



Draft for Regulation 14 Consultation

‘A safe, friendly, tranquil community with a village feel’

September 2019

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1 Introduction

1. Neighbourhood Planning was introduced in 2011 under the Localism Act. It is designed to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
2. The Plan covers the area of Great Salings Parish and Bardfield Salings Parish¹. The neighbourhood plan area was designated by Braintree District Council on 6th February 2017. It covers the period 2019 to 2033.
3. Once the Neighbourhood Plan has been “made” (adopted) by Braintree District Council, following examination by an independent Inspector and a successful referendum, it will form part of the statutory planning framework for the area and its policies and proposals will be used to help make decisions on planning applications, alongside the District Local Plan.
4. A neighbourhood plan must meet several basic conditions if it is to pass examination and proceed to referendum and adoption. Generally, these are:
 - the Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - the Plan must contribute to the achievement of sustainable development;
 - the Plan must be in general conformity with the strategic policies contained in the development plan for the area;
 - the Plan does not breach and is otherwise compatible with European Union obligations;
 - the making of the Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (these relate to the impact of the Plan on designated habitat sites).
5. The Draft Salings Neighbourhood Plan has been prepared with regard to the National Planning Policy Framework as well as guidance set out in the National Planning Practice Guidance (PPG). The policies in the Plan are in general conformity with the strategic policies in Braintree’s current development plan and the emerging new Local Plan. The Plan has been prepared to help to achieve sustainable development. The Plan period is 2019 to 2033 to coincide with the end date of the emerging Braintree District Local Plan. Further details of the current and emerging national and local planning framework are set out below.

National and Local Planning Policies

6. As indicated above the Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State. The principal national planning policy document is the National Planning Policy Framework published in February 2019. The Neighbourhood Plan has therefore been prepared in the context of the policies and guidance set out in that document.

¹ See Appendix 1, Map 1

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7. The Plan must also be in general conformity with the strategic policies contained in the development plan for the area. The current development plan for the Braintree District is the Core Strategy adopted in September 2011 read together with the saved policies of the Braintree District Local Plan Review adopted in 2005. The District Council is in the process of preparing a new Local Plan for the District and a Publication Draft Local Plan was submitted for examination to the Secretary of State in October 2017. This Plan is in two parts: Part One prepared jointly with Colchester Borough Council and Tendring District Council sets out a strategic growth strategy for north Essex. Part Two contains detailed policies for the Braintree District.
 8. The Braintree District Core Strategy Development Plan Document was adopted in 2011 and covers the period 2009 to 2026. It is the most up to date part of the development plan and sets out strategic policies for the development of the District. The Strategy classifies Great Saling as an 'Other Village' where limited development which can be justified by local need to support local services should be located within the village envelope. Bardfield Saling is classified 'Countryside' where development will only be permitted if it would have clear economic benefits, support needed services and promote local environmental quality.
 9. The Local Plan Review was adopted in 2005 and covers the period 1996 to 2011. However, some of its policies remain part of the Development Plan because they have yet to be replaced by more up to date detailed policies. In this respect the Plan includes a village inset map for Great Saling which, amongst other things, defines a village envelope. Policies RLP2 and RLP3 apply which seek to restrict development outside the village envelope and RLP sets out criteria for development within it. Bardfield Saling is classified as 'Countryside'. Policy RLP16 provides for limited infill development in hamlets of at least 10 dwellings in certain circumstances.
 10. The Publication Draft Local Plan was submitted in October 2017 and hearings were held in January and May 2018. In a letter dated 10th December 2018 the Inspector advised the North Essex Planning Authorities that he was suspending the examination to enable further work to be carried out on the evidence base and sustainability appraisal. No hearings have yet been held on Part 2 of the Plan. The Publication Draft Local Plan does not therefore yet form part of the Development Plan and there is some uncertainty as to when further progress will be made. However, it includes proposals which, if taken forward will have a significant effect on the Neighbourhood Plan area. There is no requirement for a Neighbourhood Plan to be examined against emerging policy. However, Planning Practice Guidance (PPG para 009 ref id 41-009-20160211) advises that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which the Neighbourhood Plan is tested. Furthermore, Parish Councils and local planning authorities should aim to agree the relationship between policies in the emerging Neighbourhood Plan, the emerging Local Plan and the Adopted Development Plan with appropriate regard to national policy and guidance. This Salings Neighbourhood Plan has therefore

been prepared to reflect the emerging Publication Draft Local Plan although it is recognised that this could change significantly before it is adopted.

11. Of particular relevance to the Salings Neighbourhood Plan is a commitment in the Publication Draft Local Plan to building new garden communities:

‘At the heart of our strategic vision for North Essex are new garden communities, the delivery of which is based on Garden City principles covered by policy SP7.’²

12. One of these new garden communities is planned for our area. SP7 of BDC Draft Strategy 2017 says³:

‘West of Braintree in Braintree DC, a new garden community will deliver 2,500 homes within the Plan period (as part of an overall total of between 7,000-10,000 homes to be delivered beyond 2033)’

13. In addition to these plans, Uttlesford District Council, the adjoining local authority to the west of the Salings, also plans to develop housing at this West of Braintree Garden Community⁴.

14. A map showing the area this garden community might cover is given below⁵. As that shows, the area of search for this Garden Community includes the parishes of Stebbing, the Salings and Rayne.

15. However, as noted above the Inspector has raised serious concerns regarding the viability and deliverability of these garden communities and has suspended the examination to enable further work to be carried out.

16. If the West of Braintree proposal goes ahead, it will have a major impact on our communities in the Salings. We also note that, even if the West of Braintree proposal does not go ahead, the inspector has endorsed the housing requirement put forward by BDC. So the pressure for new housing in North Essex will continue.

Consultations with the community and our evidence base

17. Our planning exercise - which began with a community event in the Millennium Village Hall in Great Saling on October 29th 2016 - has therefore focused on working with the community to identify which aspects of life in the Salings are valued, the issues that need to be addressed to improve our community life, and how we can preserve and enhance our unique heritage and environment in the

² See p15 of BDC Draft Strategy 2017 Section 1

³ See p49 of above

⁴ See

https://uttlesford.objective.co.uk/portal/planning_policy/local_plan_2018/udc_reg_19?pointId=s1523028792312#section-s1523028792312 para 3.22.

⁵ From the revised BDC Draft Strategy Section 1, Appendices and Maps (August 2019)

face of the growing urbanisation pressures being faced by North Essex. This exercise has been undertaken by a steering group drawn from the local community supported by specialists.

18. To achieve this, we carried out Residents and Business Surveys between March and May 2017 to determine views. The Residents Survey had 115 responses, with a response rate of about 50%, and the Business Survey had 14 responses. We also ran information stalls at the May Day Celebration and Fete & Classic Car Display in 2017, and again in 2018 to determine residents' views and to discuss progress.

19. We have also commissioned technical assistance packages and consultancy support to ensure a sound evidence base for our policy recommendations⁶. These covered:

- Housing Needs Assessment from Urban Vision (commissioned as part of the technical assistance available to us) - November 2017-February 2018
- Landscape Assessment Study (Landscape Character Assessment (LCA) and landscape sensitivity assessment) by Liz Lake Associates - January to May 2018
- Ecology Survey - undertaken by t4technology, May to August 2018
- A Housing Needs Survey carried out by the Rural Community Council of Essex (RCCE), completed in June 2019, which achieved a response rate of 28% among Salings residents

20. We are now carrying out Pre-Submission consultation on the Draft Salings Neighbourhood Plan with local people and interested parties. Following consultation all comments will be considered and if appropriate the Plan will be amended. The Plan will then be submitted to Braintree District Council who will carry out further consultation (known as Regulation 16 consultation). The Plan will then be examined by an independent Inspector. If the Inspector finds that the Plan meets the basic conditions, it will then go forward to a local referendum. If more than 50% of those who vote, vote in favour of the Plan it will then be "made" (i.e. adopted) by Braintree District Council. It will then form part of the Development Plan and carry statutory weight when decisions are made on planning applications in the plan area.

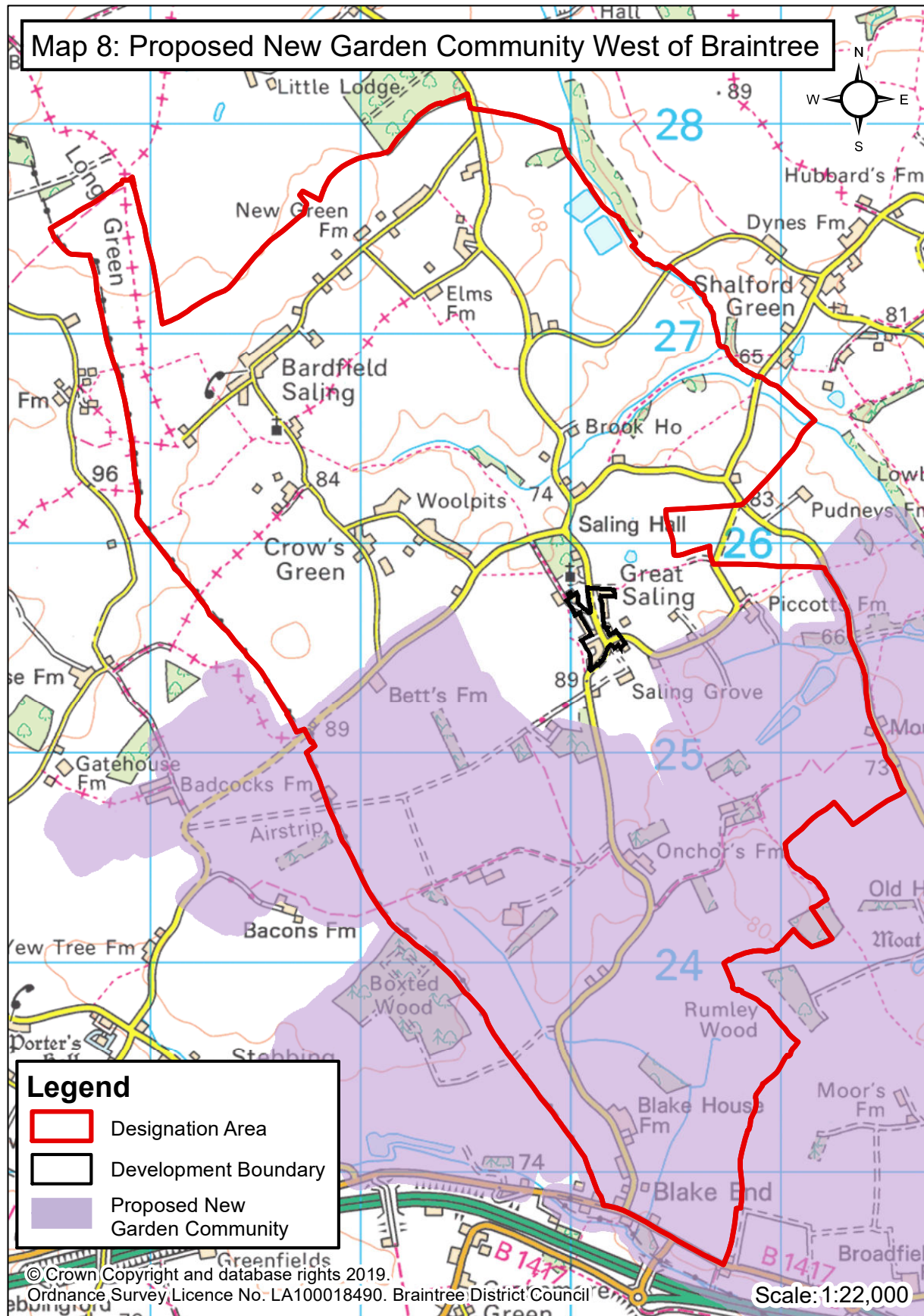
21. The structure of the rest of this document is as follows:

22. **Section 2** gives an overview of the Salings today, our vision for the Salings and our objectives for the different policy areas listed below, while **Section 3** provides a stocktake of the issues facing us in key areas.

23. **Section 4** sets out the land use policies we recommend for each of these areas

24. **Section 5** sets out a programme of community actions to realise objectives not directly related to land use which have emerged during the preparation of this plan.

⁶ This evidence base is available on The Salings Neighbourhood Plan website – see <https://www.thesalings-np.co.uk>



2 The Salings today and in the future

25. In this section we describe the Salings as they are today, and the vision that has been developed - from the Residents Survey - for the future.

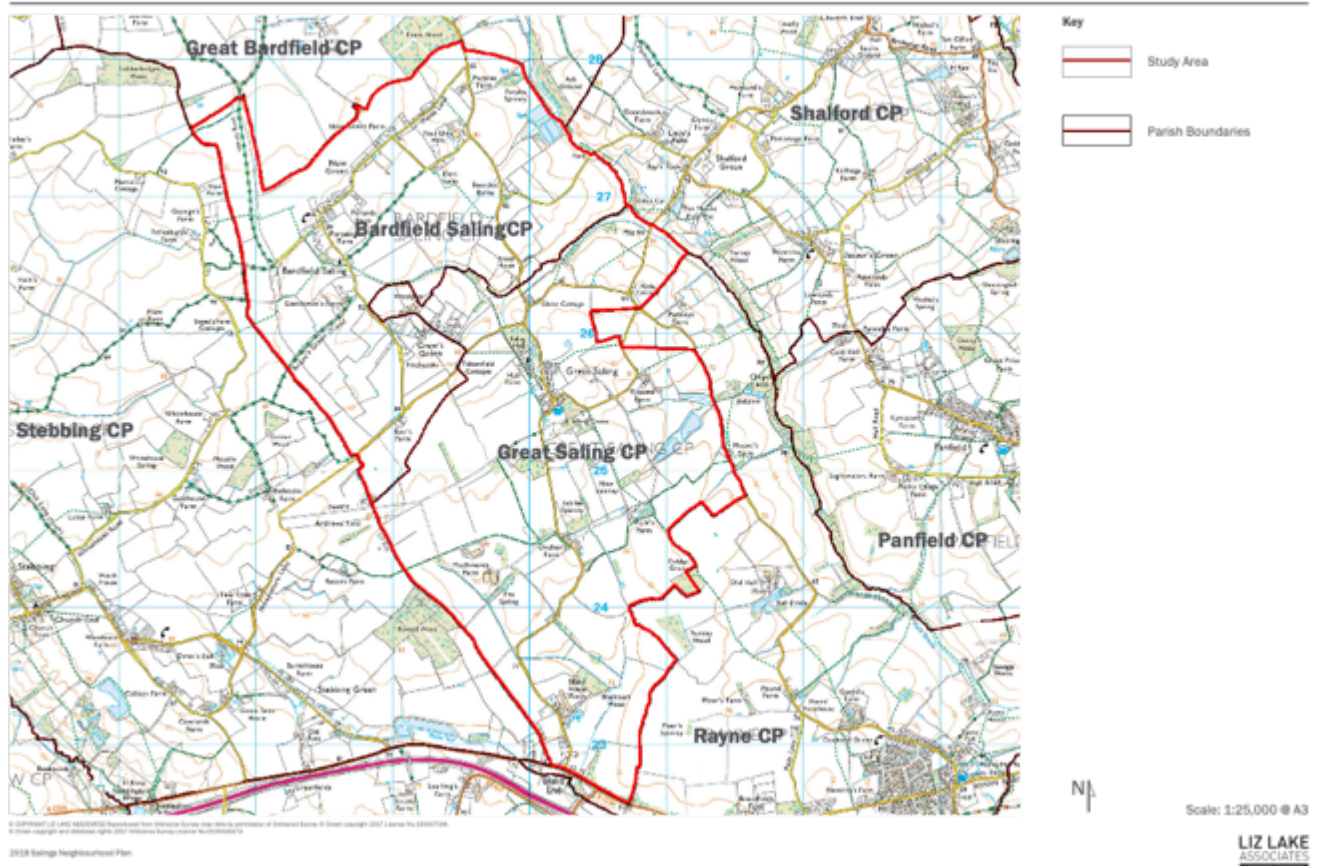
2.1 The Salings today

26. The Salings - Great Saling and Bardfield Saling (also known as Little Saling) are two villages nestling in the North Essex countryside between Braintree to the east and Great Dunmow to the west. Historically they were agricultural villages, with the main employment opportunities being in farming or associated activities.

Landscape Assessment Study: The Salings Neighbourhood Plan

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Figure 1
Study Area



27. In terms of **landscape**, the Salings have a strongly undeveloped rural character. There is an extensive network of winding lanes, ancient byways and paths with mature trees and hedgerows which all provide a strong sense of historic continuity, integrity and cultural value. The landscape is typically flat and open in character with medium to large fields divided by hedgerows, meadows, small woodland copses and mature woodland blocks. Hall Farm Meadows, Golden Grove and Pods Brook are the areas of highest ecological value.

28. **Great Saling** developed as a small nucleated village between Saling Hall and Saling Grove, surrounding a central green which was once been home to an elm tree reputed to be the largest elm tree in England. **Bardfield Saling** is more dispersed, with attractive views over open landscape and its historic church of St Peter & St Paul at its heart.

29. The **population** of the Salings (at the time of the 2011 Census) was 475 'usual residents'; compared to England, we have fewer residents in the 25-44 age range, and a higher number who are 45 and over (55% of total residents). This is consistent with the overall impression of the Salings as somewhere people choose to move to as they become more financially secure later in life.

30. The Salings also have a rich **heritage**, with two listed, historic churches (St James the Great in Great Saling, St Peter & St Paul in Little Saling). St James adjoins **Saling Hall**⁷, a small timber-framed country manor house, faced with red and blue brick under a red-tiled roof (with a Grade II* listing), and its five hectares of landscaped gardens.



At the opposite end of the Great Saling Conservation Area lies **Saling Grove**, built by John Yeldham in 1754: it is Grade II listed and has gardens laid out by Humphrey Repton. In total, there are over 60 listed buildings in the Salings: in addition to those listed above, they include historic houses, barn conversions and agricultural buildings⁸.

