

LOCAL PLAN SUB-COMMITTEE AGENDA

Thursday 25th November 2021 at 5.30pm

Council Chamber, Braintree District Council, Causeway House, Bocking
End, Braintree, CM7 9HB

THIS MEETING IS OPEN TO THE PUBLIC

*(Please note this meeting will be broadcast via the Councils YouTube Channel,
webcast and audio recorded) www.braintree.gov.uk*

Members of the Local Plan Sub-Committee are requested to attend this meeting to transact the business set out in the Agenda.

Membership:-

Councillor J Abbott	Councillor T Everard
Councillor K Bowers	Councillor D Hume
Councillor G Butland	Councillor Mrs W Scattergood (Vice Chairman)
Councillor J Coleridge	Councillor Mrs G Spray (Chairman)
Councillor T Cunningham	Councillor P Thorogood
Councillor Mrs C Dervish	Councillor J Wrench

Apologies: Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

A WRIGHT
Chief Executive

INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS

Declarations of Disclosable Pecuniary Interest (DPI), Other Pecuniary Interest (OPI) or Non- Pecuniary Interest (NPI)

Any member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Public Question Time – Registration and Speaking on an Agenda Item

Members of the public wishing to speak are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by **midday on the second working day** before the day of the Committee meeting. For example, if the Committee meeting is on a Tuesday, the registration deadline is midday on Friday, (where there is a Bank Holiday Monday you will need to register by midday on the previous Thursday).

The Council reserves the right to decline any requests to register to speak if they are received after this time.

All registered speakers will have 3 minutes each to make a statement.

Documents: There is limited availability of printed Agendas at the meeting. Agendas, Reports and Minutes can be accessed via www.braintree.gov.uk

WiFi: Public Wi-Fi (called BDC Visitor) is available in the Council Chamber; users are required to register when connecting.

Public Attendance at Meeting: Public attendance is welcomed, but is subject to restrictions due to the Council's arrangements for keeping Causeway House COVID secure and visitors safe.

Public attendance is limited and will be on first come first served basis with priority given to public registered speakers. In order to maintain safe distances, the Council may have to refuse entry to members of the public. The public will not be able to sit in the Council Chamber, but will be permitted to observe the meeting from a public gallery through a large screen. Alternatively, the Council meetings are webcast and are available via the Council's YouTube Channel and can be viewed by the public as a live broadcast, or as a recording following the meeting.

Public speakers and public attendees are required to attend on their own, and where possible only one representative of any community group, family household or Company should attend.

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Anyone attending meetings is asked to make themselves aware of the nearest available fire exit. In the event of an alarm you must evacuate the building immediately and follow all instructions provided by staff. You will be directed to the nearest designated assembly point until it is safe to return to the building.

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Comments and Suggestions: We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to governance@braintree.gov.uk

PUBLIC SESSION

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- 1 Apologies for Absence**
- 2 Declarations of Interest**
To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.
- 3 Minutes of the Previous Meeting**
To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 9th September 2021 (copy previously circulated).
- 4 Public Question Time**
(See paragraph above)
- 5 Braintree District Draft Local Plan Section 2 – Main Modifications** **5-12**
- 6 Bures Hamlet and Bures St Mary - Neighbourhood Area Application** **13-22**
- 7 Urgent Business - Public Session**
To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.
- 8 Exclusion of the Public and Press**
To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.
At the time of compiling this Agenda there were none.

