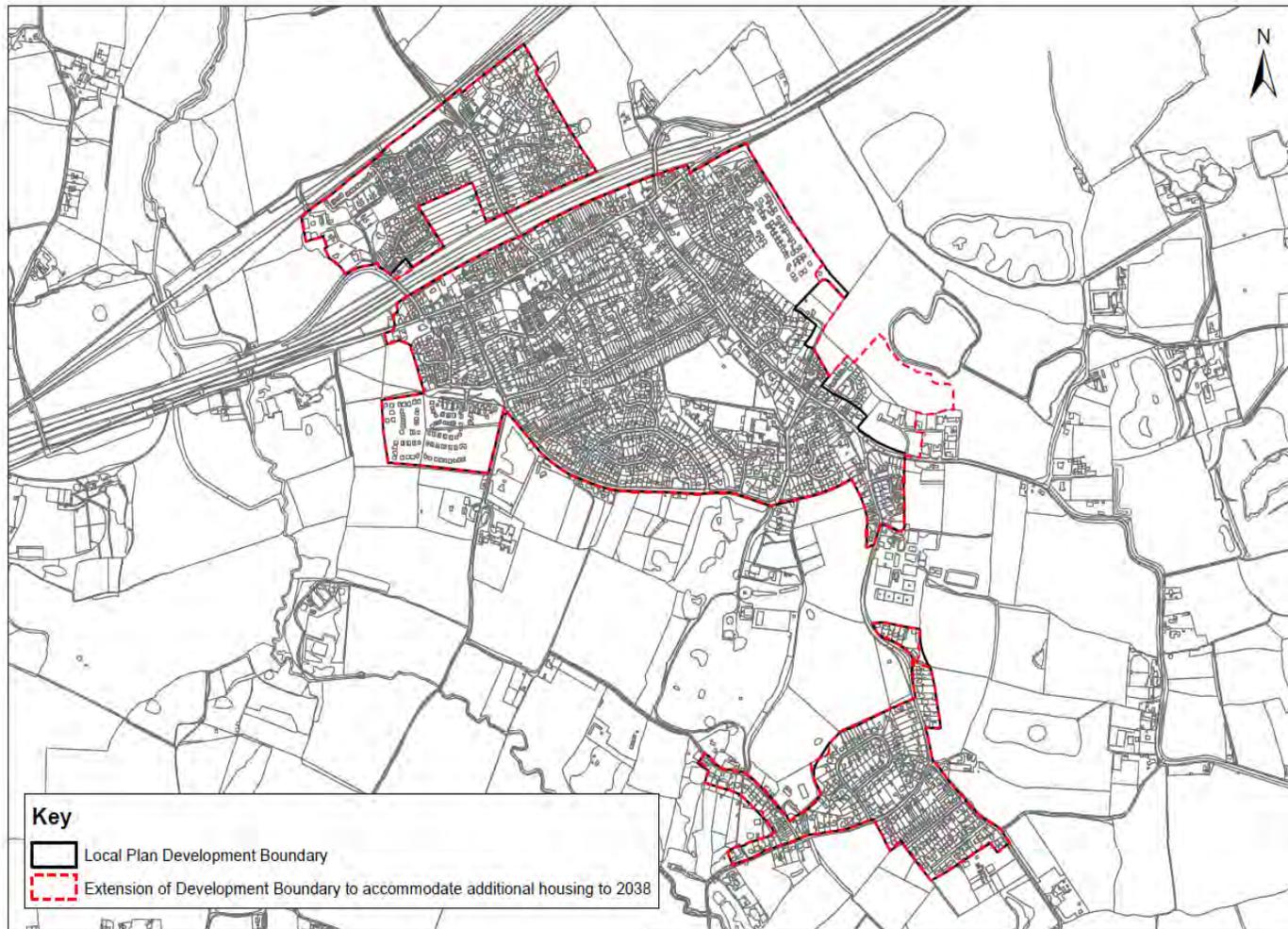
- 10.1.1** At the heart of the National Planning Policy Framework (2021) is the presumption in favour of sustainable development. Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development.
- 10.1.2** Sustainable development was first defined in the United Nations 1987 Our Common Future Report or Brundtland Report and was adopted into 17 Sustainable Development Goals by the United Nations General Assembly in 2015. The concept of sustainable development seeks to balance environmental, social and economic needs of the present, without compromising the ability of future generations to meet their needs. Sustainable development recognises that development and the environment should be managed in a mutually beneficial approach.

11 Development Boundary

- 11.0.1** The Development Boundary is a line drawn around an area of existing development usually comprising a settlement on a Local Plan Policies Map, used to define an area where policies related to that area would apply. The Parish Council commissioned a review of the development boundary for Hatfield Peverel and Nounsley. The Development Boundary for Hatfield Peverel and Nounsley was reviewed in 2021⁽¹¹⁾ and modifications were recommended to amend errors, improve clarity and reflect recent development proposals. The Development Boundary Review informed Policy HPB1 and modifications to the development boundary for Hatfield Peverel and Nounsley.
- 11.0.2** The modified Development Boundary for Hatfield Peverel and Nounsley is presented in Map 11.1 Development Boundaries for Hatfield Peverel and Nounsley.
- 11.0.3** The Braintree District Local Plan 2033 (BDLP) defines a development boundary as ‘the designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan’. BDLP Policy LPP 1 Development Boundaries states that development is generally acceptable within development boundaries subject to meeting identified criteria, and development outside of development boundaries will be confined to uses protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, to protect the intrinsic character and beauty of the countryside.

11 See Neighbourhood Plan evidence base document Hatfield Peverel NDP Development Boundary Review, DAC Planning, November 2021

Map 11.1 Development Boundaries for Hatfield Peverel and Nounsley



0 0.075 0.15 0.3 0.45 0.6 Miles

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11.1 HPB1 Development Boundaries for Hatfield Peverel and Nounsley

Key Issue HPB1

Ensure that development boundaries within the Parish are up to date, and accurate, and appropriately reflect recent developments and inform area-based policies within the Neighbourhood Plan.

Objectives

1. To manage development around the Development Boundary of Hatfield Peverel
2. To maintain the countryside character of the surrounding area
3. Prevention of coalescence

Policy HPB 1

Development Boundaries for Hatfield Peverel and Nounsley

- A. Development proposals within the development boundaries identified in Map 11.1 will be supported where they meet the aims of sustainable development and the requirements set out in other policies of the NDP.
- B. Outside the development boundaries, proposals for rural exception sites will be supported in sustainable locations adjacent to development boundaries. All other types of development outside the development boundaries will not be supported.

Justification

- 11.1.1** A Development Boundary Review was produced in November 2021⁽¹²⁾ to support the update to the Hatfield Peverel Neighbourhood Plan. The Review assessed the existing development boundaries and the built form of Hatfield Peverel and Nounsley. It recommends amendments where necessary by identifying inconsistencies in the boundaries, reviewing recent development in and around the boundaries and the surrounding natural landscape features and presents improvements to provide clarity for decision making. The desktop exercise included an assessment of site allocations in the Braintree District Council Local Plan and planning permissions of 5 dwellings or more since the previous boundary review in 2015 to identify their impact on the boundaries. The Review sets out a series of minor amendments to the boundaries, ensuring they follow the settlement pattern of Hatfield Peverel and Nounsley, and reflect the most recent development affecting the boundaries (refer to Table 4 for Hatfield Peverel and Table 5 for Nounsley). The new development boundaries follow identifiable and defensible boundaries, including roads, the Great Eastern Main Line, property boundaries and natural features, such as hedgerows.
- 11.1.2** The boundary recommendations were produced in accordance with Braintree District Council's criteria for defining development boundaries⁽¹³⁾. The following criteria from part 3 of BDC's Development Boundary Review were taken into consideration when producing the Assessment:
- follow clearly defined physical features;
 - follow built development where there are large gardens;
 - exclude isolated buildings in open landscapes; and
 - include proposed LP allocations and community facilities.
- 11.1.3** The identified development boundaries include development proposals since 2015 and site allocations in the Braintree District Council Local Plan 2033, thereby supporting the provision of housing requirements in the area.
- 11.1.4** Rural exception sites provide affordable housing in rural areas to meet identified local needs. They are therefore supported in principle as an appropriate type of development outside of development boundaries. These sites can deliver any form of affordable housing, supported by evidence of local needs. A small proportion of market housing can be delivered on rural exception sites where necessary to improve the overall viability of the site.

12 Hatfield Peverel NDP Development Boundary Review, DAC Planning, November 2021

13 Development Boundary Review, Braintree District Council, 2015

12 Economy

12.1 Introduction

- 12.1.1** Hatfield Peverel contains a range of services used by residents of the surrounding rural area. The Parish looks to Witham as the main town for provision of higher-level services within the Braintree District. Hatfield Peverel's Road connections give access to Chelmsford and Maldon which both provide an alternative range of higher-level services and employment opportunities. 60% of respondents to the Business Survey (2015) stated their catchment area was a 10-mile radius.
- 12.1.2** The local economy shares challenges with the rest of the District including an inadequate road infrastructure, parking, and lack of super-fast broadband⁽¹⁴⁾. Comments made at engagement events expressed a desire for more employment in the Parish to include the younger generation and part time opportunities.
- 12.1.3** Economic activity in the Parish consists of local businesses offering a range of services including vehicle repairs and servicing, leisure, IT development, retailing, environmental control activity, estate agency, dry cleaning, hairdressing, and restaurants. Other businesses, mainly trades services operating as sole traders and those offering commercial, administrative, and financial services, work from residential properties within the Parish. Retail activity is centred on the two main streets with units rarely becoming available and being filled quickly once vacant.
- 12.1.4** Take away food outlets and convenience stores including a Co-op Local are well supported reflecting the volume of passing trade generated from the position of The Street at the junction of the main link from Maldon to the A12.

Economy Key Issues

12.1.5 Planning

- Provide a range of employment opportunities, supporting and encouraging local business activity and growth within the Parish in order to continue to service a growing population, with adequate parking
- Supply of suitable premises required for new start-up businesses and expansion/development of existing premises

- Increase opportunities to work from home to reduce commuting by car and increase local employment options
- Enhanced super-fast broadband connection will help address the constraints currently experienced by businesses and when working from home
- Retain properties for commercial use including retail services in preference to housing within the Plan Area and increase the range of facilities and services available
- Attention paid to the kerb appeal of the village encourages a more cared for street environment improving the shopping experience and fostering community identity

12.1.6 Non-Planning

- Business premises should be well maintained
- It was identified from engagement that the community needs a hub or centre for people to meet in the daytime. The Village Hall has recently provided space designated as a 'Community Café' which encourages informal gathering and relaxation at a central point in the village. Further changes include additions and reconfiguration of internal space allowing use for smaller private gatherings or business conferencing activities/work hub. These developments are in their early stages but have potential grow to meet some of the identified need
- Lack of centre for Nounsley once provided by the Sportsmans Arms is still an outstanding issue
- Advertising and promoting Hatfield Peverel externally to support business
- Improve mobile phone service

The Street



12.2 ECN1 Support for Local Businesses

Key Issue ECN1

Provide a range of employment opportunities, supporting and encouraging local business activity and growth within the Parish in order to continue to service a growing population, with adequate parking.

Objectives

1. To support employment growth through an increase in the number of active small businesses or expansion of existing ones
2. To encourage local working decreasing the need for extended car journeys
3. To meet employment needs of local residents
4. To maintain the rural nature and small-scale mix of business premises in an environmentally sensitive way

Policy ECN 1

Support for Local Businesses

- A. New business uses defined as Class E, Class C1, Class F1 and Class F2 uses, and the expansion of existing businesses will be supported throughout the Parish provided that:
 - i. There is no unacceptable impact on residential amenity
 - ii. Any new buildings are of a scale and design that respects the character and appearance of the area in which it is located in accordance with the Design Guide
- B. Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be supported.
- C. Proposals for Class B8 uses, including open air storage will be resisted.

Justification

- 12.2.1** New businesses are encouraged throughout the Parish subject to a number of criteria which seek to ensure that the impact of any new development is acceptable. Expansion of existing business within the same criteria is supported where it is in compliance with other policies.
- 12.2.2** The Use Classes Order ⁽¹⁵⁾, last amended in September 2020, outlines permitted permanent changes of use. Change of use occurring within the same use class or between specified use classes is not considered development, and therefore does not require planning permission. The use classes relevant to Policy ECN1 are set out in Table 12.1 Use Classes Order.

Table 12.1 Use Classes Order

Use Classes Order	Permitted Permanent Change
B8: Storage and Distribution	To Class C3
C1: Hotels	To a state-funded school falling within Class F.1(a) and back to previous lawful use
C3: Dwelling-Houses	To C4
C4: Houses in Multiple Occupation	To C3
E: Commercial, Business and Service	No permitted change
F1: Learning and non-residential institutions	Temporary change of use only
F2: Local Community Uses	No permitted change

¹⁵ Town and Country Planning (Use Classes) Order 1987 (as amended).

- 12.2.3** Use Class B2 relates to general industrial, and Use Class B8 relates to storage or distribution. These uses are considered particularly important for the area, and the Parish Council would not therefore support changes of use from B2 or B8 uses to E Class uses. This is consistent with the approach taken within Policy LPP3 of the adopted Braintree District Local Plan.
- 12.2.4** The Business Survey indicated that 80% of locally based businesses employed up to 20 people. The Parish Council supports the location of new small businesses where there would be no detrimental impact on parking and traffic resulting from the business. The size and scale of businesses in the area should be in keeping with the small semi-rural character and appearance of the Parish.
- 12.2.5** The type, size and volume of vehicle movements associated with warehousing activity is not considered compatible with the capacity of the road network either within the built up area coming from the main A12 trunk route or onward into the wider rural parish. The sizes of associated buildings are difficult to accommodate without a negative impact on rural surroundings and it is an inefficient use of land space compared to the employment generated.
- 12.2.6** In order to maintain basic employment and business opportunities, reducing the need to commute outside the area, attention should be paid to providing for and improving the retail and commercial services available within the Parish.

Shops on Maldon Road



12.3 ECN2 Working from Home

Key Issue ECN2

Increase opportunities to work from home to reduce commuting by car.

Objectives

1. To encourage any new housing development to allow for future growth of home working, either as a full time business or infrequently on behalf of an employer
2. To decrease the environmental impact of travelling to work through reducing journeys

Policy ECN 2

Working from Home

Proposals for new dwellings should include provision to enable a home office to be accommodated and should detail how a homeworking space will be provided. This could be achieved through the design of the building to allow conversion of roof space or similar area into an office or workspace area or by providing space within the internal layout in accordance with the design code. New larger housing schemes should, where appropriate, make provision for work hubs which are readily accessible by foot or by bicycle from new homes and can provide business and social facilities with services for the community.

Justification

- 12.3.1** The Office of National Statistics reports that there has been a significant increase over the last ten years in home working nationally from 2.9 million in 1998 to 4.2 million in 2014⁽¹⁶⁾ further accelerated by the COVID-19 pandemic. This ranges from more people working from home, perhaps for a day a week for an employer or by basing their business at home. All employees have the legal right to request flexible working after working for the same employer for at least 26 weeks. Flexible working includes working from home, in addition to flexible start and finish times.
- 12.3.2** Working from home is generally regarded as a non-planning issue because planning permission is not required in most situations. However, enabling working from home has potential to contribute to the achievement of sustainable development.
- 12.3.3** Homeworking can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power as a result of lower commuting costs.
- 12.3.4** Good building design should provide flexibility within the property to enable easy conversion for home working. This widens the employment choices for individuals.
- 12.3.5** A work hub is a flexible workspace offering professional facilities for micro businesses and mobile workers, including those who work from home. A work hub serves more businesses than a traditional office can house. Shared facilities may include bookable 'hot' desks, formal and informal meeting spaces, super-fast broadband and costly professional equipment. Work hubs offer an important, professional front for small and start up enterprises. These provide the ability to meet clients, receive business advice and support and have friendly professional staff handling their phone calls and post. They provide a relaxed working environment helping collaboration and the exchange of ideas and are an antidote to isolation.



16 [Office of National Statistics website](#) - Record proportion of people in employment are home workers - part of Characteristics of Home Workers 2014

12.4 ECN3 Broadband & Mobile Connectivity

Key Issue ENC3

Enhanced superfast broadband connection will help address the constraints currently experienced by businesses and when working from home.

Objectives

1. To maximise the ability of business to operate competitively while based outside a main town environment
2. To improve the quality of life for residents through better connectivity enabling social interaction and inclusion beyond the immediate area

Policy ECN 3

Broadband and Mobile Connectivity

The development of new, superfast broadband and mobile infrastructure to serve the Parish will be supported. Proposals for new development should demonstrate how they will contribute to, and be compatible with, superfast broadband and high-quality internet connectivity. Where no internet provider is available, as a minimum (subject to viability), suitable ducting that can accept superfast broadband should be provided to the public highway, a community led local access network or another suitable location.

Justification

- 12.4.1** Superfast broadband and better mobile connectivity can make a significant difference to those living and working in villages and rural areas. Both the Resident and Business Surveys confirmed that broadband speed in the Parish is slow.

12.4.2 In line with Broadband Delivery UK, part of the Department for Culture, Media and Sport, the Government is keen to see improvements to broadband and mobile infrastructure. The NPPF supports high quality communications infrastructure. It specifically states that the development of superfast broadband technology and other communication networks plays a vital role in enhancing the provision of local community facilities and services. Braintree District Council also recognises these benefits. Cabinets and Poles should be sited in accordance with the Department for Digital, Culture, Media and Sports revised Cabinet Siting and Pole Siting Code of Practice (Nov 2016).

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

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

Broadband box Stone Path Drive



Mobile Mast near The Vineyards



12.5 ECN4 Protection of Commercial Premises

Key Issue ECN4

Retain properties for commercial use in preference to housing within the Plan Area and increase the range of facilities and services available.

Objectives

1. To recognise three commercial zones within Hatfield Peverel built area (see Map 12.1) along The Street and Maldon Road
2. To avoid a loss of business and retail premises in these zones
3. To provide a good level of services for a growing community and decrease the need for car journeys

Policy ECN 4

Protection of Commercial Premises

Change of Use

- A. Proposals resulting in the loss of Class E, Class F2 or sui generis uses in the Parish will only be supported if it can be satisfactorily demonstrated that:
- i. The use is no longer viable, and the premises has been appropriately marketed for at least six months at a reasonable market rate or
 - ii. There is no longer a need for the facility, or a suitable replacement has been provided in a suitably convenient location elsewhere.

Commercial Zones

- B. Three commercial zones have been identified in Hatfield Peverel and are shown on Map 12.1 of Central Commercial Zones in Hatfield Peverel. Within these areas, growth and diversity of economic activity is encouraged to continue to provide small scale shops, services, and community facilities to meet the needs of the local population.
- C. Change of use from Class C3 uses to Class E, Class F2 or sui generis uses will generally be supported within these zones.

Justification

- 12.5.1** In order to provide local shopping and services for the community positive action is required to protect and enhance commercial premises. This contributes to reduced car journeys, providing local employment and training opportunities.

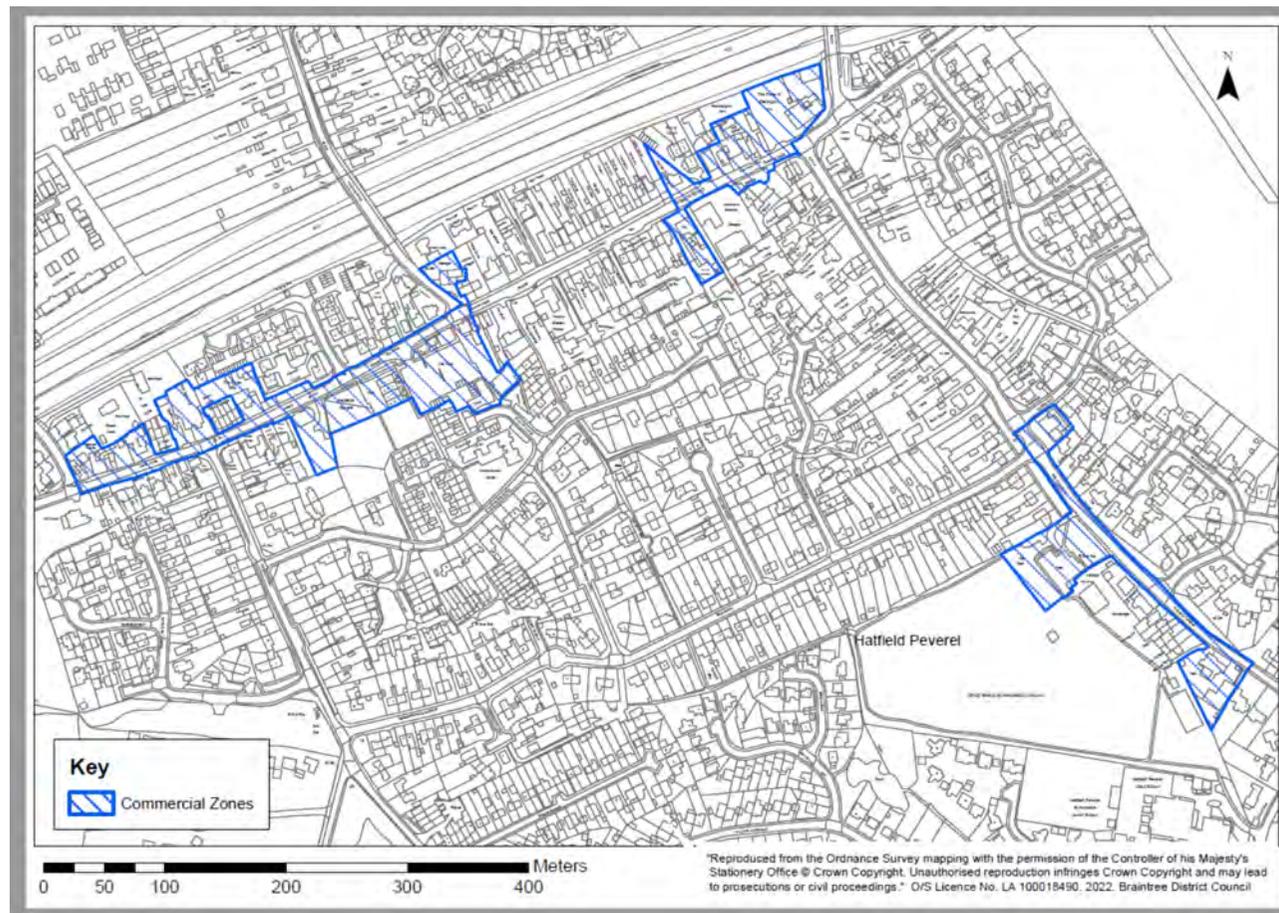
- 12.5.2** In addition to the two Local Centres identified by Braintree District Council the Plan identifies three commercial zones. The zone along Maldon Road incorporates existing retail premises, the Village Hall which runs a cafe and the former Salvation Army Hall which is now the Little Bears Nursery and includes its own parking. The two zones along The Street incorporate the Braintree District Council local centres and expands them to include neighbouring commercial premises. These zones would be best placed for moderate economic growth rather than housing growth.
- 12.5.3** Commercial activity such as local shopping tends to be concentrated along the main thoroughfares making it easier to access a variety of businesses conveniently. Suitable commercial premises are limited, and their loss would tend to decrease the accessibility and attractiveness of services and trades offered. Residents have stated that they would like to see Hatfield Peverel develop more speciality shopping units as in the past it included butchers, bakers, greengrocers, haberdashers etc. A number of these former businesses are now converted for residential use. A café/tearoom has recently opened in Hatfield Peverel and there is potential for further similar businesses in the area.
- 12.5.4** The Parish Council supports the location of new small businesses where there would be no detrimental impact on parking and traffic resulting from the business. The size and scale of businesses in the area should be in keeping with the small semi-rural character and appearance of the Parish. Small scale shops should therefore reflect and maintain the existing character and appearance of the area.
- 12.5.5** It is important to maintain a varied selection of commercial premises in the wider Parish to support diversity, local employment, and prosperity.
- 12.5.6** The Use Classes Order, last amended in August 2021, outlines the permitted permanent changes of use. Change of use occurring within the same use class or between specified use classes is not considered development, and therefore does not require planning permission. Use classes which do not fall within other specified use classes are grouped under the Sui generis use class. Sui generis uses include theatres, petrol filling stations, waste disposal installations, nightclubs and more. The use classes relevant to Policy ECN4 are set out in Table 12.2.