31. This heritage is complemented by a range of **leisure and community assets** which the community of the Salings has worked hard to create and protect - including the Salings Millennium Village Hall, the playing fields, the allotments, and Andrewsfield.

⁷ Dating back to Elizabethan times - see http://www.salinghall.com/saling_hall_history.html

⁸ See <https://britishlistedbuildings.co.uk/england/great-saling-braintree-essex#.XUxZWY2ZPUo>, and <https://britishlistedbuildings.co.uk/england/bardfield-saling-braintree-essex#.XUxpSS2ZPUo>

32. The Salings have changed significantly in the last 100 years: a major change came in 1942, with the creation of **Andrewsfield** - the first of fourteen "Type A" airfields built by the United States Army Air Forces in the United Kingdom during the Second World War. The airfield fell into disuse after 1945, but in 1972 aircraft again returned to Andrewsfield when a 915m grass strip along part of the line of the original main runway was constructed. As flying increased, a clubhouse and flying control were erected in 1975 and the airfield was licensed by the CAA in 1976. In addition to the flying activities, which include a flight school, there is also a clubhouse and Millibar (now registered as an Asset of Community Value) serving food and drinks which is open to non-flyers and is a popular local meeting point.
33. The facilities at Andrewsfield (the runway, clubhouse and hangers) are on land owned by two local farming families. One of these families owns the airfield itself and runs Andrewsfield Air Operations Limited, the company which holds the CAA license for Andrewsfield. The airfield is operated and managed by Andrewsfield Aviation Ltd. The land on which the clubhouse sits and the hangers and other land at Andrewsfield is owned by a different family.
34. Other changes to the Salings have been more gradual: the increasing mechanisation of agriculture has led to less employment on the land, and there has been a growth of other businesses and leisure and tourism activities such as the craft centre at Blake End. As a result, the Residents' Survey found that more people work away from the Salings (in a local town or airport or even further afield) than work at home, in the Salings, or within a 5 mile radius. This has had an impact on local services: the Salings no longer have a blacksmith, a post office, a shop, or a local pub.



35. So the Salings now have a high proportion of people who have made a conscious decision to live in the area. These choices need to be respected as BDC's plans

for the West of Braintree Garden Community evolve - it is important that we preserve and enhance the features our community values.

2.2 Our vision for the Salings

36. In our Residents Survey, we asked a number of questions about what residents valued in the Salings, and how they would like the Salings to develop:

- **Question 2:** *Please tell us what you most value about living in the Salings?*
- **Question 4:** *Thinking of the future of the Salings - how would you like to see it evolve over the next 15 years?*
- **Question 5:** *Which words or phrases would you like to be able to use to describe the Salings in 15 years' time? Please choose up to 5*

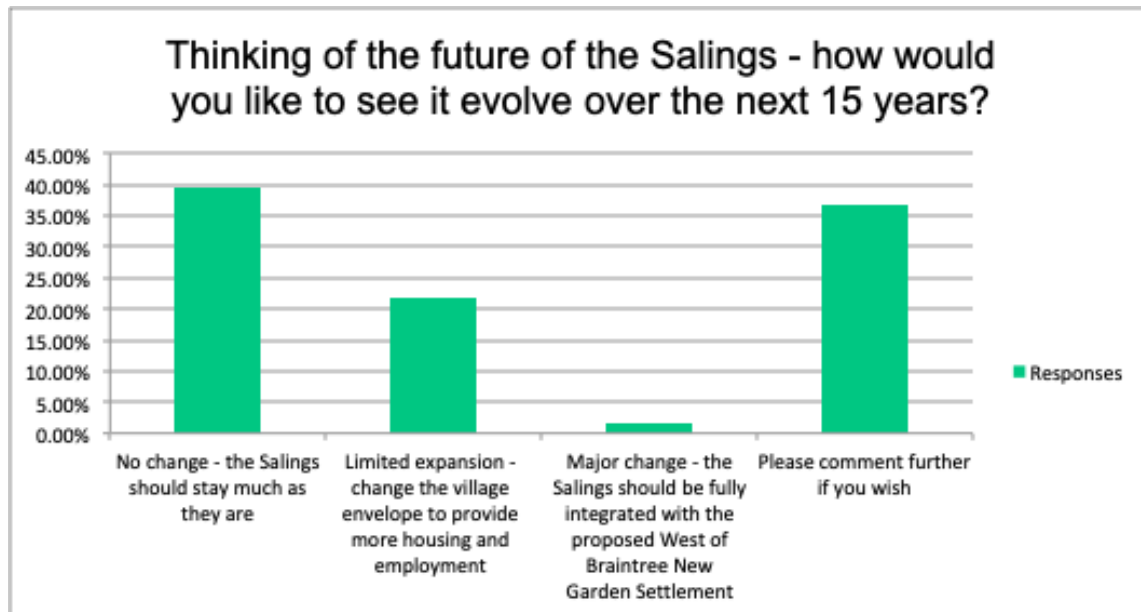
37. The 'word cloud' for Question 2 illustrates a number of the themes which emerged:

Q2 Please tell us what you most value about living in the Salings

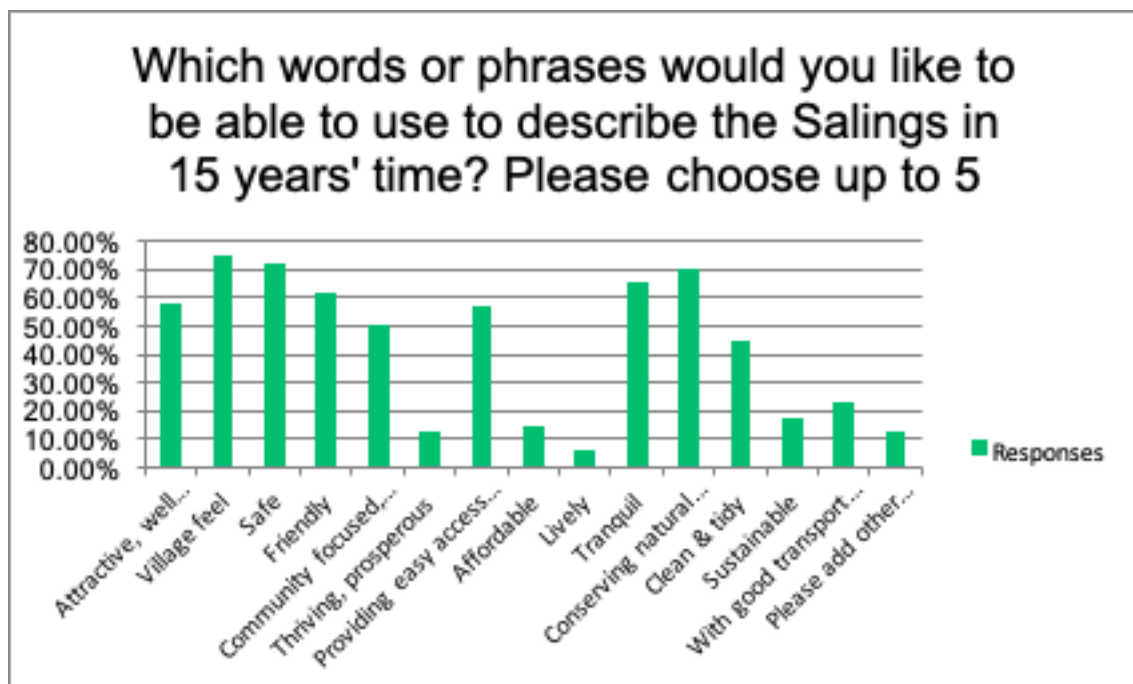
Answered: 110 Skipped: 3

Environment Living Beautiful Lots
Community Wildlife Country Side
Green Peace and Quiet Clean Air
Rural Space Village Noise Tranquility Nature
Church Scenery Traffic Historic Wildlife Towns
Rural Friendly Countryside Natural
Quiet Village Community Dark Skies
Walks Residents Local Sense Surrounding
Tranquility
Footpaths Town Andrewsfield Hall
Easy Access Light Countryside Shops
Peaceful Place Village Small Population
Community Playing Field Wildlife Air
Local Safe Traffic Unspoilt
Friendly Neighbours Braintree Beautiful Houses
Good Neighbours

38. In terms of how residents would like to see the Salings evolve, while 40% wanted it to 'stay the same', 20% thought there should be limited expansion:



39. When asked what words or phrases they would like to use to describe the Salings in 15 years' time, the top five answers paint a picture of a safe, friendly, tranquil locality with a village feel, conserving natural habitats. Later in the survey, over 90% of respondents wanted to protect the historic and natural environments of the Salings - including its wildlife and woodlands - as much as possible, and the views over open countryside.



40. This leads to our vision for the Salings:

‘Our vision for the Salings is for a safe, friendly, tranquil community with a village feel, which conserves our historic buildings and natural habitats- particularly our wildlife and woodlands - and with easy access to the open countryside.’

3 Issues facing the Salings

42. In this section we set out the issues facing the Salings, based on:

- the responses to the Residents and Business Surveys
- the specialist input we have commissioned:
 - Housing Needs Assessment carried out by Urban Vision
 - Landscape Assessment Study done by Liz Lake Associates
 - Preliminary Ecological Appraisal carried out by t4ecology; and
 - Housing Needs Survey conducted by RCCE
- the issues raised by BDC's plans, particularly insofar as the West of Braintree Garden Community is concerned.

3.1 Heritage

The history of the Salings

43. The heritage of the Salings is indelibly entwined with those people who worked and lived off the fertile farmland that surrounds us. Farmers and landowners set out field boundaries and helped to create the landscape that we enjoy today. The same people who farmed the land built homes, some grand, some small by which to sustain their lives. Small communities, as they were then and remain now, came together in secular and non-secular ways to improve and protect their lifestyles under the guidance of landowners who at that time had a direct interest in the success and longevity of those communities. In this way landowners, the Church and the community worked together to invest in our heritage for the greater good of all.

44. The heritage we enjoy today embraces our buildings, their setting and connectivity and the lives of the people who owned and occupied the land. Our heritage is a living record and the sum of their work and influence.

45. In many ways the heritage of the Salings is little different to that of many English villages but in 1941 that peace and order was shattered by the construction of Andrewsfield Airfield, which at a stroke destroyed much of the traditional landscape in the vicinity of Great Saling and added a fresh chapter to our heritage.

46. Historic maps of the Salings show some 12 recorded farmsteads. Each farm would have had a range of outbuildings and stores for housing of livestock and produce. Many of these outbuildings are lost but fortunately the Salings have over 60 buildings and artefacts recorded by Historic England as being of historic of architectural interest.



47. Up and until the end of the 19th Century, the lives of the Saling community would have progressed relatively unchanged. At one time Great Saling boasted a general store, post office, smithy, coachmaker, baker, wheelwright, butcher and shoemaker. Both villages had a beerhouse and schools. The old Post Mill in Bardfield Saling is believed to have been constructed prior to the 1770s and stood in the grounds of Mill House in Crows Green until it had to be demolished in 1960.
48. Records suggest that both Bardfield Saling and Great Saling lay on important trade routes involving the transport of wool to Coggeshall or Colchester and the East Coast ports or forming part of a Pilgrim trail en-route to Canterbury Cathedral. Trade and local enterprise are considered to be responsible for the wealth of the village as perceived in the quality of its Church and buildings dating back to the 18th Century.

The heritage of the Salings today

49. The Salings retain their rural character, with relatively little change to the landscape. They have not seen the level of development that has occurred in other settlements within Braintree District and retain much of their original medieval content and appearance. The historic core of Great Saling, contained within the designated Conservation Area, remains compact and relatively unaltered.
50. Bardfield Saling has a more linear pattern of development with winding narrow country lanes studded with irregularly placed cottages and houses set behind mature hedges. The majority of the older cottages are listed and benefit from good sized, well defined plots and views into the open countryside. Even the more

modern 1930's housing is set back from the road thus providing off street parking and good separation from the adjacent dwellings. Our Neighbourhood Plan policy will seek to maintain and preserve these important local features rather than following inappropriate standardised Design Guide policies

51. **Great Saling Conservation Area**⁹ was designated in 1989 for its special architectural and historic interest, in order to preserve or enhance its character through strict control of new development, protection of trees, and the need for demolition of buildings or walls to be subject to Conservation Area Consent. The Conservation Area includes the two Registered Parks and Gardens of Saling Hall and Saling Grove, the cluster of mixed residential development along Grove Villas, the Grade II* Church of St. James the Great, Hall Farm Green and a number of listed buildings. Outside the Conservation Area, at Piccotts Farm, the barn also has a grade II* listing. The brick walls adjacent to St James' churchyard, the Farmhouse, the cartlodge and the large barn conversion at 10 Hall Farm Green are all Grade II. In addition to this there are a further six grade II listed buildings along Grove Villas and The Street including the White Hart Inn and the old post office.
52. **Saling Hall** is situated within this Conservation Area at the northern end of Great Saling. It is a seventeenth century manor house with gardens to the north and south which have been extensively and skillfully re-planted since 1971. The 5-hectare site includes woods, a walled garden (dated 1698) a valley garden, a water garden, a rose glade and other compartments. The garden walls were built in 1698, for a house then already over a century old, with its name in Domesday Book. Access to the Hall and the nearby Church of St James is shared.
53. The church of **St James, Great Saling**, while heavily restored in Victorian times, possesses clear evidence of its Anglo-Saxon foundations in the stonework at the base of the clock tower. Other historic features include its 15th century font and the recently restored Yeldham Memorial.
54. At **Saling Grove**, which lies on the south side of the village of Great Saling, there are a number of grade II listed buildings and features associated with the registered Park and Garden which include The Grove, the entrance gateway, the lodge, iron railings and gate, the stable and carriage house as well as a number of outbuildings, walls and railings. It was built in c 1754 by John Yeldham and was extended in the mid C19 by William Fowke. The south facade faces formal gardens and looks out over the Park, primarily to the south of the house.
55. The park and pleasure ground were designed by Humphrey Repton in 1791 for which he produced a Red Book. It occupies virtually flat ground, bounded to the north by the main village streets, to the west by the minor road connecting Great Saling to the A120, and to the east and south by farmland. The park is predominantly screened along its road boundaries by thin plantations. It remains principally under grass and retains some mature parkland trees of mainly C19th origin. The boundary plantations proposed by Repton to the west and north

⁹ Shown in Policy Map 5 in Appendix 1

survive, while the eastern boundary is defined by a dense plantation of more recent origin. Although Repton's influence on the landscape stretched as far south as the boundaries of Onchor's and Park's farms, the area of the park associated with Saling Grove was later contracted to half its size. However, in April 2018 the boundary of the Registered Park and Garden was extended to include the central strip of parkland known as The Lawn which forms the principal vista in the designed landscape and has not changed since Repton's involvement in the early 1790s.

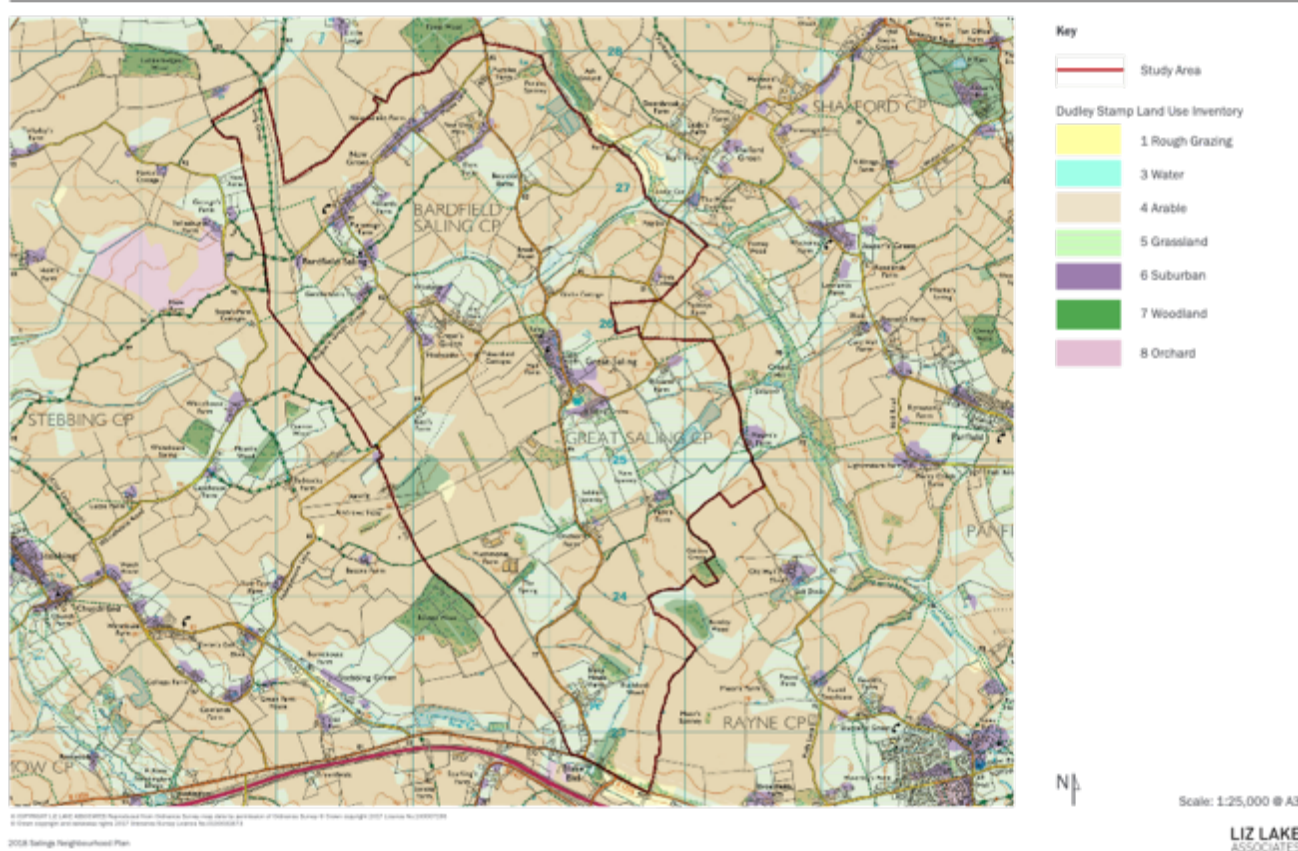
56. **St. Peter and St. Paul Bardfield Saling** is a classic 14th century parish church, Grade 1 listed, and constructed of flint and some local stone. The round tower is one of a group of six remaining in Essex. Of all the round tower churches in the UK this is the only example of the decorated period and therefore apparently the last of its kind to be built in mediaeval times. Inside there is an Elizabethan carved pulpit and fine examples of a 14th century piscina and sedilia. There is also an 18th century chamber organ once the property of Sir George Elvey, composer and organist at the Chapel Royal. At the West end of the South aisle there is some magnificent straw work, a local craft in the 19th century.
57. As well as these buildings, the Salings contain a wealth of other noteworthy listed buildings each with their story and contribution to make to the heritage of the Salings. Some of these buildings such as Arundels and Parks are as old as Saling Hall.
58. We are also fortunate to have a number of locally recognised avenues of trees which when combined with these buildings create a unique sense of shared heritage.