PRIVATE SESSION

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- 9 Urgent Business - Private Session**
To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

Report Title: Braintree Local Plan Section 2 Main Modifications	
Report to: Local Plan Sub Committee	
Date: 25 th November 2021	For: Decision
Key Decision: No	Decision Planner Ref No:
Report Presented by: Emma Goodings	
Enquiries to: Emma Goodings 01376 552525 Ext. 2511	

1. Purpose of the Report

- 1.1. Braintree District Council submitted its Local Plan to the Inspectorate in October 2017. The Plan was split into two sections. Section 1 contained strategic cross boundary issues and was shared with Colchester Borough Council and Tendring District Council. Following an examination process and main modifications, the Section 1 Local Plan was approved at Full Council in February 2021. This report provides an update on the progress of the Section 2 Local Plan for Braintree and seeks approval for the next steps in the progress of that document, a consultation period on the proposed modifications to the Local Plan and updated evidence base which supports them.
- 1.2. Appendix 1 to this report sets out the Main and Minor modifications proposed to the Local Plan Section 2, Appendix 2 is the draft of the Sustainability Appraisal and Appendix 3 is the draft Habitats Regulation Assessment

2. Recommendations

- 2.1 To approve a 6 week public consultation on the main modifications to the Braintree Local Plan Section 2, updated Sustainability Appraisal and updated Habitats Regulation Assessment.**
- 2.2 To delegate responsibility for minor changes to the draft revised Sustainability Appraisal to accompany the Local Plan Section 2, to the Director of Growth**
- 2.3 To delegate responsibility for minor changes to the revised Habitats Regulation Assessment to accompany the Local Plan Section 2, to the Director of Growth**

3. Summary of Issues

- 3.1 The Section 2 of the Braintree Local Plan provides policies which will direct development of homes, employment, infrastructure and community facilities in the District between now and 2033, including meeting the requirement for homes and employment space agreed within the section 1 Local Plan. It also sets out the Councils policies in relation to the protection of the built and natural environment and open space. The Plan includes all policies for the determination of planning applications including those relating to design, flooding, affordable housing and tree protection. The Plan includes numerous site specific policies relating to the proposed Strategic Growth Locations and other complex housing or commercial sites.
- 3.2 Following on from the completion of the Section 1 Local Plan examination, the Planning Inspectorate appointed Mr Jameson Bridgewater and Ms Anne Jordan to examine the Section 2 Braintree Local Plan (they were also tasked with examining the Tendring and Colchester Section 2 Local Plans). Oral hearing sessions were held on the Local Plan Section 2 in July 2021.
- 3.3 During the course of the Local Plan examination, the local authority made a formal request under section 20 (7C) of the Planning and Compulsory Purchase Act which allows the Inspectors to recommend changes or main modifications to the Local Plan to make the Plan sound and legally compliant.
- 3.4 Officers submitted and published a document containing a series of proposed Main Modifications prior to the hearing sessions and further changes were proposed and discussed by parties during the course of the hearing sessions.
- 3.5 The authority has now produced a schedule of proposed Main Modifications at the Planning Inspectors request in order to undertake public consultation on them. These main modifications, largely relate to the policies text within the Plan. They are address soundness and legal compliance issues with the Plan or to reflect the passage of time since the Plan was submitted (for example updating references to the use class order) and the removal of the Garden Communities from the Local Plan Section 1. Main modifications cannot be used to change the Councils preferred position (for example in relation to a site allocation) unless a change in position would make the plan sound/legally compliant. The full schedule of main modifications can be found at Appendix 1 to this report.
- 3.6 There are a large number of Main modifications proposed to the Local Plan. Some of the major changes to policies which officers which to highlight to members are as follows;

