

# Local Plan Sub-Committee AGENDA



THE PUBLIC MAY ATTEND THIS MEETING

Please note this meeting will be webcast and audio recorded.

**Date: Monday, 14 March 2016**

**Time: 18:00**

**Venue: Council Chamber , Braintree District Council, Causeway House,  
Bocking End, Braintree, Essex, CM7 9HB**

## **Membership:**

Councillor D Bebb

Councillor Mrs L Bowers-Flint (Chairman)

Councillor G Butland

Councillor T Cunningham

Councillor D Hume

Councillor Mrs J Money

Councillor Lady Newton

Councillor J O'Reilly-Cicconi

Councillor Mrs W Scattergood

Councillor Miss M Thorogood

**Members are requested to attend this meeting, to transact the following business:-**

## **PUBLIC SESSION**

### **1 Apologies for Absence**

### **2 Declarations of Interest**

To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.

### **3 Minutes of the Previous Meeting**

To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 17th February 2016 (copy previously circulated).

### **4 Public Question Time**

(See paragraph below)

- |          |  |                |
|----------|--|----------------|
| <b>5</b> | <b>Braintree District Draft Local Plan - Housing Target</b>  | <b>4 - 8</b>   |
| <b>6</b> | <b>Braintree District Draft Local Plan - Broad Spatial Strategy</b>  | <b>9 - 14</b>  |
| <b>7</b> | <b>Braintree District - Historic Parks and Gardens</b>   | <b>15 - 23</b> |
| <b>8</b> | <b>Urgent Business - Public Session</b><br>To consider any matter which, in the opinion of the Chairman,<br>should be considered in public by reason of special circumstances<br>(to be specified) as a matter of urgency. |                |
| <b>9</b> | <b>Exclusion of the Public and Press</b><br>To agree the exclusion of the public and press for the consideration<br>of any Items for the reasons set out in Part 1 of Schedule 12(A) of<br>the Local Government Act 1972.  |                |

*At the time of compiling this Agenda there were none.*

#### **PRIVATE SESSION**

- |           |  |
|-----------|--|
| <b>10</b> | <b>Urgent Business - Private Session</b><br>To consider any matter which, in the opinion of the Chairman,<br>should be considered in private by reason of special<br>circumstances (to be specified) as a matter of urgency. |
|-----------|--|

Cont'd

E WISBEY  
Governance and Member Manager

**Contact Details**

If you require any further information please contact the Governance and Members Team on 01376 552525 or email [demse@braintree.gov.uk](mailto:demse@braintree.gov.uk)

**Public Question Time**

Immediately after the Minutes of the previous meeting have been approved there will be a period of up to 30 minutes when members of the public can speak.

Members of the public wishing to speak should contact the Governance and Members Team on 01376 552525 or email [demse@braintree.gov.uk](mailto:demse@braintree.gov.uk) at least 2 working days prior to the meeting.

Members of the public can remain to observe the whole of the public part of the meeting.

**Health and Safety**

Any persons attending meetings at Causeway House are requested to take a few moments to familiarise themselves with the nearest available fire exit, indicated by the fire evacuation signs. In the event of a continuous alarm sounding during the meeting, you must evacuate the building immediately and follow all instructions provided by a Council officer who will identify him/herself should the alarm sound. You will be assisted to the nearest designated assembly point until it is safe to return to the building.

**Mobile Phones**

Please ensure that your mobile phone is either switched to silent or switched off during the meeting.

**Comments**

Braintree District Council welcomes comments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please let us have your comments setting out the following information

Meeting Attended..... Date of Meeting .....

Comment .....

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Contact Details: .....

<b>The Braintree District Draft Local Plan Housing Target</b>		<b>Agenda No: 5</b>
<p><b>Corporate Priority:</b> A well connected and growing District with high quality homes and infrastructure</p> <p><b>Portfolio</b> Planning and Housing</p> <p><b>Report presented by:</b></p> <p><b>Report prepared by:</b> Kathryn Carpenter</p>		
<p><b>Background Papers:</b>  Local Plan Sub-Committee, Report on the Level of Objectively Assessed Housing Need in Braintree District, 7 September 2015  Objectively Assessed Housing Need Study, Peter Brett Associates, July 2015  Objectively Assessed Housing Need Study, Peter Brett Associates, January 2016  Objectively Assessed Housing Need and Housing Targets, Updated Technical Advice Note, July 2015, Planning Advisory Service/Peter Brett Associates  Greater Essex Demographic Forecasts, Phase 7, Edge Analytics/Essex Planning Officers Association, May 2015</p>		<p><b>Public Report</b></p> <p><b>Key Decision: Yes</b></p>
<p><b>Executive Summary:</b></p> <p>The Draft Local Plan will be published for consultation in Summer 2016. Braintree District Council must now consider what the Local Plan target should be for the number of new homes in the District; forthcoming meetings will consider proposals for sites that could be included in the draft Local Plan to meet the proposed target. This report considers what should be the Local Plan target for new homes in Braintree District and recommends a Local Plan target of an annual average of 845 homes, 2016-2033.</p>		
<p><b>Decision:</b></p> <p>That the Local Plan target for new homes in Braintree District is based on an annual average of 845 homes for the Plan period 2016-2033, and that site allocations are based on identifying sufficient supply to meet that target.</p>		
<p><b>Purpose of Decision:</b></p> <p>To agree the level of development of new homes to be proposed in the Draft Local Plan for Braintree District, for the purposes of consultation and as the context for considering draft site allocations at future Local Plan Sub Committee meetings.</p>		

Any Corporate implications in relation to the following should be explained in detail	
<b>Financial:</b>	The production of Local Plan will be funded from the base budget.
<b>Legal:</b>	Braintree District Council is required to set out a target for new homes in the Local Plan
<b>Safeguarding:</b>	None
<b>Equalities/Diversity:</b>	The Local Plan will be subject to an equalities impact assessment
<b>Customer Impact:</b>	Providing homes, employment and infrastructure
<b>Environment and Climate Change:</b>	Impact on environment of increased scale of development
<b>Consultation/Community Engagement:</b>	Community engagement will take place on the new Local Plan.
<b>Risks:</b>	<p>That the Local Plan may not be found sound when it is examined by the Planning Inspector.</p> <p>That the Inspector may require us to start the plan period from the base date of the evidence base.</p> <p>That the market may fail to deliver the plan target, leading to an increasingly unrealistic target for the remainder of the plan period in order to make good the backlog –to which target a 20% “buffer” requirement is then added.</p> <p>That the District will no longer benefit from a plan-led system, with the scale and distribution of growth determined instead via planning applications and appeals.</p> <p>That the Council could be penalised by lack of New Homes Bonus funding for homes on sites granted on appeal.</p> <p>That there could be uncertainty for local communities and for stakeholders who need to plan and manage the social and physical infrastructure of the District.</p>
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## Background