3.2 Natural Environment

59. The rural landscape of the parishes generally comprises a gently undulating agricultural landscape with large fields under various cropping regimes and with large grazing fields situated predominately to the east and north east of Bardfield Saling (see the map below). Despite rationalisation, the landscape largely reflects pre-18th century agricultural practices with irregular field patterns, enclosed meadow pastures along the river valley, occasional scattered small wooded areas (some of which go back to the Middle Ages), intimate ancient pathways and mature trees and hedgerows, all of which provide a strong sense of historic

continuity, integrity and cultural value.

Figure 5:
Landcover and Vegetation



60. Key characteristics which contribute towards the landscape's special qualities include its:

- Strongly undeveloped rural character, with some areas of considerable time-depth; historic field patterns, enclosed meadow pastures along the river valleys, extensive network of lanes and pathways and mature trees and hedgerows which all provide a strong sense of historic continuity, integrity and cultural value;
- Visual amenity value, with attractive panoramic views across the countryside as well as more intimate, enclosed views within the valleys. Closer-range views of the edge of villages, the registered Parks and Gardens and listed buildings;
- Biodiversity value; and
- Agricultural value.

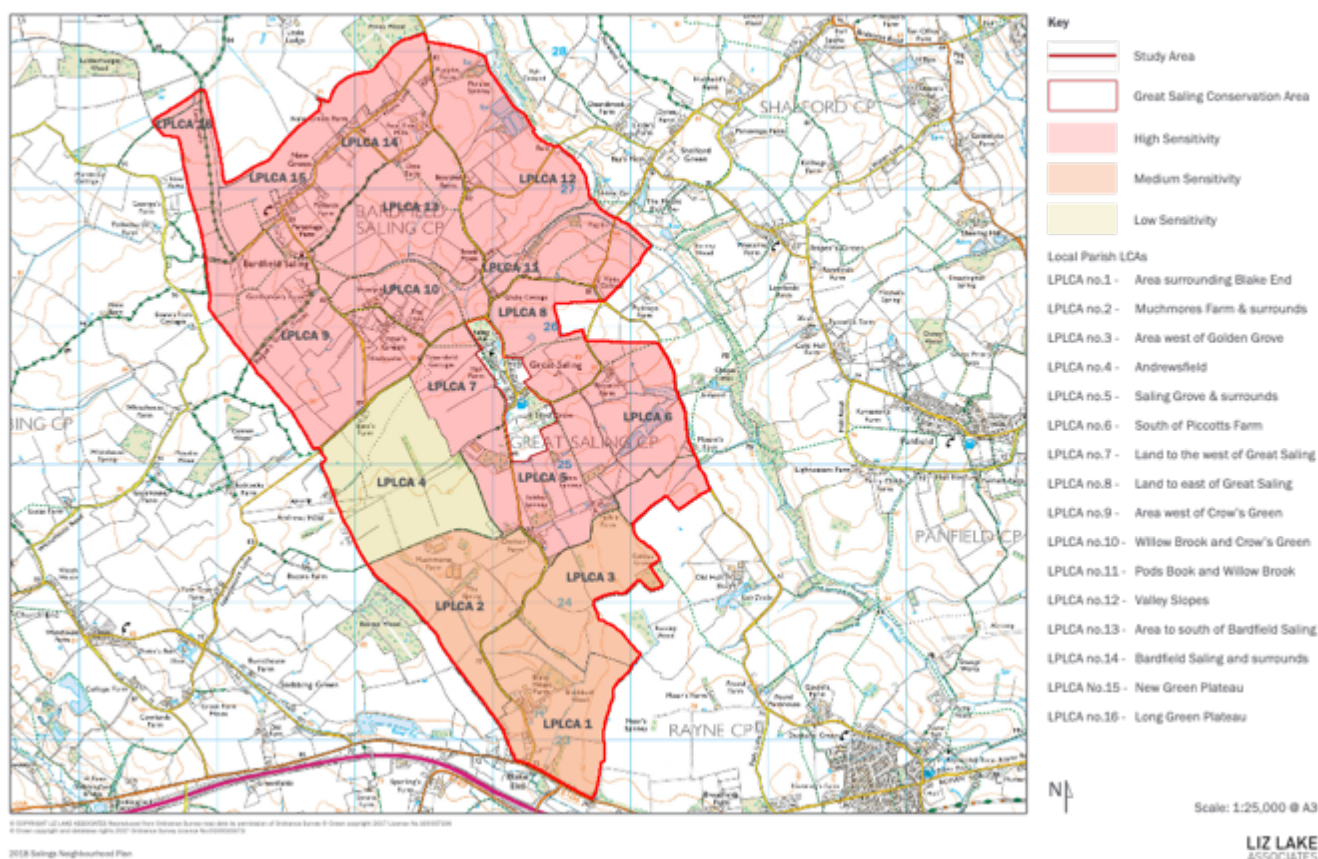
61. Other land uses within the Parishes include a number of commercial ventures: Andrewsfield Airfield situated to the south west of Great Saling, overlapping the boundary with Stebbing Parish in Uttlesford District. Silverton Aggregates is situated just to the south west of Great Saling, whilst Four Elms Mills (agricultural

feed) is located in the east of Bardfield Saling Parish. Smaller business and land uses such as nurseries/light industrial are also scattered across both Parish areas.

62. Over 75% of land use is agricultural, broken by occasional blocks of plantation (coniferous and mixed with deciduous) woodland, which tend to be isolated 'islands' in a wider agricultural landscape. Hedgerows and scattered tree lines are also present in the landscape along lanes, and on the edges of fields. Whilst the hedgerows vary in quality and continuity, they present ecological features in an otherwise intensively arable landscape, in conjunction with the isolated blocks of woodland previously mentioned.

63. The Landscape Assessment Survey conducted by Liz Lake Associates used a combination of landscape baseline desktop study, fieldwork and stakeholder consultation to divide the landscape of the Salings into 16 broad parcels of land with common characteristics, hereafter referred to as Local Parish Landscape Character Areas (LPLCAs), shown in the map below. This analysis showed that the majority of the Salings has an overall High sensitivity which reflects its rural landscape character and historic integrity. LPLCAs in the southern part of the project area have a Medium overall sensitivity, while LPLCA 4 - Andrewsfield - has a Low sensitivity due to the complete loss of its landscape features and low visual amenity:

Figure 11
Landscape Sensitivity



64. There are no statutory designated locations within the boundaries of the Parishes - i.e. sites and areas of countryside which have special status as protected areas because of their natural and cultural importance. However, non-designated sites are also of importance. For example, **Ancient semi natural woodland (ASNW)** can provide habitat for a range of species including bats, birds, invertebrates and protected and or ancient woodland indicator species including wood anemone and bluebell. The sole ASNW designation in the parishes is Golden Grove - to the south of Parks on the boundary of our Parish. Rumley Wood and Boxted ASNW

woodlands are located outside of the Parishes, but bound/are situated in close proximity Great Saling Parish to the south east and south west respectively.

65. There are other areas of woodland within the Parishes¹⁰ comprising coniferous and mixed with deciduous woodland and plantations, which tend to be isolated 'islands' in a wider agricultural landscape. Nonetheless, they present refuges for wildlife within the wider arable landscape, in addition to potential habitat for nesting and roosting.

66. **Local Wildlife Sites (LWS)** are used in the planning system to protect areas that have substantive nature conservation value at a local level. There are 2 LWS locations within the boundaries of the Parishes¹¹:

- **Hall Farm Meadows (BRA 23)**-Located in the central north of Great Saling Parish, on the boundary with Bardfield Saling Parish. These damp grasslands overplanted with willows support a varied flora and represent an increasingly rare Essex habitat. As a meadow grassland, the LWS has potential to provide habitat for reptiles and amphibians, invertebrates, bird (ground and tree nesting), bat commuting and foraging habitat. It is also situated adjacent to a small water course and is subject to a flooding/drying regime altering and adding to potential habitat richness.
- **Parsonage Farm Meadow (BRA 15)**-Located in Bardfield Saling village approx. 100m to the north of St Peter & St Paul's Church. This meadow is a smaller LWS and contains a good mix of grasses and herbs. However, it is in private ownership, and management prescriptions are unknown. As a managed meadow, it is likely to provide potential habitat for a range of species.

67. Of the two non-statutory LWS locations situated within the Parishes, Hall Farm Meadows is by far the largest, most significant and ecologically interesting location within the survey area.

68. Other features of ecological interest include green lanes, hedgerows, water bodies/courses, buildings and arable land. **Green lanes and hedgerows** and the designated **Protected Lanes** are a notable feature along lanes and field margins in the Parishes. Hedgerows and green lanes provide the invaluable linkages for wildlife to disperse across the landscape, providing networks for bats between roosting sites, in addition to providing habitat for invertebrates, birds and shelter/transport networks for mammals. Ancient/established hedgerows can also support an array of ground flora species.

69. The relevant green lanes in the Salings¹² are:

- Long Green and Rogues Green, the wide and ancient byways which once lead north and west from the village towards Great Bardfield and Stebbing

¹⁰ See p25 of the Ecology Survey which has a map showing these.

¹¹ These are shown in Appendix 1, Map 4

¹² We plan to designate these as local green spaces – see para 145

- Paulsies Lane, an ancient 700 year old green lane with hedgerows situated in the north of Bardfield Saling Parish, running in a north easterly direction from St Peter and St Paul's Church Bardfield Saling

70. There are also two Protected Lanes within the study area¹³:

- **Pods Lane** from the west of Rayne runs northwards along the Great Saling district boundary to the junction of the lane to Shalford Green near Hyde Cottage; and
- **Littles Lane** from Shalford Green west across Pods Brook to the junction with Bardfield Road near Boarded Barns, (the ford is locally known as the 'Splash').

71. The main **water course** comprises Pods Brook situated along the north eastern perimeter of Great Saling. This brook has connectivity with the small seasonal water course that runs adjacent to the eastern perimeter of Hall Farm Meadows LWS. There are also ditches and drains adjacent to arable fields and woodland blocks. Water courses, and other small ponds scattered around the Parishes, provide potential habitat for a range of species, including invertebrates, as well as providing a valuable feeding resource and transport network for bird and bats species in addition to water vole, for which there are records within the survey area.

72. The Ecology Survey identified a range of **buildings** within the survey area with potential for/records of bats. These comprise:

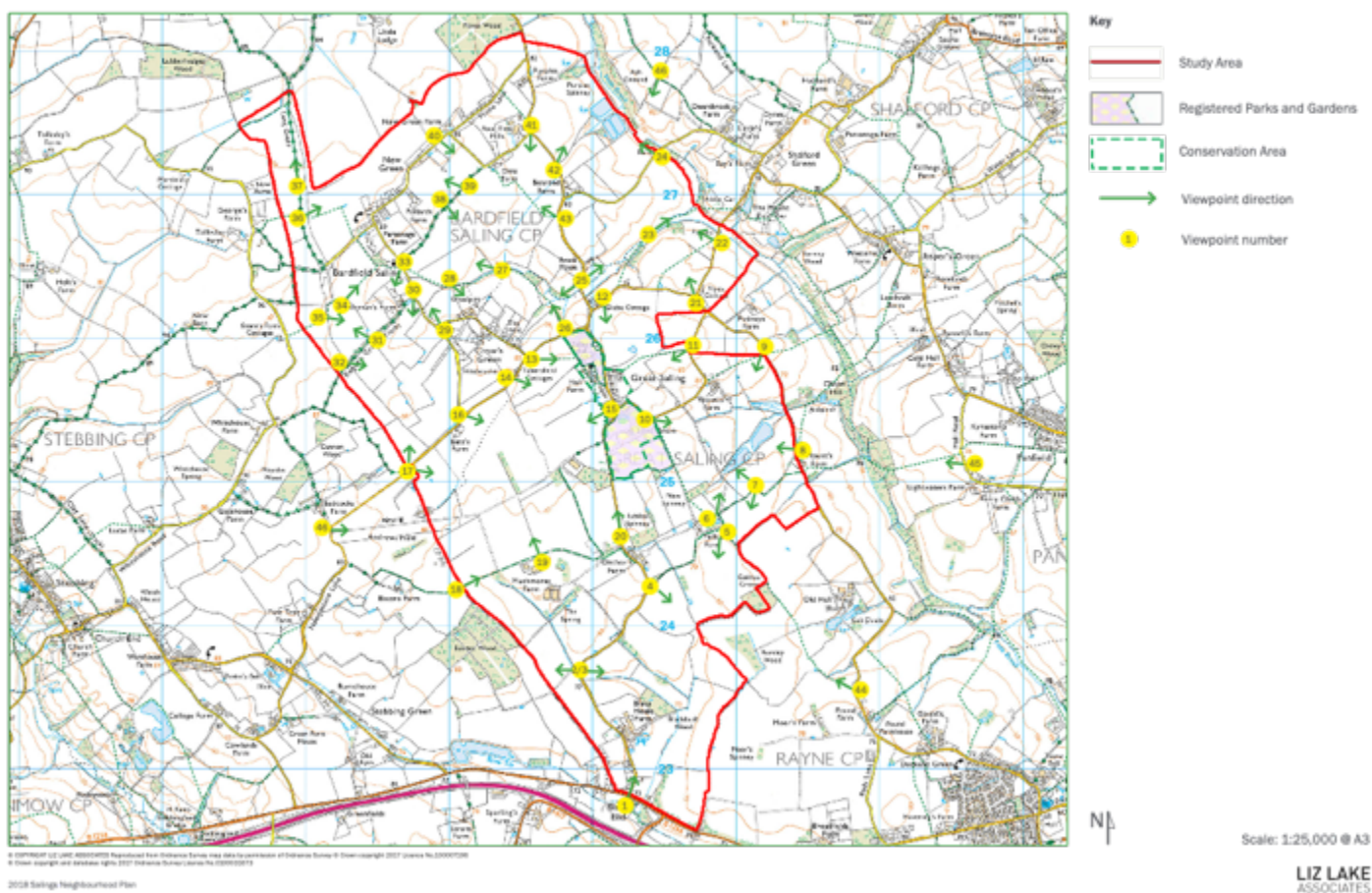
- Older buildings within both villages
- St James The Great Church in Great Saling
- St Peter & St Paul's Church in Bardfield Saling
- Barns/other suitable buildings located on private land situated within the Parishes.

73. Whilst much **arable land** within the Parishes is ecologically poor given intensive mono- cropping, arable field with margins and/or land that has been left in set aside can provide both nesting and foraging resources - for example, Skylark were clearly visible and audible during the survey visit undertaken in June 2018. The presence of priority species including yellowhammer, barn owl and little owl is also a reasonable likelihood.

74. The visual amenity value of the landscape, referred to above, is highly prized by the residents of the Salings: in our survey, 85% of the respondents thought that the views we listed (which included views across open fields to Andrewsfield and views from the Stebbing Road of Boxted Wood) were 'very important'. Further work on local views was undertaken as part of the Landscape Assessment Survey, which noted 'The mature evergreen trees within both Salings Grove and Salings Hall are a feature of many views towards Great Saling and are particularly visible in winter providing a varied skyline.' The survey listed over 40 views from roads and Public Rights of Way – see the map below. Later in the plan (see para 143) a number of these views are identified as Key Views.