- 3.7 LPP22 Strategic Growth Location – Land at Feering. Changes have been made to the policy text to respond to comments made by residents, stakeholders and statutory consultees to ensure the policy is efficient and effective in delivering what is required on this important site.
- 3.8 LPP52 Health Impact Assessment. The limit in the provision of takeaways close to schools has been removed as it was not considered consistent with national policy. Instead all new takeaways, residential sites over 50 dwellings and 1,000sqm of commercial space are required to submit a Health Impact Assessment setting out how they will respond to this issue. Negative health impacts are required to be addressed through the development, conditions or through the S106 process.
- 3.9 LPP55 – Design and Layout of Development. This is the main design policy within the document. As well as some minor text changes, additional text has been added on biodiversity net gain and on structural tree and hedge improvements in point 9, point 10 has been reinforced to add the severe impact on the highway network and a new point 19 on foul water treatment and disposal.
- 3.10 LPP62 Enabling Development. This policy has been deleted as Historic England considered it an unnecessary repeat of national policy.
- 3.11 LPP75 and LPP77. These two policies on energy efficiency and renewable energy have been combined into a single policy. However it was not considered the renewable energy target within policy LPP77 as submitted was consistent with national policy including the written ministerial statement of the 25th March 2015. However in line with the written ministerial statement the revised policy requires a 19% reduction in emissions from each site which could be achieved through a variety of measures including renewable energy but also increased energy efficiency measures in the built fabric of the property. The policy however does include a new requirement for commercial buildings over 500sqm achieve a BREEAM very good rating and that all properties shall be designed to use water efficiency of 110 litres/person/day.
- 3.12 LPP78 Flooding Risk and Surface Water Drainage. The policy is proposed to be substantially reworded to respond to consultee comments and to ensure it provides efficient and effective advice on this important issue.
- 3.13 Appendix 1 – Housing Trajectory. The Housing trajectory, which provides details of how sites in the Plan and will contribute to the housing land supply across the Plan period, has been completely updated to the one which dates to the 31st March 2021.
- 3.14 Council officers have also produced a schedule of other or minor modifications to the Local Plan. These are changes which do not change the substance or meaning of the Plan, or carry forward any Main modifications

into the supporting text. As well as the above they are for clarity, collecting errors or to update the text due to the passage of time since the Plan was submitted. Changes have also been made to the Inset Maps which make up the Proposals Map. The Council has the authority to approve these changes itself and does not need approval from the Inspectors to make them. However is proposing to publish them alongside of the consultation on the Main Modifications to ensure that the changes can be seen in context.

3.15 Sustainability Appraisal

A Sustainability Appraisal (SA) is required to be produced to consider the impacts of a document such as the Local Plan Section 2 on the environment. The SA is an iterative process and has developed and been published along each stage of the Local Plan.

3.16 The Local Plan Section 2 was submitted alongside a SA which was produced by expert consultants LUC. There was some discussion at the hearing sessions about the SA in July and the Inspector was invited to consider the process by which the Council should update the SA in light of the removal of the Garden Communities from the Local Plan Section 1 and its accompanying SA. The Inspector concluded as per the Council's view that the SA should be updated at this stage of main modifications.

3.17 The draft SA of the Local Plan Section 2 Main Modifications is included as appendix 2 for members to consider the full environmental effects of their decision making.

3.18 Chapter 4 of the SA contain all the new assessments that has been undertaken to reflect the changes to the Local Plan after main modifications. This includes the assessment of new policies, deleted policies, policy word changes and new sites which were allocated in the Local Plan as a result of them being granted planning permission (see appendix 3 of the SA).

3.19 As a result of allocated sites having been granted planning permission and the removal of Garden Communities, the effects of the Council's chosen spatial strategy and their five alternative spatial strategies were reappraised in Chapter 5. An additional spatial strategy, named 'Sites along the A120 corridor (AS7)', was also assessed following the removal of the Garden Communities from the strategy. This scored poorly compared to other spatial strategies in relation to sustainable travel, accessibility and air quality, and subsequently discounted.

3.20 Officers consider that the SA represents an appropriate consideration of the Main Modifications of the Local Plan and does not raise any significant issues or concerns which would result in the Council making a change to the overall strategy or individual policies or allocations.

3.21 Habitats Regulation Assessment

The Habitats Regulation Assessment (HRA) has been produced by external expert consultants LUC to consider the potential effects of the proposals in

the Local Plan Section 2 on European designated sites including Special Protection Areas and Special Areas of Conservation. It is a requirement of law for the local authority to undertake a HRA of the Local Plan and it accompanied the submission draft Local Plan to the Inspector. Inspectors considered this document as part of the examination process and raised no issues as to its methodology or conclusions.