1. As set out in the National Planning Policy Framework (NPPF) paragraph 47 sets out that local planning authorities should ; *“use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework”*
2. Government advice recommends that the latest sub-national household projections should be the starting point for considering the level of development needed in an area, and that local authorities should also

consider longer (10 year) migration trends. The Greater Essex Demographic Forecasts suggest that for Braintree District this would mean an average of 686 homes per year from 2013, and if a ten year migration-led trend is used as a basis (rather than the five year trend data used in the sub national projections) the figure would be lower, at 668 homes. Local planning authorities should then consider what uplift might be needed to reflect other evidence - including forecasts of demand for labour and market signals.

3. In September 2015, Members considered a report by Peter Brett Associates (PBA) on Objectively Assessed Housing Need in the Strategic Housing Market Area comprising Braintree, Chelmsford, Colchester and Tendring Districts. The report estimated that the objectively assessed housing need in the housing market area was an annual average of 3,137 homes based on an uplift due to estimates of the level of development needed to support a projection of demand for labour supply, and suggested a range of 793 to 845 new homes per year for Braintree District.
4. Following additional work on affordable housing need across the housing market area which was considered by Members at the meeting of the Local Plan Sub-Committee in February, an update to the PBA report was published, incorporating data on affordable housing need and updating figures on unattributable population change. The updated report confirmed that no further uplift was needed over and above the level of development suggested in the 2015 PBA report. This report is available online as **Appendix 1**.
5. Whilst evidence on population and housing need will be updated as appropriate, taking into account any newly released projections or guidance, the main evidence base documents in relation to housing need for the Local Plan has now been completed. Members now need to consider what the new homes target should be in the Draft Local Plan, which will be published for public consultation in summer 2016. As well as the overall housing target across the Plan period, an assessment of the supply of deliverable sites for the current 5-year supply period must also be published.

#### **Development capacity and constraints on how many homes could be delivered**

6. The 2015 update to the Braintree District Strategic Housing Land Availability Assessment identified a total potential capacity of 54,856 dwellings, most of which were on greenfield sites. This exceeds the level that will need to be allocated in the Local Plan to meet objectively assessed need.
7. Chelmsford City Council, Tendring District Council and Colchester Borough Council who make up our housing market area are all intending to meet their figures for objectively assessed need for new homes. As such no uplift is required to take into account unmet need in the housing market area.

#### **The Local Plan Target**

8. Braintree District Council is taking a positive and ambitious approach to the delivery of new homes. Notwithstanding this, for the Plan to be sound it

needs to be realistically deliverable. Braintree District Council is working closely with adjacent authorities to meet the duty to co-operate on cross-boundary strategic issues, such as meeting housing need. This work includes consideration of larger sites to meet the combined housing need of authorities in a sustainable way. The Council is working with adjacent authorities to evaluate proposals for land close to the District boundaries that could potentially form part of a cross-boundary development

9. It is therefore recommended that the Braintree District Local Plan set out a target for the delivery of an annual average of 845 new homes between 2016, when the Draft Plan is published, and 2033. This follows the advice which we have received on our housing need. This is a challenging target which is more than double the previous plan target from the East of England Plan (2001), and is nearly 16% higher than a scenario based on the sub-national projections.
10. It should be noted that in any year that we do not deliver the 845 homes required, the shortfall must be added on to future years to ensure that the full objectively assessed need is met in the Plan period. Government prefers this to be over the next 5 years of the Plan but if this is undeliverable there is a case to be made for this to be over the whole of the remaining plan period.

#### **Progress on identifying supply**

11. Members will shortly be considering site proposals to determine whether the sites should be included within the Draft Plan. The information contained in the table below estimates the amount of supply that already exists within the District from sites that are either allocated in the Core Strategy and Site Allocations and Development Management Plan, or that have planning permission. The calculations are provisional estimates, pending the results of the annual site checks and information on further permissions granted before 31<sup>st</sup> March 2016.
12. In addition to the estimated supply shown in the table below, Planning Practice Guidance advises that local planning authorities should count elderly persons accommodation in Use Class C2 towards their Plan target, and should set out in the Plan how it is counted. In this category, there is currently a total of 53 bedrooms with planning permission, and an estimated potential net total of 133 bedrooms identified on sites which are the subject of current planning applications (of which one is at the adopted Core Strategy allocation at north west Braintree).
13. The Plan can also include a reasonable allowance for future windfall sites over the Plan Period.

Total Plan provision 2016-2033 if based on an annual average 845 homes (845 X 17)	14,365
Estimated number of homes with planning permission and not yet built as at 1 April 2016	1,047
Estimated number of homes on sites where permission is currently approved in principle subject to signing of a Section 106 Agreement	1,601

Adopted Core Strategy allocations currently without planning permission/planning approval subject to signing of a Section 106 Agreement	680
Site Allocations and Development Management Plan sites with planning applications submitted, but not yet with permission or approved subject to signing of a S106 Agreement	542
Site Allocations and Development Management Plan sites with no current planning application submitted	678
Other potential sites without permission, planning applications submitted, but not yet with permission or approved subject to signing of a S106 Agreement	225

14. Based on the information set out in the table above, in order to meet an objectively assessed need of 845 new homes per year between 2016 and 2033 there is a need to allocate enough land for approximately 10,000 more homes which must be delivered within the Plan period. This figure, including an appropriate allowance for windfall will ensure that there is some flexibility, as required, to allow some sites to either not delivery as quickly as anticipated or to not deliver at all. Some sites may not deliver their total capacity within the Plan period, and therefore the additional homes would roll forward into the next Plan.

