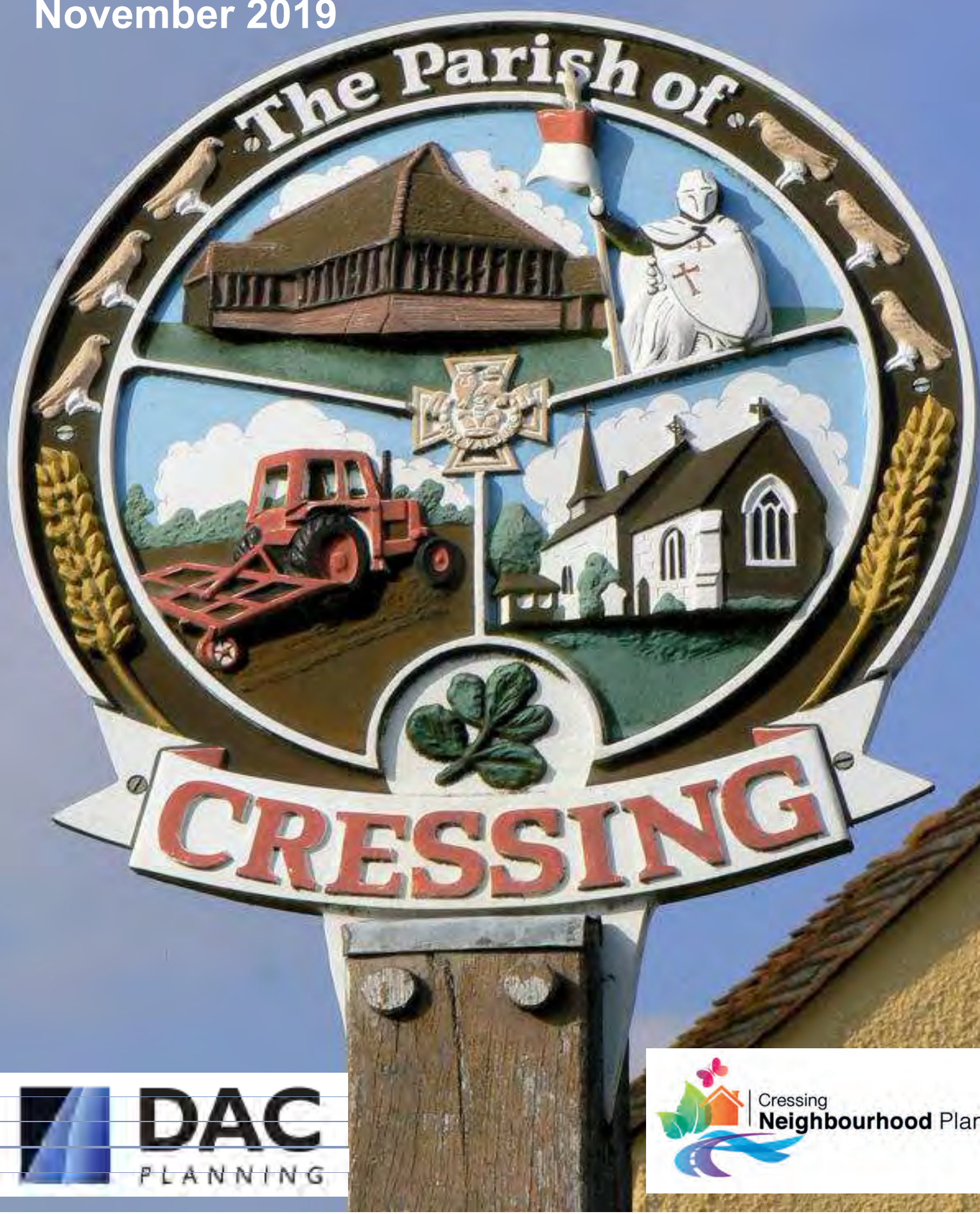


# Cressing Parish Neighbourhood Plan 2017-2033

Referendum Version  
November 2019



## Vision for Cressing Parish in 2033

***Our vision is for Cressing to be a village community enjoying rural surroundings, clearly separated from the town of Braintree but with easy access to the town's facilities (and to key services in Witham, Chelmsford, Colchester and beyond). It will be known for its community spirit and be an attractive place to live, maintaining its distinctive character, whilst developing and enhancing its facilities to meet the needs of the community.***

If you have any questions or require any further information about the Neighbourhood Plan, please do not hesitate to contact us:

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or

Braintree District Council

Telephone: 01376 552525 or [Neighbourhoodplans@braintree.gov.uk](mailto:Neighbourhoodplans@braintree.gov.uk)

Thank you for your support.