3.22 As part of the HRA and work which accompanied the Local Plan Section 1, the Council has worked with partners, including Natural England, to design and implement a Recreational Avoidance and Mitigation scheme or RAMs which has the implementation name of Essex Coast Bird Aware. A policy in the Local Plan Section 1 and a Supplementary Planning Document have been introduced to ensure that contributions are collected from developers across the RAMs area to spend on the project.

3.23 The HRA for the Local Plan Section 2 has now been updated to take into account new case law since 2017 such as 'People over Wind' and 'Holohan' rulings from the Court of Justice for the European Union; and to consider the Main Modifications which are being proposed to the Local Plan Section 2. The draft updated HRA is included as Appendix 3 to this report.

3.24 As set out in paragraph 6.72 of the draft document the HRA has been reviewed in light of the proposed Main Modifications to determine whether they influence the previous findings of the HRA. In conclusion, none of the main modifications alter those conclusions previously reached because the avoidance and mitigation measures and their effectiveness and deliverability remain valid.

3.25 Therefore the conclusion of the HRA is that; 'In conclusion, providing that key recommendations and mitigation requirements detailed herein are fully implemented, there will be no adverse effect on the Essex Estuaries SAC, and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA and Ramsar, Dengie SPA and Ramsar either alone or in-combination'.

3.26 Consultation

The Council will open a public consultation on the Main Modifications, the revised Sustainability Appraisal and Habitats Regulation Assessment. As set out in the Local Plans procedural guidance the consultation is only about the proposed Main Modifications and not other aspects of the Plan, and is put forward without prejudice to the Inspectors final conclusions. All responses and comments received on the Main Modifications will be sent directly to the Inspectors for consideration.

3.27 Subject to the decision tonight, the consultation will start on 29th November 2021. Whilst the consultation period would normally be 6 weeks it is proposed to extend this to 7 weeks to take into account the Christmas period and would therefore conclude on the 14th January 2022.

- 3.28 The consultation will be hosted online via the Councils online consultation period in common with previous consultations. A paper copy will also be available at Causeway House and officers would consider providing additional copies on request for Parish Councils or local libraries to host. The consultation will include a schedule of all the Main modifications, as well as a copy of the Local Plan Section 2 with the changes embedded within the document to better understand. It will also include a full copy of the addendum to the SA and HRA.
- 3.29 As set out above, comments are only invited on the proposed main modifications or the addendum to the SA and HRA. It will be made clear in the communications plan that this is not an opportunity to revisit any other principles, policies or allocations in the Local Plan.
- 3.30 The consultation will be promoted widely and a communication plan has been developed to support this. This includes via the Councils social media channels, adverts and press releases in local newspapers across the District and the planning e-newsletter. It will also be communicated directly to residents who have asked to be kept notified or have been involved in the Local Plan previously, Parish Councils, Councillors and statutory consultees directly via email or letter. Planning policy officers will be available on the phone and via teams throughout the consultation period to deal with any queries or questions that residents may have.
- 3.31 Responses to the consultation submitted via the consultation portal will be preferred due to the efficiency of this method. However an editable pdf of the response form will also be available on the website or to print at home. Printed copies of the response forms will be available from Causeway House and can be posted out on request. Emails and letters will be accepted if they have all the necessary information required to process the response (for example we will not accept anonymous responses).

4 Next Steps

- 4.1 At the end of the consultation period, the Council will co-ordinate all the responses received and send these to the Inspectors, via the Programme Officer, for their consideration. The Inspectors will consider all the responses and in exceptional circumstances may require further information or may ask for additional session/s of hearing sessions to take place to explore issues further.
- 4.2 If the Inspectors consider that they have all the information that they require they would then submit their final report. This final report (presuming the results are positive) would include a schedule of Main Modifications which are required to make the Plan sound. These may have been amended following the responses received in the consultation. The receipt of this report would then allow the Council to adopt the Local Plan Section 2 with those

modifications. When formally adopted it will replace all remaining parts of the Local Plan Review 2005 and the Core Strategy 2011.