**Recommendation:**

**That the Local Plan target for new homes in Braintree District is based on an annual average of 845 homes for the Plan period 2016-2033, and that site allocations are based on identifying sufficient supply to meet that target.**



<b>Braintree District Draft Local Plan – Broad Spatial Strategy</b>		<b>Agenda No: 6</b>
<p><b>Corporate Priority:</b> A well connected and growing District with high quality homes and infrastructure</p> <p><b>Portfolio:</b> Planning and Housing</p> <p><b>Report Presented by:</b> Emma Goodings</p> <p><b>Report Prepared by:</b> Emma Goodings</p>		
<p><b>Background Papers:</b></p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF)</li> <li>• National Planning Practise Guidance (NPPG)</li> <li>• Localism Act (2011)</li> <li>• Planning and Compulsory Purchase Act (2004)</li> </ul>		<p><b>Public Report:</b> Yes</p> <p><b>Key Decision:</b> No</p>
<p><b>Executive Summary:</b></p> <p>The report proposes that given the relative level of facilities and connectivity within the District that growth should be concentrated around Braintree, Witham and the A12 corridor, new well planned garden communities and at Halstead. The report also proposes a spatial hierarchy which puts Braintree, Witham and Halstead at the top as existing towns, Coggeshall, Hatfield Peverel, Earls Colne, Sible Hedingham and Kelvedon with Feering next followed by all other villages and then the countryside.</p> <p>This report aims to provide a framework within which members can make a decision on site specific allocations for new homes, jobs, retail facilities and infrastructure.</p>		
<p><b>Decision:</b></p> <p>That the broad spatial strategy for the District should concentrate development on Braintree, Witham and the A12 corridor, garden communities and Halstead.</p>		
<p><b>Purpose of Decision:</b></p> <p>To provide a framework for the allocation of land to be decided within.</p>		

<b>Corporate Implications</b>	
<b>Financial:</b>	The preparation of the Plans set out within the Local Development Scheme will be a significant cost which will be met through the Local Plan budget.
<b>Legal:</b>	To comply with Governments legislation and guidance.
<b>Equalities/Diversity:</b>	The Councils policies should take account of equalities and diversity.
<b>Safeguarding:</b>	None
<b>Customer Impact:</b>	There will be public consultation during various stages of the emerging Local Plan.
<b>Environment and Climate Change:</b>	This will form part of the evidence base for the emerging Local Plan and will inform policies and allocations.
<b>Consultation/Community Engagement:</b>	There will be public consultation during various stages of the emerging Local Plan.
<b>Risks:</b>	The Local Plan examination may not take place. The Local Plan could be found unsound. Risk of High Court challenge.
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## 1 Background

- 1.1 Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan.
- 1.2 The National Planning Practice Guidance (NPPG) sets out that the Local Plan should make clear what is intended to happen in the area over the life of the plan, where and when this should occur and how it will be delivered. One of the ways of doing this is set out broad locations and/or specific allocations of land for different purposes. This could be areas which should be safeguarded due to the presence of protected habitats for example or for specific community uses such as formal or informal open space. But this also includes land which is considered suitable for new development including new homes, retail and employment opportunities.
- 1.3 Evidence base documents have already been presented to Members in relation to the need for new homes to meet the full objectively assessed need for market and affordable housing as required by the National Planning Practice Guidance (NPPG), employment requirements to support sustainable economic growth and the need for land for retail uses to support the new population. The Local Plan will therefore need to allocate land to deliver the numbers of homes, jobs and retail space required, as well as a full range of community facilities to support that those developments.
- 1.4 Members of the Local Plan Sub Committee will be considering reports on each town, village and settlement in the District over the coming months, to consider what land within each of those settlements should be protected or developed

for new homes and jobs. This report provides a recommendation of the broad spatial strategy within which these decisions can be taken.

## **2 Spatial Strategy**

2.1 Braintree District is the 2<sup>nd</sup> largest by area in Essex and has a population of around 150,000. Around half of the residents live within the three market towns of Braintree, Witham and Halstead, with the rest living in around 60 larger and smaller villages and hamlets. Due to the large area it has a number of different character areas.

### **2.2 Braintree**

2.3 Braintree is the District's main town and has a good range of day to day facilities including several primary and secondary schools, health facilities including a community hospital and a strong retail base. There are several employment areas across the town including the Springwood Drive Industrial Estate and the Skyline business park. The town also has a major retail and outlet centre adjacent to the A120 which attracts visitors from a wide area and provides significant employment. The town is situated on the A120 a main east west link to ports and airports, which at present suffers serious congestion. There is currently a project underway to assess potential improvements that can be made on this road. Braintree and Freeport have stations on a rail branch line which runs into Witham and then on into London in around 55 minutes. There are a number of villages located in close proximity to Braintree such as Rayne and Cressing. It will be important to ensure that these maintain their own character and do not coalesce with the main town. Overall Braintree is considered a very sustainable location for new growth.

### **2.4 Witham**

2.5 Witham is the District's second largest town and has a good range of day to day services and facilities. There are large employment estates to the north east of the town making the best use of its highly accessible location. There is a good retail offer and health and education facilities in the town. Witham has a mainline railway station with a regular train service to Liverpool Street in around 45 minutes. The town is also situated on the A12 main route between London and the east coast ports as well as neighbouring areas of Chelmsford and Colchester. There is a current project to widen the A12 to three lanes in this area, although there are congestion and safety issues with junctions at present. It should be noted that Hatfield Peverel and Rivenhall are located in close proximity to the main town and care will need to be taken to avoid coalesce. Given the good range of facilities and the excellent connectivity, Witham is considered a good location for new growth.

### **2.6 Halstead**

2.7 Halstead is the District's third largest town. It has a reasonable level of day to day services including health, retail and education. There are two larger employment areas on the south east and south/southwest edges of the town, providing opportunities for local employment and business development. The town has no rail connection and whilst public transport during the day is reasonable, at the evenings and weekends there is a less frequent service. As

such it is considered that Halstead has potential to accommodate some new development.

## 2.8 A12 corridor

- 2.9 As well as Witham, sitting alongside the A12 and the mainline railway line are a number of villages including Hatfield Peverel, Kelvedon and Feering. These are some of the largest villages in the District and have a range of everyday facilities, although travel to larger towns is generally required to access larger retail, employment facilities and secondary schools. As well as access to the A12 from all these villages, Hatfield Peverel and Kelvedon have mainline railway stations, although trains may not stop as frequently as they do at Witham. Given the strong accessibility from these villages and the reasonable level of everyday facilities it is considered that these villages are an appropriate place to accommodate some new growth.