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# 1 Introduction

## 1.1 What is Neighbourhood Planning?

**1.1.1** The 2011 Localism Act introduced new powers for local communities to produce Neighbourhood Plans, which can be used to guide and shape future development in an area. Once adopted, a Neighbourhood Plan forms part of the statutory Development Plan for the area, and it is used in the determination of planning applications alongside the Braintree District Local Plan.

**1.1.2** Neighbourhood Plans must be subject to public consultation, examination, and local referendum prior to adoption, and policies contained within a Neighbourhood Plan should be supported by evidence based documents and sustainability appraisals as necessary. Neighbourhood Plans must meet the overall aims and objectives of the National Planning Policy Framework (NPPF), particularly in relation to supporting and promoting sustainable development.

**1.1.3** Neighbourhood Plans give communities direct power to guide and shape future development. Where a Neighbourhood Plan is aligned with the strategic needs and priorities of the wider local area, neighbourhood planning can provide a powerful set of tools for local people to ensure that they get the right types of future development for their community.

**1.1.4** Where a Community Infrastructure Levy<sup>(1)</sup> (CIL) has been adopted by the relevant local planning authority, an area with an adopted Neighbourhood Plan will receive 25% of CIL revenues from development taking place within the Parish. A CIL has not yet been adopted in Braintree District.

**1.1.5** The Planning Practice Guidance<sup>(2)</sup> states that a Neighbourhood Plan must meet the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990<sup>(3)</sup>. The submission of the final version of the Cressing Parish Neighbourhood Plan (CPNP) to Braintree District Council will include a statement setting out how the Plan meets the requirements of the basic conditions set out below:

1. the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan;
4. the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
5. prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with proposals within the Neighbourhood Plan.