Table 12.2 Use Classes Order

Use Classes Order	Permitted Permanent Change
C3: Dwelling-Houses	To C4
C4: Houses in Multiple Occupation	To C3
E: Commercial, Business and Service	No permitted change

Use Classes Order	Permitted Permanent Change
F1: Learning and non-residential institutions	Temporary change of use only
F2: Local Community Uses	No permitted change

Map 12.1 Commercial Zones in Hatfield Peverel



12.6 ECN5 Public Realm

Key Issue ECN5

Attention paid to the kerb appeal of the village encourages a more cared for street environment improving the shopping experience and fostering community identity.

Objectives

1. To create an appealing environment that people wish to work, shop and stay in
2. To create meeting places
3. To encourage residents and businesses to have a pride in the community

Policy ECN 5

Public Realm

- A. Businesses will be expected to consider the visual impact they make on the area and to take every opportunity to enhance it through reference to guidance such as the Essex Design Guide ⁽¹⁷⁾, the Hatfield Peverel and Nounsley Character Assessment ⁽¹⁸⁾, the Hatfield Peverel Design Guidelines and Codes ⁽¹⁹⁾, or other relevant guidance as it becomes available.
- B. This will include elements of the streetscape such as well-designed street furniture and signage, lighting, landscaping, and open spaces. The purpose of any enhancements would be to improve conditions for pedestrians and cyclists moving around the village and help to create focal points for business activity and community interaction.

17 Essex Design Guide, Essex County Council, 2008

18 Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

19 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023

Justification

- 12.6.1** The streetscape of Hatfield Peverel gives visitors their first impression of the village. Residents have said that they feel this now lacks cohesion and continuity and could be improved. An appealing streetscape encourages people to use the businesses and facilities available. To achieve this there needs to be a more co-ordinated approach. Individual planning applications need to be assessed in the context of the wider public realm, this will include increasing parking space, providing community services, improving signage and visual appeal of the street scene.
- 12.6.2** Improving the appeal of the area will encourage use of the businesses not just in the commercial zones but also in the wider local area. The community supports improvements to Hadfelda Square as outlined by the Braintree District Council Open Space Action Plan (2022, page 12). The Action Plan sets out a list of outline proposals for the provision and enhancement of open space in Braintree District and includes schemes identified by town and parish councils. The Action Plan is updated annually.
- 12.6.3** There has been ongoing discussion around the provision of a Maldon Link Road bypassing the village. This and any road improvement that significantly reduces traffic flow would give the opportunity to enhance the public realm. Residents have said they are in favour of this provided improvements meet the requirements of Essex County Council and Highways Agency.
- 12.6.4** Development should include provision of sensitive enhancements to the Public Realm along existing roads where appropriate such as: widening of pavements, improved surfacing, tree planting, improved crossing points, traffic calming and the creation of areas of shared surface.
- 12.6.5** The Hatfield Peverel Design Guidelines and Codes (2022) refers to areas where it is important for Public Realm to be considered, including tree planting (Code. DC03.4 Trees), parking (Code. DC02.5), and consistent building materials and colours (Code. Mixed use Street Codes and Code. Green Streets Codes).⁽²⁰⁾ The Design Guidelines and Codes presents character area codes to provide area specific guidance by identifying particular features for protection or improvement and guidelines for new development. Mixed use street codes recommends new development to use similar building materials (red brick or light render) and colour palette (yellow, green and red, grey roof tiles) on

Hadfelda Square



20 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023

Stone Path Drive, St Andrew's Road and Maldon Road Area to contribute positively to the public realm and harmonise with the surrounding greenery. Green streets codes recommend new development along The Street to retain the existing building materials (red brick, painted render and tiles) and colour palettes (off-white, yellow and red).

Table 12.3 List of Hatfield Peverel Parish Council's future aims for Public Realm Improvements

Projects	Location
To continue the planting of trees, hedging and to encourage planting of bulbs and flowers in suitable locations	In and around the Parish including Strutt Memorial Recreation Ground in Maldon Road, Hadfelda Square in The Street, The Green in Ulting Road, Cemetery in Church Road, and proposed Community Park in Wickham Bishops Road
To enhance and manage wildflower meadows	Stone Path Meadow Community Land
To provide parking facilities, landscape, form woodland paths to create a Community Park	Wickham Bishops Road
To add to and replace seating/benches which are in poor state of repair	In and around the Parish including Strutt Memorial Ground, Nounsley Playing Field in Ulting Road, Hadfelda Square, Duke of Wellington corner in Maldon Road, Hadfelda Square in The Street
To replace and add to litter bins to keep the Parish tidy of litter	In and around the Parish including Nounsley corner in Ulting Road
To add to dog waste bins for use by dog walkers	In and around the Parish including The Vineyards, Bury Lane, footpath at Stone Path amenity land end and Hatfield Place end
To upgrade SID and/or VAS units when they reach end of life and need replacing	In and around the Parish

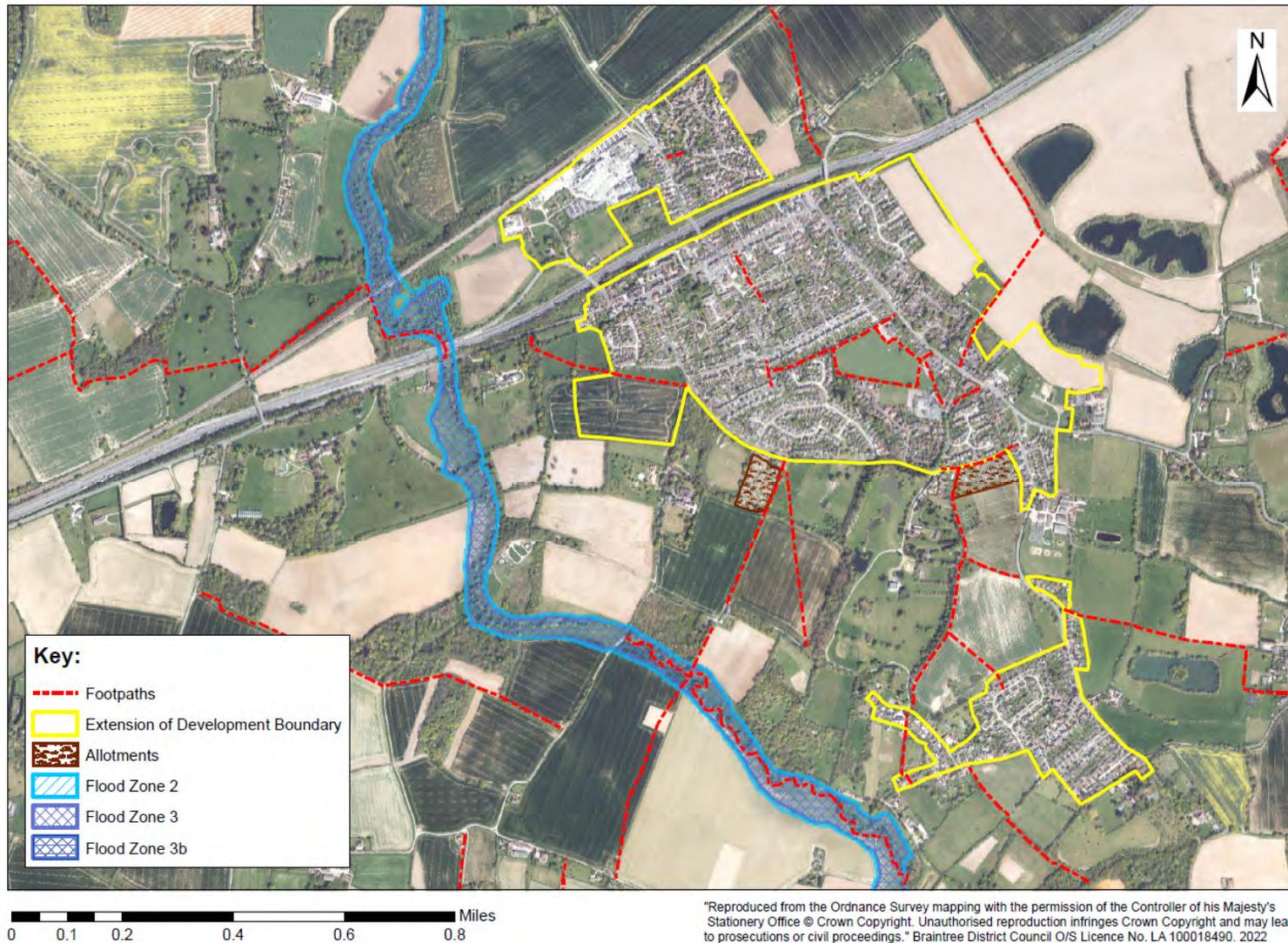
Projects	Location
To install 'white gates' with speed signage	At entrances to the village
Implementing speed limits with signage	In Church Road by school
To upgrade street lighting in Parish Council's ownership to LED for sustainability and the environment	In and around the Parish
To refurbish Trinity Memorial Gate and erect new fencing	Strutt Memorial Ground
To refurbish Telephone Box	On The Green
To provide a Defibrillator	In Nounsley
To improve parking facilities	Village Hall in Maldon Road, and Keith Bigden Memorial Ground in Wickham Bishops Lane
<p>Some of the above projects are included in the Open Spaces Action Plan (OSAP) 2022, and some are in addition. The OSAP is updated annually.</p>	

13 Environment

13.1 Introduction

- 13.1.1** A major attraction of the Parish is its rural location while being close to the road and rail networks, open spaces, countryside views and a well-established network of paths contributing to the overall appeal (see Map 13.1 Environment & Parish Features). It is this character that the community want to retain when considering any developments. A separate document, the Hatfield Peverel Local Landscape Character Assessment (2015, updated November 2022) commissioned by the Parish Council identifies areas of particular significance and describes the environment of the Parish. New building outside development boundaries should be appropriate to the countryside to protect and enhance the landscape character and biodiversity, geodiversity, and amenity of the countryside.
- 13.1.2** At its southern boundary the village of Hatfield Peverel is separated from Nounsley by a strip of fields. The community wishes to keep this degree of separation. The growth of the town of Witham to the east, also causes concern. The community wish to retain the separate identities and distinctiveness of the settlements.
- 13.1.3** There are three Protected Lanes in the area: Sportsmans Lane (BTELANE2), Bumfords Lane (BTELANE1) and Terling Hall Road (BTELANE3). Sportsmans Lane was re-assessed in 2012 and the protected lane designation was extended along its entire length which increased its archaeological potential. There are no specific bridleways.
- 13.1.4** Open spaces are enjoyed by the community who wish to see them retained for amenity and outdoor pursuits. Opportunities will be sought to expand or improve the sites. Braintree District Council's Open Spaces Action Plan (2022) identifies areas in the Parish that it will support when funding becomes available through Section 106 contributions.
- 13.1.5** Open views and sites used for recreation that have been identified by the residents as being important will be protected and supported for future amenity and recreational use.

Map 13.1 Environment & Parish Features



Environment Key Issues

13.1.6 Planning

- Prevent the encroachment of the nearest town, Witham, and the merging of Hatfield Peverel and Nounsley to protect the uniqueness and separation of these settlements
- Preserve and enhance natural habitats
- The community consider a number of views to be important in preserving the rural landscape setting of the village
- Protect and expand recreation facilities and spaces for community well-being
- The allotments are an important amenity to the Parish as they provide green space and opportunity for health and wellbeing
- The footpaths in the Parish are important for access, health and recreation and have been established over a long period
- The introduction of bridleways could provide more off-road routes for horse riders and cyclists
- Concern about development on areas prone to flooding. Storm water management areas to be used to enhance the area and encourage wildlife
- Hatfield Peverel has a long history and its links to that heritage should be protected whilst allowing the Parish to move forward

13.1.7 Non-Planning

- Waterways in the Parish are underutilised as an amenity and recreation facility especially for the younger generation. It is also important they are well maintained
- Allotments off Church Road (Old and New sites)
- Footpath to recreation facilities in Wickham Bishops Road.

Footpath from Maldon Road to Spring Lane



Allotments



13.2 HPE1 Natural Environment & Biodiversity

Key Issue HPE1

Preserve and enhance natural habitats

Objectives

1. To protect and enhance biodiversity
2. To protect wildlife through safeguarding and enhancement of green corridors

Policy HPE 1

Natural Environment & Biodiversity

- A. Development should retain and enhance existing trees, hedgerows, and habitats particularly Local Wildlife Sites, priority habitats and ancient woodland (an irreplaceable habitat) which are important for their historic, visual or biodiversity value unless the need for, and the benefits of the development in that location clearly outweigh any loss. Any such loss will be appropriately mitigated.
- B. Strong support will be given to the retention of natural boundary treatments and the provision of new areas of natural planting and habitat as part of new developments. Planting will be of native species. This will help to promote wildlife corridors and, where appropriate, provide natural screening to help integrate development with existing built-up areas.
- C. Development proposals should seek to deliver Biodiversity Net Gain in line with national policy. Proposals should demonstrate how biodiversity outputs will be monitored.
- D. Development should also:
 - i. Restrict planting on a development to locally native species
 - ii. Take into account the economic and other benefits of the best and most versatile agricultural land and its contribution to local food security and sustainability
 - iii. Take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity, and geo-diversity of the Parish
- E. Proposals to develop a network of wildlife corridors alongside Public Rights of Way will be supported.

Justification

- 13.2.1** The countryside is rich in natural flora and fauna. The Hatfield Peverel Local Landscape Character Assessment (produced in 2015 and updated in November 2022) has identified a number of key local characteristics to be protected and enhanced including ancient or species-rich hedgerows and ancient trees or trees of arboriculture value.
- 13.2.2** The Environment Act (2021) requires new development to deliver 10% Biodiversity Net Gain (BNG). The Act is likely to become enacted in 2023, bringing into law the requirement for all new development to provide a 10% minimum increase in biodiversity.
- 13.2.3** Mitigation measures should enable the preservation, restoration and re-creation of wildlife habitats, and the protection and recovery of priority species. The mitigation hierarchy should be adhered to (NPPF paragraph 175 and can be summarised as follows: aim to avoid; then mitigate; and then only compensate in exceptional circumstances after all other options have been considered.
- 13.2.4** Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancements could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g., green roofs, bird and/or bat boxes).
- 13.2.5** There are three lanes, Terling Hall Road, Bumfords Lane, and Sportsmans Lane which have met the threshold for Protected Lane status.
- 13.2.6** Residents have commented on the varied wildlife within the Parish. This includes feral peacocks in Nounsley, deer, buzzards, kites, hedgehogs, bats etc. In a study on the Stone Path Meadow Site (2000 – 2016) 107 faunal species were identified including various rare and some endangered species. Several of the birds are on the RSPB red list.
- 13.2.7** The Parish Council took ownership of the old Dannatt's Quarry (2019) for use as a Community Park. The Parish Council has taken ownership of Community Land adjacent to the Stone Path Meadow development. The area will be used for wildlife habitats and a Community Park and Community Land.

13.3 HPE2 Air Pollution

Key Issue HPE2

To seek to achieve air quality which is consistent with World Health Organisation guidelines published 22 September 2021, and to contribute to meeting the aims and objectives of DEFRA's Clean Air Strategy 2019.

Objectives

1. To ensure that residents are not exposed to NO₂, PM2.5 and PM10 levels above the World Health Organisation guidelines published 22 September 2021 and Defra National Air Quality objectives.
2. To work with Braintree District Council to ensure air quality within the community is monitored at regular intervals.
3. To ensure residents' health and wellbeing is safeguarded.

Policy HPE 2

Air pollution

- A. All major development applications where the existence of/or potential for the creation of air pollution is suspected must be supported by an air quality assessment, preferably using automatic measuring equipment capable of reading NO₂, PM_{2.5} and PM₁₀ in real time, over a period of 12 months. Air quality assessments must include modelling to take into account the cumulative impact of development within and outside of the villages of Hatfield Peverel and Nounsley, when it is reasonable to expect traffic movement from those sites to enter the villages.
- B. Major development proposals will not be supported in areas where the World Health Organisation guidelines and Defra legally binding objectives established under the Environment Bill presented in Table 13.1 are not being achieved, unless it can be demonstrated that any new traffic movement associated with the development would not result in an increase in local levels of air pollution.
- C. Where a developer offers a financial contribution to address harm (calculated in accordance with the Defra model) it will only make the scheme acceptable in terms of air quality subject to tangible evidence that measures will avoid a worsening in air quality.

Justification

- 13.3.1** It is recognised that poor air quality is the cause of serious human health conditions and will considerably shorten life expectancy, details of which are more fully set out in the World Health Organisation guidelines published 22 September 2021 and DEFRA's Clean Air Strategy 2019.
- 13.3.2** If we are to reduce the number of people living in locations where concentrations of particulate matter are above 10µg/m³ by 2025 as set out in DEFRA's Clean Air Strategy, careful consideration must be given to where new housing is located.

- 13.3.3** Air pollution is a complex mixture of solid particles, liquid droplets, and gases. It can come from many sources, including household fuel burning, industrial chimneys, traffic exhausts, power generation, open burning of waste, agricultural practices, desert dust, along with many other sources. Different sources can lead to different mixtures of air pollution. Measurable air pollutants include PM2.5 and PM10 (particulate matter with an aerodynamic diameter of equal or less than 2.5, also called fine, and 10 micrometre respectively), ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO) and sulphur dioxide (SO₂).
- 13.3.4** The World Health Organisation⁽²¹⁾ (WHO) considers air pollution to be the greatest environmental threat to health and a leading cause of non-communicable diseases⁽²²⁾. Fine particulate matter (PM2.5) can penetrate through the lungs and further enter the body through the blood stream, affecting all major organs. Exposure to PM2.5 can cause diseases both to our cardiovascular and respiratory system, provoking, for example stroke, lung cancer and chronic obstructive pulmonary disease (COPD).

World Health Organisation targets

- 13.3.5** The WHO has developed air quality guidelines to serve as a global target for governments to work towards improving people's health by reducing air pollution. The guidelines are a set of evidence-based recommendations of limit values for specific air pollutants developed to help countries achieve air quality that protects public health. The first release of the guidelines was in 1987. Since then, several updated versions have appeared, and the latest global version was published in 2021. The WHO updates the Air Quality Guidelines on a regular basis to assure their continued relevance and to support a broad range of policy options for air-quality management in various parts of the world, especially taking into account the breadth of new health studies that have been published.
- 13.3.6** The 2021 update of the WHO air quality guidelines is in response to the continued threat of air pollution to public health. The 2021 guidelines recommend levels and interim targets for common air pollutants particulate matter (PM), ozone (O₃), nitrogen dioxide (NO₂) and sulphur dioxide (SO₂) as presented in Table 13.1 below. The WHO guidelines present helpful recommendations for the consideration of appropriate air pollution levels; however they are currently non-binding in UK legislation.

21 The World Health Organisation (WHO) is a United Nations agency that promotes health, seeking to attain the highest level of health for all people. The WHO leads global efforts to expand universal health coverage, direct and coordinate the world's response to health emergencies, and promote healthy living.

22 Noncommunicable diseases (NCDs) are conditions that are not mainly caused by an acute infection, resulting in long-term health consequences and often creating a need for long-term treatment and care.