5 Options

5.1 The alternative option is to not approve the consultation on the main modifications, revised Sustainability Appraisal and revised Habitats Regulation Assessment. If this option is taken that the Local Plan Section 2 cannot be progressed.

6 Financial Implications

6.1 The costs of the examination of the Section 2 Local Plan is being met from existing budgets. As well as officer time this includes costs relating to the Inspectorate, the preparation for and attendance at the hearing sessions by Counsel and for specialist consultants to attend or update work in advance of or following discussions held at the hearing sessions.

7 Legal Implications

7.1 There are no specific legal implications relating to the noting of the progress in this report.

7.2 However the Council and the Inspectorate must follow all necessary legislation and guidance in the production, examination and adoption of the Local Plan.

7.3 There remains a risk that one or more interested parties could seek a legal challenge to the decision of the Planning Inspectorate in relation to this Plan.

8 Other Implications

8.1 There are no other implications arising from the noting of this report.

9 Equality and Diversity Implications

9.1 Section 149 of the Equality Act 2010 creates the public sector equality duty which requires that when the Council makes decisions it must have regard to the need to:

- a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act
- b) Advance equality of opportunity between people who share a protected characteristic and those who do not
- c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

9.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).

9.3 An Equality Impact Assessment was undertaken on the Draft Local Plan in 2017 which indicates that the Plan will not have a disproportionately adverse impact on any people with a particular characteristic. None of the Main modifications to the Local Plan are expected to alter this conclusion but a further Equality Impact Assessment will be undertaken prior to the Plans adoption.

10 Background Papers

Local Plan 2017

Agenda Item: 6

Report Title: Neighbourhood Area Applications Bures and Bures St Mary	
Report to: Local Plan Sub-Committee	
Date: 25 th November 2021	For: Decision
Key Decision: No	Decision Planner Ref No:
Report Presented by: Alan Massow – Principal Planning Policy Officer	
Enquiries to: Alan Massow – Principal Planning Policy Officer	

1. Purpose of the Report

- 1.1 To prepare a Neighbourhood Plan, the first formal stage is to designate the plan area. The ‘qualifying body’ (the relevant Parish or Town Council) must apply to relevant local planning authority to designate the neighbourhood area, stating its reasons why it wishes to prepare such a plan and submitting a map of the proposed area.
- 1.2 Babergh District Council and Braintree District Council received a joint application from Bures St Mary Parish Council and Bures Hamlet Parish Council to designate these two parishes as a single Neighbourhood Plan Area on 6 July 2021. The application was made under Regulation 5 of the Neighbourhood Planning Regulations.
- 1.3 Neighbourhood Plan Area Applications which cover a single Parish area and are submitted by the relevant Parish Council are required to be accepted by the local authority and as such are not normally reported to committee. However given the multi Parish (and multi District/County) nature of this application public consultation was required and decision by Members at this committee is sought.
- 1.4 A map of the proposed Neighbourhood Plan area is attached to this report as Appendix 1.

2. Recommendations

- 2.1 In accordance with Regulation 7 of the Neighbourhood Planning Regulations, Babergh District Council and Braintree District Council designate that part of the application area which falls within their district. Consequently, the whole of the Bures Neighbourhood Plan area is designated.