¹³ These are shown in Appendix 1, Map1

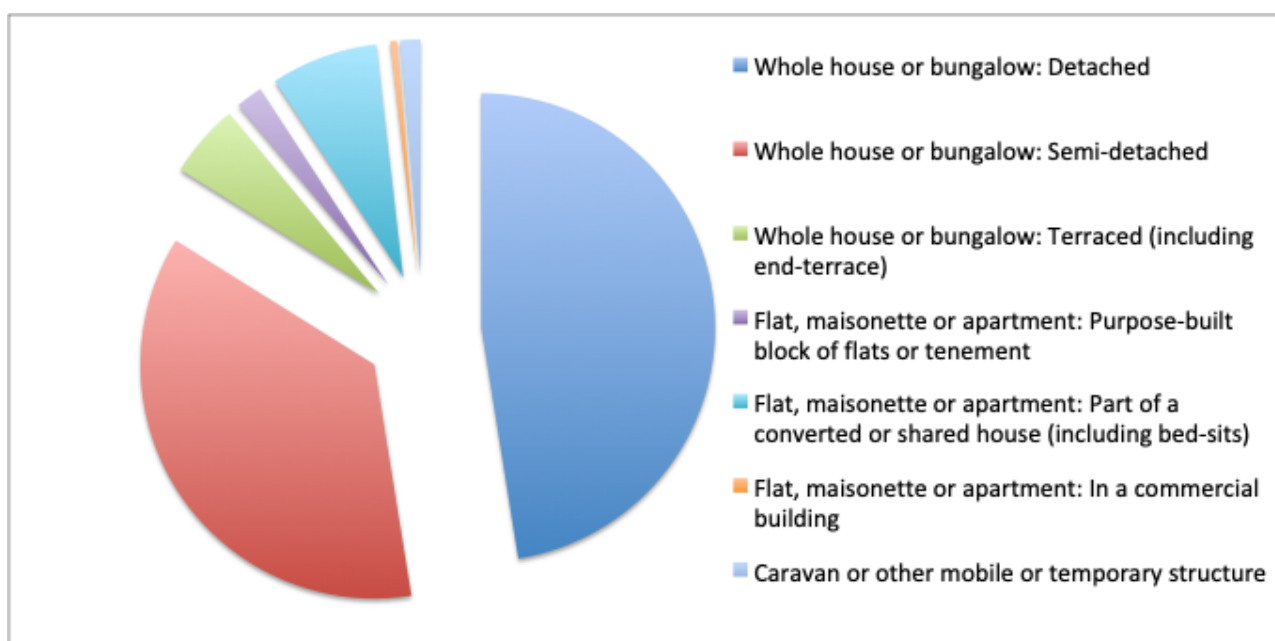
Figure 9
Views and photograph locations



3.3 Housing

The current housing stock

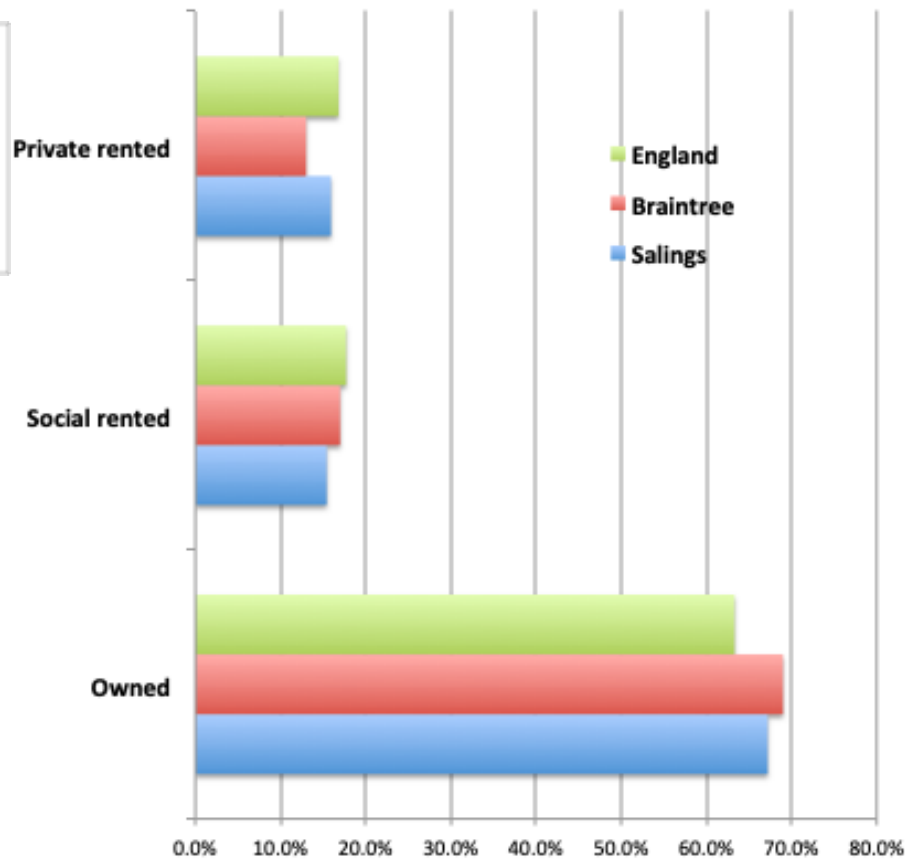
76. Overall, there are 217 dwellings in the Salings – 137 in Great Saling, and 80 in Bardfield Saling¹⁴. Most of the housing provision in the Salings comprises either detached or semi-detached dwellings, with an average household composition (2.3 for Great Saling, 2.5 for Bardfield Saling). This is close to the Braintree and England average - although in Great Saling a third of households are single person, which is twice the Braintree average.



77. Across the two parishes there is a good mix of housing tenures. The overall shares are close to the Braintree and England averages, although the share of social rented housing is slightly lower.

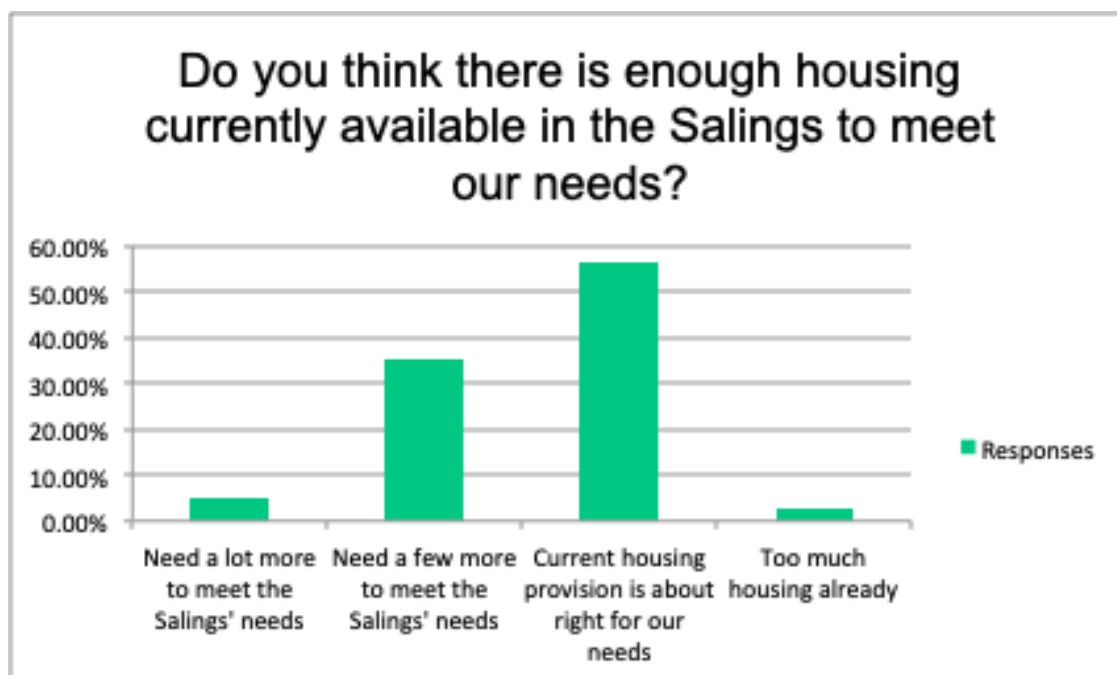
¹⁴ The data in this Section comes from the Housing Needs Assessment prepared by Urban Vision

Comparison of Housing Tenure

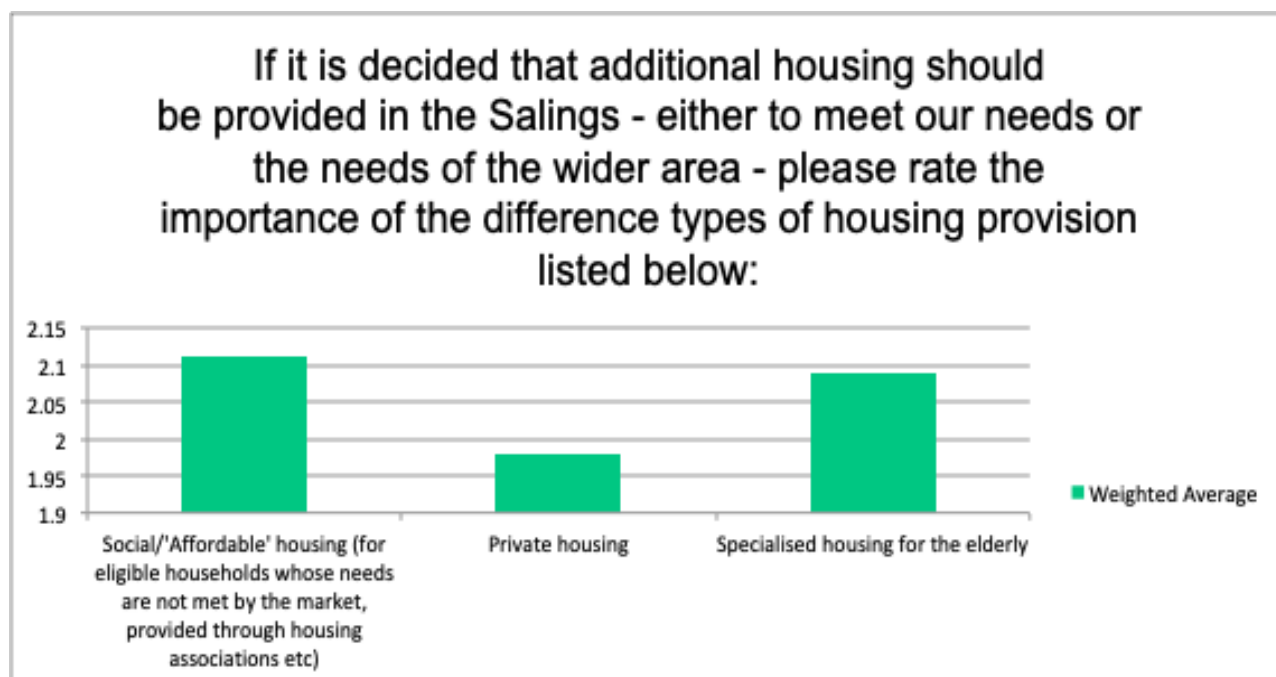


Residents' views

78. In our residents' survey, we asked two questions about housing provision - firstly about the adequacy of current provision, and secondly about the importance of different kinds of provision should additional housing be decided upon.



79. Overall, over 50% of respondents thought current provision was 'about right', although over a third (36%) thought we needed 'a few more' to meet Salings' needs.



80. Some of the comments in the survey requested that affordable and social housing should be ‘for the villagers’. Some respondents thought the Salings unsuitable for housing for the elderly because of the lack of public transport.

81. To investigate housing needs further, an independent Housing Needs Assessment was undertaken in June 2019 by the Rural Community Council for Essex. Its recommendations include:

82. *“There is currently a need for one 2 bed open market property within the parish within the next two years.*

The assessed need for affordable rented housing units was two 1 bed units and one 2 bed unit, a total of three units. One respondent expressed a desire to own their own 2 bed property, however, upon reviewing their financial situation we have recommended they are allocated for the affordable home ownership model of a one bed shared ownership property instead. Our affordable housing recommendation therefore would be for a scheme of up to 4 units, one of which it could be considered to be shared ownership and the rest affordable rented. Please note that some of the respondents who wanted affordable housing aspired to more bedrooms than their current need is suggested by the data. With regards to this recommendation, housing associations also tend to think of the long term sustainability of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units.”

83. This is consistent with earlier work done by Urban Vision in its ‘top down’ assessment of our housing needs¹⁵, which also recommended a focus on smaller dwellings, and noted:

‘Circumstances where it may be appropriate to provide housing within the village could include:

- Affordable housing for people working in rural industries such as farming or forestry (housing provision in such circumstances could be prescribed through a s106 agreement); and*
- Housing for people with very specific needs (e.g. older people whose care provision is provided by family or other people within the Neighbourhood Area). It should be recognised that any requirements for extra care or sheltered accommodation would have to be addressed elsewhere. The economics of delivering such provision would mean that the smaller needs of places like the Salings would have to be provided within a larger proposal.’*

¹⁵ The HNA by Urban Vision recommended 14 units (based on a ‘fair share’ calculation of needs from the BDC 2011 Core Strategy - 44 ‘Other Villages’ to deliver 300 units at an average of 7 per village). However, Bardfield Saling is *not* a third tier village – it is countryside. So the adjusted figure is 7 units.

3.4 Community & Leisure Facilities

84. The Salings are fortunate in being well endowed with a range of community and leisure facilities - some commercially operated, some provided through Council provision, and some community led.

85. Within the centre of Great Saling, we have:

- the Millennium Village Hall, hosting a wide variety of village events, including a monthly coffee morning, an annual Plant Sale, Fete & Classic Car Show, and Christmas Bazaar;
- a play area with swings and a zip wire for local children to enjoy, for which the Great Saling Action Group secured the funding;
- a large playing field, marked out with a full size football pitch
- an allotments area providing ten allotments for local residents;
- the Gallery in the Garden, within the grounds of Saling Grove, showcasing the work of contemporary British artists and craftsmen.

86. The play area and large playing field means that the Salings meet the BDC requirement for Open Space provision (Policy LPP 44 in the BDC Draft Strategy 2017).

87. Within the wider community, we have a variety of services and facilities available, including the Palm Trees Restaurant, Timbers Restaurant within the Blake End Craft Centre complex, a local petrol station and retail outlet (Oak Service Station), and our two historic churches, which hold services on a regular basis.

88. The Salings are also fortunate in having Andrewsfield within our parishes, which we described in Section 3.1 above.

89. Within the Salings, there are two places which have been designated as Assets of Community Value (ACV)¹⁶ at some point:

- The White Hart Tearooms in Great Saling
- The Andrewsfield Clubhouse and Millibar¹⁷

90. However, the designation for the White Hart Tearooms, which are closed at present, has now lapsed (see para 201 for a discussion of their current status)

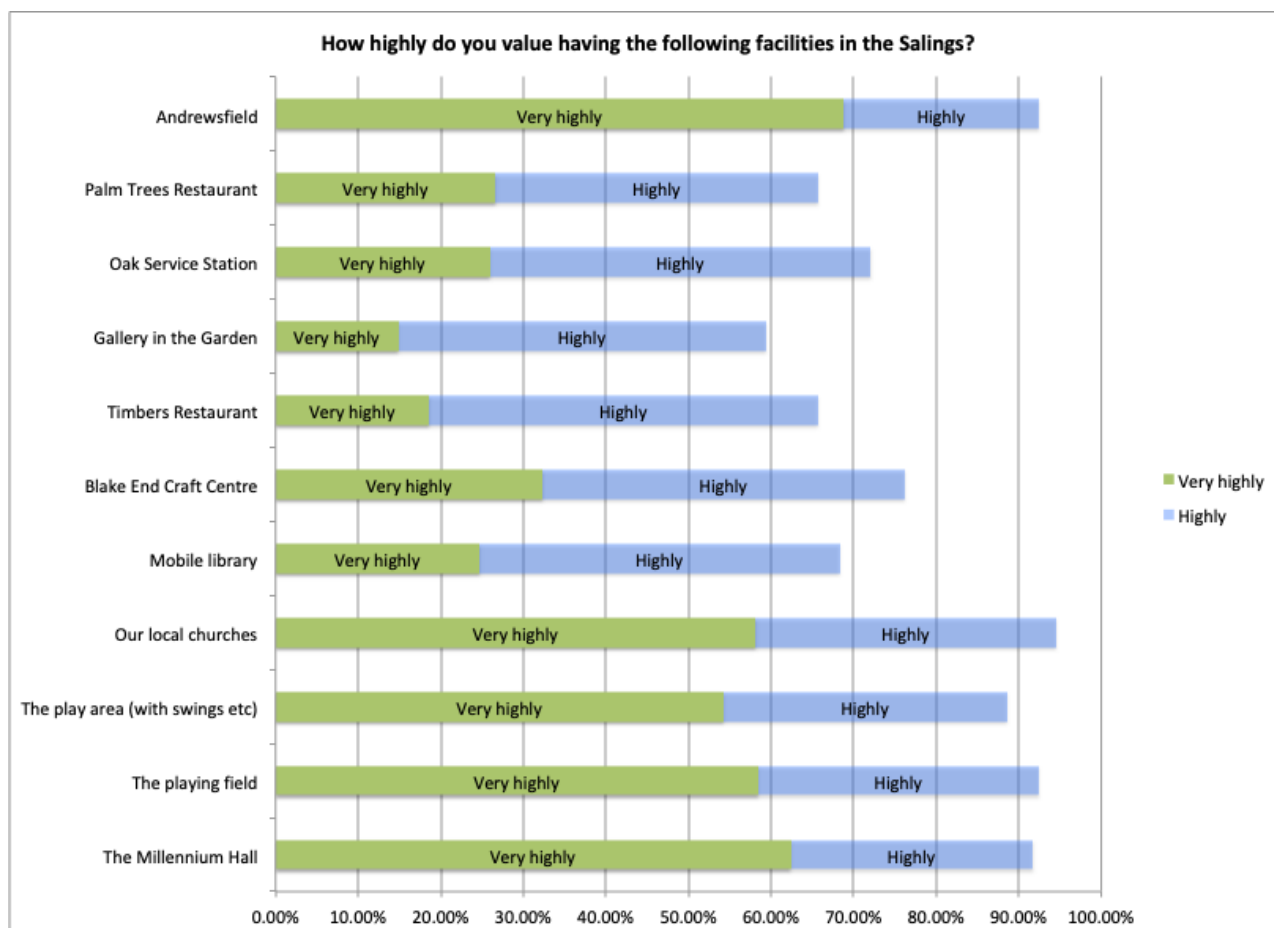
91. ACV status is a material consideration in a planning application and can be used by the Planning Inspectorate as a factor in refusing planning permission for change of use or demolition. In addition, the community has a right to bid for the asset if it is put up for sale, and an ACV-registered building can be [compulsorily](#)

¹⁶An Asset of Community Value (ACV) is land or property of importance to a local community which is subject to additional protection from [development](#)^[1] under the [Localism Act 2011](#).

¹⁷ The facilities span the boundary between Uttlesford and Braintree Districts; both Braintree and Uttlesford DCs have specified these facilities (but not the airfield itself) as an ACV.

[purchased](#) by the local authority or council ‘if the asset is under threat of long-term loss to the community.’