UK and EU Air Quality Limits

13.3.7 The Air Quality Strategy⁽²³⁾ sets out air quality objectives and policy options to improve air quality in the UK. The Air Quality Standards Regulations 2010 set out national air quality standards and objectives⁽²⁴⁾ which all areas of the UK should seek to achieve. The target values are presented in Table 13.1. In 2019 the Government published the Clean Air Strategy⁽²⁵⁾ which outlined how the Government intends to reduce sources of air pollution.

Table 13.1 WHO Air Quality Guidelines and DEFRA UK National Air Quality Limits

Pollutant	Time period measured	WHO 2021 guidelines ($\mu\text{g}/\text{m}^3$)	DEFRA National Air Quality Objectives ($\mu\text{g}/\text{m}^3$)
PM _{2.5}	Annual mean	5	10
	24 hour mean	15	n/a
PM ₁₀	Annual mean	15	40
	24 hour mean	45	50 not to be exceeded more than 35 times a year
O ₃	Peak season	60	n/a
O ₃	8 hour mean	100	100 not to be exceeded more than 10 times a year
SO ₂	24 hour mean	40	125 not to be exceeded more than 3 times a year
	15 minute mean	n/a	266 not to be exceeded more than 35 times a year
	1 hour mean	n/a	350 not to be exceeded more than 24 times a year
NO ₂	Annual mean	10	40

23 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, DEFRA, 2007

24 <https://uk-air.defra.gov.uk/air-pollution/uk-eu-limits>

25 The Clean Air Strategy 2019, DEFRA, 2019

Pollutant	Time period measured	WHO 2021 guidelines ($\mu\text{g}/\text{m}^3$)	DEFRA National Air Quality Objectives ($\mu\text{g}/\text{m}^3$)
	1 hour mean	n/a	200 not to be exceeded more than 18 times a year

Local Context

- 13.3.8** The A12 runs through the village of Hatfield Peverel, creating a significant source of particulate matter and nitrogen dioxide related air pollution in the Parish. In addition, the cumulative effect of development within the Parish and adjoining parishes is likely to have a negative impact on air quality. Levels of air pollution have been assessed in various locations in Hatfield Peverel to determine the extent of pollution in the area. NO_2 readings adjacent to the A12 opposite Hatfield Place have previously presented readings in excess of national air quality objectives, however these exceedances have not been demonstrated at the nearest sensitive receptor (such as the facade of a residential property).
- 13.3.9** Braintree District Council have recently placed two diffusion tubes to assess nitrogen dioxide levels at both the Bury Lane and Maldon Road sections of The Street in Hatfield Peverel. Monthly monitoring results to date have not indicated that air pollution exceeds DEFRA UK air quality limits.
- 13.3.10** Recent planning applications⁽²⁶⁾ have included air quality assessments which tested air quality at receptor locations throughout the village. These assessments identified existing annual mean air pollution levels of between 13-34 $\mu\text{g}/\text{m}^3$ for NO_2 , 18-20 $\mu\text{g}/\text{m}^3$ PM10, and 12-14 $\mu\text{g}/\text{m}^3$ for PM2.5. While these levels are below current DEFRA UK air quality limits, they are all in excess of 2021 WHO guidelines.
- 13.3.11** The Parish Council are concerned that the extent of particulate matter and nitrogen dioxide related air pollution in the area could represent a significant risk to the health of local residents. New development in the area should therefore seek to minimise its impact on local air pollution and will be expected to contribute towards ongoing air quality monitoring and where necessary, including appropriate mitigation measures to improve air quality in the Parish.

26 Relevant planning applications 16/01813/OUT and 16/02096/OUT

National Context

13.3.12 In her January 2023 planning newsletter, Chief Planner Joanna Averley discussed air pollution, the focus of Professor Chris Witty, Chief Medical Officer for England's annual report (2022). Averley notes that air pollution is the largest environmental risk to public health in the UK, and that ammonia emissions have been largely static and improvements in fine particulate matter (PM_{2.5}) have stalled over the last decade. Urban planning has an important role to play in reducing air pollution emissions and exposure. In December 2022 Lord Benyon (Minister for Biosecurity, Marine and Rural Affairs) announced the introduction of a new national target for the annual mean concentration of PM_{2.5} to be 10 µg/m³ or below by 2040. This new target has therefore been included within Table 13.1.

13.3.13 Relevant reports published by the Committee on the Medical Effects of Air Pollutants (COMEAP) are as follows:

- Advice on health evidence relevant to setting PM 2.5 targets update (January 2022)
- Statement on quantifying mortality associated with long term exposure to PM 2.5 (January 2022)
- Statement on update of recommendations for quantifying hospital admissions with short term exposure to air pollutants (January 2022)
- Statement made by Lord Benyon, Minister for Biosecurity, Marine and Rural Affairs (December 2022) in the announcement to Parliament on the new legal limit for PM_{2.5}.

13.4 HPE3 Protection of Local Greenspace

Key Issue HPE3

The community has identified open spaces that it values. These open spaces need protection from development into the future.

Objective

1. To protect and improve identified green spaces to ensure their existence in perpetuity for the benefit of the community and visitors

Policy HPE 3

Protection of Local Green Space

- A. Proposals for development which would result in the loss of the identified Local Green Spaces within this plan (Map 13.2 and Table 13.2) will not be supported.
- B. The identified Local Green Spaces are:
 - i. The Green;
 - ii. The Duck Pond;
 - iii. Community Park (former Dannatt's Quarry); and
 - iv. Community Land between Stone Path development and Hatfield Place.

Justification

- 13.4.1** Designated Local Green Spaces (LGS) have special significance for the Parish. These LGS are identified in Map 13.2 Local Green Spaces and described in Table 13.2 Local Green Space which sets out the exact location of the LGS and a description of their significance for the Parish and special features.
- 13.4.2** The Local Green Spaces have been designated in accordance with the following criteria set out in the NPPF (Paragraph 102):

“The Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.”

Map 13.2 Local Green Spaces

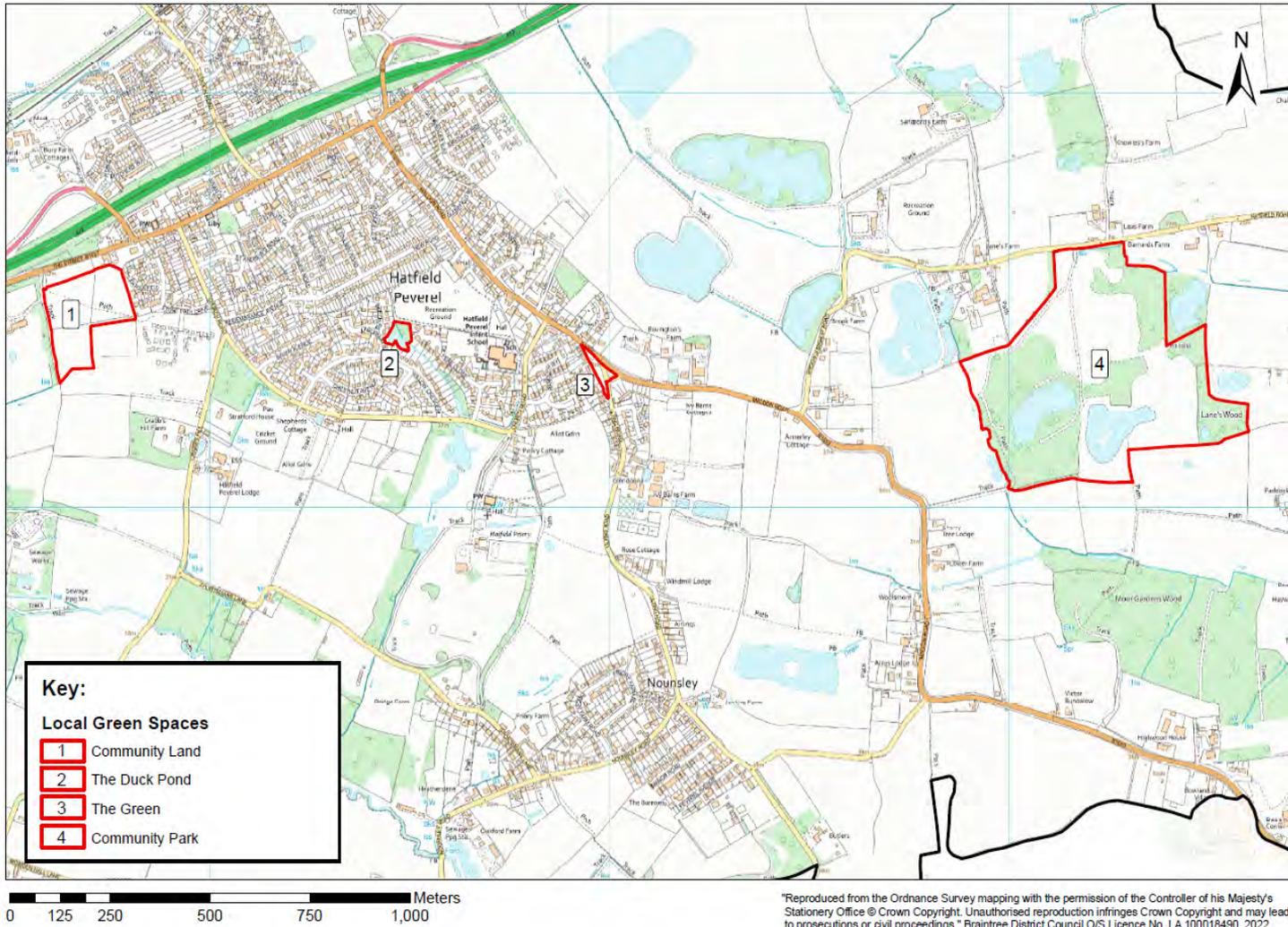


Table 13.2 Local Green Space

Name Of Local Green Space	Close Proximity To The Community	Demonstrably Special To The Community	Other Characteristics
<p>The Green</p> 	<p>At the junction of Maldon Road and Ulting Road</p> <p>OS Co-ordinates: Easting (x)579975 Northing (y)211322</p>	<p>Open grassed area which gives a pleasant aspect on entering the built area of the village from Maldon</p> <p>Planted with Daffodils in Spring, surrounded by a number of different housing types, some listed (The Brewery), showing how the area has evolved.</p>	<ul style="list-style-type: none"> • The Village sign • Red telephone box • Post box • Traditional finger post sign • Seating area • Small open green area • Mature trees • New planting
<p>The Duck Pond</p> 	<p>Close to the Strutt Memorial Ground located alongside the access route from Willow Crescent and easily accessible to the whole village.</p> <p>OS Co-ordinates: Easting (x)579469 Northing (y)211409</p>	<p>A small, tranquil, wildlife friendly area with a potential for enhancing its benefit to the community.</p> <p>Visiting the ducks has been an enjoyable pastime for families for years.</p>	<p>Has potential as a focus for community-based projects, clearing and maintaining the area, pond dipping etc.</p>

Name Of Local Green Space	Close Proximity To The Community	Demonstrably Special To The Community	Other Characteristics
<p>Community Land</p> 	<p>Land between the Stone Path Meadow development and Hatfield Place</p> <p>OS coordinates</p> <p>Easting 578680 (x) Northing 211483 (y)</p>	<p>Informal public amenity, recreation land. Mature trees and hedgerows. Route of historic pathway to Hatfield Place.</p>	<p>To maintain as meadow. Increase biodiversity.</p>
<p>Community Park</p> 	<p>Old Dannatt's Quarry of Wickham Bishops Road</p> <p>OS coordinates</p> <p>Easting 581234(x) Northing 211337(y)</p>	<p>Ponds formed by previous gravel extraction. Wildlife area.</p>	<p>Potential for recreation, health, and wellbeing. Increase biodiversity.</p>

13.5 HPE4 Sport & Recreation Provision

Key Issue HPE4

Protect and expand recreation facilities and spaces for community health and wellbeing.

Protect Strutt Memorial Ground (the Rec) as an open space, allowing for projects that enhance the leisure use/experience of the area to be possible in the future.

Objectives

1. To maintain, improve and develop recreation and sports facilities to meet the diverse recreational needs of an expanding population
2. To protect green, open spaces not covered by the LGS designation
3. To allow for limited buildings to be erected on Strutt Memorial Ground e.g. toilets; changing facilities that will enhance the use of the area for the community

Policy HPE 4

Sport and Recreation Provision

- A. Proposals for development which would result in the loss of any recreational facilities (Map 13.3) will be supported only in circumstances where a replacement facility of equal or enhanced quality will be provided.
- B. The provision of additional sports and recreation facilities will be encouraged in appropriate locations.
- C. The current allotment sites (Map 13.3) will be protected.
- D. The Community Park and the Community Land (Map 13.3) will be protected for recreation use.
- E. No building will be allowed on the Strutt Memorial Recreation Ground (Map 13.4) unless it is to provide for clearly identified and evidenced needs directly associated with recreational use.

Justification

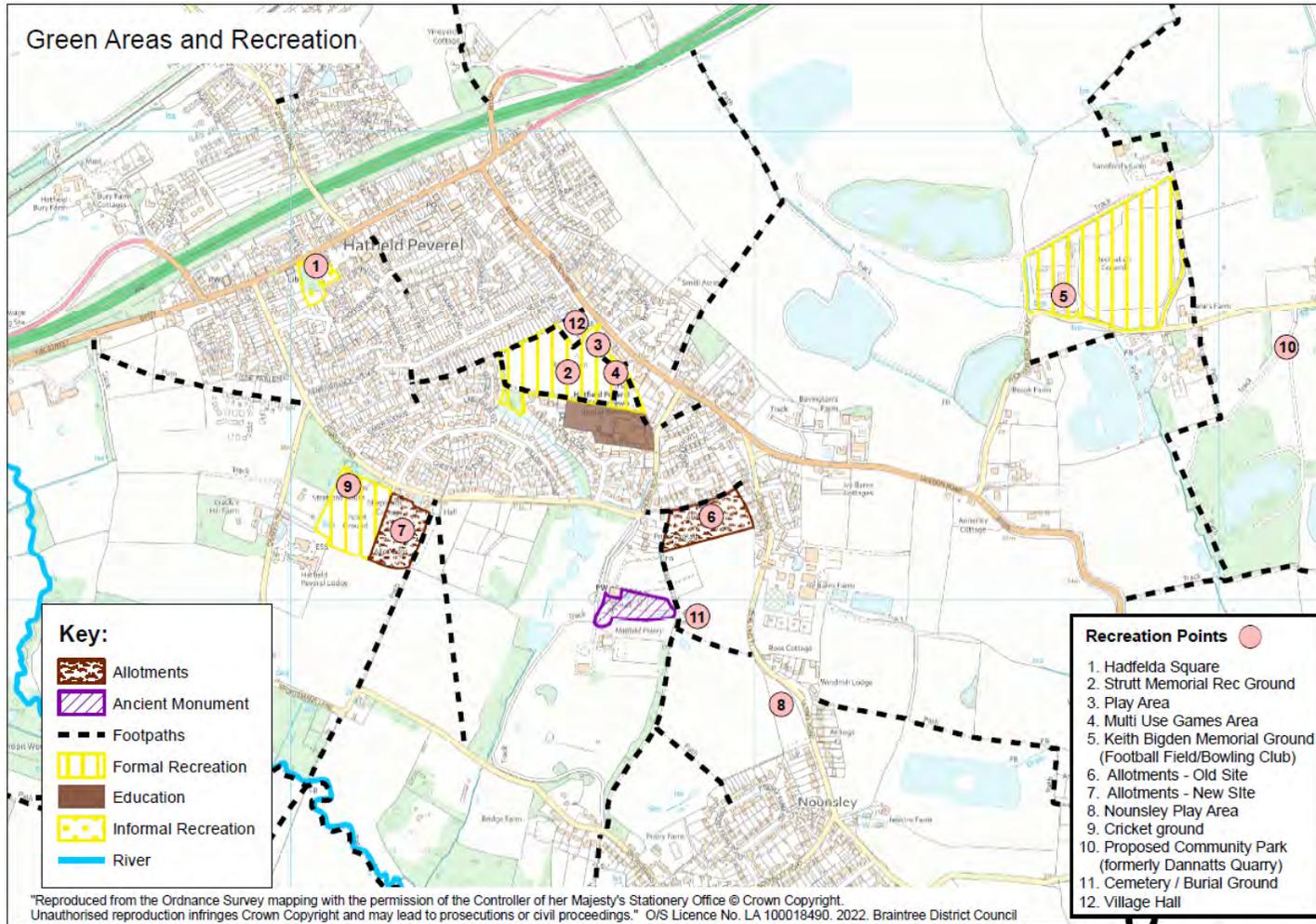
- 13.5.1** The community feels that although there are some good facilities, in particular those identified by Braintree District Council and shown on Map 13.3 Green Areas & Recreation. These could be expanded and improved to meet the recreation, health and wellbeing needs of the community in the future. Facilities identified as needed were an outdoor gym, tennis courts, changing facilities and investigating greater use of waterways for recreational purposes.
- 13.5.2** In addition, HPPC secured the Community Park on Wickham Bishops Road in 2018. Improved footpath and cycle access to this and the Keith Bigden Memorial Ground on Wickham Bishops Road is necessary.
- 13.5.3** The Parish Council acquired the Community Land for use as a public open space and recreation ground.
- 13.5.4** The open spaces and associated recreation facilities within the Parish contribute to physical and mental health. It is important for overall wellbeing to maintain areas for both exercise and peaceful relaxation. They also enhance a sense of belonging for individuals.

- 13.5.5** Allotments fulfil both the above criteria as well as providing home grown produce and an enhanced area for nature.
- 13.5.6** It is important to maintain these spaces to meet the diverse recreational needs of an expanding population as well as enhance the biodiversity and rural character of the village.
- 13.5.7** The Strutt Memorial Recreation Ground acts as a “green lung” within the village. It is used extensively for recreational purposes by the community including children and families, joggers and dog walkers providing a safe area in the heart of the village.
- 13.5.8** As the Strutt Memorial Recreation Ground is located next to the Village Hall and is a large area within the centre of the village it is an ideal place for events. It is hoped that in the future more use can be made of this area. It can be both tranquil and vibrant at different times.
- 13.5.9** The Strutt Memorial Ground is owned by HPPC covenanted for use as a public open space and recreation ground in lasting memorial to Edward Gerald Strutt (1937) and the Trinity Memorial Gateway (1949) is to be found on the path leading to Maldon Road therefore this area has historic significance. Uses include facilities for exercise, recreation, and social activities. The engagement activities identified the need for sports facilities including a tennis court and an outside gym. Changing facilities would also be acceptable.

Strutt Memorial Recreation Ground



Map 13.3 Green Areas and Recreation



Map 13.4 Strutt Memorial Recreation Ground



13.6 HPE5 Protection of Landscape Setting

Key Issue HPE5

The community considers a number of views to be important in preserving the rural landscape setting of the village.

Objectives

1. To preserve the rural character setting of the village
2. To protect views and open spaces that are valued by the community and form part of the landscape character

Policy HPE 5

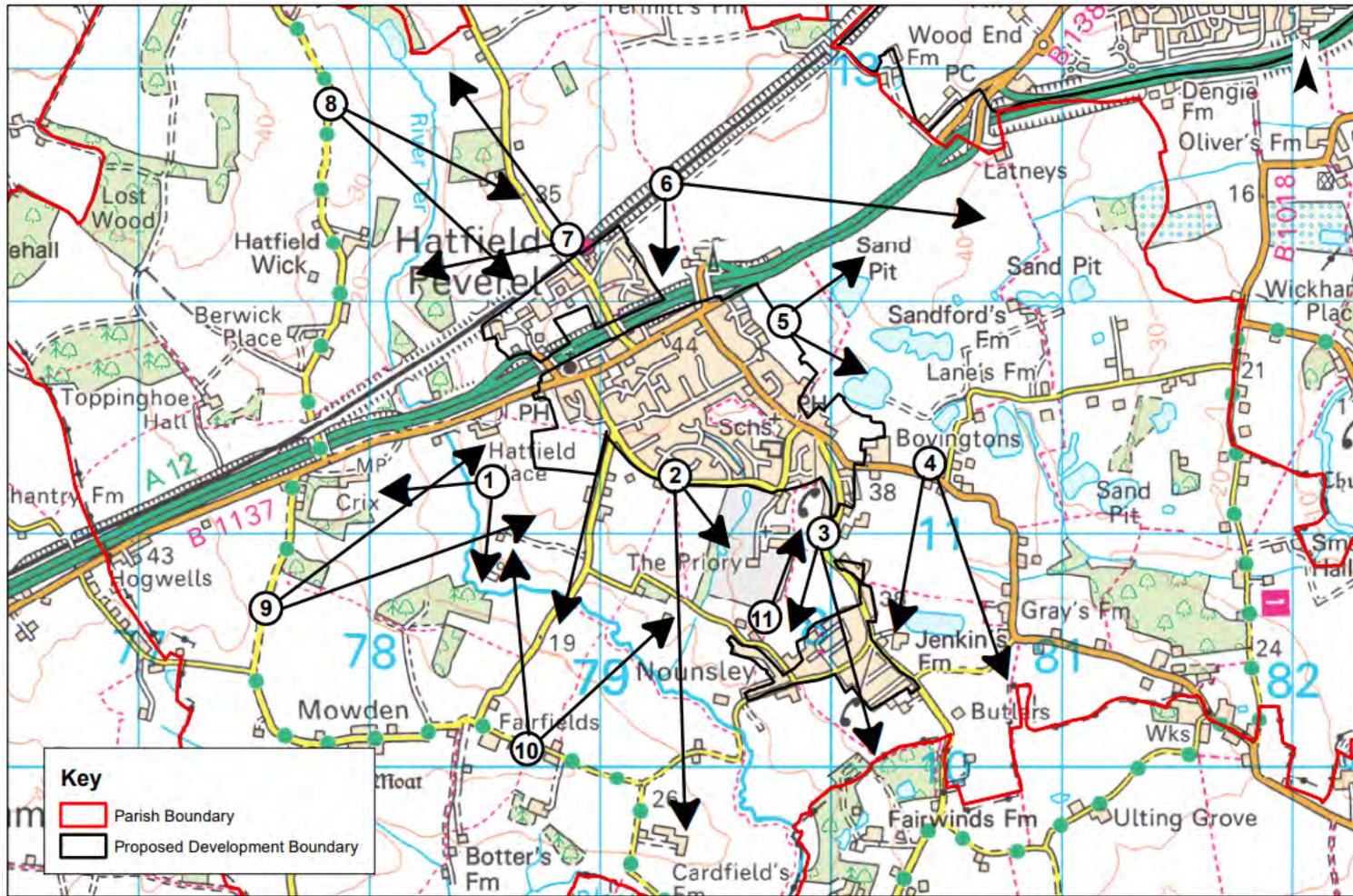
Protection of Landscape Setting

- A. The landscape setting of the village will be protected. Any proposed development should not detract from the key landscape features identified within the Hatfield Peverel Local Landscape Character Assessment (produced in 2015 and updated in November 2022) and the views identified on Map 13.5 and described in Table 13.3 showing landscape setting.
- B. Development proposals located within an area identified as an important view should demonstrate the impact of the development on the surrounding landscape.