3. Summary of Issues

- 3.1 In accordance with Regulation 6, which requires that all multi-parish area applications are consulted on, comments were invited from both statutory consultees and those who live, work and carry on business in the area between 1st September and 15th October 2021. During this period, nine responses were received but none of these raised any significant or material objection. The comments received are outlined in full in the table below

Name/ Organisation	Comment	Response
Highways England	No comment	Noted
Historic England	Having reviewed the proposed joint designation and considered the historic environment context, I can confirm that we have no objections to the designation of the joint area, which appears to be a sensible proposal geographically and historically speaking, while noting the additional policy complexities that may arise because of it.	Noted.
J Erith	<p>My notes for consideration in regards Bures's Neighbourhood Plan. Bures has the potential to be a gem for both districts. Unfortunately it is hamstrung by a serious lack of forethought, planning, logic, and malaise. I therefore suggest the following. I understand these ideas will not prove popular with some of the people, but they will greatly benefit most of the people. If you're serious about making great changes, get ready to open open your development wallet.</p> <p>1) Parking, and its benefits Bures does not work (literally) because there is inadequate parking, both centrally in the village, or in its environs. It is therefore off-putting not only for local shoppers, but a no-go for visitors, and dangerous for pedestrians and in terms of keeping traffic manageable.</p> <p>A massive oversight was not creating any parking along the green (on the Essex side). This could easily be added adjacent to the road running from the pill-box up to the colchester road turn off, with a provision for parking for at least twenty cars, which if sensitively delivered, would not deface the green itself. Indeed it is worth noting that only one hundred (or so) years ago there were houses strung along this side of the road.</p> <p>By encouraging parking here, the benefit to existing shops, and the market, would be immense, the benefit to recreation would be significant and by doing this simple thing it would encourage further retail opportunities and spring the centre of the village back into life.</p> <p>Out of village parking simply won't cut it in Bures, on either side of the river. There isn't the room.</p> <p>Parking for the railway should revert back to free, or be drastically cut, so that railway users do not clog up the</p>	Comments noted and passed on to the neighbourhood plan group for consideration in the formation of the Plan.

meagre existing parking arrangements in the village. And don't we want to encourage the use of the railway, for tourism and day-visitors, as well as commuters? (The impact of putting a parking charge has backfired spectacularly)

2) Church and churchyard

To bring the church and church square into focus within the village, I suggest compulsory-purchasing the land in front of the church - the old walled-in churchyard - and creating a paved pedestrian area with parking for cars on the road sides making a 'square' or focal point for the village, using the church and war memorial as its centrepiece.

The result would be an ambient yet highly attractive area for people to use - much as one would see on the continent, where similar-looking village squares are commonplace, used and popular. There seems to be an understanding there of how to utilise space within ancient village environs which has everyone's best interests in mind, and not just the few.

In this case, imagine pop-up restaurants in the summer, carol services with Christmas markets in front of the church, safer and easier access to the church for worshippers, tourists and visitors, and parking for the shops that will certainly reopen after decades of being vacant.

3) By-pass.

Now let's really stretch the imagination! To take the traffic (with special reference to the huge lorries) away from the central core of our village, create a road to the left of the old antique shop - currently "Beautiful You" - and knock down the wall of the large house to the side by way of a compulsory purchase order, extend the road for five hundred metres and construct a bridge suitable for lorries which would then join with the main road below Bevills. If this is done with incredible sensitivity, with an underpass, or bridge for pedestrians, a complete transformation of the village would be complete.

4) Heritage

Bures has an incredible heritage which few people here are aware of, mainly in connection with the pilgrim fathers and the founding of the New World - North America - plus it was a hive of pre-industrial activity.