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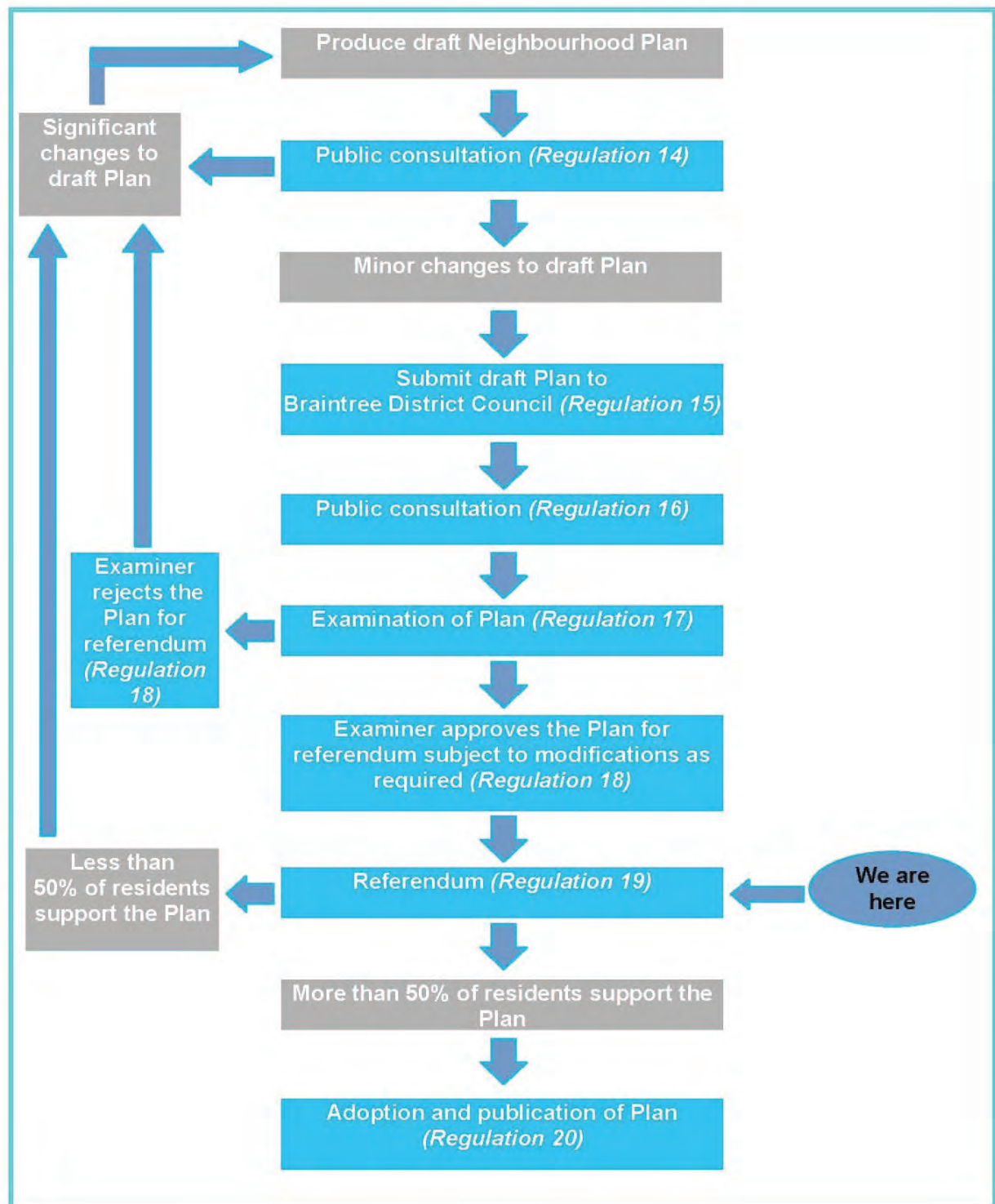
1 The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008 and came into effect in April 2010. It is a levy which can be charged on new development in an area to contribute towards infrastructure. The local charging authority can determine the rate of the levy and how contributions are used. 15% of CIL revenue is provided to the relevant Parish Council where development takes place, 25% in areas with a made Neighbourhood Plan.

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

3 See paragraph 65 of the PPG

**1.1.6** The Neighbourhood Planning (General) Regulations 2012 (as amended) sets out the statutory stages which must be completed in the production of a Neighbourhood Plan. Figure 1 presents this process, and identifies which stage we are currently at in the production of the CPNP.

**Figure 1 Guide to producing a Neighbourhood Plan**



## 1.2 Why does Cressing Parish need a Neighbourhood Plan?

**1.2.1** Neighbourhood Plans give local communities direct power to guide and shape the future of their Parish. There have recently been a number of proposals for new housing, commercial development, and the proposed new routes for the A120, which will have a significant and direct impact on the Parish. With further proposals for large scale housing development expected, the potential for more development at Galleys Corner, and the continuing consideration of the route for the A120, there will be important decisions being made over the coming years which will continue to have a significant impact on our Parish.

**1.2.2** Cressing Parish provides a beautiful location to live and work, with a strong rural character, a historic landscape with many listed buildings, a conservation area, and countryside areas which provide excellent opportunities for recreation and habitats for wildlife. It is important that we do not take such features for granted, and ensure that they are protected now and for future generations. Although there are many positive features of living in Cressing Parish, the autumn 2016 Parish Survey identified that there are ways in which life within the Parish could be improved (see section 2.3 below).

**1.2.3** A Neighbourhood Plan should set out the views of all people that live and work here, to guide the future of the Parish through policies within a well evidenced formally adopted Plan which has been subject to significant consultation, examination, and public referendum. Once the Plan has been ‘made’, any new development which has an impact on the Parish will need to demonstrate how the proposals conform to policies within the CPNP. The Neighbourhood Plan will therefore have a significant impact on decisions being made by all levels of government and associated organisations, developers, and landowners.