## 2.10 North of the District

- 2.11 The District north of Halstead has a rural character and is characterised by a series of small settlements set within a rural back drop. Public transport and other services are less available here and whilst there are two main routes through the area the A131 towards Sudbury and the A1017 towards Haverhill. A branch line running from Sudbury briefly enters the District at Bures, a village on the very edge of the District. The towns of Sudbury and Haverhill located in Suffolk but close to the District and County boundary provide everyday services and facilities for many of the smaller villages in this location. The Haverhill bypass which partly passes through the District acts as an edge to the town, although part of the employment park adjacent to this is situated within the District. Due to the more limited public transport connections, services and facilities and its rural setting, it is not considered an appropriate place for major new development, although more minor development may be acceptable in some of the larger or better connected villages.

## 2.12 Between Braintree and Witham

- 2.13 Between the main towns of Braintree and Witham there is a more rural part of the District which includes villages such as Terling. Whilst these areas are not located a significant distant from facilities, the roads in this area can be very rural and public transport and services very limited. As such these are considered an opportunity for only growth to support local needs.

## 2.14 Garden Communities

- 2.15 Garden Communities are a way of creating a standalone new town or village which contain all the everyday services and facilities which the new population needs, including health, retail, education, culture and recreation space. Whilst the current location of these may be rural with few facilities, any new community would need to ensure that appropriate infrastructure was provided from day one to ensure sustainable development that meets the principles of garden cities as set out by the Town and Country Planning Association and advocated by national government. As such they are considered a sustainable way of providing new development in principle. Further studies are currently underway to see if there are any suitable locations for a new community such

as this in the District.

- 2.16 It should be noted that the above is only a broad overview and summary of each area. There are many constraints and opportunities for development which will be considered in more detail as each area is discussed for allocations.
- 2.17 It should also be noted that Cressing, Coggeshall, Feering, Hatfield Peverel and Kelvedon are currently producing neighbourhood plans. A neighbourhood plan can allocate land for development, although the Local Plan would take preference in strategic allocations.

### 3 Conclusion

- 3.1 Taking into account the above information it is therefore proposed that the spatial hierarchy of the District should be;

<b>Towns</b>	Braintree, Witham, Halstead
<b>Service Villages</b>	Sible Hedingham, Hatfield Peverel, Coggeshall, Earls Colne and Kelvedon with Feering
<b>Villages</b>	All other settlements in the District enclosed by a development boundary.
<b>Countryside</b>	All areas of the District outside a development boundary

- 3.2 Kelvedon and Feering are two separate villages, which are located directly adjacent to each other. Many of the main facilities including the railway station sit within Kelvedon however there is a functional relationship between the two villages which means that for the purposes of the hierarchy they should be considered as a single functional area.
- 3.3 Silver End was a 'Key Service Village' in the 2011 Core Strategy due to its size. However due to its more limited level of public transport connectivity, employment opportunities and facilities it is considered it should be removed from this designation in the new Local Plan.
- 3.4 If garden communities are considered as an appropriate location for new growth they will be added to the spatial hierarchy at this point. Given the likely scale of these communities in the long term it is considered that these will be classified as 'towns'.
- 3.5 The most suitable locations in the District for growth are therefore considered to be Braintree, Witham and the A12 corridor, planned new garden communities and Halstead.

### 4 Next Steps

- 4.1 The Local Plan Sub Committee will now consider each settlement in the District in turn and make a recommendation on the inset map for the area. This inset map will include a development boundary, the protection of land for

certain uses and the allocation of new land for development. Each settlement will be taken in turn using the broad spatial strategy above. If after settlement has been considered and insufficient land for homes and employment have been allocated, then officers will bring settlements back to Members for further allocations.

- 4.2 Each inset map and policies which support them will be part of the draft Local Plan which will be subject to consideration in the summer and then a full public consultation.

## **5 Recommendation**

**That the broad spatial strategy for the District should concentrate development on Braintree, Witham and the A12 corridor, planned new garden communities and Halstead.**

<b>Braintree District – Historic Parks and Gardens</b>		<b>Agenda No: 7</b>
<p><b>Corporate Priority:</b> A well connected and growing District with high quality homes and infrastructure</p> <p><b>Portfolio:</b> Planning and Housing</p> <p><b>Report Presented by:</b> Alan Massow</p> <p><b>Report Prepared by:</b> Alan Massow</p>		
<p><b>Background Papers:</b></p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF)</li> <li>• National Planning Practise Guidance (NPPG)</li> <li>• Localism Act (2011)</li> <li>• Planning and Compulsory Purchase Act (2004)</li> <li>• Designation Register of Parks and Gardens Selection Guide – Rural Landscapes, Historic England (2013)</li> </ul>		<p><b>Public Report:</b> Yes</p> <p><b>Key Decision:</b> No</p>
<p><b>Executive Summary:</b></p> <p>Braintree District Council is working on a new Local Plan. The Council currently has 8 Historic Parks and Gardens at Hatfield Priory Hatfield Peverel, Spains Hall Finchingfield, Gosfield Hall Gosfield, Faulkbourne Hall Witham, Saling Hall Great Sailing, Belchamp Hall, Belchamp Walter, Saling Grove Great Sailing, and Terling Place Terling.</p> <p>It is proposed to continue to identify these sites on the proposals map in the new Local Plan.</p>		
<p><b>Decision:</b></p> <p>To approve the Historic Parks and Gardens Review as evidence base for the Local Plan.</p>		
<p><b>Purpose of Decision:</b></p> <p>To place the document in the evidence base for the new Local Plan.</p>		
<b>Corporate Implications</b>		
<b>Financial:</b>	The preparation of the Plans set out within the Local Development Scheme will be a significant cost which will be met through the Local Plan budget.	
<b>Legal:</b>	To comply with Governments legislation and guidance.	
<b>Equalities/Diversity:</b>	The Councils policies should take account of equalities and diversity.	
<b>Safeguarding:</b>	None	
<b>Customer Impact:</b>	There will be public consultation during various stages of the emerging Local Plan.	