Justification

- 13.6.1** The Hatfield Peverel Local Landscape Character Assessment (produced in 2015 and updated in November 2022) presents an assessment of the landscape character and sensitivity of the landscape character, and identified a number of key local characteristics to be protected and enhanced. The residents of Hatfield Peverel seek to protect the landscape settings identified within the updated Landscape Character Assessment and value the intrinsic beauty of the countryside. The engagement process highlighted a desire to protect the rural landscape setting of the built area of the Parish. The Residents Survey asked which views best demonstrated this feature. A photographic competition allowed residents to identify and vote on views taken of the Parish, and a village walkabout helped identify special views for inclusion in this policy along with photographs taken by residents.
- 13.6.2** The views south and west towards Danbury were noted as being the most aesthetically pleasing. Residents also felt that views to the north and east were important in accentuating the rural feel of the outer Parish around the built areas and that erosion of these by development within the Parish or from neighbouring settlements could threaten the landscape setting in those areas.

Map 13.5 Important views



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Table 13.3 Important Views showing Landscape Setting

No on Map	Site	Key Features	Value to the Community	Photo
1	From edge of Stone Path Meadow development looking across to Crix and to Baddow Ridge.	<p>The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex).</p> <p>The nearer view to the right is of the Grade II listed property Crix and its unspoilt setting of mature woods and fields with the River Ter running at the boundary.</p>	Edge of Community Land, well documented biodiversity.	
2	<p>From footpath 37 off Church Road leading diagonally to Sportsmans Lane behind the Scout and Guide HQ</p> <p>HPLCA Area 7</p>	<p>The foreground view is open pasture including the Ter valley which is framed by blocks of woodland and hedges associated with the valley slopes and the stream corridor itself.</p> <p>Beyond is the view of rural Danbury and Little Baddow Glacial Ridge.</p> <p>The Priory, one of the Parish's Grade II* listed properties is visible to the South East.</p>	<p>Accessed by many residents every day for recreation, dog walking and access to Nounsley.</p> <p>The Scout and Guide HQ is used frequently by residents for events and the car park accommodates recycling facilities.</p>	

No on Map	Site	Key Features	Value to the Community	Photo
3	<p>From footpath 22 off Ulting Road opposite Rose Cottage looking toward Baddow Ridge</p> <p>HPLCA Area 6</p>	<p>The foreground is open arable land that comprises the rural gap between Hatfield Peverel village and the hamlet of Nounsley.</p> <p>The mid-ground in the view has a few large ancient oaks.</p> <p>The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex).</p> <p>The boundary to the west is the trees and mature shrubs edging the Grade II registered parklands of the historic Hatfield Priory.</p>	<p>Accessed regularly by many residents from the footpath. The view is also visible from footpaths 20 and 50.</p> <p>An area that the residents wish to preserve to prevent coalescence between the built areas of Hatfield Peverel and Nounsley.</p>	
4	<p>From Bovingtons/Ivy Barns looking towards Baddow Ridge</p> <p>HPLCA Area 6</p>	<p>The foreground is grazing meadow.</p> <p>The mid ground is of Ivy Barns farms and Nounsley housing,</p> <p>The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex).</p> <p>The housing on The Green, Hatfield Peverel is visible to the West.</p>	<p>Entrance to the village.</p> <p>Rural view seen by many as they enter or leave the built area of the village.</p>	

No on Map	Site	Key Features	Value to the Community	Photo
5	<p>From Gleneagles Way area looking towards Witham</p> <p>HPLCA Area 4</p>	<p>The foreground is open arable farmland with established trees and hedgerow.</p> <p>Open fields with several lakes remaining from redundant gravel pits with vegetation around them.</p> <p>Line of tall trees</p>	<p>An area that the residents wish to preserve to prevent coalescence with Witham.</p> <p>Lakes used for recreational fishing.</p>	
6	<p>From the railway footbridge on footpath 2 north of The Vineyards looking across the A12 to Wickham Bishops and south towards Hatfield Peverel</p> <p>HPLCA Area 3</p>	<p>The foreground is open farmland with hedgerow and mature trees bordering the A12.</p> <p>Beyond this is a distant view of Wickham Bishops.</p> <p>This is the highest point in the village.</p>	<p>It is a very popular area for dog walkers who appreciate the views as part of their walk.</p> <p>The seasonal changes in the view are of particular merit.</p> <p>Confirms rural nature of Parish boundary.</p>	
7	<p>From the railway bridge looking towards Terling Hall</p>	<p>Open farmland with a mix of pasture and arable production, fields enclosed by a network of hedgerows and trees along the course of the River Ter, which link with blocks of woodland at the edge of the floodplain</p>	<p>View for many from the train and station on their daily commute.</p> <p>Rural view on entering or leaving the built area of the village.</p>	

No on Map	Site	Key Features	Value to the Community	Photo
	HPLCA Area 3	<p>Farm buildings.</p> <p>Site of former Arla Dairy now demolished and developed.</p>		
8	<p>From Terling Hall Road looking across to Hatfield Peverel by railway station</p> <p>HPLCA Area 10</p>	<p>The foreground is open arable farmland and countryside.</p> <p>The mid ground is mature trees, hedgerow, farm buildings and cottages.</p> <p>The distant view is River Ter valley with trees and rising above them in the distance agricultural fields and the built area of Hatfield Peverel by the railway Station.</p>	<p>Demonstrates the setting of the village in the rural landscape.</p>	
9	<p>From footpath 13 near Spitmans Gardens looking to Hatfield Peverel built area across the back of Crix and Hatfield Place</p> <p>HPLCA Area 2</p>	<p>The foreground is arable farmland and countryside.</p> <p>The mid ground is woodlands and mature trees The River Ter valley crosses the centre of the view.</p> <p>The rear of Crix (Grade II) and Hatfield Place (Grade II*) listed buildings in large parkland can be seen.</p>	<p>Important area because of its historic value.</p> <p>Used for country pursuits.</p>	

No on Map	Site	Key Features	Value to the Community	Photo
		The distant view is fields, trees and housing on the plateau of Hatfield Peverel.		
10	From Mowden Hall Lane looking across to Hatfield Peverel and Nounsley HPLCA Area 8	The mid ground is the River Ter Valley and mature trees. The distant view is of the built areas, fields and trees of Hatfield Peverel and Nounsley.	Demonstrates the setting of the village in the rural landscape.	
11	From footpath 20 off Sportsmans Lane looking up towards Hatfield Peverel HPLCA Area 6	The foreground is arable farmland, rising up to the roofline of the built area of Hatfield Peverel. The boundary hedge of the Priory is on the north west.	The footpath is used daily by residents. This area forms the lower part of the gap between Hatfield Peverel and Nounsley. Area used by migrating geese in winter.	

13.7 HPE6 Flooding and SuDS

Key Issue HPE6

Concern about development on areas prone to flooding. Storm water management areas to be used to enhance the area and encourage wildlife.

Objectives

1. To maintain awareness of areas liable to flooding and avoid the risks involved in building there
2. To ensure that Sustainable Drainage Systems (SuDS) are used to improve the area accompanying development
3. To direct development to the lowest areas of flood risk using sequential and exceptions tests and using a risk-based approach to ensure development does not exacerbate flooding

Policy HPE 6

Flooding and SuDS

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

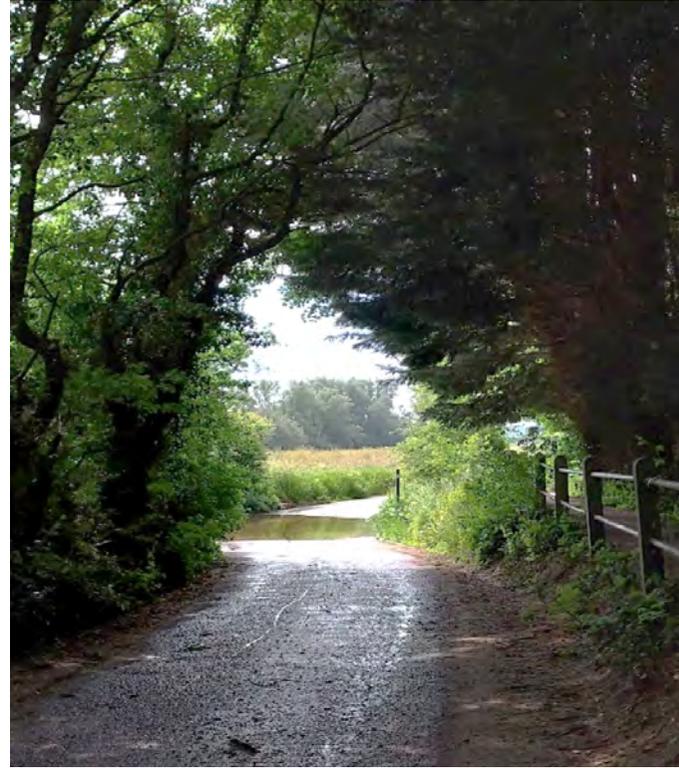
Justification

- 13.7.1** There are two rivers that run through the Parish, the Ter, and the Chelmer. Both are prone to breaching their banks.
- 13.7.2** All development proposals need to take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity, and geo-diversity of the district.
- 13.7.3** Map 13.1 Environment & Parish Features shows the areas in danger of being flooded at the time this document was produced.
- 13.7.4** Advice should be sought on the most recent assessment of risk from the Environment Agency. Please refer to www.maps.environmentagency.gov.uk for up-to-date flood risk information.
- 13.7.5** Braintree District Council will minimise exposure of people and property to the risks of flooding by following the national guidance laid out in the NPPF and PPG, together with advice from ECC as Lead Local Flood Authority.
- 13.7.6** A sustainable drainage system (SuDS) is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. It should be used wherever possible to reduce problems with increased flash flooding after sudden rain, promote groundwater recharge, enhance biodiversity, and provide amenity benefit.
- 13.7.7** Code DC03.1 of the Hatfield Peverel Design Guidelines and Codes recommends incorporating SuDS in the design of green networks to mitigate flooding issues. The report recommends creating a well connected green network through new developments to provide links to the countryside for people as well as habitats. Further, Code DC03.3 recognises the risk of flooding throughout the Parish due to the presence of ditches. Code DC03.3 provides a set of overarching design principles for effective SuDS.

SuDS area at Mulberry Green



The Ford, Nounsley



13.8 HPE7 Coalescence Safeguarding Zone

Key Issue HPE7

Concern about the potential for coalescence between the settlements of Hatfield Peverel, Nounsley and Witham.

Objectives

1. To safeguard existing settlements from coalescing
2. To manage the impacts of development on the character and appearance of the Neighbourhood Area

Separation between Witham & Hatfield Peverel in 2017



Policy HPE 7

Coalescence Safeguarding Zone

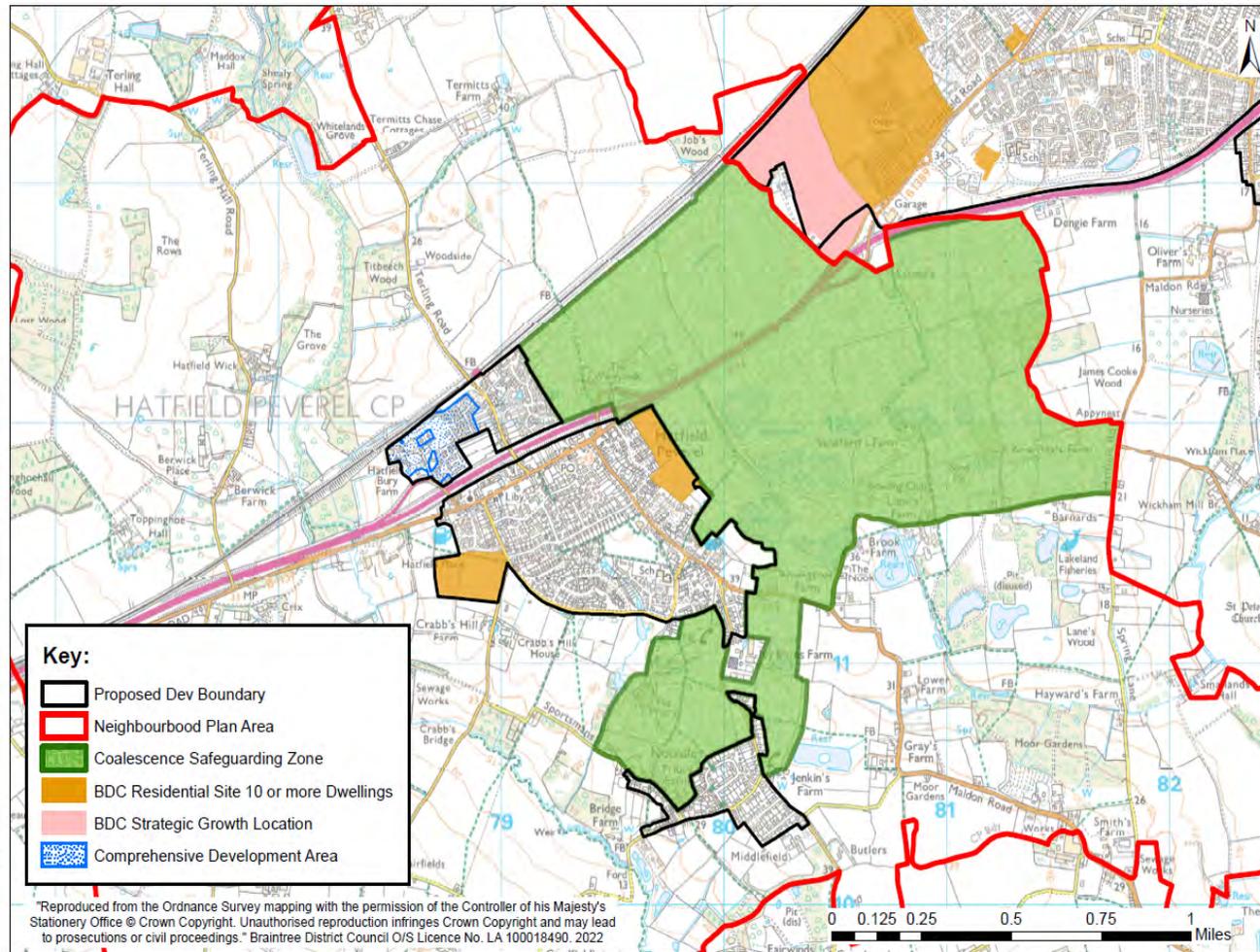
- A. The Policies Map (Map 13.6) identifies the Coalescence Safeguarding Zone. New development proposals within this area will be supported where it can be demonstrated that the development would not detrimentally impact the character of Hatfield Peverel and Nounsley as separate and distinguishable settlements and will not result in the coalescence of Hatfield Peverel and Nounsley with surrounding settlements including Witham.
- B. New development within the Coalescence Safeguarding Zone will be subject to a comprehensive assessment of the impacts upon the character and appearance of the surrounding area. To enable this, all new development proposals within the Coalescence Safeguarding Zone must include a detailed assessment of:
 - i. the impacts of the development on the character and appearance of the surrounding area, taking into account the design, size, and scale of the proposed development;
 - ii. the potential for the development to result in the coalescence of settlements within the Parish and the surrounding area. The assessment should demonstrate how the development will maintain a clear separation and avoid any potential coalescence between settlements within the Parish and adjoining Parishes.
- C. Major new development proposals within the Coalescence Safeguarding Zone should include a visual impact assessment, clearly outlining the impact of development on the character and appearance of the surrounding area and demonstrating the impact of the development and proposed mitigation measures on views from settlements within the Parish.

Justification

- 13.8.1** The Coalescence Safeguarding Zone Assessment⁽²⁷⁾ assesses the need for additional protection through the HPNDP to prevent the coalescence of Hatfield Peverel with the neighbouring settlements of Nounsley and Witham. The Assessment considers recent development proposals located in the open countryside between the settlements of Hatfield Peverel, Nounsley and Witham and potential impacts arising from these developments. To mitigate the potential for coalescence, the Assessment recommends a Coalescence Safeguarding Zone on land between Hatfield Peverel and Nounsley, and Hatfield Peverel and Witham.
- 13.8.2** Map 13.6 Map of Coalescence Safeguarding Zone identifies the Coalescence Safeguarding Zone as recommended within the Assessment. The Zone seeks to avoid coalescence between Hatfield Peverel and Nounsley, and Hatfield Peverel and Witham.
- 13.8.3** While Hatfield Peverel and Nounsley are historic villages, their evolution over time has resulted in different development patterns. Nounsley is more rural in character with lower housing density although both villages are set in rural surroundings. It is this open countryside that is under pressure from proposed development and highway improvements on the A12 (refer to pages 44-47 of the Coalescence Safeguarding Zone Assessment for further details). The town of Witham has a very different character. There is significant risk of the gap between the two areas being reduced due to large scale development and A12 ribbon development.
- 13.8.4** Policy HPE7 provides specific and sufficient safeguards to mitigate coalescence between these settlements. The policy seeks to manage the impacts of future planning applications on the potential for the coalescence of settlements, and ensure development is appropriately sensitive in design, size, and scale.
- 13.8.5** The Coalescence Safeguarding Zone Assessment highlights the important need for the design of any proposed development within the zone to be mindful of the character and topography of the area and for appropriate screening to avoid or manage harm. It recommends that any development should be carefully assessed, managed and controlled to take into account the potential for coalescence (see pages 48-54 of the Coalescence Safeguarding Zone Assessment).
- 13.8.6** The Zone covers the areas which would have the greatest impacts on the potential for the coalescence of the settlements to take place from development pressures. The Coalescence Safeguarding Zone follows a clear and defensible boundary along features such as the Great Eastern Main Line, roads, established hedgerows, identified settlement boundaries and the Parish boundary.

27 Hatfield Peverel Neighbourhood Plan Coalescence Safeguarding Zone Assessment (November 2021, DAC Planning)

Map 13.6 Coalescence Safeguarding Zone



14 Facilities and Infrastructure

14.1 Introduction

- 14.1.1** Facilities and infrastructure enhancements benefit all sections of the community and are of most concern to the residents. Many of these issues cannot be addressed directly by the policies within the Plan but constrain sustainable growth.
- 14.1.2** The most significant transport links for the Parish are provided by the A12 trunk road and the London-Norwich railway line which has a station at Hatfield Peverel. These links give direct access to Chelmsford and onwards to London in one direction and towards Colchester, Ipswich, Norfolk, and the coast in the other (see Map 14.1 Hatfield Peverel & Road Network).
- 14.1.3** The railway station is both an economic and social asset, as well as being of local historic interest. A significant percentage of the village commute by train (17.7% Hatfield Peverel commuters travel over 40Km to work compared to 11.1% for Essex and 4.9% for England)⁽²⁸⁾. Bus routes serve the Parish with links to Chelmsford, Witham, Colchester, and Maldon, providing transport for commuters, school children and the elderly. Local taxi firms also provide a service to residents and a taxi bus service can be booked. For the community to remain sustainable easy access to various modes of transport is required.
- 14.1.4** Hatfield Peverel currently provides access to the A12 to and from Maldon District. The Parish has experienced an increased volume in traffic flow over the last few years as evidenced by ECC highway surveys and counts. Hatfield Peverel is designated by ECC /National Highways as an emergency route when there is a closure of the A12. The government announced a proposal to widen the A12 from Boreham to Marks Tey. The provision of a spur from the proposed new junction 21 could provide for a Maldon Link Road bypassing Hatfield Peverel. Improvements to the A12 and the creation of a bypass are considered by residents as important to mitigate traffic problems.
- 14.1.5** There is a perception of speeding within the Parish. Hatfield Peverel had an active Speed watch group, which operated a police approved speed camera, together with four Speed Indicator Devices (SIDs) which recorded passing car speeds and has resulted in further action being taken.

28 Distance Travelled to Work (census 2001, UV35), Travel to Employment Centres Department of Transport 2011 Bus

- 14.1.6** In addition to being a thoroughfare Hatfield Peverel also has parking problems. Restricted parking on a number of streets, and double yellow lines near junctions, the school and other areas has partially addressed some of the issues. Pavement parking is a problem on Maldon Road and The Street. Hatfelda Square car park is the only public parking area in the village centre and is currently limited to 2 hours free parking.