**1.2.4** While a Neighbourhood Plan can provide the local community with more control over the future of our Parish, there are limitations to what the Plan can do. The Plan must not conflict with European Law, national planning policy and guidance, and the strategic policies of the Braintree District Local Plan (BDLP)<sup>(4)</sup>. The Neighbourhood Plan cannot therefore be used to prevent development being proposed within the Braintree BDLP<sup>(5)</sup>. While the Plan cannot affect existing detailed development approvals, policies within the Plan can still guide and influence outline planning approvals where reserved matters such as design and layout will be subject to further detailed planning applications.

**1.2.5** Section 3 of this Plan sets out the vision for the Parish up to 2033, and outlines objectives for the Neighbourhood Plan in seeking to achieve the identified vision.

## 1.3 The progression of the Cressing Parish Neighbourhood Plan

**1.3.1** In August 2013, Cressing Parish Council submitted a request to Braintree District Council for the Parish to be designated as a Neighbourhood Area. Confirmation was provided by Braintree District Council in November 2013 that the Parish of Cressing had been designated as a

<sup>4</sup> The current BDLP or emerging draft Local Plan when adopted

<sup>5</sup> The current BDLP or emerging draft Local Plan when adopted

Neighbourhood Area for the purposes of producing a Neighbourhood Plan<sup>(6)</sup>. A Steering Group of volunteers was then established in conjunction with the Parish Council to oversee the production of the Plan.

**1.3.2** In autumn 2016 a questionnaire was provided to every household in the Parish, seeking views on what residents liked and disliked about the Parish, and what could be done to improve the area. The Neighbourhood Plan Steering Group received 251 consultation responses, which represented a return rate of around 36% of households <sup>(7)</sup> in the Parish<sup>(8)</sup>.

**1.3.3** The Neighbourhood Plan Steering Group has since analysed the results of local consultation, and undertaken research and evidence gathering to inform the production of the Regulation 14 Draft CPNP consultation document. The CPNP Baseline Scoping Report was produced in March 2017 and outlines all background research and evidence which has informed the production of the CPNP to date.

**1.3.4** In April 2017 a public exhibition was held by the Neighbourhood Plan Steering Group to inform the production of policies within the emerging Neighbourhood Plan. The Regulation 14 consultation on the draft CPNP was undertaken from August to September 2018, receiving 50 consultation responses which guided the production of this Regulation 15 CPNP Submission Document.