<b>Environment and Climate Change:</b>	This will form part of the evidence base for the emerging Local Plan and will inform policies and allocations.
<b>Consultation/Community Engagement:</b>	There will be public consultation during various stages of the emerging Local Plan.
<b>Risks:</b>	The Local Plan examination may not take place. The Local Plan could be found unsound. Risk of High Court challenge.
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## 1 Background

- 1.1 Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan.
- 1.2 Historic Parks and Gardens are designated by Historic England based on criteria which is set out in the review. They are currently identified on the Local Plan Review (2005) Inset and proposals map and protected by policy RLP103 – Parks and Gardens of Special Historic Interest, and are also on the Site Allocations and Development Management Plan (2014), and protected by policy ADM69 – Archaeological Evaluation, Excavation and Recording.
- 1.3 Both the Local Plan 2005 and the 2014 Site Allocations and Development Management Plan identify historic parks and gardens on the inset maps.

## 2 Methodology

- 2.1 Historic England set out guidelines for the identification of historic parks and gardens. The primary consideration is the age of the site and how much of the original layout is still in evidence. Later gardens may be included if they are of outstanding quality and under threat.

## 3 Historic Parks and Gardens in the District

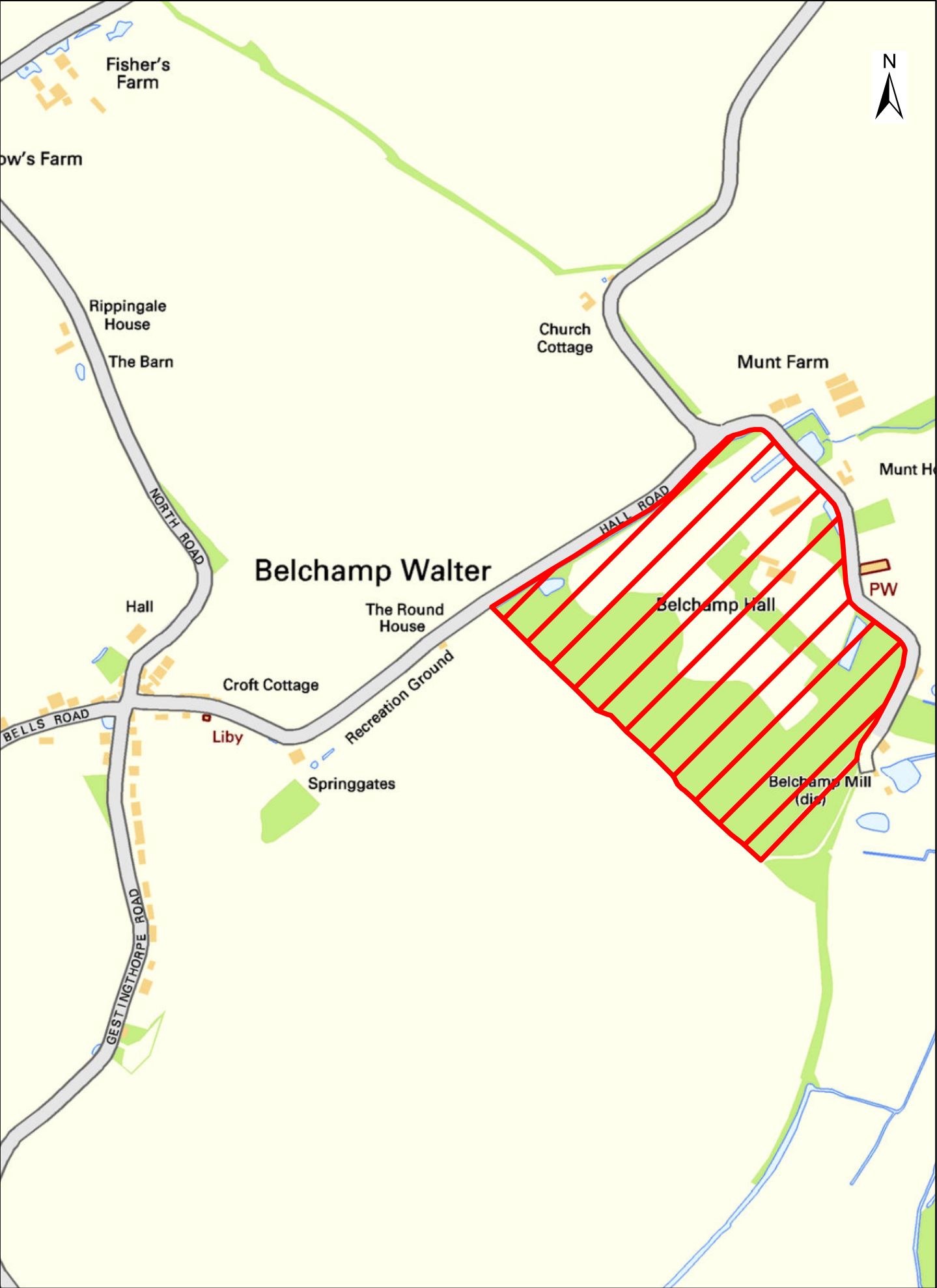
- 3.1 Braintree District has 8 historic parks and gardens at Hatfield Priory Hatfield Peverel, Spains Hall Finchingfield, Gosfield Hall Gosfield, Faulkbourne Hall Witham, Saling Hall Great Sailing, Belchamp Hall, Belchamp Walter, Saling Grove Great Sailing, and Terling Place Terling. A map setting out the extent of each site is set out in the Appendix to this report.
- 3.2 No other sites have been identified in the district. Each of these sites are still included on Historic England's Register and they should therefore continue to be identified and protected in the new Local Plan.