92. As the bar chart below from the Residents’ Survey shows, these facilities are valued very highly. The top facilities from the survey are Andrewsfield (two thirds of respondents value this very highly, the top score across all facilities), the Millennium Hall, the playing field and the new play area, and our local churches



(90% of respondents valued these facilities highly or very highly):

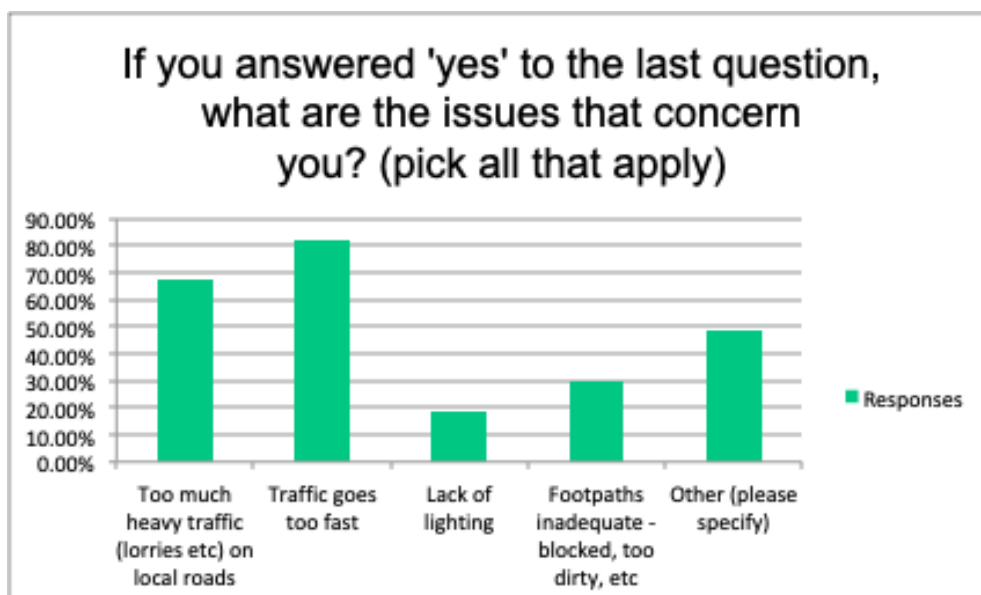
93. However, residents are also concerned about the lack of some key facilities - particularly a village pub and shop. In response to the question ‘Are there other facilities, suitable for a community of our size, that you believe are currently missing?’, 39% of the survey respondents requested a local pub, and 23% a local shop. The comments were frequently linked - for example ‘village shop and pub’ was a typical comment.

3.5 Highways

94. Great Saling lies on the minor road running from the old A120 (now the B1526) to Great Bardfield, just south of the crossroads that connects Shalford and Stebbing. The hamlets of Bardfield Saling lie to the north west of the crossroads.
95. All the surrounding roads are of a rural nature and are narrow and winding. There are no designated cycle routes and cycling to work or school could not be recommended. There are two Protected Lanes, three green lanes, and a number of footpaths in the parish. The footpaths are well used and provide access to the surrounding countryside. A number of the green lanes have suffered damage due to use by off-road vehicles.
96. There is a bus service from Great Saling to Braintree, Monday to Friday, at 6.30 and 7.30 with a return bus at 5.50 and 6.30pm¹⁸. Braintree District Council also operates a Dial-a-Ride service¹⁹. The journey time to Braintree bus terminal is one hour (a journey that takes 12 minutes by car). The nearest train services are Braintree (7 miles) and Chelmsford (15 miles) and Stansted Airport (12 miles).
97. Our survey indicates that most residents use a car for transport to school or work. However, the comments respondents made indicate a more nuanced picture - the school bus is clearly important (included in 'Other'), and several commented that they used a car to get to public transport (for example, to commute to London).
98. The survey also indicated that over 70% of respondents had safety concerns over walking or cycling. When asked to select the reasons for these concerns, residents highlighted the following factors:

¹⁸ In addition, Bardfield Saling has one bus service a week.

¹⁹ https://www.braintree.gov.uk/info/200300/community_transport/139/dial-a-ride



99. The comments made referred to problems with cyclists riding two abreast, the lack of footpaths beside the roads, and speeding and dangerous driving.

100. Detailed records going back twenty years²⁰ show that the volume of traffic has doubled through the village in the last 20 years, from approximately 1,500 to 3,000 vehicles each day. Although some of this increase can be attributed to a small increase in the number of houses within the village envelope, by far the larger proportion is due to commuter traffic, especially during the morning and evening rush hours. There is evidence that the road is used as a “rat run” during commuter times, mainly due to the lack of a north to west route round Braintree.

101. The number and size of HGV's passing through the village is also of concern. The size and frequency of such vehicles has been shown to have increased in the last 20 years. A significant proportion of vehicles are associated with the Baileys Horse Feed business. In the past years, considerable damage has been done to road surfaces, pavements and grass verges. According to a report carried out for the “Campaign for Better Transport”, HGV's are up to 160,000 times more damaging to roads than cars, and five times more likely than cars to be involved in accidents on local roads.

102. Vehicles travelling at excessive speed through the villages was also of concern to residents²¹. The records referred to above show that, in spite of a number of traffic calming initiatives by BDC and Essex highways, the average speed of vehicles has increased. According to the latest figures from Essex highways relating to 2017, in excess of seventy percent of drivers exceed the speed limit in Great Saling of 30 mph. However, the speeding was not high enough to justify a Speed Indicator Device or Vehicle Activated Device: the 7 day mean average speed was 31.5mph south bound and 33.3mph north bound - to implement a device permanently, the 7day average needs to be 5mph over the

²⁰ Based on data from Essex County Council's Annual Traffic Monitoring Programme

²¹ See Q17 from residents' survey, where speeding is mentioned in the comments

posted limit. Of course, speeding is not only a concern in the centre of Great Saling where the 30 mph speed limit applies: many of the winding lanes elsewhere in the Salings are not suitable for the national speed limit of 60 mph.

103. With the doubling of vehicle volumes over the same period the outlook is troubling to say the least especially at commuter times. There have been three fatal accidents on the road to the south of the village in recent years.
104. The lack of an effective public transport system was regarded as a problem by a number of residents. Although the current bus service consists of two buses each day, (Monday to Friday), the times are only appropriate to users that are commuting to places of employment.
105. The Salings Residential Survey also asked about Quiet Lanes, asking which of the existing roadways should be classified as a Quiet Lane.
- 24 respondents specifically mentioned Plums Lane, the main artery of Bradfield Saling;
 - 15 referred to Woolpits Lane;
 - 11 highlighted Crows Lane, a continuation of Plums Lane
 - 11 mentioned Piccotts Lane, to the east of Great Saling
 - 7 replies said New Green Lane, connecting New Green Farm to Bradfield Road
106. Subsequent to the Residents Survey, many commented on the state of our three green lanes, all in the north east of our area. Designated Byways, Long Green, Paulsies Lane and Rogue's Green have been in existence for up to 700 years. A Facebook survey was carried out to establish support or otherwise of the damage caused over years of neglect and use by the non-walking public - the results are discussed further in para 210.

3.6 The Rural Economy

107. The Salings have a rich farming heritage with land ownership split by several local farming families and a substantial area managed and owned by an institutional investment company. Over 95% of the land is designated Arable or Grassland. Most of the land in the Salings is Grade 2 Agricultural Land – classed as “very good” by Natural England. But very few of the farm workers live within our two villages.
108. Gradually over time farm building, stores and barns have been let for commercial usage or barn conversions, and today, over 50 businesses, manufacturing and service, occupy three main groups of farm outbuildings situated south of Great Saling, which form our industrial unit centres.
109. From those who responded to our Business Survey it was noted that all had been at these premises for over 5 years, and named the advantages of operating from the Salings as a rural, quiet, scenic and safe area with good access to the A120 and M11

-
110. **Blake House Farm, Blake End** incorporates the many units within the Blake House Craft Centre, Timbers Restaurant, several Agricultural Suppliers and service units and other commercial and health ventures. Other ventures relate to Recreation and Tourism to include a Maize Maze, children's golf and an Archery Club. Nearby is a well known and popular Chinese restaurant attracting customers to the area.
111. **Muchmores Farm** has brick cutting specialists, an automotive garage, woodworking units and storage.
112. **New Pastures Lane** features the heavy end of industry, with a Waste Management and Recycling centre of a large Demolition company, a Building and Landscaping suppliers and large storage units.
113. To the north of our area, **at Four Elms Mills**, an Equine Nutrition manufacturer is our largest employer, with 80 employees, but only two live within the Salings.
114. Further businesses relating to Tourism and Recreation are to be found with **Saling Grove**, where there is the Golden Grove Caravan Park; The Gallery in the Garden, showcasing contemporary art and other exhibitions, and the Orangery which is a venue for other events.
115. **Andrewsfield Airfield** offers a Flying School, general aviation for recreation and career training with a Café and Bar, used by locals as the Salings are two villages with no Public House or local grocery shop
116. From the Census in 2011, 71% of our working age population are economically active, close to the average for England of 70%. Self-employment is high (18.4%), almost twice the average for England (9.8%). However, the majority of these economically active residents commute and work out of the area. From those who responded to our Business survey, 86% of the local employees commute into the Salings. Few are noted as working from home.

3.7 The Design Character of the Salings

117. The **public realm** in the Salings is characterised by hedges, large mature trees and green spaces that provide a soft natural landscape character. It is rural in character with few hard-landscaped areas. There is clear definition between public and private space marked by boundary treatments. A key characteristic of the neighbourhood area is that there is always a degree of setback from the highway with all development.
118. Within this public realm, the key features of **Great Saling's** housing design character are:

- Varying boundary treatments: low brick walls, palisade wooden fencing, hedgerows or flint and brick walls.
- The predominance of chimneys (although some may be for aesthetic reasons) and porches
- Good pedestrian permeability throughout the village, particularly to community facilities.
- 'Soft' transition to the open countryside.

119. The design character of **Bardfield Saling** predominantly consists of larger detached and semi-detached properties set within good sized gardens. Some of the other key design characteristics in Bardfield Saling include:

- A distinct rural character to the area which is a mixture of residential and agricultural uses.
- Pastel coloured render, often with an inlaid pattern with brick as the predominant building material

120. Dormer windows are also a key feature of many houses in both villages, although they tend to be modest in scale.

121. The materials used in the Salings tend to be brick or render, and roofing materials include clay tiles, terracotta pantiles or thatch. Most windows are timber frame, with the use of UPVC windows being limited .

122. Outside the main villages, where there are concentrations of **agricultural buildings**, some sites are solely commercial uses, others residential and some are mixed use. The appearance of new buildings in these developments tends to be agricultural in character. The design characteristics of these agricultural buildings often include:

- An orientation to maximize views into the open countryside and to coppices of trees.
- The re-use of agricultural railings as boundary treatments.

4 Land Use Planning Policies

Introduction

123. In this section we set out the land use planning policies the Salings Parish Council ('we' in the paragraphs that follow) will pursue to achieve the vision and objectives set out in this section.
124. These land use policies focus on our historic heritage and natural environment.

4.1 Heritage

Objectives

Protect and conserve the historic character and appearance of the Salings, and their heritage assets

Minimise unnatural urban intrusions in order to maintain the village streetscape

125. We have demonstrated, in Section 3, the rich historic heritage of the Salings. Our heritage policy - SAL 1 - aims to protect and conserve the historic character and appearance of the Salings, and their heritage assets.

POLICY SAL 1 – CONSERVING OUR HISTORIC HERITAGE

126. Any development affecting designated or non-designated heritage assets must demonstrate that there is an understanding of the historic significance of the assets and their settings and how the development will respect their historical attributes in ways that are beneficial to maintaining or improving the historic character of the Salings.
127. Proposed developments which would result in the coalescence of the Salings or existing hamlets such as Crow's Green or the loss of key views between dwellings over open countryside as identified on the Policies Maps (Appendix 1, Map 3) will not be permitted.
128. An area centered on St Peter & St Paul's Church, Bardfield Saling, and New Green is designated as a Special Character Area to maintain and protect the historic core of the village from inappropriate development (see Appendix 1 Map 6)).
129. Soft frontages to properties will be preserved ensuring that these are not concreted over or replaced by unsympathetic boundary treatments.
130. Sensitively designed signage and lighting will be permitted provided that the proposal alone, or in combination with other street accessories,

does not detract from the character or appearance of any heritage assets, the Great Saling Conservation Area, or the Special Character Area in Bardfield Saling.

Background

131. These policies are in line with both local and national policies²², with the views of residents as expressed in the Residents' Survey, and with the Design Codes we have proposed (see para 176 and following). In the Residents' Survey, over 90% of respondents strongly agreed with the statement 'The historic environment of the Salings (its churches, listed buildings and conservation areas) is very important', and 88% strongly agreed with the statement it should be as protected as possible.

132. The designation of a Special Character Area (SCA) in Bardfield Saling recognises the significant number of listed properties in the area, many sited within large grounds, and the overall impact that these properties have on the visual landscape. While permitted development rights are not affected, the designation does mean that any proposed development would need to have a positive impact on the SCA.

4.2 Natural Environment

Objectives

Protect and enhance the landscape and setting of the Salings and their key ecological features

Maintain key views and visual connectivity with the surrounding countryside from all areas accessible by the public

Protect green spaces of importance to the community

POLICY SAL 2 – CONSERVING OUR LANDSCAPE AND ITS KEY ECOLOGICAL FEATURES

133. In all areas any development proposals must:

- **conserve and protect the rural and undeveloped character of the landscape;**

²² See NPPF 2018, Section 16, p54; BDC Draft Strategy 2017, Section 2, Policy LPP 50; and BDC Core Strategy 2011, Policy CS9

-
- protect the traditional dispersed rural settlement pattern, small pastoral fields, paddocks and meadows associated with peripheral farmsteads; and
 - conserve and enhance historic field patterns and existing hedgerows.
134. The following policies apply to the different Local Parish Landscape Character Areas that are defined on the Policies Maps (see Appendix 1, Map 2).
135. In areas of high sensitivity, the positive landscape features will be protected and enhanced. New development will be limited to that which has an essential need to be located there.
136. Proposals for new development in medium and low sensitivity areas will not be permitted where this would result in coalescence between existing settlements or where it would result in the loss of green spaces or key views as identified on the Policies Maps (see Appendix 1, Maps 3 & 4).
137. Proposals should also:
- Include measures to increase connectivity for wildlife (wildlife corridors) and mitigate any impact on key ecological features;
 - Fully assess ecological impacts by way of site-specific ecological appraisal and make provision for species enhancement including:
 - low impact lighting schemes;
 - fences with hedgehog gaps to allow transient wildlife to move;
 - integral bat and bird boxes;
 - reinforce boundaries and create buffer strips;
 - provide for meadows and ponds/swales as part of new development;
 - limit the impact of overhead cables and light pollution from artificial externally visible light sources
138. Any proposals to install lighting in areas of the Salings that are currently dark at night will be resisted.
139. Areas of medium sensitivity should be enhanced by introducing new or enhanced elements where distinctive features are absent or landscape characteristics are weak.
140. Opportunities to restore or create new landscapes will be sought in areas of low sensitivity where landscape has been degraded or lost.

Background

141. The Landscape Assessment Study (LAS) conducted by Liz Lake Associates has shown that the Salings have an overall high sensitivity, based on a range of landscape and visual amenity criteria, reflecting its rural landscape and historic integrity.

-
142. As discussed in Section 3, the LAS also identified sixteen different Local Parish Landscape Character Areas (LPLCAs)²³ and graded them into high, medium. Our landscape policy for the different areas is based on the recommendations of the LAS.

POLICY SAL 3 – PROTECTING KEY VIEWS AND ENSURING VISUAL CONNECTIVITY WITH THE SURROUNDING COUNTRYSIDE

143. **New Development should be designed to have a positive and distinctive character by designing the development to respond to site features such as views into or out of the area, trees, landscapes and existing buildings. Key views valued by the community are shown on the Policies Maps (Appendix 1, Map 3). Development which affects these highly valued views must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the boundaries between the village edge and the countryside.**

Background

144. As the LAS shows, the Salings have a high visual amenity value. We have examined the over 40 different views it identified and selected fourteen as ‘key views’ that we believe summarise the views over open countryside valued by residents. These include the four views which we consulted on in the Residents’ Survey. The policy is intended to prevent any visual degradation of these views. The views are shown on the Policies Maps (see Appendix 1, Map 3) and listed, together with their key features and value to the community, in Appendix 2.

POLICY SAL 4 – PROTECTING LOCAL GREEN SPACES

145. **The following sites as identified on the Policies Maps (see Appendix 1, Maps 4a & 4b) as Local Green Spaces will be protected from development:**

- **Playing Field adjacent to Millennium Hall**
- **The Village Green between the Street and Grove Villas**
- **The grass area at Vicarage Close**
- **Allotments to the north of Vicarage Close**
- **Saling Grove Green**
- **St. James Churchyard**
- **St. Peter and St. Paul Churchyard, and the field behind it**
- **Open area in front of St. Peter and St. Paul’s Church**
- **Bardfield Saling Old Playing Fields**
- **Saling Hall**
- **Saling Grove**

²³ See p55 and Figure 10 of LAS

- The Chase
- Hall Farm Green
- Long Green Lane²⁴
- Rogues Green Lane
- Paulsies Lane

146. Development on these sites will only be permitted in very special circumstances. Permitted development rights, including the operational requirements of infrastructure are not affected by this designation.

Background

147. The NPPF allows communities to designate land as Local Green Spaces in their Neighbourhood Plans where certain criteria are met - in particular that the proposed Local Green Space is 'demonstrably special to a local community and holds a particular local significance.'²⁵

148. A defining characteristic of the Salings is the rural setting which includes green spaces that have real community value. So all of the Local Green Spaces listed in Appendix 3 and designated in this Neighbourhood Plan have been tested against the requirement to be 'demonstrably special and hold a particular local significance'. They include our two registered parks and gardens (Saling Hall and Saling Grove), the two churchyards, the playing fields (both the one currently in use in Great Saling and the old village playing field in Bardfield Saling), and a number of other green spaces which contribute to the rural look and feel of the Salings.