	<p>Currently at Ferriers Farm, (the history of both the Americas and locally really zeros-in here), there is an opportunity not only to purchase the Victorian brick barns, currently in the planning bubble for executive housing, but to use them as a Bures heritage centre with museum and tearoom.</p> <p>5) Recreation Ground The popularity of the river increases as locals and visitors realise what a wonderful place this is. The cricket field finds itself in the midst of a surge of activity and a sensitive addition of utilities for those using the river, by way of toilets and showers, bins and benches, would help keep the sanitisation of the area in check and enhance the experience of enjoying the river, but also minimising the appalling littering, and general abuse of the cricket, and football fields, which take significant looking-after.</p> <p>6) Colchester Road Garage - the horrible derelict eyesore. Permission for the creation of a general store, with parking to the front, and a tearoom on the river with a couple of flats above. Please can you planners apply some common sense and enable this to happen. Bures needs it.</p>	
Little Cornard Parish Council	No comment	Noted.
Natural England	Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.	Noted.
NHS	West Suffolk CCG and Mid Essex CCG Planning Departments are currently working together on other cross boundary matters and our intention is to work together on one response that details the impact on health in both catchments.	Noted.
R Erith	<p>Although I live at Shrubs Farm, Lamarsh, I own fields in Bures Hamlet as part of my farm, north of The Ferriers.</p> <p>Bures has a long and rich history but it is little known to the general public and even to scholars as there is nowhere that anything can be on display to the public or where further research can be undertaken in the local area.</p> <p>As part of the consideration of the neighbourhood plan I hope you will look carefully at the prospect of changing the use of the barns west of The Ferriers House into a Bures Heritage Centre rather than executive housing for</p>	Comments noted and passed on to the neighbourhood plan group for consideration in the formation of the Plan.

rent which the present owners are applying for and which is wholly inappropriate for this site.

My suggestion is that a Charitable Trust should be formed which would hold the assets of this Centre. It would concentrate on the important part played by the owners of the Ferriers and the people of Bures in the Great Migration to New England from 1620 to 1640. This is well recorded in the USA but not here. I attach an article by Hugh Petre the present owner of this house which spells out why it is such an important part of our local heritage.

Geoffrey Probert of Bevills, Bures St Mary is descended from one of the owners of that period and has told me (see below) that he would be happy to loan documents and artefacts, including C17th a suit of armour, if such a Centre were to be constructed. As you know, many villages and towns in Essex and South Suffolk contributed to the migration as the area was strongly protestant/puritan at that time and people were being persecuted for their beliefs.

I believe Bures could become a centre for all the local towns and villages' artefacts from this period.

There are Bures links to the founding of Harvard University and also to the notorious episode of the Witches of Salem.

I envisage one barn being a museum, a second being converted for talks, meetings, lectures and research and the third to a tea room or for further refreshments.

The potential for tourism albeit of the more historically minded type – not the mass market – is considerable especially from the USA.

Clearly a great deal of work needs to be done to get such a project off the ground. The present owners should be invited to gift or loan the barns to the Trust and be involved in the project.

It presents a challenging but exciting prospect not just for Bures but for a much wider area.

Of course, if planning for housing is granted, the whole idea becomes a dead duck for ever.

I hope you will consider this outline plan and make it available more widely to those concerned.

Essex County Council	ECC notes that Planning Practice Guidance (Paragraph: 031 Reference ID: 41-031-20140306) encourages a lead authority to be identified to simplify the process for the community; minimise the duplication of work by the local planning authorities; and to provide opportunities for authorities to share resources. However, ECC notes that both parties are inviting comments separately on this matter but may wish to consider this matter as the Plan is prepared.	Comment noted. Currently both authorities are coordinating the neighbourhood area application. An officer level meeting is due to be held to discuss the running of the project moving forward.
Petre	<p>Given the proximity and inevitably intertwined histories and communities that both share, I cannot see any disadvantages to this proposal and can envisage numerous advantages - many of the opportunities, issues and matters requiring attention to one parish apply equally to the other, so a single uniform voice at parish level will offer greater clarity, hold more weight and result in obvious logistical and bureaucratic efficiencies.</p> <p>Many thanks for your attention and for facilitating this valuable process.</p>	Comments noted.