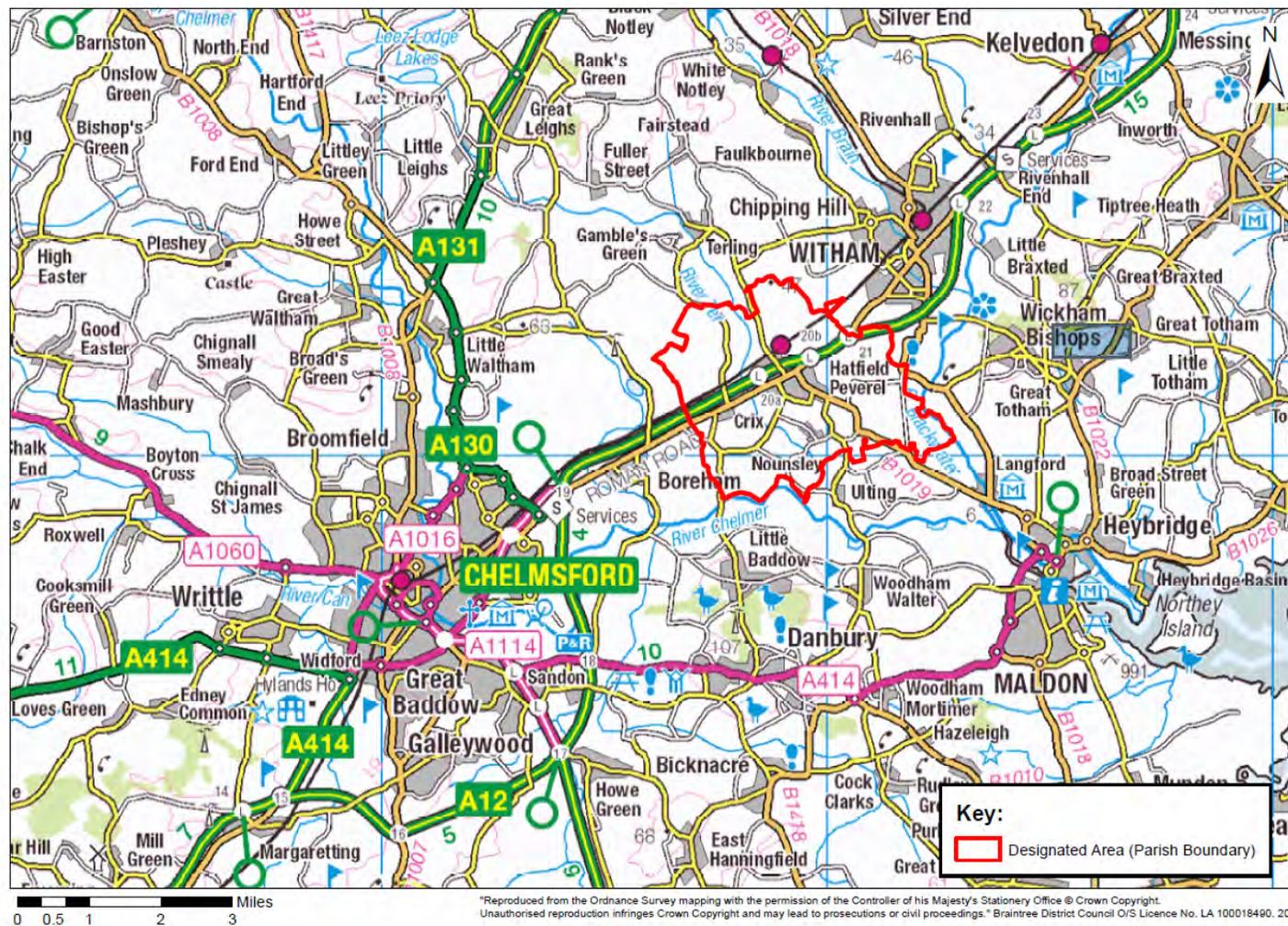
Hatfield Peverel Station



- 14.1.7** The Parish is proud of its education provision. Hatfield Peverel Infant and Nursery School (2-7yrs) and St Andrew's C of E Junior School (7-11yrs) are already at full capacity in some year groups and the current sites do not allow for significant expansion. Hatfield Peverel Infant school provides a nursery. The Junior School provides Sunrise and Sunset Clubs. Little Bears Nursery (2-4) provides early years care as does Shining Stars Childcare (0-11) which also provides after school clubs. There are seven childminders, of which four presently have funded places available. There is a pre-school at Hillside, Terling, which is located outside the Plan area. There is presently some capacity within the preschool and nursery. Hatfield Peverel and Terling ward does not have any year-round group provision for children aged under 2 years of age. Families with younger children may find it more difficult to access a place and would be required to travel further for childcare. The new primary school at Lodge Farm will include year-round nursery provision for children aged from 0. It is expected to be a 56-place provision offering funded places. 15 hour entitlement for eligible 2,3 and 4 year olds as well as the extended entitlement (30 hours) for eligible 3 and 4 year olds.

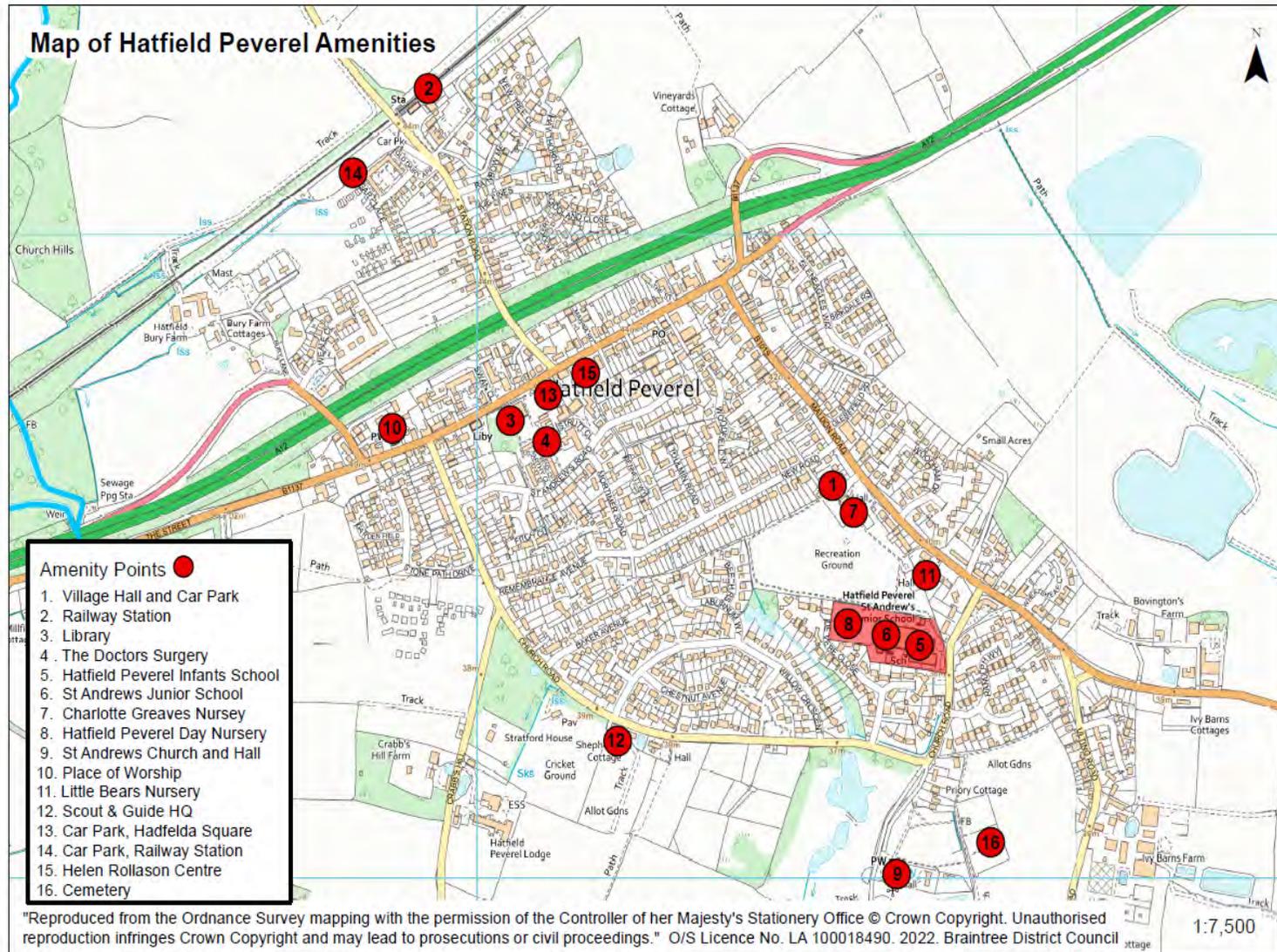
- 14.1.8 There is no secondary school within the Parish. Pupils either use public transport, provided buses or private transport to access their allocated or chosen school. Education should not just be considered for the young and the Parish supports adult education provision.

Map 14.1 Hatfield Peverel & Road Network



- 14.1.9** Hatfield Peverel Sidney House Surgery and its partner surgery, The Laurels, in nearby Boreham provide Primary Care services for both villages and the wider area. The surgery has a dispensary which offers a service for residents outside a one-mile radius. Those inside the one-mile radius are able to use the nearby pharmacy in Hadfelda Square. There is a NHS dental practice, which has capacity for new patients but no optician in the Parish. Chiropody services are available. Secondary Care is provided at Broomfield Hospital, Chelmsford. A 'Dial a Ride' service and the Chelmer Valley Park and Ride provide transport links to the hospital. The Parish has an ageing population and growth following development will increase demands on already stretched health care provision. It is very important to the community that these local facilities are protected and enhanced.
- 14.1.10** Other facilities and organisations in Hatfield Peverel help to create a strong community, for details see 'Appendix 1'. HPPC owns a number of facilities which are held in perpetuity for the benefit of the community. The provision of a vibrant core to the village and the retention of open spaces for recreation help to mitigate the negative effects of isolation (including mental health issues) experienced by all sections of the population. Refer to Map 14.2 Amenities for amenities in Hatfield Peverel.

Map 14.2 Amenities



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Key Issues

14.1.11 Planning

- The impact of traffic including vehicle size, volume, and speed on the movement of Parish residents is a cause of concern
- Improvements to footpath, cycling and public transport opportunities to access employment, amenities, and recreation in order to reduce over-reliance on private cars
- The railway station must be a long-term feature of the Parish and the provision of a frequent and reliable service should be a priority. The layout of the main roads through the village has developed from old street patterns with housing very close to the road which reduces pavement width in places, increasing risks to pedestrians and property and restricts expansion
- Commuter parking on residential streets, parking to access healthcare care facilities, and general lack of availability of parking is of concern
- The Parish does not currently have a public electric vehicle charging point
- Provision of local schools, nurseries, surgery, and pharmacy in the village is important. Impact of new development will affect their ability to cope
- Lifelong learning opportunities are encouraged within the Parish
- Air quality as a result of infrastructure changes
- A site has been identified for a new Primary School as part of strategic development at Lodge Farm, Witham. The route to the proposed school is alongside the A12 trunk road and is unguarded. School journeys would therefore be likely to involve driving and parking would be an issue
- Hatfield Peverel lies very close to Witham south which is already experiencing significant housing growth. The GP surgery boundary encompasses this area of growth and is at capacity
- The GP surgery was extended in 1994, but due to site limitations cannot be further extended
- Both Hatfield Peverel and Nounsley need to have flexible centres (hubs) to foster social interaction and cater for a wide range of people including a tearoom/café, meeting place, events venue, and enhanced facilities at the Village Hall. This issue has been partly met (See Section 12. Economy) regarding the main village, however Nounsley remains without gathering places for meetings or social activity
- Concern about the loss of local assets and amenities and the benefits of retaining these for community use (e.g. Sportsmans Arms)

Dentist



- More sports facilities are needed e.g., outdoor gym
- Many of the issues raised by the community are important and can be resolved through the use of developer contributions - financial or direct provision

14.1.12 Non-Planning

- Motorists do not observe the speed limits and fail to stop at the zebra and school crossings
- The slip road on to the A12 towards Witham is hazardous because of the road layout and speed of traffic
- High level of noise and air pollution from the A12 could increase with the proposed 3-lane improvements
- HGV movements cause traffic problems, congestion, road damage due to the size of the vehicles and air pollution
- The current car parking facility at the railway station is considered too expensive and consequently this leads to increased on road parking in some local residential streets
- The bus services are inadequate to meet the needs of the community, especially the more rural areas. There is no bus service running in tandem with the railway timetable
- A considerable number of children in the Infant and Junior Schools are from outside the village although in the long term the schools are unlikely to have sufficient places to accommodate the residents of Hatfield Peverel and Nounsley due to housing development
- Parking in the vicinity of the school is a problem. There is only limited on-site parking for staff members
- Travel out of the area to secondary schools is by car, bus, or train. Public transport costs are of concern
- Expansion of neighbouring towns and villages may impact on Hatfield Peverel children when they come to apply for secondary places because the Parish is not in a priority area for any secondary school. The Malting's Academy does, however, give priority to children attending St Andrew's C of E Junior School.
- NHS funding reduction is an issue for the GPs and the staffing levels needed to support the surgery services required in this community
- The existing GP surgery will struggle to cater for any further population growth as the patient list is now operating at full capacity. The closure of a GP walk-in service in nearby Springfield has exacerbated the situation

- There can be a long wait for an appointment with a specific doctor due to the way the surgery operates its appointment system
- Residents of Nounsley using public transport to access the village GP surgery or neighbouring towns for the opticians are limited to a bus service operating every two hours
- The Village Hall is an important facility that needs on-going investment and community support. Its use should be continuously reviewed and creative ideas for future development to ensure sustainability e.g., relocating the library, café/ tearoom, public toilets
- The Sportsmans Arms, Nounsley, has historically been a valuable resource and was protected as an Asset of Community Value but this has lapsed. It has been identified as a Non-Designated Heritage Asset in a planning application. This could be an important hub and community centre for the future which would have to be replaced with an alternate site if proposed for residential development
- There are a large number of cyclists in the village, and it would be good to encourage a club/group to form
- The village would benefit from having a public toilet especially near the Rec

Doctor



Library



14.2 F11 Transport & Access

Key Issue F11

The impact of traffic including vehicle size, volume and speed on the movement of Parish residents is a cause of concern. Improvements to footpath, cycling and public transport opportunities to access employment, amenities and recreation in order to reduce over-reliance on private cars.

Objectives

1. To support, promote and encourage alternative travel options
2. To encourage more sustainable modes of transport, by improved connectivity, providing links to public transport and better walk and cycle infrastructure (including safe storage)
3. To ensure that routes to schools are safe for families
4. To reduce traffic and parking issues
5. To ensure streets are designed to be places rather than just corridors for traffic
6. To manage and mitigate adverse effects of development on the roads of the Parish
7. To maintain/increase the network of footpaths, cycle paths and bridleways

Policy FI 1

Transport and Access

- A. Development proposals must be supported by a Transport Statement or Assessment and Travel Plan having regard to ECC ⁽²⁹⁾ .
- B. New development must provide appropriate safe pedestrian and cycle routes to public transport hubs e.g., bus stops and the railway station and recreational, educational, and retail facilities. Where possible these routes should link to other local and national networks. Safe links from Maldon Road to Keith Bigden Memorial Ground and Bury Lane to the station are required. Safe and direct convenient pedestrian and cycle links from Hatfield Peverel to Lodge Farm, Witham are required.
- C. Access for all should be the standard. Where possible, shared use cycle ways/footpaths should be provided. The needs of those with mobility problems and visual impairment should be considered e.g., Dropped kerbs, textured surfaces. This will also meet the needs of people with pushchairs.
- D. Developments will be required to implement 'shared spaces' or 'living streets' to reduce both the speed and dominance of motorised transport, by removing unnecessary street furniture/road markings, introducing specific materials and a speed limit of 20 mph. The alteration of existing roads within the Parish to shared spaces will be supported.
- E. Support will be given to proposals where there is an acceptable impact on the local road network including the management of vehicular movements on the surrounding road network to prevent congestion and damage to road surfaces and verges.
- F. Support will be given to proposals that improve and extend the existing footpath network and create a cycle path and bridleway network, allowing greater access to housing, village centres, green spaces, and the open countryside. Proposals that include appropriately designed and surfaced footpaths through landscaped and open areas will be supported. Where revisions to existing rights of way are necessary to accommodate planned development, alternative routes should seek to avoid the use of estate roads for the purpose wherever possible.
- G. The loss of existing footpaths and cycle paths will be resisted.

Justification

- 14.2.1** Traffic flows through the village in peak hours are consistently high. Development within the Parish needs to avoid increasing local traffic. National Highways consultation on the A12 widening⁽³⁰⁾ shows main junctions along The Street are unable to meet demand at peak times. The reliance on cars and the restrictive street pattern in the village creates a need for alternatives to private car use to be provided. Partnership working to ensure safety, reduce pollution from queuing cars and create free flow of traffic is required. There is only one cycle route (along the A12) and no bridleways in the Parish. This policy aims to encourage a reduction in car use and increase the use of bus and train services which the community would like to see maintained and enhanced.
- 14.2.2** Public Rights of Way (PROW), footpaths, bridleways and quiet lanes will be protected and maintained by ECC as the highway authority. Any amendment to an existing or provision of a new PROW will be advertised, and the Parish Council will provide comments accordingly.
- 14.2.3** Various footpaths that lead to the surrounding countryside are highly valued and used frequently by residents. When asked to rank the importance of the different open spaces, the local footpaths came third highest. ECC has stated that they consider the footpaths to be protected.
- 14.2.4** It is essential we make our streets safer and more welcoming. Being able to walk and cycle safely improves the quality of life and fitness of the whole community. Access for all standards will ensure people with disabilities are able to mobilise within the community. Through designing 'shared spaces' users will feel that, taking due care, they can move through a space freely and with confidence.
- 14.2.5** Encouraging families to walk to school through the enhancement and proper maintenance of existing walking routes and the creation of appropriate paths from any new development site will reduce some of the parking issues around the schools. This can be encouraged through the preparation of a school Travel Plan. The ECC's Statement of Education Policy August 2015 states the legal definition of an available walking route is a route along which, accompanied as necessary, a child can walk with reasonable safety to school. A parent has a right to challenge the availability of such a route.

30 [Highways England A12 to A120 Widening Options Assessment Report - March 2016](#)

A12 looking towards Witham



Cycle Storage at Station



Multiuse path alongside A12 towards Witham



14.3 FI2 Parking

Key Issue FI2

Commuter parking on residential streets, parking to access healthcare care facilities, and general lack of availability of parking is of concern. The Parish does not currently have a public electric vehicle charging point.

Objectives

1. To retain and increase public parking areas in the village particularly in the vicinity of important community facilities
2. To ensure adequate parking is provided within the site perimeter for all new developments
3. To discourage on-street parking by commuters within residential development by providing adequate affordable parking for the railway station
4. To maintain free flow of traffic
5. To provide charging facilities for electric vehicles
6. To provide for the anticipated increased use of eco-friendly vehicles

Station Car Park



Policy FI 2

Parking

- A. Development will be required to provide vehicular and cycle parking having regard to the adopted Essex County Council Parking Standards⁽³¹⁾, or successor document and the Hatfield Peverel Design Guidelines and Codes⁽³²⁾.
- B. Residential parking
 - i. Off street parking for each dwelling with provision for deliveries and services, guests, healthcare personnel e.g., patient transport pick up/drop off and other transient visitors.
 - ii. Where garages are provided they must be designed to reflect the style of the house they serve and set back from the street frontage.
- C. General Parking
 - i. Development proposals will be supported where satisfactory access and egress arrangements, vehicular parking and covered, secure cycle parking provision can be provided.
- D. Opportunities to provide public car parking near community services should be identified when development proposals are considered. Any new public parking areas should provide secure covered cycle bays or storage. Increased secure cycle parking will be provided at local amenities e.g., school and station to meet demand, encouraging residents to use cycles instead of cars.
- E. Any existing public parking area e.g., Railway Station, Hadfelda Square will be retained unless an equivalent or improved facility is provided nearby.
- F. Proposals that improve parking facilities enhancing safe and suitable access to the train station will be supported.

31 Parking Standards, Essex County Council, 2009, or subsequent replacement documents.

32 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023, or subsequent replacement documents

Justification

- 14.3.1** Braintree District Council have adopted the Essex Parking Standards (2009, in the process of being updated) which are considered to be acceptable for new developments within the Parish at the time of writing.
- 14.3.2** Adequate parking provision including visitor/delivery spaces within the perimeter of all new housing is considered to be an essential requirement to prevent vehicles impacting surrounding roads with overflow parking. New developments need to address the full range of vehicle movements required including: emergency services, refuse collections, delivery services.
- 14.3.3** Residents report high volume of commuter parking in residential streets. There is a desire to find solutions to this problem through planning or non-planning measures. There are also parking issues around healthcare facilities. Staff and patients have reported that they frequently find it difficult to park within the vicinity of the surgery as parking was restricted nearby due to commuter parking. Parking on pavements has been reported, preventing access for people with mobility problems, visual impairments, and pushchairs.
- 14.3.4** High traffic flow and demand for parking at certain times of the day has been highlighted through community engagement. The Street and Maldon Road are both narrow roads with limited parking places for shops and businesses. On street parking blockages create safety and traffic flow issues.
- 14.3.5** Electric car ownership has increased nationally which gives rise to the need for charging points for hybrid or all electric vehicles.

14.4 FI3 Education & Health Infrastructure

Key Issue FI3

Provision of local schools, nurseries, surgery and pharmacy in the village is important. Impact of new development will affect their ability to cope. Lifelong learning opportunities are encouraged within the Parish.