149. They also include the three green lanes (Rogues Green, Long Green, Paulsies), which meet in the area around Bardfield Saling church, Arundels, and Parsonage Farm, and which are believed to be the original Anglo-Saxon and medieval byways which connected Bardfield Saling to neighbouring parishes. For example, Long Green Lane runs north towards Great Bardfield, and would have connected the church there with its daughter church in Bardfield Saling. Similarly, Paulsies Lane is the most direct route connecting Bardfield Saling with the road running down from Great Bardfield towards Great Saling, connecting via Pods Lane and Littles Lane with Braintree. Rogues Green Lane would have been the main connection of Bardfield Saling with the neighbouring parish of Stebbing. These historic routes have now been superseded by the modern road network, but remain the most direct route by foot to neighbouring settlements.

150. These local green spaces will be protected from any development.

POLICY SAL 5 - LOCAL LANDSCAPE PROTECTION ZONE

²⁴ The three green lanes listed here are shown in Appendix 1, Map 1

²⁵ See paras 99, 100 p29 of Revised NPPF February 2019

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151. A Local Landscape Protection Zone is identified on the Policies Maps (see Appendix 1, Map 2) to provide separation between the Salings and the proposed West of Braintree Garden Community. No new development will be permitted within the zone unless it can be demonstrated that it will enhance the landscape and not adversely affect the setting of the principal settlements, Registered Parks and Gardens, Conservation Areas and Special Character Areas, existing rural housing clusters or ground water levels. Measures to enhance the effectiveness of the zone by way of the creation of landscape bunds, ecological enhancements and mature tree planting will be encouraged. Development adjacent to the zone should be of a design, scale and layout that respects the zone's objectives, location and surroundings.

Background

152. As discussed in Section 2, the Residents' Survey showed strong local opposition to the proposed development. In addition, Para 170 of the NPPF states that
- 'Planning Policies and decisions should contribute to and enhance the natural and local environment by:*
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils And*
- Recognising the intrinsic character and beauty of the countryside....'*
153. Policy SP 10 of Part 1 of the Publication Draft Local Plan sets out the Policy for the West of Braintree Garden Village. The Policy states:
- "The new community will also address the relationship with existing communities close to its boundaries and maintain a separation between them including Gt. Saling, Stebbing Green and Rayne".*
154. It also provides for landscape buffers between the site and Great Saling, Stebbing, Stebbing Green and Rayne and for the protection and/or enhancement of heritage and biodiversity assets within and surrounding the site including Gt. Saling Hall Conservation Area and areas of deciduous woodland within and surrounding the site.
155. Section 2 of the BDC Draft Strategy 2017 makes reference to a Green Buffers Policy (LPP 77). Para 8.31 states:
- 'Uncertainty over which locations may be appropriate for development has led to a need for further measures to be taken to ensure that gaps are maintained between urban areas and the surrounding villages. It is considered necessary for green buffers to be used to prevent the main towns and villages in the District coalescing with neighbouring villages'*

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156. Para 8.36 refers to the need to identify further Green Buffers, ‘to protect the settings of Bardfield Saling, Great Saling and Rayne’²⁶. While the Policy does not explicitly refer to the Salings key elements of that Policy are included in this Plan. Certain types of development considered appropriate in that Policy are not considered appropriate in the Zone having regard to its principle objectives, e.g. agricultural and forestry development and strategic infrastructure.
157. As required by that Policy, Liz Lake Associates have completed a comprehensive Landscape Assessment Study (LAS) which concludes that the Salings have an overall high sensitivity based upon a range of landscape and visual amenity criteria, reflecting its rural landscape and historic integrity.
158. Therefore, Policy SAL 5 sets out the detailed requirements for a Green Buffer or Local Landscape Protection Zone in order to preserve and enhance the rural and undeveloped landscape setting of the Salings from new development, maintain key views to and from the Salings and their separate identity and distinctiveness and enhance wildlife connectivity.
159. The Local Landscape Protection Zone is identified on the Policies Maps²⁷ and will provide a strategic ‘green gap’ between the proposed West of Braintree Garden Community and the Salings and will run from a line south of Parks and Onchors Farms north towards Saling Hall and then north-east towards Bardfield Saling incorporating the key views identified in Policy SAL 3.
160. The Zone will vary in width and incorporate existing key landscape features and wildlife areas. The extent of the Zone is justified by reference to the open aspect of the landscape and the uncertain nature and extent of the proposed development as set out in the BDC Draft Strategy 2017. That Plan fails to provide any clear guidance as to the layout of the proposed West of Braintree development, the proposed access or the location of open space within the development that might mitigate its impact.
161. No new development will be permitted within the Zone unless the developer can demonstrate that their proposals will enhance the landscape and not adversely affect the setting of the principle settlements, Registered Parks and Gardens, Conservation and Special Character Areas and existing rural housing clusters or ground water levels. Measures to enhance the effectiveness of the Zone by way of the creation of landscape bunds, ecological enhancements and mature tree planting will be encouraged. It should be noted that many properties in the Zone do not benefit from mains drainage and thus the avoidance of flooding and ground water saturation is a material factor in protecting living standards.
162. Development adjacent the Zone should be of a design, scale and layout that respects the Zone’s objectives and the proposed developments location and surroundings.

²⁶ See https://braintree-consult.objective.co.uk/portal/newlocalplan/publication_draft_local_plan_-_section_2?pointId=ID-4132823-POLICY-LPP-72

²⁷ Appendix 1, Map 2 and Map 8A

General Landscape Planning Guidelines

163. The LAS also suggested some general landscape planning guidelines which will be applicable to all areas and which are reflected in policies of this Plan:

- Conserve the strongly nucleated character of Great Saling by encouraging new development to take place within the existing settlement boundary where possible.
- Conserve and protect the rural and undeveloped character of the landscape within the Salings.
- Any development on the edge or approaches to the village needs to protect important views to the village and its rural landscape setting and the Registered Parks and Gardens.
- Explore possible opportunities to improve some existing visually poor urban edges.
- Protect the view across farmland from near Bardfield Saling Church.
- Provide traditional locally sensitive boundary treatments, to integrate potential development into the local context.
- Small scale development should be carefully sited in relation to existing farm buildings.
- Consider cumulative effects of developments on landscape character and visual amenity.
- Ensure that new development is sympathetic, complementary and responds to the intrinsic local character of the Salings in terms of its location, scale, density, design layout/settlement pattern and use of traditional materials (for example the use of colour-washed render and pegtiles).
- Consider the vulnerability of the visually prominent valley landscapes to insensitive development.
- Consider the visual impact of new residential development upon the farmland plateau, utilising existing or new native buffer planting as a screen.
- Incorporate green infrastructure that provides opportunities for wildlife, public access and climate change adaptation which screens intrusive urban influence (especially on the periphery of settlements), with the use of substantial and appropriate landscaping, such as native woodland planting, earthworks and green roofs.
- Raise the design quality of new development.

4.3 Housing and Design

Objectives

Housing Development - Accommodate sustainable housing development through limited and controlled growth on an 'exceptions' basis (i.e. without designating specific sites) and ensure that the development of sites is appropriate for this rural location; no specific new homes target.

Housing Density and Design – Ensure that the design, style and density of new housing are in keeping with the Salings and the rural environment and that it is sustainable, free from flood risks with adequate parking provision and appropriate landscaping.

Housing Need – Ensure that the mix of housing types and supply of social, affordable and elderly housing meets the needs of the Salings and that any new housing is prioritised for local people.

SPATIAL POLICY FOR HOUSING DEVELOPMENT

164. This section considers the appropriate level of new housing growth for the neighbourhood plan area. It examines recent rates of development, existing commitments and the findings of a local housing needs survey carried out by the Rural Community Council for Essex. The growth outlined in this Plan excludes any housing development that may result from the West of Braintree Garden Village should this proceed following the examination of the Publication Draft Local Plan. However, this section also includes policies on design and nomination rights that will be applicable to the Garden Village should it proceed.
165. Para.29 of the NPPF states: *"Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."* Para. 65 of the NPPF states *"strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations."*
166. As noted above the 2011 Core Strategy for Braintree District classifies Great Saling as an 'other village' where limited development which can be justified by local need to support local services should be located. The 2017 Publication Draft Local Plan classifies Great Saling as a third-tier village where the tests of sustainable development will not normally be met. Both Plans include the same village envelope for Great Saling. Bardfield Saling is classified as 'Countryside' in both Plans where development is normally restricted to that which supports countryside uses.

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167. Policy LPP 17 of the Publication Draft Local Plan sets out the strategic housing locations for the District. There is no specific reference to Great Saling or Bardfield Saling and it is therefore considered that there is no specific housing requirement to be met. It is therefore for this Neighbourhood Plan to determine the appropriate level of local growth. To do this the Plan considers recent completion rates, existing commitments and the results of the housing need survey carried out by the Rural Community Council for Essex in June 2019.
168. According to data from Braintree District Council, in the period April 2009 to March 2019 six dwellings were completed in the plan area. And as at 1st April 2019 there was planning permission for 5 dwellings in the plan area which had not been implemented, and one dwelling (at Kitchen Farm) which is under construction.
169. The Housing Needs Survey carried out by the Rural Community Council for Essex in June 2019 concluded that there was a need for 5 dwellings in the plan area comprising one open market dwelling, 1 shared ownership dwelling and 3 affordable rented dwellings. The report states that these should be delivered as a mixture of 1 and 2-bedroom dwellings with at least one dwelling being arranged at ground floor only.
170. On the basis of the above information it is concluded that the appropriate level of growth for the neighbourhood plan area is about 5 dwellings. (This excludes any growth in the proposed West of Braintree Garden Community which is the subject of a separate process). In the absence of clear affordability evidence and having regard to the results of the survey and local needs, we conclude that at least one of these dwellings should be provided as a lower cost social rented dwelling.
171. Housing development should take place either within the development boundary ('the village envelope') for Great Saling²⁸, or on rural exception sites that comply with Policy LPP 34 of the Publication Draft Local Plan and the definition in the Glossary of the NPPF, or on sites which meet the criteria set down in the NPPF for isolated housing in the Countryside²⁹ which are:
- 1 there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - 2 the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - 3 the development would re-use redundant or disused buildings and enhance its immediate setting;

²⁸ See Appendix 1, Map 5. There is no village boundary in Bardfield Saling - it is classified as 'Countryside'.

²⁹ See revised NPPF, February 2019, para 79, p22 for the relevant criteria

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- 4 the development would involve the subdivision of an existing residential dwelling; or
 - 5 the design is of exceptional quality, in that it:
 - i. is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

POLICY SAL 6 - SPATIAL POLICY FOR HOUSING DEVELOPMENT

172. This Plan provides for the provision of around 10 dwellings in the Neighbourhood Plan area between 2019 and 2033. This figure includes those where planning permission has already been given and the additional 4 dwellings for affordable and social housing needs. The latter need will be met through the development of sites within the Great Saling Village envelope as defined on the Policies Maps (see Appendix 1, Map 5), on a rural exception site or sites that comply with the definition set out in the Glossary in the NPPF and on other isolated sites that comply with para 79 of the NPPF.

173. This policy is consistent with the BDC Core Strategy 2011, where the Spatial Strategy (Section 4, p29), emphasises a focus on ‘growth locations’, but notes that development to meet ‘purely local needs’ may take place ‘within development boundaries’ of villages like Great Saling³⁰. Policy LPP1 of the BDC Draft Strategy 2017 similarly emphasises the importance of the development boundary or ‘village envelope’.

POLICY SAL 7 - NOMINATION RIGHTS FOR AFFORDABLE HOUSING

174. Affordable housing will only be permitted in the neighbourhood plan area (including the proposed West of Braintree Garden Community) if it is subject to an agreement which provides for nomination rights for local residents.

175. This policy seeks to ensure that any affordable housing in the plan area meets the needs of people that live in the area

DESIGN

176. In order to ensure that the design, style and density of new housing are in keeping with the Salings and the rural environment and that it is sustainable, free from flood risks with adequate parking provision and appropriate landscaping, a

³⁰ See para 4.21, page 35.

Design Policy based on the work of Urban Vision³¹ is set out below for infill development and for larger strategic developments (6 dwellings or more)

177. Any new development proposals must follow this Design Policy.

POLICY SAL 8 - DESIGN POLICY FOR INFILL DEVELOPMENT

178. New development must be designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of the Salings by way of:

- Height, scale, spacing, layout, orientation, design and materials of buildings to reflect the local context and locally used materials;
- Incorporates garden space between and around buildings to avoid an over dense or cramped character.

POLICY SAL 9 - DESIGN POLICY FOR STRATEGIC HOUSING SITES

179. Any new Strategic Housing development should respect the rural and historic character of the Salings and the setting of the two small villages set within the natural landscape and must make a sensitive transition into the open countryside so that it does not encroach on these two small rural settlements.

- Key contextual landscape and building features must be retained.
- Soft boundary treatments are required to the urban / rural edge of the development, for example, hedges should be encouraged as opposed to timber panel or concrete fencing.
- The scale, height and density of any new housing should reduce as it transcends into the open countryside. Generally, two storeys will be acceptable with 3 storeys being only appropriate within the centre of the new development.
- Any new development should incorporate contextual features such as mature trees, hedges and landscape features.
- Key Views identified on the Policies Maps must be maintained and respected.
- The Local Landscape Protection Zone identified on the Policies Maps must be maintained, respected and not encroached upon.

Justification for Policy SAL 8 and SAL 9

180. The Residents Survey gave strong support to the importance of living in a rural village environment.

181. The natural landscape is a key element of the character of the neighbourhood area.

182. The local character is based strongly on the rural character and setting of the two villages set within the natural landscape.

³¹ The Salings Design Codes February 2019

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183. The Community considers that protecting and enhancing the character and appearance of all buildings of architectural and historic interest and their setting is paramount to preserve the character of the area.
184. The Salings Neighbourhood Plan is aimed at ensuring that all new development is of a high quality and sustainable whilst maintaining and enhancing the character and local distinctiveness of the parish. Any new development should be carefully considered to ensure that good place-making is at the heart of any proposal.
185. The Plan expects any new development to contribute positively to the creation of well-designed buildings and space.
186. The design of any new development should complement and enhance the character and design of the existing surrounding development and / or rural space and utilise local materials.

4.4 The Rural Economy

Objectives

To encourage and support local businesses including home working, in order to retain them within the Salings, thus reducing the dependency on local transport infrastructure.

To promote the development and diversification of agricultural and other land-based rural businesses.

POLICY SAL 10 - LOCAL BUSINESS DEVELOPMENT

187. **Proposals for new and existing businesses and employment that ‘fit’ within the rural surroundings and which are appropriate both in scale and environmental impact (noise, light, flooding and waste emissions) will be supported, provided that:**
- **New developments are restricted to brownfield sites.**
 - **Adequate roadways for loading and unloading and parking are available.**
 - **Existing trees and hedgerows are maintained, and any additional planting and landscaping is be compatible with existing environment, particularly where the buildings can be viewed from the roads and footpath network or effect strategic village views.**
188. This policy is in accordance with the Braintree Draft Local Plan, Policy LPP 8 (Rural Enterprise)

POLICY SAL 11 - TOURISM AND LEISURE DEVELOPMENT

- 189. Proposals for sustainable rural tourism and leisure development that benefits businesses in the community, especially within existing settlement boundaries, will be supported.**
- 190. The continued use of Andrewsfield, which is considered an ideal location for training existing and future pilots as well as providing community recreation facilities will also be supported.**

5 Community actions to achieve the Salings Neighbourhood Plan vision

191. In Section 4 we set out the land use policies we wish to adopt for the Salings under this Neighbourhood Plan. In addition to these policies, a number of other issues have arisen during the Neighbourhood Plan process where residents have expressed their views on local issues.
192. In the sections below, we set out our objectives in these areas. Most of the actions will be for the Salings Parish Council³² to pursue ('we' in the paragraphs below) - on occasion by making representations to the relevant statutory authorities (for example, on highways, to Essex County Council).

5.1 Community and Leisure Facilities

Objectives

- To preserve and enhance the community & leisure facilities currently enjoyed in the Salings
- To use our community and leisure facilities to foster our rural character and sense of community
- To encourage the provision of new facilities where these are financially viable
- To enhance current levels of biodiversity

What we plan to do - proposed community actions

193. To **preserve and enhance the community & leisure facilities currently enjoyed in the Salings** we intend to ensure that the open spaces we enjoy (the play area, playing fields, allotments, parks and gardens and churchyards) are maintained to a high standard.
194. Residents are encouraged to help in this by observing the rules and regulations for the different open spaces (for example, by cleaning up after their dogs) and by drawing to the attention of the manager of the relevant facility any shortcomings they notice. We, the Parish Council will have the ultimate responsibility for ensuring this objective is met.

³² Following a recent BDC Governance Review, the Salings Parish Council now includes Bardfield Saling.

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195. **To use our community and leisure facilities to foster our rural character and sense of community** we intend to protect the play area and playing fields from unauthorised use. To achieve this, we plan to purchase the playing fields from BDC using CIL funds if and when these become available in order to exert greater control over access.
196. We also intend to encourage greater access by Salings residents to our two major historic buildings - Saling Hall and Saling Grove. The new owners of Saling Hall have agreed to open up their grounds on two afternoons a year for local residents to enjoy. Saling Gove is already providing a gallery space within its grounds and holding a number of events there.
197. **To encourage the provision of new facilities where these are financially viable** we will:
- Support any planned expansion of the Millennium Village Hall (such as provision of training rooms or a social club).
 - Resist the change of use of other highly valued community assets unless it can be clearly demonstrated that the asset is no longer financially viable or considered necessary or of value to the community or a suitable replacement can be provided elsewhere.
 - Support any planning applications that meet the residents' requests for a pub and village shop.
198. We note that these policies are in conformity with LPP 65 (Local Community Services and Facilities) in the BDC Draft Strategy 2017, which states 'The Council will seek the retention of all existing community facilities and services where they meet an identified local need.'