## 4 Recommendation

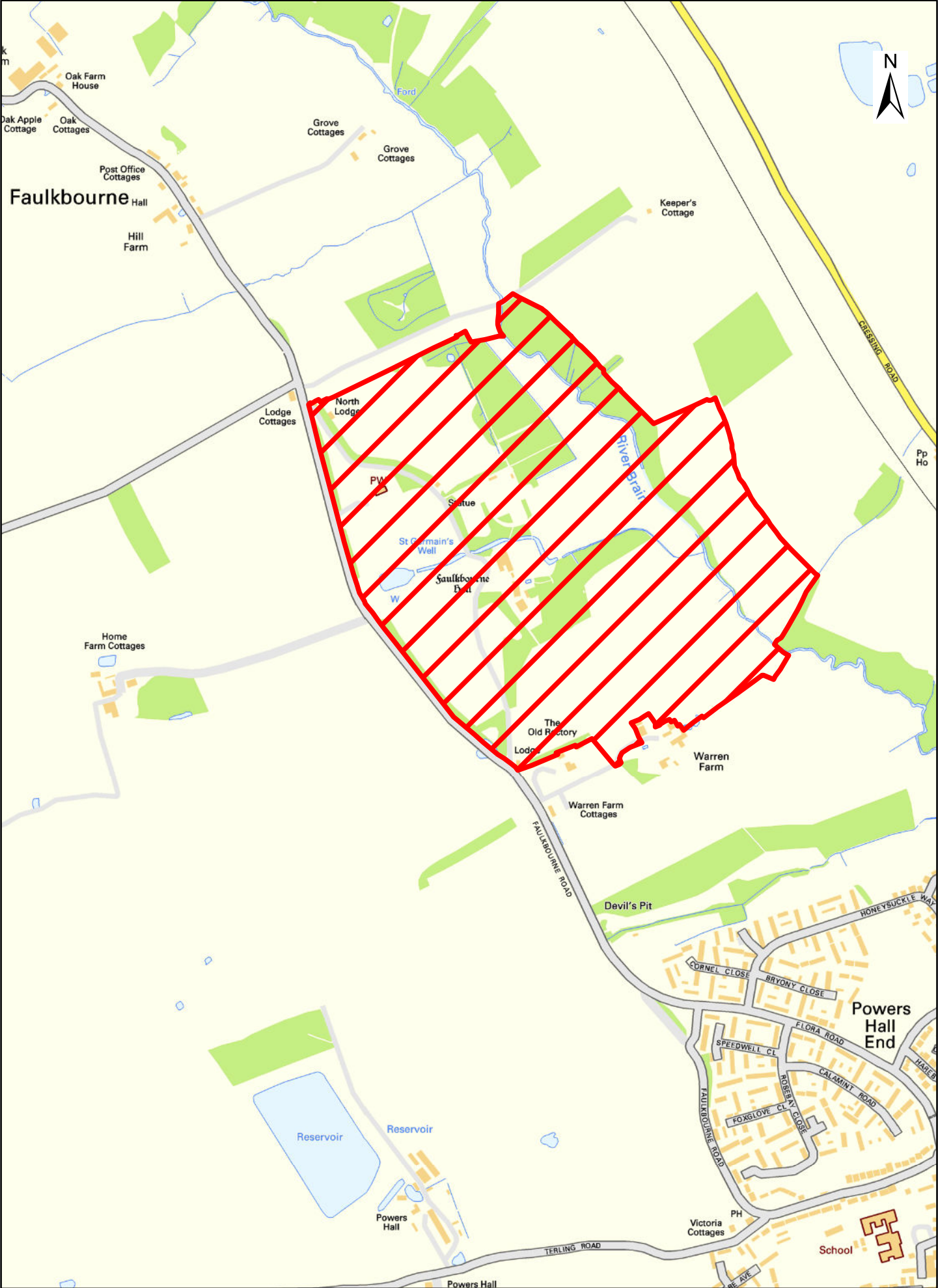
**It is recommended that the 8 Historic Parks and Gardens in the District continue to be identified in the new Local Plan.**