- 3.2 Babergh District held a similar consultation exercise which also raised no fundamental issues. Babergh only require officer level approval of this application which was agreed on the 11th November 2021.
- 3.3 Officers have considered the proposal and the responses to the consultation and consider that the application meets the requirements of the legislation and provides an appropriate basis on which to make a Neighbourhood Plan. However officers do note that the cross boundary nature of the Plan may bring some challenges to its production which will need to be dealt with as they arise.
- 3.4 If approval is given tonight, then the Neighbourhood Plan area has been approved.
- 3.5 The recommendations set out in this report will help the Council to deliver the following Corporate Objectives:
- A sustainable environment and a great place to live, work and play;
 - A well connected and growing district with high quality homes and infrastructure;

- A prosperous district that attracts business growth and provides high quality employment opportunities;
- Residents live well in healthy and resilient communities where residents feel supported;

4. Options

- 4.1 *To approved the neighbourhood area application for Bures and Bures St Mary.* The application is submitted by two relevant authorities and covers the whole extent of the parishes. As such an approval of this application is justified.

To not approve the neighbourhood area application for Bures and Bures St Mary. No issues have been raised which would justify a refusal of the neighbourhood application.

5. Next Steps

- 5.1 The neighbourhood planning group will commence production of a neighbourhood plan with the support of both District Councils. This document will be subject to consultation and examination prior to a referendum and adoption.

6. Financial Implications

- 6.1 The Council will be jointly responsibly with Babergh District Council for the examination, referendum and adoption of the Neighbourhood Plan in due course. However if current funding agreements remain in replace, the Council will be able to claim £20,000 from central government to meet these costs and the costs of officer time.

7. Legal Implications

- 7.1 The Council must follow the Neighbourhood Planning Regulations in order to approve a Neighbourhood Plan Area.

8. Other Implications

- 8.1 None.

9. Equality and Diversity Implications

- 9.1 Section 149 of the Equality Act 2010 creates the public sector equality duty which requires that when the Council makes decisions it must have regard to the need to:
- (a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act
 - (b) Advance equality of opportunity between people who share a protected characteristic and those who do not

(c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

9.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).

9.3 An Equalities Impact Assessment will need to be undertaken in due course for the Neighbourhood Plan.

10. List of Appendices

Appendix 1 Map of the Proposed Neighbourhood Plan Area

Appendix 2 Request letter from Bures Hamlet Parish Council

11. Background Papers

The Neighbourhood Planning (General) Regulations 2012 (As amended)

30 JUN 2021

With Compliments

Clerk Mrs. J. Wright, 38 The Paddocks, Bures, Suffolk CO8 5DF
Email: buresparishcouncils@gmail.com

Tel: 01787 227750

Mr A Massow
Planning Policy Department
Braintree District Council
Causeway House
Bocking End
Braintree
Essex CM7 9HB

15th June 2021

Dear Mr Massow

Bures Hamlet and Bures St Mary Parish Councils
Application to designate a Neighbourhood Plan Area

Under the Neighbourhood planning Regulations 2012 (part 2, sect 6) please accept this letter and the accompanying map as our application to designate a Neighbourhood Planning Area.

We include a map which identifies the area to which the application applies outlined with a bold black line.

The area is considered appropriate to be designated as an NPA as Bures, a village on the Essex Suffolk county boundary. straddles that boundary and comprises of the two parishes which make up the area chosen.

A Neighbourhood Plan for Bures was on the agenda for the Bures Hamlet Parish Council meeting on 17th May and the Bures St Mary Parish Council meeting on 20th May. Both councils agreed the area to be designated is the combined

parishes of Bures Hamlet and Bures St Mary, the lead LPA to be Braintree and the two parishes to be equal partners in the making of the plan.

We trust this letter and map provide all the required information. Please contact us for further information if needed.

Yours sincerely

Richard Shackell Chairman, Bures Hamlet Parish Council

Gill Jackson Chairman, Bures St Mary Parish Council

Jenny Wright Clerk, Bures Hamlet and Bures St Mary Parish Councils

Bures Neighbourhood Plan Area