Objectives

1. To facilitate sustainable schooling provision which can provide places for all early years and primary age children within the Parish
2. To promote education facilities for all ages
3. To support and promote the provision of health care facilities in the Parish
4. To encourage facilities for promotion of mental health

Policy FI 3

Education and Health Infrastructure

- A. New development will only be supported where it can demonstrate that there is sufficient appropriate education capacity to provide for the development or that such capacity within the area will be delivered by the development.
- B. The provision of education facilities for all ages within the Parish will be encouraged in appropriate locations.
- C. Development proposals supporting improvements to local healthcare services and facilities will be encouraged.
- D. The provision of new physical and mental healthcare services and facilities within the Parish will be encouraged in appropriate locations.
- E. Loss or degradation of education or healthcare services and facilities will be resisted.

Justification

- 14.4.1** Sustainable schooling should provide places for all Early Years and Primary age children within the Parish. Where children have to be transported from outside the area to a local school and vice versa there is a potential impact on traffic congestion, the environment, health, safety, and wellbeing. Various factors mean that a number of children come from further afield to local schools leading to children within the Parish being unable to take up places. Further development will increase the need for school places. At present ECC have said that they have no plans to expand local schools within the Parish. The possible move to Academy or other similar status during the plan period may provide an opportunity for reviewing the options to increase capacity which could include development. The current sites have limited space for expansion. Lifelong learning can be delivered in many different ways and provides a useful social function promoting wellbeing and mental health. It can also assist with change of employment direction and other lifestyle changes. Provision for lifelong learning is supported.
- 14.4.2** Healthcare facilities e.g., surgery, pharmacy and dentist are of importance to residents. It is strongly desired that the current levels of service are maintained and improved. The impact of an ageing population and housing development will require management to avoid diminishing the service.
- 14.4.3** The redevelopment of existing education and health sites to increase capacity is supported. Relocation of existing provision to an alternative site in the Parish is supported provided it is in place before redevelopment of the existing site takes place and is within the centre of the village.
- 14.4.4** Over the Plan period there is the potential for significant change in the provision and funding of education and healthcare facilities. This policy seeks to ensure that positive benefits from these changes are achieved for the residents of the Parish.

Hatfield Peverel Infants School and St Andrews Junior School



14.5 FI4 Retention of Assets of Community Value

Key Issue FI4

Concern about the loss of local assets and amenities and the benefits of retaining these for community use.

The Sportsmans Arms before closure



Designated as ACV (now lapsed); Identified as a NDHA in 2019 planning application

Objective

1. To support Assets of Community Value (ACV) being identified, retained, and operated by or on behalf of the community

Policy FI 4

Retention of Assets of Community Value

- A. Proposals that will result in the loss of, or substantial harm to, an ACV will be strongly resisted.
- B. Loss of an ACV will only be supported when there is no longer a need for that facility or a replacement facility of equal or enhanced quality is available or can be provided as part of any scheme.

Justification

“Under the Localism legislation, voluntary and community organisations and parish councils can nominate an asset to be included in a ‘list of assets of community value’. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period.”⁽³³⁾

- 14.5.1** There is strong community support to safeguard village assets. The Parish is fortunate to have a number of assets but only the Sportsmans Arms, in Nounsley, was listed as an ACV with Braintree District Council but it has lapsed, and it was supported by an active local group seeking to bring it back into use to provide a community hub. It was identified by Place Services as a NDHA (Non-Designated Heritage Asset) in 2020 as the result of a planning application. The NPPF confirms that the planning system plays an important role in facilitating social interaction and the importance of planning positively for the provision and use of shared space including community facilities and services.
- 14.5.2** Other sites/buildings suitable for inclusion on the list of ACVs within the Parish will continue to be considered by the Parish Council throughout the Plan period. The community are encouraged to nominate buildings or land that are considered important to social wellbeing as ACV's accepting that such assets will require community support and funding if they become at risk in the future and are to be retained. The benefit of listing community assets is that it effectively stops the clock on the sale of assets to allow community groups to make a bid to purchase the asset and so preserve its social value. Such assets may be for instance the allotment sites, local shop, library, pub, church buildings, heritage building or open space.

33 Locality (National Membership Network) [Locality Quick Guide to the Community Right to Bid](#)

14.6 FI5 Developer Contributions

Key Issue FI5

Many of the issues raised by the community are important and can be resolved through the use of developer contributions - financial or direct provision.

Cemetery Fencing



Play Equipment



Objective

1. To ensure that where there is support available as the result of a developer contribution - financial or in kind (Section 106 Agreement/Community Infrastructure Levy (CIL) or successor) it is used for the greatest benefit of the Parish

Policy FI 5

Developer Contributions

- A. Where appropriate, development proposals will be required to make a proportionate contribution towards the provision of relevant infrastructure in the Parish, including specific infrastructure projects identified in Table 14.1, and avoidance and mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- B. Planning applications should, where appropriate, clearly demonstrate the impact of the proposed development on local infrastructure in the area and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts.
- C. New development in the Parish should, where appropriate and subject to the requirements of CIL Regulation 122, contribute towards the infrastructure projects listed within Table 14.1. Development proposals which do not provide contributions as set out within Table 14.1 will be required to demonstrate one or more of the following:
 - i. that contributions are not required in accordance with CIL Regulation 122;
 - ii. that the provision of the contribution will render the site financially unviable, demonstrated through an open book viability assessment;
 - iii. that the infrastructure will be funded and delivered through other means.

Justification

- 14.6.1** Developers will be expected to contribute towards new and existing infrastructure in the area to mitigate the impacts of new developments. Developer contributions will generally be provided through Section 106 agreements with Braintree District Council and Essex County Council, where applicable but may take a number of forms.
- 14.6.2** New development proposals will be expected to demonstrate the impact of the proposals on infrastructure in the local area, including impact on traffic volumes, noise pollution and air quality. They will be required to outline how appropriate infrastructure improvements can be implemented to mitigate the identified impacts.
- 14.6.3** Contributions secured as a result of new development shall be prioritised towards the delivery of targeted community objectives wherever possible. It is acknowledged that not all new developments will be able to contribute towards infrastructure needs in the Parish due to the financial viability considerations, the particular infrastructure needs of the proposal, and the restrictions of the CIL Regulations⁽³⁴⁾. New housing development will put additional demands on services such as healthcare and education, community facilities, utilities, and infrastructure. To mitigate these demands, developer contributions will be sought to ensure the Parish is a thriving sustainable community. Contributions are in proportion to the scale of development. The requirements of the community will change over the Plan period. A list of varying scaled projects has been identified and is kept up to date and reviewed by the Parish Council which can be found on the Parish Council website. Development contributions for use by the Parish should be used to implement items from this list as prioritised by the Parish Council.
- 14.6.4** The appropriate contributions to be provided by a developer will vary depending on the type, location, and financial viability of the development. To assist developers and decision-makers in considering infrastructure needs in the Parish, Table 14.1 Local infrastructure projects required to support both existing residents and future development in the area below outlines local infrastructure projects which are required in the Parish to support existing residents and future new development in the Parish.

34 CIL Regulation 122 states that a development contribution (S106 planning obligation) must be: (a)necessary to make the development acceptable in planning terms; (b)directly related to the development; and (c)fairly and reasonably related in scale and kind to the development.

Table 14.1 Local infrastructure projects required to support both existing residents and future development in the area

Project Location	Purposes
Allotments - Old Site and New Sites in Church Road	Improvements to amenities and facilities including access and fencing, extension to both sites.
Community Building – Village Hall, Maldon Road	Capital improvements, upgrading of/alterations to village hall.
Outdoor Sport - Strutt Memorial Ground in Maldon Road, Nounsley Playing Field in Ulting Road, Keith Bigden Memorial Ground, and proposed Community Park in Wickham Bishops Road	Tennis courts, gym equipment and/or running track at Strutt Memorial Recreation Ground, improvements to facilities and enhancement of fishing club facilities at the proposed Community Park, Wickham Bishops Road. Multi use sports pitch and/or improvements to car park facilities at Keith Bigden Memorial Ground.
Play Space - Strutt Memorial Ground in Maldon Road and Nounsley Playing Field in Ulting Road	Improvements to/installation or replacement of children's play equipment at Strutt Memorial Recreation Ground and/or at Nounsley Playing Field.
Public Rights of Way - In and around Hatfield Peverel	Improvements to the public rights of way network.
Sustainable Transport - In and around Hatfield Peverel	Improvements to bus services serving Hatfield Peverel and/or additional/improved cycle parking at Hatfield Peverel Station and/or additional/improved cycle parking at Hadfelda Square Car Park.

- 14.6.5** The Braintree District Council Open Spaces Action Plan sets out a list of outline proposals for the provision and enhancement of spaces within the Parish, which enables Braintree District Council to demonstrate where financial contributions from developments under their Open Spaces Supplementary Planning Document will be spent. These open spaces are enjoyed by the community who wish to see them retained and improved. The Parish Council input in the periodic review of the Open Space Action Plan.
- 14.6.6** Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy⁽³⁵⁾ (RAMS) has been prepared on behalf of all Essex local authorities to identify where recreational disturbance of European Sites⁽³⁶⁾ is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of mitigation measures. New development proposals in this area will be required to contribute towards measures relating to European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation.

35 Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document, May 2020, Place Services

36 European Sites refers to designated Special Areas of Conservation and Special Protection Areas.

15 Housing

15.1 Introduction

Housing needs and requirements for Hatfield Peverel

- 15.1.1** Braintree District Council has provided an indicative housing requirement of between 492 to 656 homes up to 2038 for Hatfield Peverel. The Braintree District Council Local Plan 2033 allocates five sites for development in the Parish: HATF608, HATF313, HATF314, HATF630 and HATF317, which have planning permissions for 481 dwellings (see Map 15.1 Braintree District Council Adopted Local Plan 2033 & Alternative Sites submitted 2014-2016). Alongside other recent approvals for residential development, new development proposals in the Parish will exceed the identified local housing requirement and contribute significantly to the needs of the District.
- 15.1.2** A Housing Needs Assessment (HNA) was produced in 2021 to inform the Hatfield Peverel Neighbourhood Plan. The HNA is the starting point for the site allocations process by identifying the level of housing demand in the area. As of 2021, 485 dwellings were under construction or permitted between 2021-2026. The HNA determined if this current build out rate persists, development in Hatfield Peverel will surpass the indicative housing target. Since 2017⁽³⁷⁾, in excess of a combined total of 618 dwellings have been approved for development in the Parish.

The need for policies and allocations to meet the housing requirement

- 15.1.3** In light of the evidence set out in the HNA, the extent of Local Plan site allocations and planning permissions in Hatfield Peverel, there is no need for this NDP update to allocate further sites for residential development in Hatfield Peverel to meet the identified local housing requirement. NDP Policy HPB1 positively supports the development of sites allocated in the Local Plan and with extant planning permission, ensuring development can take place in the area to meet the identified housing requirement.
- 15.1.4** Through this approach, and in accordance with the conclusions of the recent High Court Judgement [Thurston Parish Council v Mid Suffolk District Council](#) from 18th February 2022, this NDP update has a sufficiently positive strategy towards supporting growth in the area to ensure that, where necessary in the future, the requirements of NPPF paragraph 14(b)⁽³⁸⁾ have been sufficiently met without the need to allocate additional new development sites within the Plan.

37 The draft Braintree District Local Plan was submitted in 2017.

38 NPPF paragraph 14(b) requires a neighbourhood plan to 'contain policies and allocations to meet its housing requirement'.

Housing in Hatfield Peverel

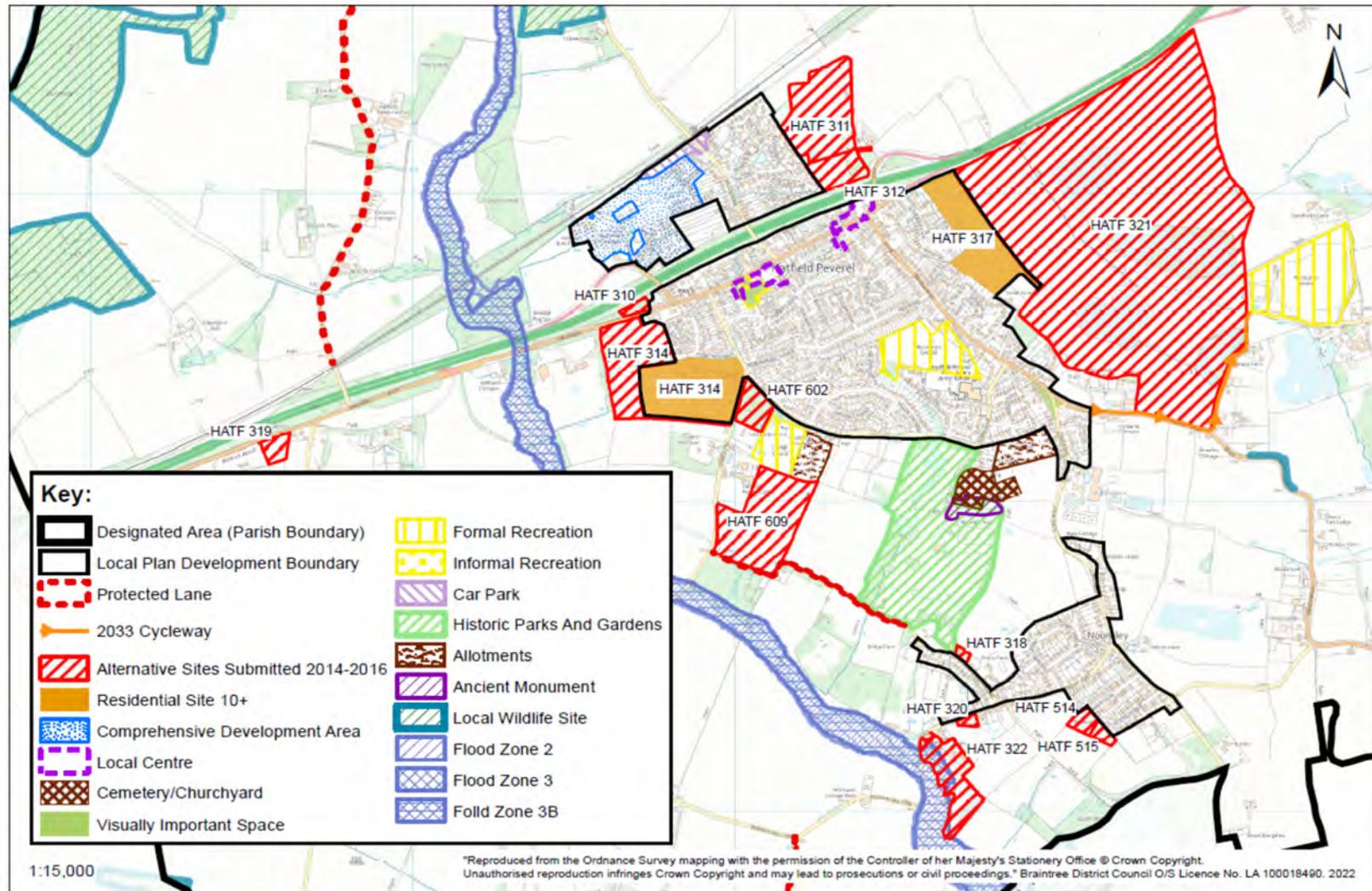
- 15.1.5** The HNA assessed the dwelling mix in the Parish and found over half are detached and semi-detached (35% detached, 28% semi-detached), 18% are bungalows, and a near even split between flats (8.5%) and terraced houses (9.5%) (Section 6.7 Conclusions Type and Size). The assessment also found that 25% of dwellings are 4 bed, 40% 3 bed, 30% 2 bed and 5% 1 bed (Table 6 5: Dwelling size (bedrooms), various geographies, 2020). With 69% of dwellings occupied by family households and 26% by single person households, the HNA identified a need for 3-bedroom dwellings. In regard to occupancy, 81% of dwellings are under-occupied, with 85% of those aged 65 and over under-occupying their home. Population growth among the 65 and over age group is predicted to grow by 69% over the plan period (Section 6.7 Conclusions Type and Size).
- 15.1.6** In terms of affordable housing, the HNA recommends the delivery of 142 affordable homes over the Plan period, composed of 10% rented and 90% ownership, to meet identified need in Hatfield Peverel (Section 8 Conclusions). In terms of the quantum of affordable housing, the recommendations of the HNA will be met in the Parish through the delivery of the Local Plan housing allocations.
- 15.1.7** The community has identified that there is a need for more options for the older population to downsize into bungalows or ground floor accommodation and starter homes for the younger population of the Parish. It is recognised that the provision of affordable housing is primarily achieved through a mix of housing types on larger sites. Meeting these housing requirements within the Parish will help stem the trend of emigration from the Parish, enhance the local economy and keep facilities in use. A thriving community relies upon a mix of ages and skills to be sustainable, with exchange of experience and knowledge.
- 15.1.8** Hatfield Peverel was not identified in the Braintree District Council Core Strategy 2011 (now superseded by the BDC Local Plan 2033) as a growth area unlike the settlement of Witham, whose development to the southwest brings Witham closer to Hatfield Peverel. Hatfield Peverel is identified as a Key Service Village with constraints in growth through its limited services.
- 15.1.9** National Policy supports development of brownfield over greenfield sites. Brownfield sites identified within the Parish are: land adjacent to the Co-op Store on The Street (formerly Cowards Garage) and the former Arla site. During the engagement and consultation process the community has shown support for the redevelopment of the former Arla site for mixed use. The site is now under development for residential purposes. The land adjacent to the Co-op Store had planning permission granted for 9 dwellings on 18 August 2016.
- 15.1.10** Any policy compliant development on sites not allocated in Braintree District Council's Local Plan 2033 should be small scale, where the size of the development should be in keeping with the small semi-rural character and appearance of the Parish.

The Street



Map 15.1 BDC Adopted Local Plan 2033 & Alternative Sites

Braintree District Council Adopted Local Plan 2033 & Alternative Sites submitted 2014-2016



Housing Key Issues

15.1.11 Planning

- Family members are unable to move locally due to the gap between house prices and income
- Accessibility/inclusiveness should be actively promoted e.g., flats or apartments built in the area should have lifts to cater for those with mobility difficulties, buggies, or heavy shopping
- There is a shortage of suitable housing for the ageing population which leads to under occupancy, older residents living in unsuitable homes and the local market becoming stagnant
- There is a need for bungalows in the Parish to support independent living for residents with a disability or for downsizing from larger family homes
- Easy access to local amenities is important to the ageing population
- The lack of affordable housing (see Glossary) in the Parish is resulting in younger people having to live with parents or move out of the area
- Residents are concerned that there is trend to smaller gardens and private areas leading to increased density of building and decreased amenity which is not in keeping with the village character
- Residents want to continue to live in and move around the Parish safely

15.1.12 Non-Planning

- There is a need for property to rent at affordable prices to avoid people having to move away
- The split between rented and intermediate for the affordable housing in the Parish is set too low to take account of the apparent limited capacity to secure lending

Mulberry Green



15.2 HO1 Housing Mix and Type

Key Issue HO1

There is a shortage of suitable housing for the ageing population which leads to under occupancy, older residents living in unsuitable homes and the local market becoming stagnant.

Objectives

1. To provide housing that enables owner occupiers to downsize to smaller, easily managed properties, near to services and facilities enabling independent living
2. To provide accessible and adaptable homes suitable for changing needs and lifestyles

Hatfield Grove



Policy HO 1

Housing Mix and Type

- A. New residential developments will be considered appropriate if they can demonstrate that the following have been addressed within the proposal:
 - i. Provision of a mix of housing types for a socially inclusive community
 - ii. Density of development must have regard to that within the immediate and surrounding area. Where there may be an impact on the natural environment a lower density may be considered acceptable or a higher density where the design is both innovative and of a high standard and in a highly sustainable location
- B. The provision of older peoples housing within new development proposals will be supported. Proposals for retirement housing, which may include bungalows, should:
 - i. Have regard to the accessibility of the site to public transport and to local communal facilities, shops and services;
 - ii. Respect the character of the area;
 - iii. Protect the amenity of neighbouring residents;
 - iv. Provide appropriate landscaping to include outside amenity area(s); and
 - v. Provide unobstructed safe footways within the development for the use of mobility scooters and wheelchairs.
- C. The changing needs and lifestyles of the population should be considered, in accordance with current national guidance.
- D. Proposals for new dwellings that are designed to be accessible and inclusive, including meeting Building Regulations M4 (2) and M4 (3) standards, will be supported.

Justification

- 15.2.1** The effects of changing needs and lifestyles can be mitigated through good initial property design ensuring adaptations are easily accommodated. Lifetime Homes give clear guidance to meet these requirements. The Lifetime Homes Standard promotes the design of accessible and adaptable dwellings for all. The standards include criteria for inclusive design in regard to access to housing and adequate space within and between rooms.
- 15.2.2** Older people need a variety of options to enable them to live full lives within the community and encourage downsizing. Well-designed houses and environment will improve their independence and accessibility to the wider community. Developments need to be in the right location: near shops, services, and transport links. Limited downsizing opportunities keeps larger properties out of the market. This makes it difficult for people to meet changing requirements at different life stages. Our community wishes new developments to provide a number of bungalows allowing our ageing population to stay locally where families, social connections and familiar facilities exist.
- 15.2.3** Due to high under-occupancy levels, particularly among older age groups, the Housing Needs Assessment identified the opportunity for larger dwellings to be freed as residents 65 and over downsize to smaller properties (Section 8 Conclusions). However, the lack of suitable properties means that older residents or those with a disability have no option other than to stay in larger family homes or move out of the Parish. This is compounded by a projected increase in households with a reference person aged 65 or over⁽³⁹⁾ (Section 6.3 Conclusions Specialist Housing for Older People).
- 15.2.4** Community Housing figures from Housing SatNav Key Housing Needs Statistics published July 2023⁽⁴⁰⁾ show there are 17 one bed bungalow housing association homes in the Parish. Small bungalows rarely appear for sale on the open market and are often subjected to redevelopment to two storeys. The HNA identifies a future need for specialist housing between 133 to 165 units during the Plan period, 38 of which are housing with care and 95 as sheltered housing (Table 7.8: HLIN estimate of specialist housing need in Hatfield Peverel by the end of the Plan period).
- 15.2.5** Engagement results showed a desire for 2 or 3 bed bungalows with generous living space as a practical replacement for their 3-to-5-bedroom house. Families staying together within the Parish enables them to share caring responsibilities for both young and older members, helping to preserve communities.