# Belchamp Hall, Belchamp Walter

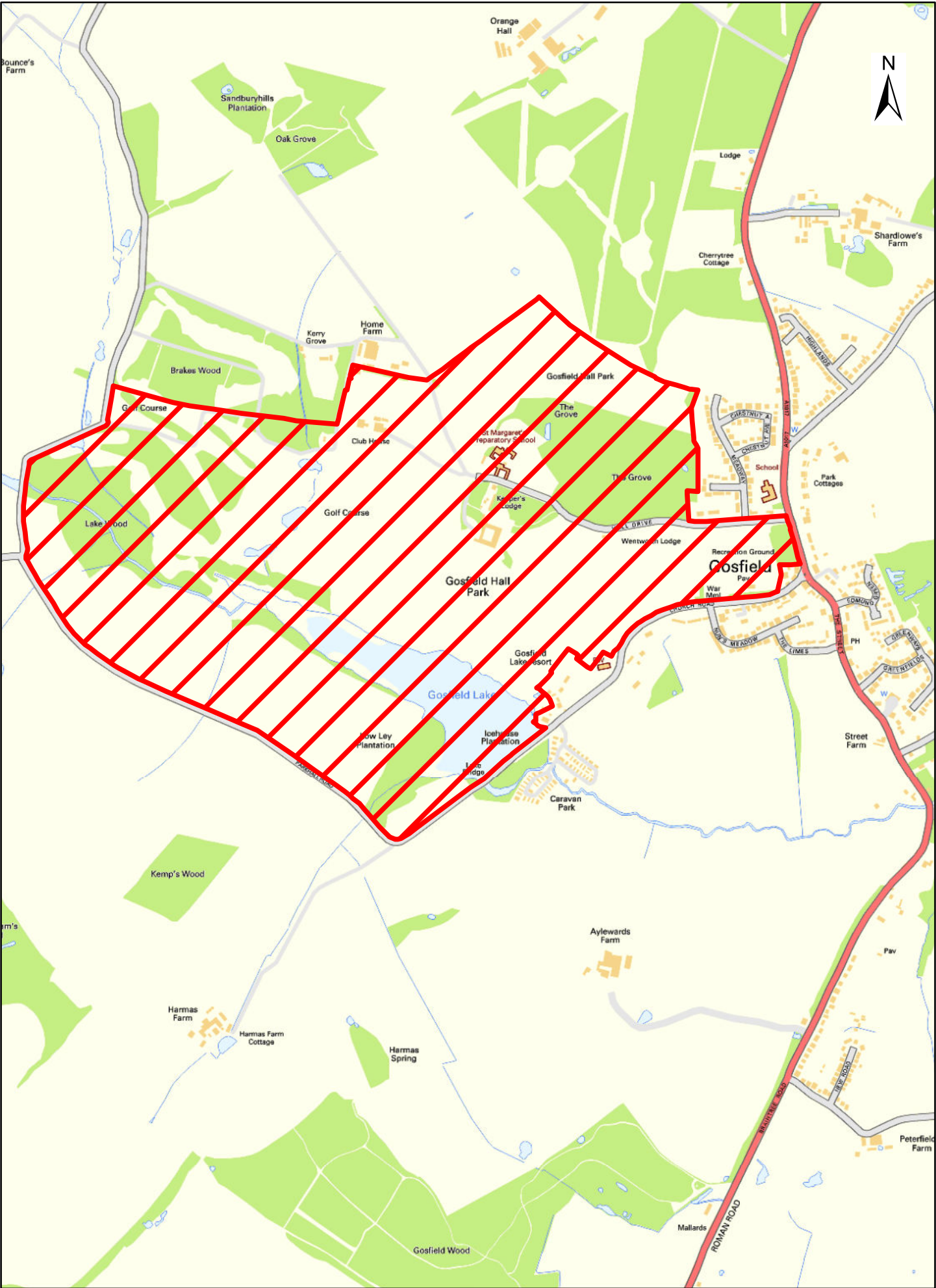


# Faulkbourne Hall, Witham



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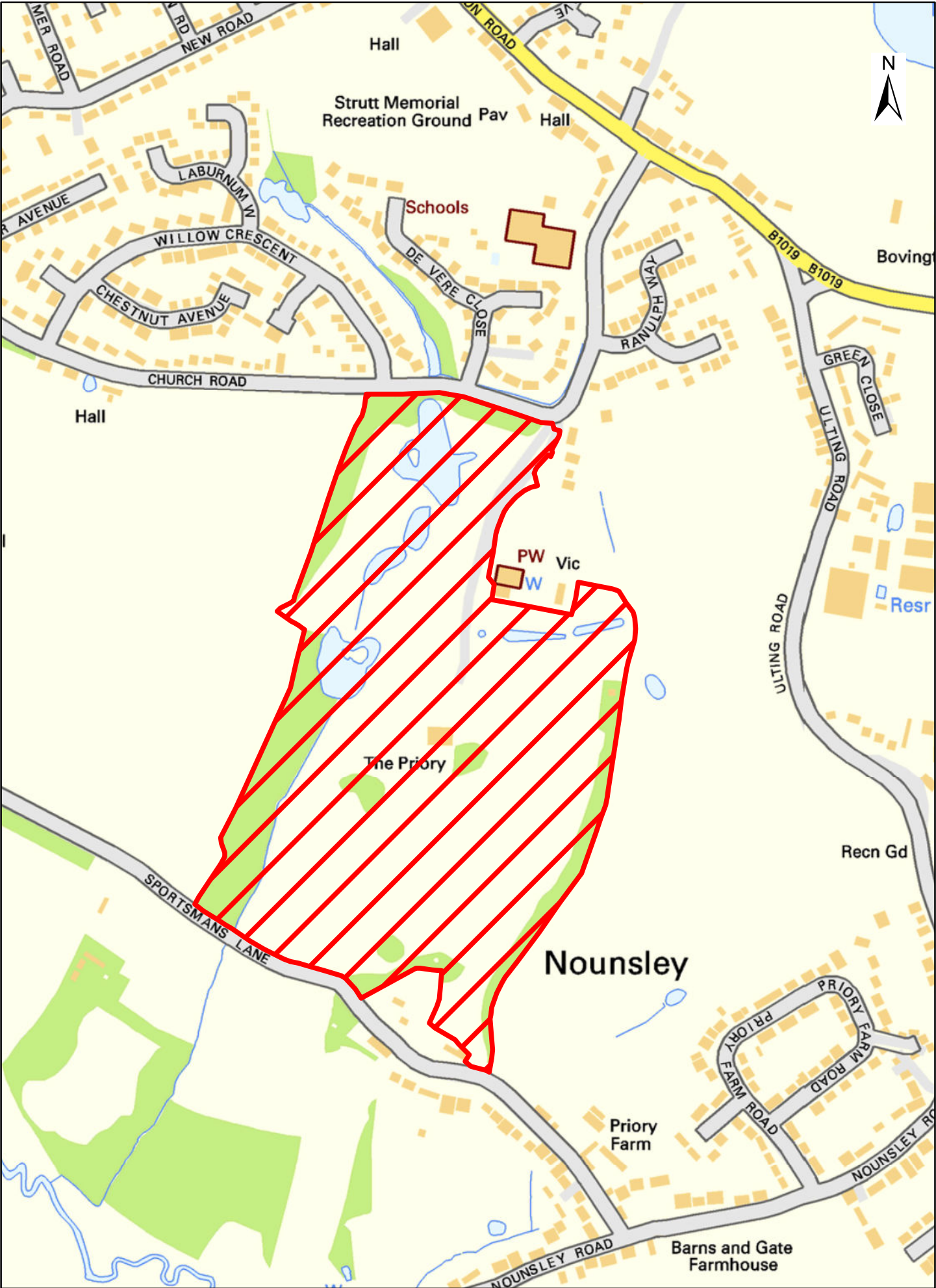
Gosfield Hall, Gosfield



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Hatfield Priory, Hatfield Peverel.