What we plan to do - proposed community actions for Andrewsfield

199. We have outlined in Section 3 the local community facilities available at Andrewsfield, and in Section 4 we have highlighted the importance the local community places on its facilities - not just for flying-related activities but as a social centre. We also note that Andrewsfield plays an important role in protecting the Salings from aircraft noise from Stansted. We are also pleased to note that both Uttlesford and Braintree District Councils have now registered the Clubhouse, Millibar Cafe, ancillary buildings and carpark as assets of community value³³.
200. We would therefore be keen to ensure that any plans to develop the West of Braintree Garden Community maintains the current operational status of Andrewsfield, and that the facilities currently on offer there (light aircraft flying, the training school, parking of aircraft, and the Millibar Restaurant) continue. This would be in line with the NPPF's policy of '*recognis[ing] the importance of maintaining a national network of general aviation airfields*³⁴.' We will make

³³ See <https://uttlesford.moderngov.co.uk/ieDecisionDetails.aspx?AllId=1784>

³⁴ See Revised NPPF February 2019 para 104

representations at the relevant planning inquiries to ensure that our views are made known.

What we plan to do - proposed community actions for the White Hart Tea Rooms

201. The White Hart Tea Rooms - which were registered as an ACV, but have now lost that registration - are currently subject to a change of use planning application to change them to solely A3 use (i.e. as a restaurant or café) and to drop the D1 use for part of the building as a gallery, as Saling Grove opposite now houses the gallery. We understand that the future of the White Hart as a restaurant or café will depend on finding the right owner.
202. We want to ensure its continued use for the community unless it can be clearly demonstrated that the asset is no longer financially viable or considered necessary or of value to the community or a suitable replacement can be provided elsewhere.

5.2 Highways

Objectives

1. To protect the village from the impact of ever-increasing volumes of traffic through the village
2. To minimise the impact of HGV's through the village, with relation to noise, pollution and damage to roads and pavements
3. To tackle the problem of vehicles speeding
4. To improve public transport networks through the Salings
5. To protect Quiet Lanes, Byways, Green Lanes and Footpaths

What we plan to do - proposed community actions

To protect the village from the impact of ever increasing volumes of traffic through the village.

203. The volume of traffic has doubled through the village in the last 20 years. Although some of this increase can be attributed to the increase in the number of houses within the Salings, by far the larger proportion is due to commuter traffic, especially during the morning and evening rush hours.
204. This traffic volume will increase if the West of Braintree proposal goes ahead.

To minimise the impact of HGV's through the village, with relation to noise, pollution and damage to roads and pavements.

205. The number and size of HGV's passing through the village is also of concern to residents. The size and frequency of such vehicles has been shown to have increased in the last 20 years. In the past years, considerable damage has been done to road surfaces, pavements and grass verges. According to a report carried out for the "Campaign For Better Transport", HGV's are up to 160,000 times more damaging to roads than cars, and five times more likely than cars to be involved in accidents on local roads.

To tackle the problem of vehicles speeding

206. According to the latest figures from Essex highways relating to 2017, in excess of seventy percent of drivers exceed the speed limit of 30 mph. With the doubling of vehicle volumes over the same period the outlook is troubling to say the least especially at commuter times. There have been three fatal accidents on the road to the south of the village in recent years.

To improve public transport networks through the Salings.

207. In spite of the high car ownership recorded in the residents' survey (the average is over 2 cars per household), the lack of an effective public transport system has been noted as a problem as a problem by residents³⁵. The current bus service consists of two buses per week.

208. As a Parish Council, we will continue to make representations to Essex County Council on each of these issues.

To protect Quiet Lanes, Green Lanes, and Footpaths

209. The Parish Council have put forward one road as a Quiet Lane, Woolpits Lane, but this has not yet been approved by Braintree District Council. We will continue to push for this designation.

210. A Facebook campaign on the Salings Magazine page to consider the future of the three Green Lanes was successful in attracting over 160 comments, but no clear result could be established, as there was a fairly even number of supporters for the 4x4 off road driving clubs (although many lived outside the Salings) as well as the local horse riders and walkers who were keen to see restrictions imposed so that the Byways were not as rutted and dangerous as they are now (especially in winter). Before further action can be taken, the Neighbourhood Plan Group recommend that a report on the current state and future possibilities of these Green Lanes is undertaken by the Parish Council. This will enable risk assessments to be carried out to assess the feasibility of and need for speed or seasonal access restrictions to ensure safe access for all users.

³⁵ See for example Great Saling Parish Plan (2010), page 10

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211. Footpaths continue to be popular walking routes and are looked after by the Parish Paths Partnership, with local farmers keeping the routes open and regularly cut. However, as the Landscape Assessment Survey notes, ‘the southern part of Great Saling parish has a notable absence of public rights of way’³⁶, and this would need to be rectified if the proposed West of Braintree development takes place, so that there are footpath links for residents with the new facilities.

Parish Council Actions on Highways

212. The Parish Council will continue to make representations to BDC and Essex County Council on these issues and will work with local residents and other interested parties to ensure safe access for all users to our Green Lanes.

³⁶ See para 4.6.1

Appendices, including Policies Maps

**Map 1 Designated Neighbourhood Plan Area
(including green lanes and Protected Lanes)**

**Map 2 Local Landscape Character Areas and
Local Landscape Protection Zone**

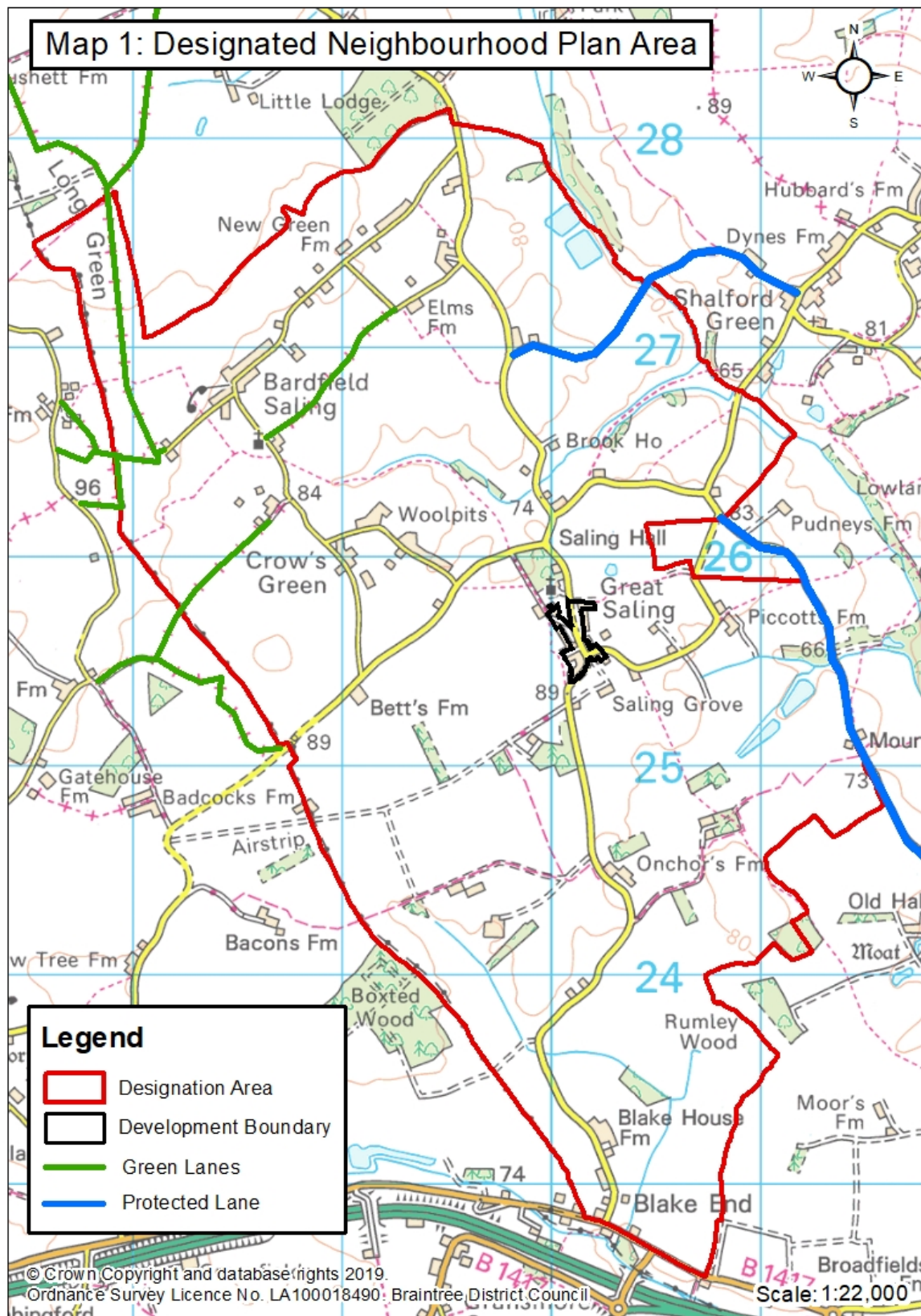
Map 3 Key Views

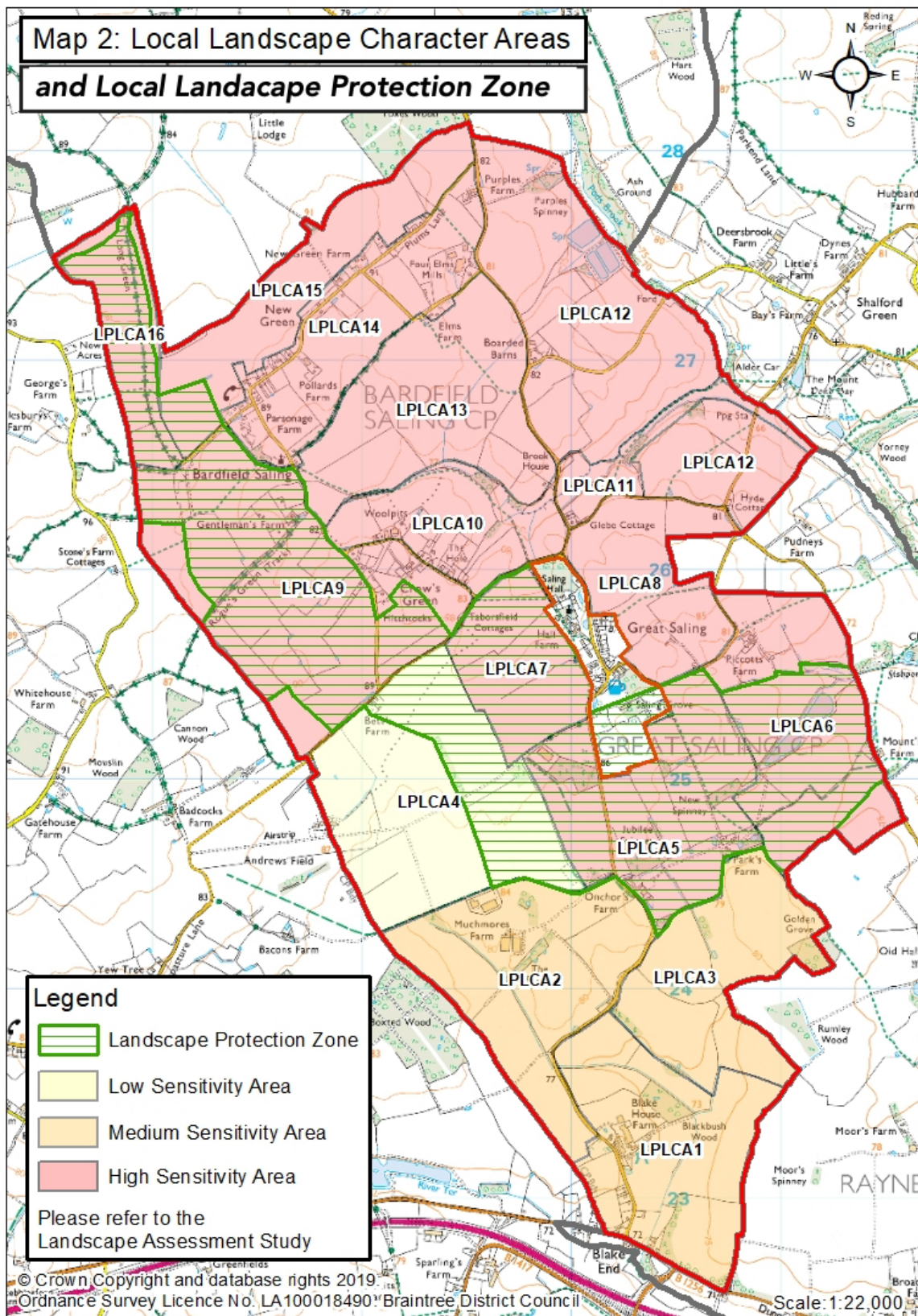
Map 4a Local Green Spaces - Great Saling

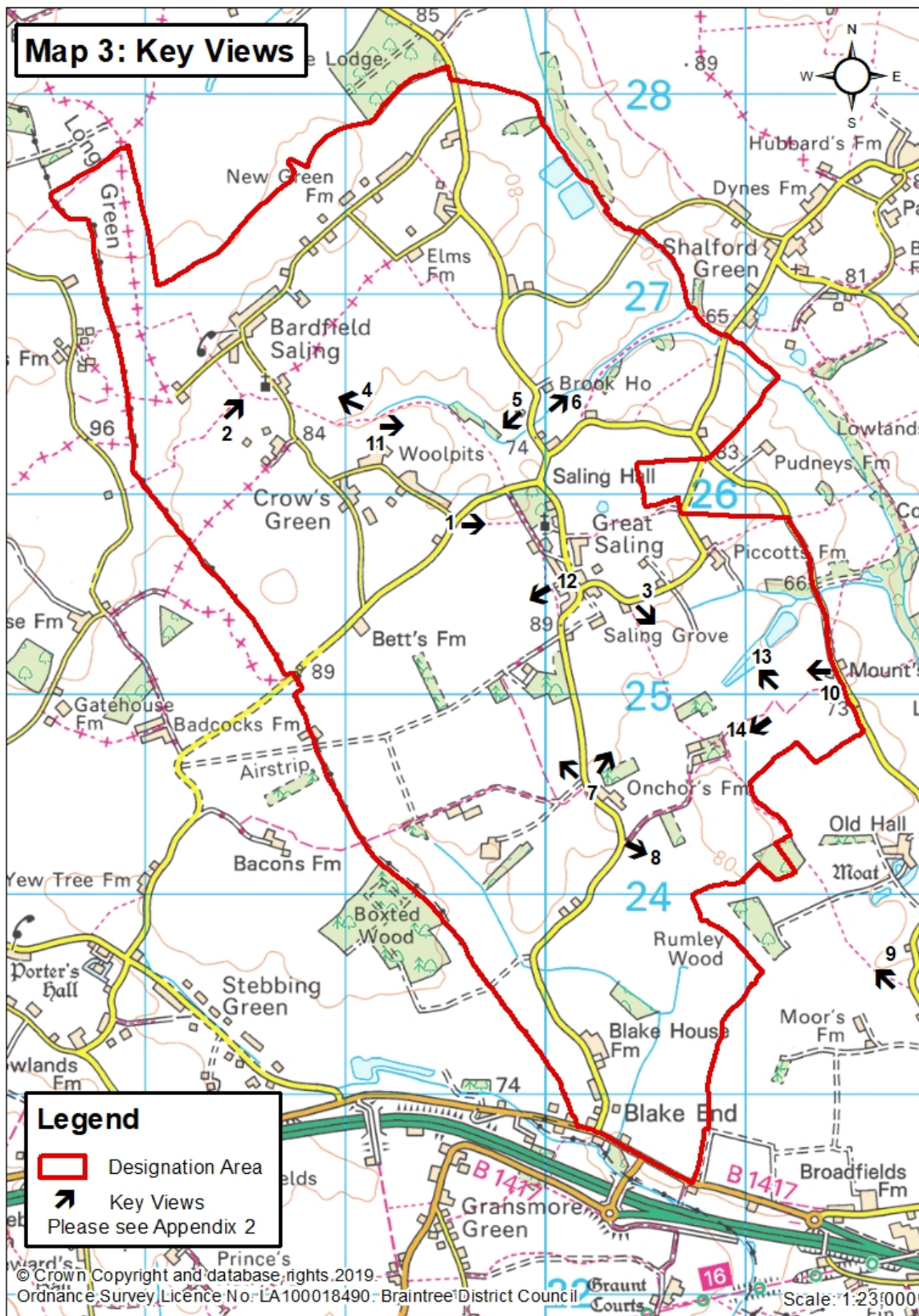
Map 4b Local Green Spaces - Bardfield Saling