39 Hatfield Peverel Housing Needs Assessment, November, AECOM, 2021

40 [Housing SatNav Key Housing Needs Assessment 2022](#)

“If communities are to work for today's and tomorrow's older populations, planners must focus on how we can ensure that our communities are places that deliver much more than the basics.”

(David Sinclair and Jessica Watson ‘Making our Communities Ready for Ageing - a call to action’ 2014).”

- 15.2.6** Planning Practice Guidance states that “the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing”⁽⁴¹⁾. Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish. Supporting independent living can help to reduce the costs to health and social services and providing more options for older people to move could also free up houses that are under occupied. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.
- 15.2.7** There is an identified need for affordable housing in Hatfield Peverel, with an expected rate of 8.6 households per annum over the NDP period who may be interested in affordable home ownership⁽⁴²⁾. The recommended tenure mix in the Housing Needs Assessment for 90% rented and 10% ownership (Section 8 Conclusions) conforms with the Braintree District Council Local Plan 2033.

Bungalow Stone Path Drive



41 Planning Practice Guidance Paragraph: 001 Reference ID: 63-001-20190626

42 Hatfield Peverel Housing Needs Assessment, AECOM, November 2021

16 Design

16.1 Introduction

- 16.1.1** The design policy seeks to ensure the delivery of high quality, sustainable and well-designed new development which enhances the existing character of the Parish. The policy encourages development which reflects the surrounding built environment and incorporates sustainable design solutions.
- 16.1.2** The Hatfield Peverel and Nounsley Character Assessment (2016)⁽⁴³⁾ gives a detailed study of the landscape in and around the Parish and supports policies within the Plan. The Hatfield Peverel Design Guidelines and Codes⁽⁴⁴⁾ provides a comprehensive analysis of the built and natural environment in Hatfield Peverel and sets out design guidelines for future development in the Parish. These two studies document the unique character of the Parish, and consider character areas, important views, architectural styles, and materials.
- 16.1.3** High quality design can contribute to a strong sense of place. This can be achieved with design that reflects and enhances local character with the use of local materials and design features sensitive to the surrounding historic character. Hatfield Peverel has various Grade II* and Grade II Listed Buildings located along Maldon Road, The Street and in Nounsley. Remnants of the architectural styles and building materials such as timber framing with pastel coloured render, red brick and red clay roofing tiles can be seen on the older buildings within the Parish. The 1970s saw an increase in residential development in the Parish of mixed design. Nounsley has its own more rural identity.
- 16.1.4** Good quality design is essential for creating and maintaining safe environments and promoting healthy lifestyles. Well-designed communities can promote healthier lifestyles with appropriate layouts by encouraging walking and cycling, and providing access to a private garden, green infrastructure, and local amenities. Additionally, well-designed layouts create a strong sense of place and promote social interaction, important for maintaining safe environments.

43 Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

44 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023

The NPPF (para 92) states that planning policies should create safe and accessible environments where “crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”.

Key Issues

16.1.5 Planning

- i. Concern that new developments would detract from the rural nature of the Parish. Smaller, creatively designed developments, with less impact are preferred over larger sites
- ii. Concern that there is a trend to smaller gardens and private areas leading to increased density of building and decreased amenity.
- iii. Residents want to continue to live in and move around the Parish safely.

16.2 DE1 Design

Key Issue DE1

Concern that new development would detract from the rural nature of the Parish. Smaller, creatively designed developments, with less impact are preferred over larger sites.

Objectives

1. To ensure the development of new homes or extension of existing developments adds to or maintains the rural nature of the Parish
2. To create safe, well designed and easily accessible places to live
3. To prevent over development of an area affecting the environment of the village and the wellbeing of the residents

Policy DE 1

Design

- A. All new development proposals in the area should have regard to the Hatfield Peverel Design Guidelines and Codes⁽⁴⁵⁾, the Hatfield Peverel and Nounsley Character Assessment⁽⁴⁶⁾, Building for a Healthy Life⁽⁴⁷⁾, Homes England, 2020 and the Essex Design Guide⁽⁴⁸⁾.
- B. New development proposals will be supported which demonstrate the following:
- i. Layout, height, and overall elevation design should be in harmony with the character and appearance of the surrounding area, including views into and out of the site. Materials should reflect the development's context.
 - ii. Innovation to achieve low carbon sustainable design that meets the BREEAM Home Quality Mark Standard Excellent where viable.
 - iii. New development will be encouraged to adopt a 'fabric first' approach to reduce energy demand and provide energy in the most cost-effective way by maximising the energy performance of the materials and components of the building.
 - iv. The use of high-quality surface materials is expected in order to help with marking out parking areas and shared spaces.
 - v. The provision of a well-designed landscaping scheme to soften the impact of the development, provide new biodiversity habitats and enable cohesion with the existing settlements.
 - vi. Careful consideration should be given to the materials used in marking boundaries on those plots bordering the public realm for visual appearance, safety, and security.
 - vii. Allowance for the efficient functioning of the Braintree District Council waste and recycling scheme with convenient, well screened storage space for bins and recycling.
 - viii. Satisfactory arrangements can be made for the containment and disposal of any waste.
 - ix. Good connection and permeability – short, safe and direct routes that encourage low speeds, suitable for all users, including pedestrians, wheelchair users, cyclists and mobility scooters connecting through the development to the rest of the village.
 - x. Appropriate planning and mitigations to reduce safety risks around outdoor water sources.
 - xi. Suitable principles in design to avoid deliberate fire setting.

45 Hatfield Peverel Design Guidelines and Codes, AECOM, 2023

46 Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

47 Building for a Healthy Life

48 Essex Design Guide, Essex County Council, 2008

- xii. Consideration of managing fire risk and the potential spread of fire throughout the site.
 - xiii. Water efficient designs and promotion of water efficient fixtures and fittings.
 - xiv. The design and standard of any new development should aim to meet a high level of sustainable design and construction including measures which minimise waste, re-use and recycle minerals, and use sustainable materials, including their procurement and be optimised for energy efficiency and targeting zero carbon emissions.
 - xv. Adequate provision for charging electric vehicles. Public charging points should be located in highly visible, accessible locations close to building entrances.
- C. New residential development proposals will have a minimum private garden size of 100m². Exceptions to this requirement will be:
- i. One- and two-bedroom dwellings – a minimum private garden area of 50m² will be required.
 - ii. Three bed terrace dwellings – private gardens shall be a minimum depth of 2.5m x the width of the house.
 - iii. For flats and apartments – minimum balcony area of 5m² where appropriate with a similar size private area for the ground floor dwelling and a private communal area for all which shall be to a high specification design, hard and soft landscaped garden area of 25m² per flat or apartment.
- D. New residential development proposals will provide safe play spaces and design out crime. Children’s play space must be well located within a development, where good passive surveillance from surrounding properties is achieved whilst having regard to the residential amenity of properties close by. Secured by Design methods will be incorporated into any new residential development to design out crime and create a feeling of a safe place to live and move through.

Justification

- 16.2.1** The two main settlements of Hatfield Peverel and Nounsley have a distinctive character which is worthy of protection. The community is committed to both maintaining and enhancing the quality of the environment. Any new development will be expected to make a positive contribution and be of a high design quality. Developments must create places that are visually attractive, safe, functional, accessible, and inclusive.

- 16.2.2** The Design Codes and Guidelines (2023, Section 4, page 27-89) recommends new development to consider placemaking to create a place where people want to live and which meets the aspirations of existing residents. The context of a place should be taken into account for a design. This includes neighbouring buildings, natural landscape, rural character of the wider locality and the street pattern. Layouts should be easily understood and interconnect well.
- 16.2.3** To inform the design guidelines and codes, a character appraisal was conducted of Hatfield Peverel, resulting in the identification of six character areas. The character areas have similar urban features resulting in a distinctive place identity. To maintain this identity, it is important that these areas are treated differently. The report identifies the following six character areas:
- The Street and potential Conservation Area
 - Station Road Area
 - Stone Path Drive, St Andrew's Road and Maldon Road
 - New Road
 - Gleneagles Way and Southern Edge
- 16.2.4** The design guidelines and codes identify appropriate materials and colours for development proposals in the six character areas. The NPPF (para 128) encourages the production and use of tools such as design codes and guides to inform development proposals and create high quality design. Design tools should be consistent with the National Model Guide and National Model Design Code.
- 16.2.5** The report categorises the design codes for the Parish across the following five design principles: "In keeping with local character" including heritage, views, landmarks, patterns of growth; "Access and movement" including walking routes, footpaths, parking lighting; "Landscape, nature and open space" including creating green networks, biodiversity; "Built form" including boundary treatment, building heights, housing mix, materials; and "Sustainability" including minimising energy use, adaptability, minimising construction waste. The report provides a checklist against which development proposals should be evaluated to cover all design eventualities.
- 16.2.6** Where it is proposed to add to an existing development it is important that the same criteria are applied to ensure quality of design, permeability, and connectivity. The living experience of both existing and incoming residents should be enhanced by good design and opportunities taken to provide improved amenities.
- 16.2.7** Building for a Healthy Life is a design tool produced for the NHS to update Building for Life 12. The place making tool encourages healthy lifestyles and the creation of healthy communities through improved active transport and public transport links, lower carbon emissions and improved air quality.

- 16.2.8** A Fabric First approach is the maximisation of the performance of a building's fabric (materials and components) before the use of mechanical and electrical building serviced systems. The approach is considered to reduce costs and carbon emissions while also improving a building's energy performance.
- 16.2.9** BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method for assets including buildings and infrastructure. Assets are evaluated by a third-party certification against environmental, social, and economic sustainability performance indicators. Assets are then rated according to their performance using a series of categories. Ratings range from Acceptable to Pass, Good, Very Good, Excellent to Outstanding.
- 16.2.10** The village is valued for its rural setting. Historically many of the properties have had large gardens which contribute to the feeling of openness. Not everyone wants a large garden, but high density build with small amenity spaces gives rise to a cramped and closed environment. Gardens are important for many reasons especially for health and mental well-being: access to fresh air, a safe place for families to play, a place for tranquillity and relaxation, exercise, gardening and growing food, wildlife habitats, education, and outside living space.
- 16.2.11** The Essex Design Guide has recommended minimum garden sizes of 100m² as a requirement for most new housing types since 1973. This size has been found to provide an acceptable and workable minimum standard to accommodate most household activities and offer an area associated with the property for private relaxation space. Braintree District Council relies on the Essex Design Guide to inform its policies on minimum garden sizes, however within the guide is also a reference to private amenity space which allows for a smaller area to be provided for new dwellings. This reduced provision led to the approval of a housing scheme with less than desirable amenity area which the community have voiced they do not wish to see repeated in the village.
- 16.2.12** It is good sense and good planning that opportunities to remove the risk of crime are incorporated into any new development. 'Designing out Crime' looks at the relationship between private space and public space, environmental design, and physical security. Any measures that reduce the vulnerability of people and property should be incorporated into new developments to improve people's quality of life.
- 16.2.13** If communities feel safe with facilities and services within easy access by foot or cycle then more people will be encouraged not to use their vehicles for short journeys.
- 16.2.14** Secured by Design is "the official UK Police Flagship initiative which combines the principles of designing out crime with physical security" (Secured by Design Website, 2021).

17 Historic Environment

17.1 Introduction

- 17.1.1** The origins of Hatfield Peverel likely stretch to Roman times or earlier. The village is located near the Roman road which ran between London and Colchester, a road now largely followed by the A12. The settlement of Hatfield is mentioned in the Domesday Book (1086) for 78 households, a substantial size at the time. The village was subsequently referred to as Hatfield Peverel, after the Peverel family. The Norman knight Ranulph and his son William were feudal barons holding land in Hatfield Peverel. The Peverel family founded a college for secular canons in the village, which was later changed into a Benedictine priory until the Dissolution (1536) when it was significantly demolished. The Priory grounds remain in private ownership. Adjacent to The Priory is the Norman St Andrew's Parish Church.
- 17.1.2** Development in Hatfield Peverel was historically concentrated along the A12 and clustered around The Priory. The opening of the train station in the 1840s brought increased passage through Hatfield Peverel and the arrival of new residents looking to commute to London and nearby towns for work. By the second half of the 20th century, the village had expanded in a nucleated settlement pattern. Economic activity in the Parish is concentrated on The Street and Maldon Road.
- 17.1.3** Hatfield Peverel is a historic village with a settlement pattern focused inwards towards The Street and Maldon Road, and with a rural character which provides regular views and connections to the surrounding open countryside. Hatfield Peverel's character sets it apart from the smaller hamlet of Nounsley. Separated by open agricultural fields and registered historic parkland, the two settlements are distinguished by a separate history and development pattern. Nounsley has a distinctly rural character, with low density dispersed development and regular views and connections to the surrounding open countryside. Nounsley has dispersed field patterns with Medieval origins.
- 17.1.4** There are five Grade II* listed buildings and over forty Grade II listed buildings (see Map 17.1 Map of historic Features) in Hatfield Peverel. The Grade II* St Andrew's Church built in the 12th century; and The Priory from 1770 along with Grade II listed adjacent buildings, park and garden, and wall, and a Scheduled Monument. The other Grade II* listed buildings include Hatfield Place, a late 18th century house, The William B restaurant (formerly The Crown), originally a house or an inn from the 15th century, and Termitts Farmhouse, a 15th century house.
- 17.1.5** The majority of the Grade II listed buildings in Hatfield Peverel are agricultural buildings, notably farmhouses, barns and stables, and timber framed cottages on Sportsmans Lane, Church Road and The Street built between the 14th and 18th centuries. Other Grade II listed buildings include alms-houses from the 1820s and Brewery House, a late 18th century house with adjoining brewery buildings, including a malthouse, in operation until the 1920s.

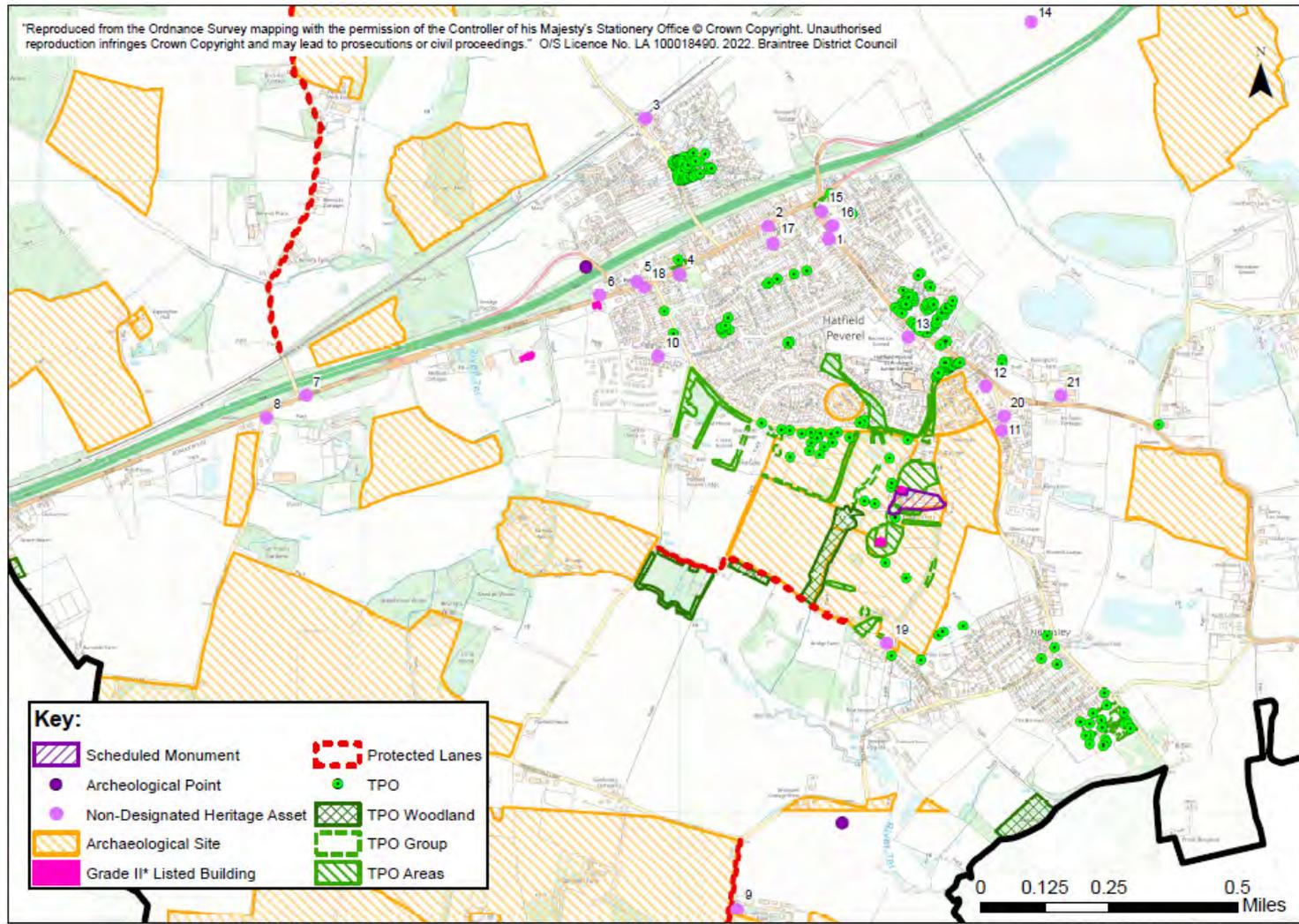
Lovibond Cottages or Almshouses, Grade II



Hatfield Place, Grade II*



Map 17.1 Historic Features



17.2 HE1 Heritage

Key Issue HE1

Protect, promote and enhance the historic environment.

Objectives

1. Protect and enhance listed heritage assets and the wider historic environment
2. Recognise and protect non-designated heritage assets (NDHAs)
3. To identify areas, features and buildings which contribute to the character of the Parish and need conservation

Policy HE 1

Heritage

- A. New development proposals should seek to protect and enhance designated and non-designated heritage assets and their setting.
- B. Development proposals which may have an impact on heritage assets or their setting will be supported where it can be demonstrated that:
 - i. There is no detrimental impact on, or where possible the proposals enhance, the character, appearance, setting, structural stability, and historic features of the heritage asset;
 - ii. There would not be a significant increase in the use of the heritage asset which would result in detriment to its character, appearance, setting, structural stability, and historic features;
 - iii. The benefits of the proposed development would clearly and convincingly outweigh any identified harm to the character, appearance, setting, and historic features of the heritage asset, taking into account the significance of the heritage asset in accordance with the requirements of the NPPF; and
 - iv. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.

Justification

- 17.2.1** Heritage assets include both designated and non-designated heritage features. A designated heritage asset refers to a Scheduled Monument, Listed Building, Registered Park and Garden, Protected Lane or Conservation Area designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are identified as having some heritage significance by a plan-making body, however they do not meet the criteria for designated heritage assets. Non-designated heritage assets can be identified through the neighbourhood planning process.
- 17.2.2** Designated heritage assets contribute to the character and sense of place in Hatfield Peverel. Non-designated heritage assets (NDHAs) in Hatfield Peverel also have local significance to the history and growth of the Parish. Designated and non-designated heritage assets often have features of architectural, cultural, and social interest.
- 17.2.3** Heritage assets are all surrounded by a setting. Setting contributes to the significance of heritage assets. Setting has a visual relationship with the associated heritage asset and is linked by a historic connection, and as such, may evolve. Setting is also understood as an experience of a heritage asset's surroundings.
- 17.2.4** Key views are identified in Policy HPE5 Protection of Landscape Setting.
- 17.2.5** It can be prohibitively expensive to maintain and restore heritage assets. Creative uses to make them self-sustaining (e.g., café /tearoom, parkland / buildings for events or ceremonies; boutique shops; gardens etc.) will be supported where it can be demonstrated that no harm will come to the asset. These solutions will stop any loss of significance and secure the positive contribution that conservation of heritage assets can make to the Parish.
- 17.2.6** Buildings that do not meet the criteria for designated heritage assets are identified as being of local historic interest and importance. Identification of non-designated heritage assets (NDHAs) based on sound evidence is helpful in informing the decision-making process. ⁽⁴⁹⁾ Local listing helps local communities and local authorities identify heritage assets that are valued as distinctive elements of the local historic environment. It helps to make available clear information on NDHA's accessible to the public and greater clarity and certainty to developers and decision makers.

49 Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England, Advice Note 7 (2021)

17.2.7 Non-designated heritage assets (NDHAs) in Hatfield Peverel were identified and robustly researched through public consultation and assessment with set criteria informed by Historic England’s guidance and methodology. The findings are published in *Local Heritage List 2021/22, Hatfield Peverel Parish (2022)*. Community events were held to both share and gather information which were well attended showing the local community cares about its heritage. Public consultation resulted in seventeen nominations, in addition to seven other assets identified through site visits and a planning application. The assessment stage ruled out three assets, resulting in twenty one recommendations for the Hatfield Peverel Parish Local List. The identified and approved non-designated heritage assets are listed on the following page. Full details of each asset are provided in the report⁽⁵⁰⁾.

50 Local Heritage List 2021/22, Hatfield Peverel Parish (November 2022)

17.2.8 BUILDINGS / FEATURES OF LOCAL HERITAGE SIGNIFICANCE

17.2.9 These asset types have been researched, assessed, and determined to meet the criteria for non-designated heritage asset status (NDNA).