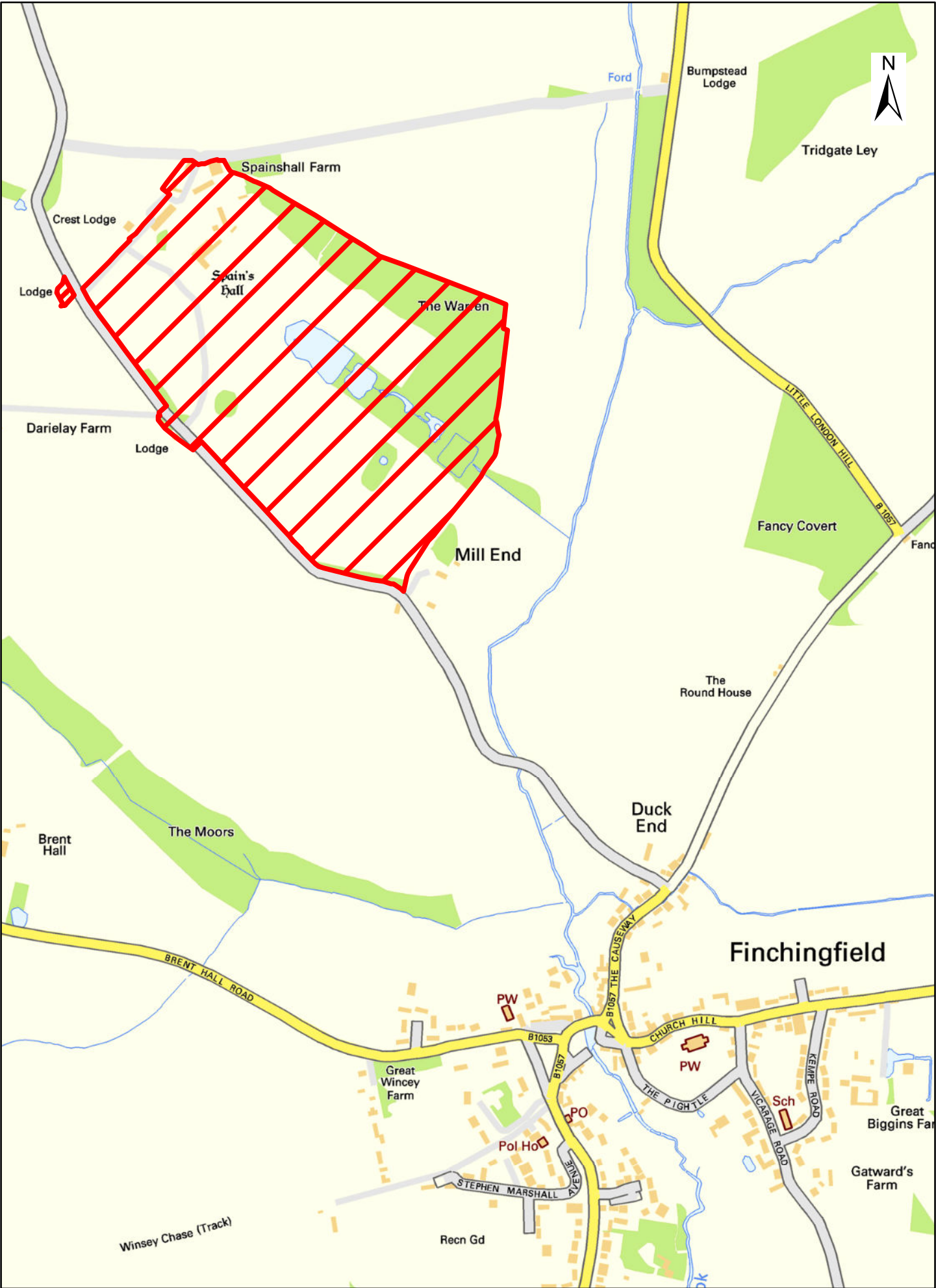


Saling Hall & Saling Grove, Great Saling



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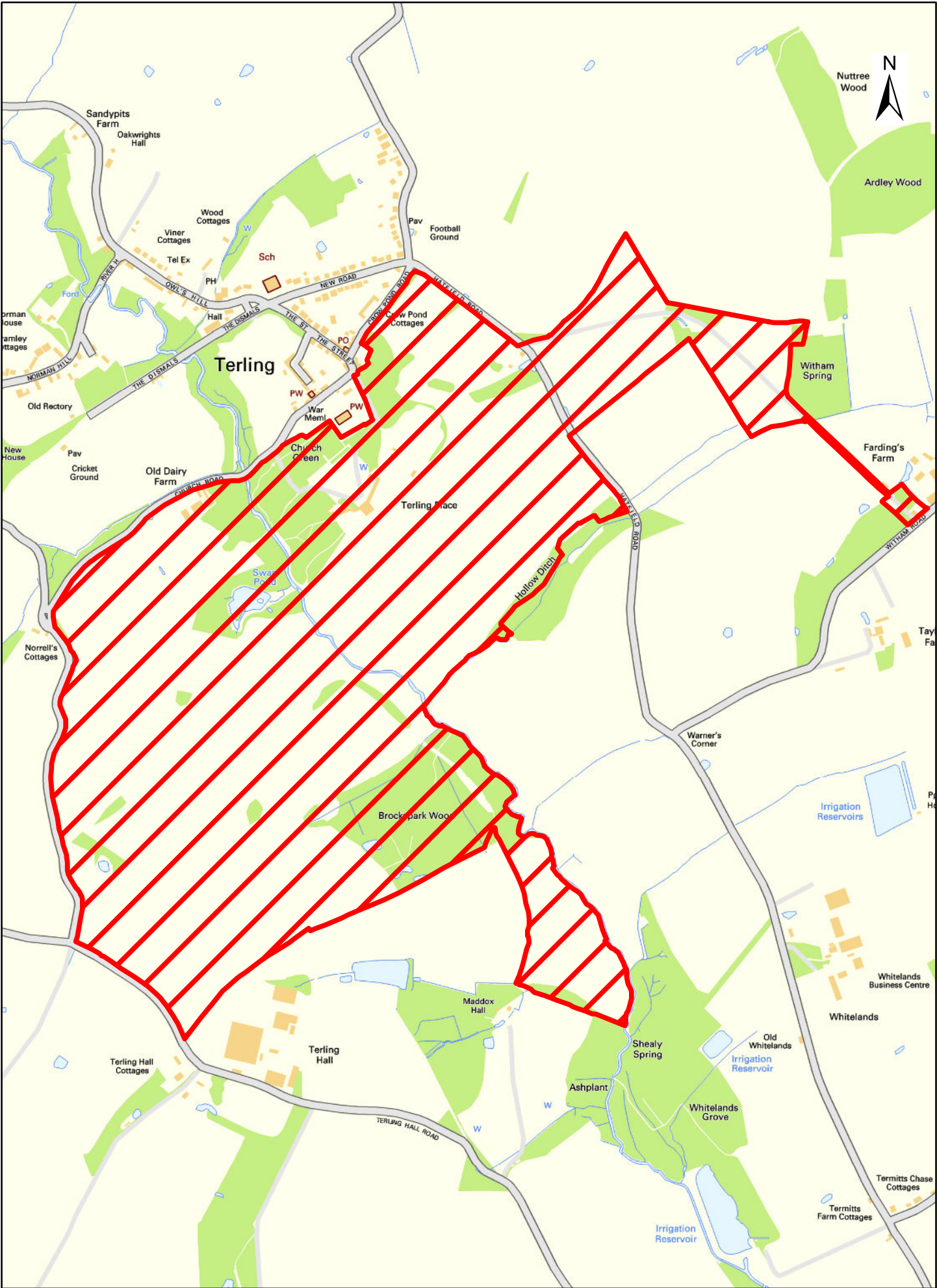
# Spains Hall, Finchingfield



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Terling Place, Terling



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