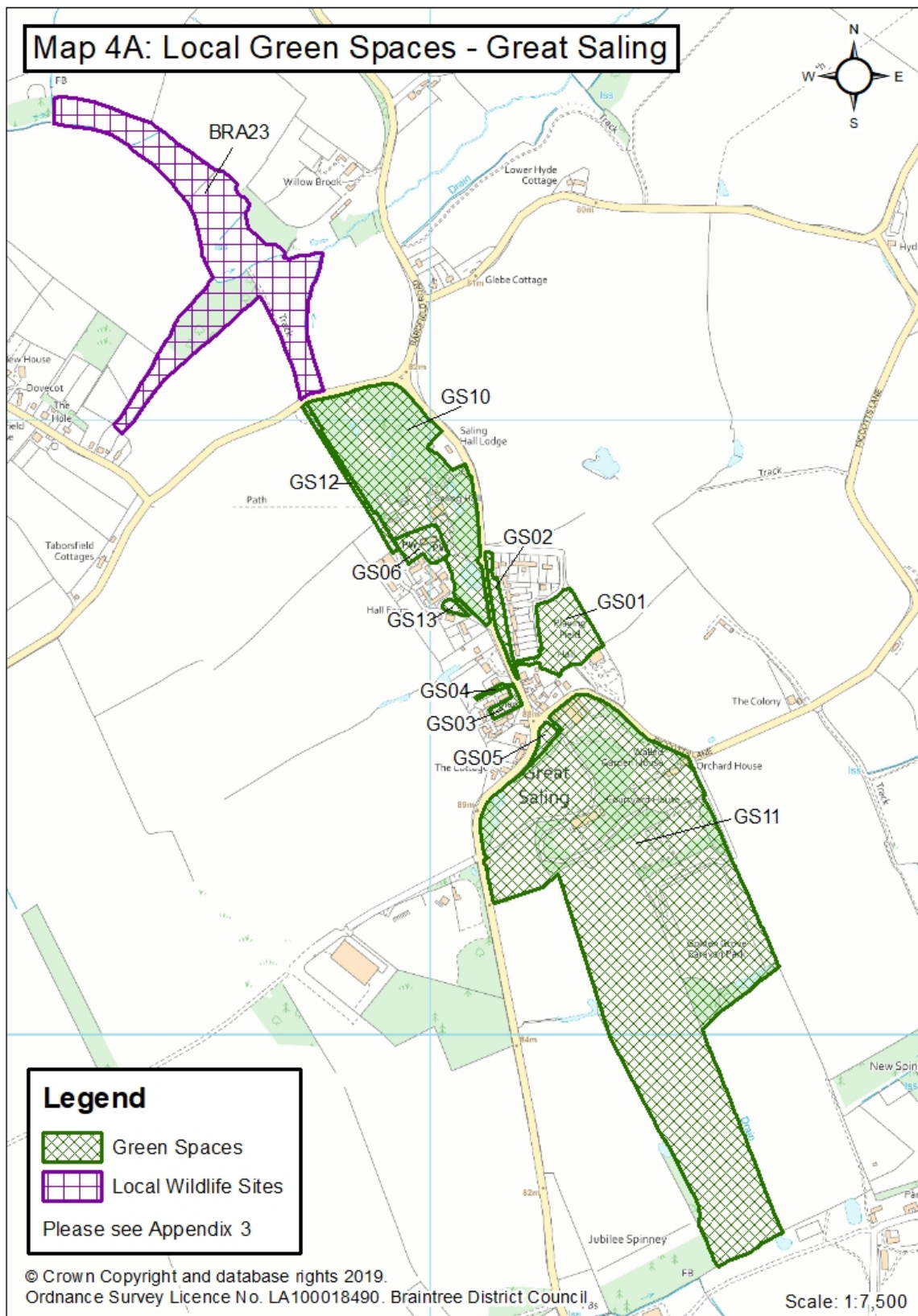
**Map 5 Great Saling Development Boundary
/Conservation Area**

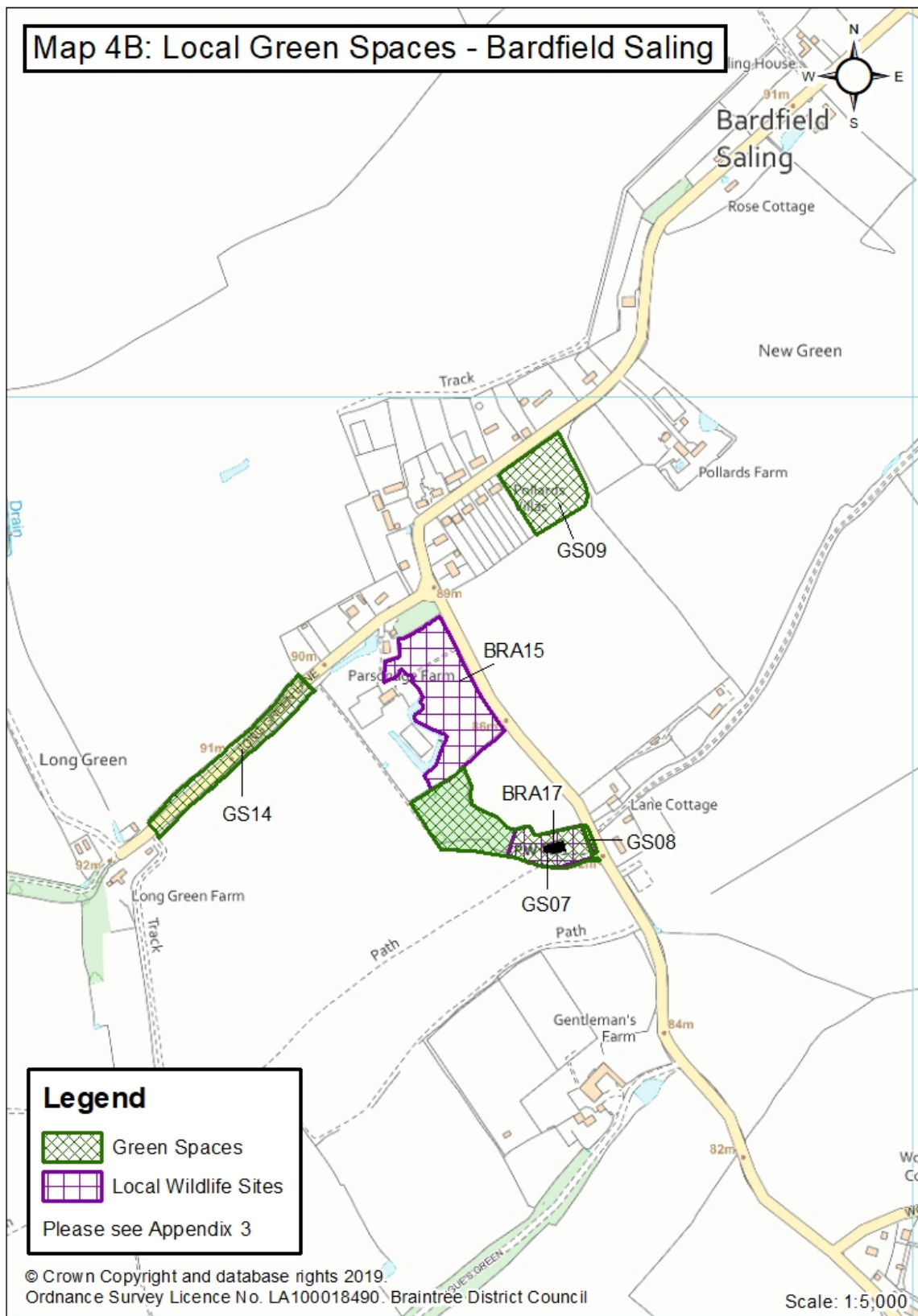
Map 6 Bardfield Saling Special Character Area

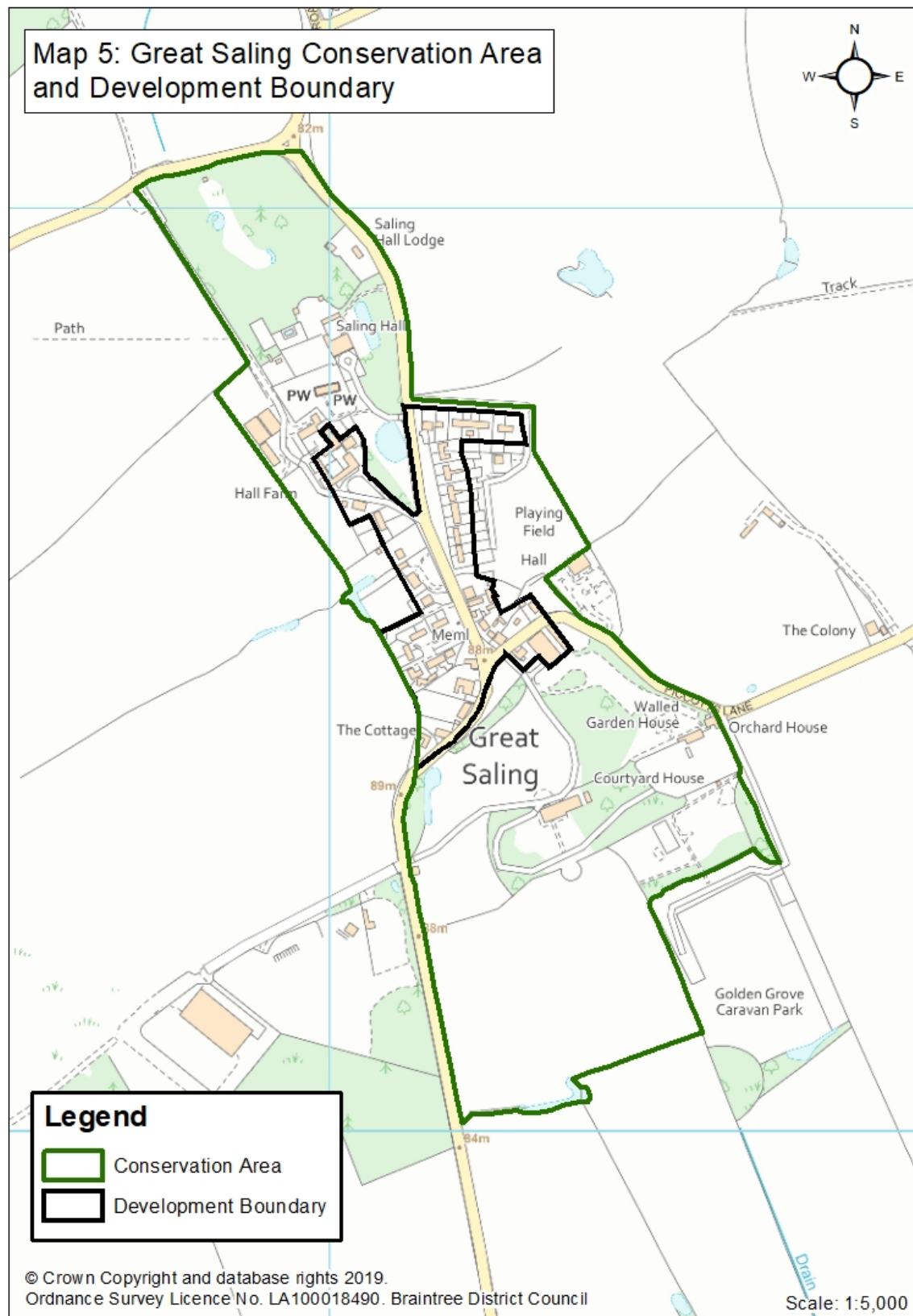










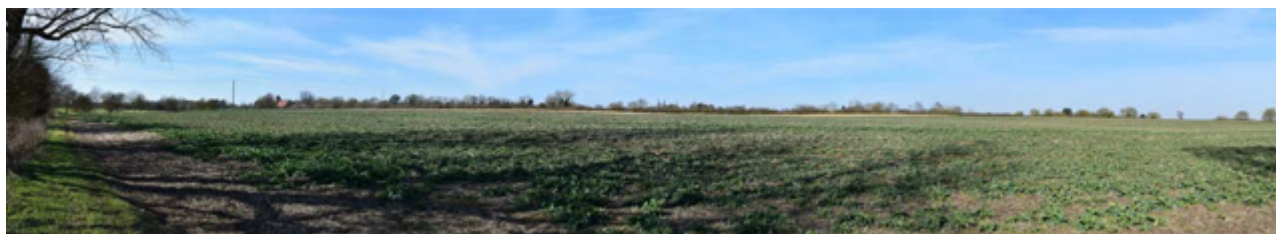




Appendix 2 Key Views

No on Map	Site	Key Features	Value to the Community
	Preserving Historic Views		
1	View across Giddy Field from corner of Woolpits Lane and Stebbing Road along footpath PRow 86/4 (<i>View 13 in Landscape Assessment Survey , {LAS}.</i>)	View east towards Saling Hall and St James Church, both Grade II* listed, and Hall Farm Green	Popular area for dog walkers, with views to the church and Saling Hall; historic thoroughfare from Bardfield Saling to Great Saling
2	View from footpath (PRow 60/3) behind Bardfield Saling Church (<i>View 34 in LAS</i>)	View north east towards St Peter & St Paul (Grade I listed), and Arundels (Grade II listed Elizabethan house)	Gives historic view of one of six 'round tower' churches in Essex, in its countryside setting
3	View East from footpath (PRow 86/5) alone Saling Grove Boundary Wall (<i>View 10 in LAS</i>)	Open views towards Pods Brook Lane and New Spinney	Of Historic Interest as an unchanged view from the original Humphrey Repton Garden of Saling Grove, and a popular footpath for walkers and dog walkers alike
4	View west from footpath (PRow 60/7) to north of Woolpits Lane (<i>View 27 in LAS</i>)	View north west towards Bardfield Saling Church and Paulsies Lane a 700 year old Green Lane	Popular local walk with views to Grade I listed church



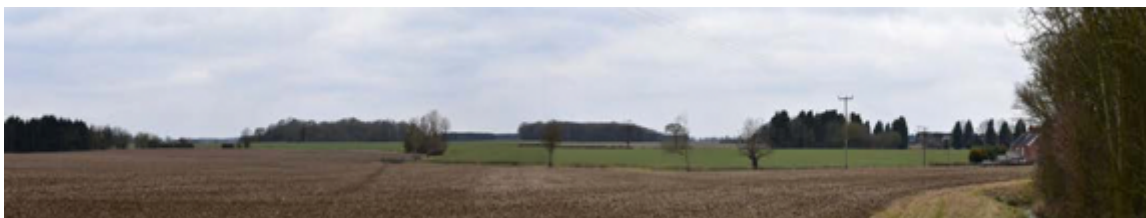


	Views approaching the Salings' setting in open countryside		
5 & 6	Views from Bardfield Road 500m north of Great Saling (<i>Views 25A and 25B in LAS</i>)	Views south west over Local Wildlife Site and north east across open countryside	Demonstrates setting of the Salings in open countryside
7	Views from Bardfield Road 1,000m south of Great Saling (<i>View 20 in LAS</i>)	Views north west and north east across open countryside	Demonstrates setting of the Salings in open countryside

View 5



	Views residents wish to preserve to prevent coalescence between the Salings and proposed West of Braintree Garden Community		
8	View from corner of Blake End Road and bridleway (PRoW 86/7) to Parks Farm (<i>View 4 from LAS</i>)	View over open pastures south east to Golden Grove, Rumley Wood (both Local Wildlife Sites) and Blackbush Wood	Gives views for walkers and horse riders over open countryside; demonstrates setting of the Salings in open countryside; an area the residents wish to preserve to maintain 'buffer strips' between the Salings and proposed West of Braintree Garden Community
9	View from Pods Lane towards Rumley Wood (<i>View 44 in LAS</i>)	View north west over open farmland towards Local Wildlife Sites of Rumley Wood & Golden Grove	Gives views over an area Salings residents wish to preserve to maintain 'buffer strips' between the Salings and proposed West of Braintree Garden Community



	Views demonstrating the Salings' setting in open countryside		
10	View from Pods Lane towards Parks Farm & Saling Grove (<i>View 8 in LAS</i>)	View west towards Registered Parks & Gardens of Saling Grove and Parkes, Parks Farm (Grade II listed)	Gives views of historic buildings across open countryside
11	View from footpath (PRoW 60/7) to Great Saling, north of Crows Green	View East to north of Great Saling with Woolpits Farm on the right	Gives views over open countryside on the major footpaths used by residents between the two villages, traversing the Local Wildlife Site
12	Views to Andrewsfield from footpath (PRoW 8) on western side of Great Saling (<i>View 15 in LAS</i>)	View over open countryside from footpath traversing village envelope of Great Saling, with WWII hangar	Heavily used by local dog walkers
13 & 14	Views from bridleway (PRoW 86/7) to north east of Parkes Farm (<i>Views 7A & 7B in LAS</i>)	Views north east to Saling Grove and Piccotts Farm and south west to Golden Grove and Parkes Farm	Well used bridleway giving views over open countryside

View 10





Appendix 3 Listing of Local Green Spaces

Green Space Reference	Name	Site Description	Reasons demonstrably special and holds local significance
GS01	Recreational Playing Field	Adjacent to the Millennium Hall, behind Grove Villas	Used regularly throughout the year for football (has marked full size football pitch), village events, May Day Celebrations, Summer Fete and Classic Car Show, Children's' play area with quality play equipment and zip wire presented by the Village Action Group. Biodiversity planting by eastern boundary
GS02	Village Green	Grass area with mature trees between the Street and Grove Villas	The open space in the centre of the village extends tranquility by the roadway, where the traditional red telephone box still stands, now used as a defibrillator
GS03	Vicarage Close	Grass in front of community housing bungalows	Grass area featuring the WWII Memorial and flower bed, pillar box
GS04	Allotments	To the north of Vicarage Close, behind the	Many allotments taken and producing crops
GS05	Saling Grove Green	Grass area opposite the previous Public House	Currently marked as part of Saling Grove, but at the south entrance of the village offers another open area where there is a WWII Pill box hidden by the wall of Saling Grove and the site of the old giant Elm Tree
GS06	St James the Great Churchyard, Great Saling	Churchyard	A burial place for over a Millennium enabling flora to establish
GS07	St Peter and St Paul Churchyard, Bardfield Saling	Churchyard and field behind church Local Wildlife site	A burial place for over a Millennium enabling flora to establish Designated local wildlife site
GS08	Area in front of Bardfield Saling church	Open space with ancient stone in situ	Maintains views to St Peter and St Pauls and Arundels (listed C16 house)

Green Space Reference	Name	Site Description	Reasons demonstrably special and holds local significance
GS09	Bardfield Saling Old Playing Fields	Open area to the public, South of Plums Lane, opposite Stuckeys	Wildlife habitat? Used by public? Current use?
GS10	Saling Hall	Registered Park and Garden	Registered Park and Garden
GS11	Saling Grove	Registered Park and Garden	Registered Park and Garden
GS12	The Chase	Prow 86/13	Popular with walkers, horse riders , dog walkers
GS13	Hall Farm Green	Triangle created with new development (2000) of listed farm buidlings	Keeps open feel to entrance of the old farmhouse and the new development
GS14	Long Green Lane	Byway open to all traffic running north from centre of Bardfield Saling	Historic byway linking Bardfield Saling with Great Bardfield
GS15	Rogues Green Lane	Byway open to all traffic running west from centre of Bardfield Saling	Historic byway linking Bardfield Saling with Stebbing
GS16	Paulsies Lane	Byway open to all traffic running east from centre of Bardfield Saling	Historic byway linking Bardfield Saling with road running south from Great Bardfield to Great Saling and Braintree