1. Springfield House (formerly Pretoria)
2. Milepost 35
3. Hatfield Peverel Railway Station
4. Hatfield Peverel Library
5. The Methodist Church
6. Walnut Tree Cottage
7. Milepost 34
8. Crix Lodge
9. Cardfields and Cardfields Lodge
10. York Flagstone Path
11. The Cross Keys Public House
12. K6 Telephone Kiosk
13. Trinity Memorial Gateway
14. Cold War Nuclear Monitoring Post, Royal Observer Corps Post and Orlit Post
15. Nightingales
16. Stuarts
17. Former Telephone Exchange
18. Urban Cottages
19. The Sportsmans Arms
20. Water Pump
21. Bovingtons Farmhouse

Each asset type and its setting merit consideration in planning applications.



Urban Cottages

K6 Telephone Kiosk



18 Monitoring and Review

- 18.0.1** The Neighbourhood Development Plan sets out a vision for Hatfield Peverel Parish with objectives and policies to deliver this vision up to 2038. The Plan will be monitored and if necessary, reviewed, over its lifetime to ensure the policies are effective.
- 18.0.2** The effectiveness of the policies contained in the Plan will be monitored on an ongoing basis to assess their progress and achievement. Monitoring and review will be carried out by the Parish Council and the Neighbourhood Plan Group.

19 Appendices

Appendix 1 **Other Facilities and Organisations in Hatfield Peverel**

Appendix 2 **Non-Statutory Planning Community Action Plan (NSPCAP)**

Appendix 3 **Glossary**

Appendix 4 **Abbreviations**

Appendix 5 **List of Accompanying Documents**

Church Road



Parish Notice Board



19.1 Appendix 1 Other Facilities and Organisations in Hatfield Peverel

- 19.1.1** The Strutt Memorial Ground (known as the Rec) is a large green open space in the centre of the village beside the Village Hall. It provides a green area for recreation and is also used for large events like Party in the Park. The Rec has play equipment purchased with grants obtained by HPPC. It has the potential for further leisure and recreational development.
- 19.1.2** The Keith Bigden Memorial Ground is situated further from the centre of the village and provides an area for the Football and Bowls Clubs to meet. The disadvantage is that the access to the ground is along an unlit footpath beside Maldon Road and a country lane. The area has the potential for further leisure and sports use.
- 19.1.3** Nounsley Play Area has play equipment purchased with grants obtained by HPPC. This area also has the potential for further leisure and recreational development.
- 19.1.4** The Hatfield Peverel Review provides information on events and is circulated to every home in the Parish bi-monthly.
- 19.1.5** The Village Hall was provided by and for the community on a self-help basis in the 1980s and is used for the benefit of the community as a whole. There is a large main hall with a stage, built with a high roof for sports use, several smaller meeting rooms, and a lounge bar for events. The facility is now beginning to suffer from lack of support both financially and from community involvement. This amenity has potential for greater use.
- 19.1.6** There are 2 allotment sites on leased ground off Church Road run by the Allotment Association and a Horticultural Society which meets regularly and holds a Spring and Autumn Show.
- 19.1.7** There are various Clubs and Societies who meet regularly: Hadfelda Ladies Choir, Wine, and Flower Clubs, W.I., Every Members Club, Mother & Toddler Groups, Edward Bear Club, in the Village Hall, Church Hall or the Scout & Guide HQ. Bingo, and darts are available. Hatfield Peverel Art Group meet regularly and hold exhibitions. Other Sports and Activities include: Football, Exercise, Dance, Bowling, Table Tennis, Badminton and Tai Chi groups. The Cricket Club meet on their leased ground in Church Road. Hatfield Peverel Walkers lead organised walks in the area.
- 19.1.8** There are two churches: St Andrews (C of E) and Methodist Church (Reality Church) which have services and groups of their own for various ages. They often hold coffee mornings.

- 19.1.9** Uniformed Organisations including Beavers, Cubs, Scouts and Explorers for boys and girls, and Rainbows, Brownies and Guides are well represented in the Parish and meet at their HQ in Church Road. There is also a branch of the British Legion.
- 19.1.10** The Library puts on various events but is now only open 3 days per week. Book and Knitting groups use the facility.
- 19.1.11** WEA (Worker's Educational Association) has had a long-time presence in the village providing regular courses, daytime and evening on a wide variety of subjects.
- 19.1.12** Helen Rollason Centre provides support to those affected by cancer.
- 19.1.13** Refer to Map 14.2 Amenities for amenities in Hatfield Peverel Amenities.

19.2 Appendix 2 Non-Statutory Planning Community Action Plan (NSPCAP)

- 19.2.1** This section provides an Action Plan arising from the non-planning issues identified during the engagement phase of preparing the HPNDP that residents consider should be addressed to improve the quality of life and wellbeing in the Parish. Taken together with the policies of the Plan, the Action Plan will inform residents and other stakeholders on how the community seeks to move forward.
- 19.2.2** This Action Plan does not form part of the development and land use policies in the Plan and is not subject to the examination process or referendum.
- 19.2.3** The Action Plan sets out how delivery of these projects is envisaged, the stakeholders considered necessary to achieve the desired result, and how any required funding if identified will be secured.
- 19.2.4** The Action Plan sets out projects in four categories:
1. Business and Services Projects (Economic)
 2. Countryside & Environmental Projects
 3. Community Wellbeing Projects (Infrastructure)
 4. Road & Transport Projects

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Village Identity & Pride	Public Realm	Encourage community pride in having an attractive village	Support activities such as Guerrilla Gardening, Britain in Bloom, Open Gardens	Horticultural Society Community Groups Flower Group	Fundraising
Heritage	Environment	Raise awareness of the historic interest of buildings, structures, sites and features across the Parish.	Support activities such as local history talks: interpretive signage displays; and history trails.	Residents. Parish Council. Landowners.	Grants
Broadband	Economy	Improve Broadband connection across all areas to superfast quality	Lobby Providers, Developers working with community groups Investigate community network Support and enforce HPNDP Broadband policy on new housing development applications	Local Businesses Residents Network Providers	Grants
Business and Retail Marketing	Public Realm	Advertising and promoting Hatfield Peverel internally and externally to support business	Develop Hatfield Peverel Marketing Strategy Consult with businesses and local economic partners	Hatfield Peverel marketing strategy Consult with businesses and local economic partners	Local Businesses Parish Council funds
Live/Work Opportunities	Community and Wellbeing	Work / Social Enterprise Hubs throughout Hatfield Peverel e.g. Village Hall Tea Room/Café	Appropriate support to be given to community group or commercial enterprise seeking to establish a Tea Room/Café or work hub within the village.	Parish Council Local Business Groups Development partners	Self-financing Grants
Sports Facilities	Community and Wellbeing	More Sports facilities are needed e.g. Outdoor Gym, Tennis Club	Consult further with Community e.g. Party in the Park	Sports groups Residents Parish Council	Developer Contributions Fundraising

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Biodiversity	Environment	<p>Protect and Improve Biodiversity</p> <p>Carry out Bio Diversity Survey and develop a plan to support wildlife corridors e.g. improve the area around, and including, the duck pond, Strutt Memorial Recreation Ground and other green spaces</p>	<p>Create working groups</p> <p>Engage with the community, schools and other stakeholders</p> <p>Encourage greater awareness of the importance of wildlife habitat and green corridors</p> <p>Follow up support and evidence from Residents Survey</p> <p>Promote at events i.e. Party in the Park</p>	<p>Parish Council</p> <p>Community Groups</p> <p>Residents Landowners</p>	<p>Grants</p> <p>Fundraising</p>
Community Park	Environment	<p>Develop Danatt's quarry as a Community Park Improve access and footpaths</p>	<p>Continue to develop site</p>	<p>ECC</p> <p>Parish Council Landowner</p>	<p>ECC</p> <p>Parish Council funds</p>
Footpaths	Environment	<p>The footpaths in the village are important for access, health and recreation and have been established over a long period</p>	<p>Continue to maintain and promote footpaths and extend the network</p>	<p>Parish Path Partnership</p> <p>ECC</p>	
Waterways	Environment	<p>Improve the waterways as an amenity and recreation facility</p> <p>It is also important they are well maintained</p>	<p>Work with waterway user groups</p>	<p>Environment/Waterway agencies</p>	<p>Grants</p>

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Bridleways	Environment	Investigate provision of a series of Bridleways	Contact User Groups	Horse riders Cyclists	Fundraising
Lamp Standards Safety and Security	Public Realm	Lamp maintenance and repair for community safety and security	Consideration of their age and suitability for upgrade to LED	Parish Council County Council	Grants Developer Contributions
Village Hall	Community and Wellbeing	Enhance village hall as a meeting place and improve facilities Creative ideas for future use to ensure longevity e.g. tea room/café, public toilets and relocating the library etc.	Review provision of services and use. Feasibility study Consult user groups. Seek support from the community e.g. at Party in the Park	Parish Council User Groups Community	Grants Developer Contributions Parish Council funds
Keith Bigden Leisure/ Recreational Facilities	Community and Wellbeing	Encourage Youth Club or other Sports, Community Activities Creation of permissive path to Keith Bigden Memorial Ground	Identify Volunteer Group. Promote opportunities at Keith Bigden Memorial Ground as leisure area Negotiate with current landowner for access path	Parish Council Landowner Community Volunteers	Parish Council funds Grants
Play Areas	Community and Wellbeing	Improve Play Areas e.g. Nounsley Play area, Strutt Memorial Recreation Ground Play Area, (other Community Assets)	Maintenance and Support initiatives e.g. support provision of adult exercise and play equipment	Parish Council Community Children User Groups	Grants Developer Contributions Parish Council funds

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Community Assets	Community and Wellbeing	Retention of Community Assets	<p>Parish Council supported and community led nominations for Assets of Community Value</p> <p>Consult with landowner and support in developing site for community use</p> <p>Challenge any proposed development of the site</p> <p>Encourage involvement at Parish events</p>	Parish Council Community User Groups	
Infant and Primary Schools	Education	<p>Ensure sufficient infant and primary school places for children that live in the village</p> <p>Parking in the vicinity of the school is a severe problem</p> <p>A considerable number of children in the infant and junior schools are from outside of the village</p>	Work with key stakeholders to identify suitable options to deliver the required additional primary school places and if necessary, seek ways to bring these forward through planning process	Schools Essex County Council School Governors and other interested stakeholders	
Secondary Schools and Further Education	Education	Ensure there are sufficient secondary school places for Hatfield Peverel children in	Support the provision of good quality educational facilities for all ages	Schools	

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
		neighbouring towns and villages, notably Witham, Boreham, Chelmsford and Maldon Reduce transport costs associated with children attending secondary schools	Lobby to ensure secondary school planning groups for neighbouring villages with secondary schools include Hatfield Peverel	Essex County Council School Governors and other interested stakeholders	
GP Surgery	Healthcare	Ensure GP services can cater for any further population growth Car parking is an issue for both Surgery Staff and Patients due to problems caused by train commuters	Lobby Providers Developers working with community groups	NHS England GP Surgery Parish Council	
Pharmacy	Healthcare	Improved pharmacy arrangements	Work with key stakeholders to improve services	Boots GP Surgery NHS England	

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Cycling	Roads and Transport	<p>Develop safe cycle routes around the village and encourage cycling to school Provide adequate cycle storage facilities e.g. near school and also railway station to encourage rail users to consider travelling to the station by bike rather than by car</p> <p>Link cycle routes to Sustrans National Cycle Route Network</p>	<p>Encourage a cycling club/group to form</p> <p>Identify community groups interested in developing a cycling strategy.</p> <p>Identify suitable sites and funding for bike racks and safe cycling routes</p>	<p>Schools</p> <p>Residents</p> <p>Community Groups</p> <p>Sustrans</p>	<p>Developer Contributions</p> <p>Community Fundraising</p>
A12 Road Congestion, Noise and Slip Road Safety	Roads and Transport	<p>Decrease high levels of noise from the A12 Control potential increase with proposed 3-lane improvements</p> <p>Special surfacing of the road adjacent to the village and speed reduction in the area</p> <p>Improve the slip road on to the A12 towards Witham</p>	<p>Encourage joined up thinking to address traffic issues</p> <p>Work with Braintree District Council and Highways and interested stakeholders to find ways of improving traffic congestion</p>	<p>Essex County Council</p> <p>National Highways</p> <p>Parish Council</p>	

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Road Safety	Roads and Transport	<p>Motorists to observe speed limits</p> <p>More Speed Indicator Devices (SIDs), Vehicle Activated Signs (VAS) and traffic safety measures</p> <p>Investigate other devices to monitor/log speed especially when A12 closed</p>	SIDs and VAS units owned by HPPC	Speedwatch volunteer Team/group overseen by Essex Police	Grant Funding
Road Safety, shared spaces	Roads and Transport	Create a shared road space on Church Road from The Street to De Vere Close and New Road.	<p>Lobbying Highways</p> <p>Involve MP</p>	<p>Parish Council</p> <p>Braintree District Council</p>	
Pavements	Roads and Transport	Improve the quality and width of pavements throughout the village	Discussions with Essex County Council	Essex County Council	
Railway	Roads and Transport	The railway station must be a long term feature of the village and the provision of a frequent and reliable service should be a priority	Negotiations with railway operators and other relevant parties re maintaining station for the long term	<p>Rail Operators</p> <p>Parish Council</p>	

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
		It would encourage people within the village to use the rail service more and thus avoid private means of transport, which in turn would help to alleviate traffic and congestion through the village			
Collaborative Transport Projects	Roads and Transport	Encourage collaborative transport projects to look at congestion and overuse of main roads	Lobbying Highways Involve MP	Parish Council Braintree District and Maldon District Council	
Bus Shelters & Services	Roads and Transport	Bus Shelters - for safety, security and shelter Ensure the bus services within the villages are adequate to meet the needs of the community, especially the more rural areas	Creative solutions need to be found to enhance sustainability of public transport options - shuttle bus to the station, village surgeries or neighbouring towns for other services scheduled in tandem with railway timetables	Community Transport Operators Parish Council	Grant Funding Developer contributions
Car Parking	Roads and Transport	Existing car parks to be protected	The parking restrictions throughout the village should be reviewed Discussion with Braintree District Council/Highways	Parish Council Landowners Braintree District Council	

Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
		<p>Reduce commuters on street parking in residential areas Need to improve parking for businesses and retail on the street</p> <p>Consideration should be given to where the use of single and double lines would help alleviate the parking problems</p>	<p>Propose protection of Hadfelda Square car park, train station car park as community assets</p> <p>Work with stakeholders and landowners</p> <p>Ensure provision of appropriately designed parking to support new developments and adequate controls in HPNDP Policies</p> <p>Ensure provision of appropriately designed parking to support new developments and adequate controls in HPNDP policies</p> <p>Investigate and record car parking abuse</p>	<p>Essex County Council Highways Agency Developers</p>	
Air Quality	Roads and Transport	<p>Reduce air pollution from cars and lorries coming through the village</p> <p>Consider providing an electric vehicle charging point in the village</p>		<p>Braintree District Council</p> <p>Developers</p>	Developer Contributions

19.3 Appendix 3 Glossary

Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. First Homes are discounted market sale units and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), e.g., housing associations, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low-cost market” housing, may not be considered as affordable housing for planning.</p>
Amenity	An element that contributes positively to the overall character or enjoyment of an area.
Biodiversity	Degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity general tends to reduce biodiversity so special measures often need to be taken to offset the impact of development on natural habitats.

Biodiversity Net Gain	Biodiversity net gain (BNG) seeks to increase the overall biodiversity value of a development site. 10% BNG on new development was Introduced in the Environment Act 2021.
Braintree District Council	The Local Planning Authority for Hatfield Peverel.
BREEAM	Home Quality Mark – Building Research Establishment Environmental Assessment Method Home Quality Mark is a rigorous and relevant standard for new homes, using a simple 5–star rating to provide impartial information from independent experts on a new home’s design and construction quality and running costs. It will also show the impact of the home on the occupant’s health and wellbeing, as buildings become more airtight, respiratory conditions rise and our population gets older. It will demonstrate the home’s environmental footprint and its resilience to flooding and overheating in a changing climate. In addition, the Mark will evaluate the digital connectivity and performance of the home as the speed, reliability and connectivity of new technology becomes ever more critical. The Home Quality Mark will enable housing developers to showcase the quality of their new homes and identify them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate.
Brownfield	Previously developed land.
Building for a Healthy Life	A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.
Coalescence	The merging or coming together of separate towns or villages to form a single entity.
Community Facilities	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.
Community Infrastructure Levy (CIL)	Allows Local Authorities to raise funds from developers undertaking new building projects in an area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, and leisure facilities.
Core Strategy	A development plan document for Braintree District Council Local Plan which sets out a vision and core policies for the development of the District. The Core Strategy was replaced on adoption of Local Plan to 2033 Section 2 on July 2022.

Designated Heritage Asset	a World Heritage Site, Scheduled Monument, Listed Building (Grades I, II*, II) protected wreck site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.
Design out Crime	A resource created to help professionals understand more about how design can be used to combat crime. http://www.designcouncil.org.uk/resources/guide/designing-out-crime-designers-guide
Development	Defined under the 1990 Town and Country Planning Act as the carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission.
Development Plan	A collection of documents prepared by Braintree District Council for the use and development of land and changes to the transport system. Can contain documents such as development plans and statements of community involvement.
Evidence Base	The researched, documented, analysed, and verified evidence for preparing the Neighbourhood Plan.
Examination	An independent review of the Neighbourhood Plan carried out in public by an independent examiner.
Fabric First	A building's fabric is intended to be the longest standing part of the construction, so the adoption of a fabric first approach is designed to ensure long-term performance that will help reduce energy demand to the lowest possible level and provide energy in the most cost-effective way.
Green Corridors	Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. Green corridors connect green spaces together.
Infrastructure	Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): <ul style="list-style-type: none"> ● Affordable housing ● Broadband ● Community and social facilities ● Cultural facilities, including public art ● Drainage and flood protection

	<ul style="list-style-type: none"> ● Education and childcare ● Emergency services ● Facilities for specific sections of the community, such as youth or the elderly ● Footways, cycleways and highways ● Green infrastructure ● Live/work units and lifetime homes ● Open space ● Public Transport ● Sports, leisure and recreation facilities ● Waste recycling facilities ● Public realm enhancements
Intermediate Housing	See definition under Affordable Housing.
Lifetime Homes	The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.
Local Green Spaces	Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
Localism Act	An Act of Parliament introduced in November 2011. The Act gives communities the right to draw up 'Neighbourhood Development Plans' for their local area.
Local Plan	A document setting out the policies and proposals for the development and use of land in the area.
Market Housing	Properties for sale or rent where prices are set in the open market.

Non-Designated Heritage Asset	A building, monument, site, place, area or landscape identified by a plan-making body as having a degree of significance that merits consideration in planning decisions but does not meet the criteria for designated heritage assets.
Public Realm	Space that is free and open to everyone, publicly accessible, including streets, squares, forecourts, parks, and open spaces.
Secured by Design	Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. SBD has produced a series of authoritative Design Guides to assist the building, design, and construction industry to incorporate security into developments to comply with the Building Regulations in England, Scotland and Wales and meet the requirements of SBD.
Service Village	The larger villages in the District (over 3000 population) which act as local centres for the smaller villages and rural areas around. There are 5 proposed Service Villages in the Braintree District. Previously known as key service villages.
Shared Space	A street or place designed to improve pedestrian movement and comfort by reducing the dominance of motor vehicles and enabling all users to share the space rather than follow the clearly defined rules implied by more conventional designs.

19.4 Appendix 4 Abbreviations

ACV	Assets of Community Value
BDC	Braintree District Council
BNG	Biodiversity Net Gain
BREEAM	Building Research Establishment Environmental Assessment Method
CA	Character Assessment
CIC	Community Interest Company
CIL	Community Infrastructure Levy
CLT	Community Land Trust
DPD	Development Plan Document
DfT	Department for Transport
ECC	Essex County Council
FYHLS	Five Year Housing Land Supply
HNA	Housing Needs Assessment
HPLCA	Hatfield Peverel Landscape Character Assessment
HGV	Heavy Goods Vehicles
HPNDP	Hatfield Peverel Neighbourhood Development Plan
HPPC	Hatfield Peverel Parish Council

JSNA	Joint Strategic Needs Assessment
KSV	Key Service Village
LAA	Local Area Agreement
LCA	Landscape Character Assessment
LDF	Local Development Framework
LGS	Local Green Space
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SuDS	Sustainable Drainage Systems
WHO	World Health Organisation

Sunset



19.5 Appendix 5 List of Accompanying Documents

- Braintree District Council Local Plan 2013-2033
- Braintree District Council Open Spaces Action Plan, Braintree District Council, 2022
- Building for a Healthy Life, Homes England, 2020
- Coalescence Safeguarding Zone Assessment, DAC Planning, November 2021
- Development Boundary Review, DAC Planning, November 2021
- Development Management Policies, Essex County Council, 2011
- Essex Design Guide, Essex County Council, 2008
- Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne Dunn & Johnson, Chris, 2016
- Hatfield Peverel Design Guidelines and Codes, AECOM, June 2023
- Hatfield Peverel Local Landscape Character Assessment, The Landscape Partnership, 2015
- Hatfield Peverel Local Landscape Character Assessment, The Landscape Partnership, Update 2022
- Housing Needs Assessment, AECOM, July 2021
- Local Heritage List 2021/22, Hatfield Peverel Parish, Place Services, November 2022
- Parking Standards, Essex County Council, 2009

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Chris Johnson

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Lesley Moxhay

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Sean Osborne

Helen Peter

Finger post



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Supporting Documents

Hatfield Peverel Design Guidelines and Codes

Local Heritage List

Habitats Regulation Assessment (HRA)/Strategic Environmental Assessment (SEA)

Consultation Statement

Basic Conditions Statement



Hatfield Peverel

Neighbourhood Plan