---

6 This designation was renewed by BDC in September 2018

7 Based on the number of households identified in the 2011 census

8 The results of the questionnaire are summarised in detail within Section 5 of the Cressing Parish Neighbourhood

**Picture 1 Cressing is Largely Grade 1 or Grade 2 Agricultural Land. View Across the Brain Valley**



**Picture 2 All Saints Church, Cressing**





## 2 The Parish Today

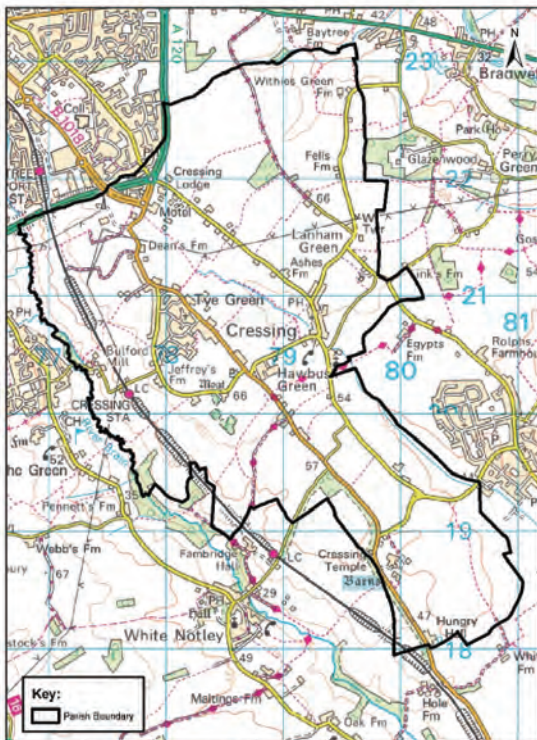
### 2.1 Location and Context

**2.1.1** The Parish of Cressing is located in the District of Braintree, Essex. Cressing Parish includes the main settlements of Cressing village and Tye Green, and a number of smaller hamlets and isolated homes on connecting roads. Cressing village, Tye Green and Hawbush Green form the main residential areas of Cressing Parish, separated by predominantly open agricultural fields.

**2.1.2** Smaller settlements in the Parish include:

- Withies Green, a small collection of properties at the north of the Parish, including 4 listed buildings;
- Lanham Green, a small dispersed settlement north of Cressing village with a water tower which provides a local landmark, a local wildlife site, and an area of common land;
- Long Green, located at the north east of the Parish adjacent to the urban edge of Braintree, including a hotel, garden centre, a waste management facility, light industrial units, and two Traveller sites containing a total of 18 pitches; and
- Hawbush Green, located south of Cressing village, which has residential properties along the B1018 surrounding a green, 3 listed buildings, and Appletree Farm which has a range of light industrial uses.

**Figure 2 Map of Cressing Parish (source BDC)**



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**2.1.3** Tye Green contains the majority of residential properties within the Parish. The village grew significantly in the 1950s/60s, providing a range of housing types including bungalows, chalet bungalows, flats, and social housing currently managed by the Greenfields Housing Association.

**2.1.4** The provision of shops and services in Tye Green has reduced in recent years, however the village maintains a parade of shops which currently comprises a hairdresser, a beauty salon, and a separate corner shop, post office, and petrol station. Tye Green also includes St Barnabas Church, a playing field with football pitch and children's play area, as well as a sports and social club which uses a hall owned by the Parish Council.

**2.1.5** Cressing village has two churches, All Saints Church located on Church Road, and Cressing Evangelical Church located on The Street. The sites of the former garage and Three Ashes Pub have both recently been developed for housing, however the south of the village still contains the Willows public house. New development in Cressing village has predominantly taken place in the north of the village, with the south of the village maintaining

an older rural character. The Essex Way footpath bisects the Parish running between the railway line and All Saints Church via Hawbush Green. The village also has the Rainbow Field public open space and a vehicle restoration company. Cressing Train Station is located to west of the village of Cressing. Hourly train services run to Braintree or direct to London via Witham.

**2.1.6** The Parish includes Cressing Temple Barns, three Grade 1 listed barns located in the southwest corner of the Parish. The barns date from the 13th century, built by the Knights Templar, and now owned by Essex County Council. The barns are often open to the public, and are now regularly used as an events venue.

**2.1.7** Cressing Primary School is the only school in the Parish, located on the south-eastern edge of Tye Green on the B1018. There are a number of commercial operations across the Parish. Appletree Farm at Hawbush Green includes a construction training ground, a scaffolding yard, and other light industrial uses. A builders' yard is located in Mill Lane, a recycling facility which sorts refuse for onward disposal located at Long Green (known locally as Cordon's Farm) near Galleys Corner, a scrap yard to the west of Tye Green and a livery stables on the B1018 near Tye Green. Just outside the Parish at Silver End/Rivenhall Airfield there are proposals for a new recycling centre / incineration plant, including an anaerobic digestion plant treating mixed organic waste and producing biogas generated electricity.

**2.1.8** The Parish is adjacent to the south eastern boundary of the town of Braintree, and located close to Braintree Freeport, an out of town retail and leisure complex built in 1999. The northern boundary of the Parish includes houses, fast food establishments, pubs and restaurants, hotel, garden centre and light industrial units physically connected to Braintree adjacent to the A120 Braintree bypass.

**2.1.9** The Braintree Freeport area has experienced significant growth, and continues to expand as a successful out of town retail area. The built form of Braintree has extended south within the Parish, and recent planning approval 13/01476/FUL<sup>(9)</sup> for a DIY warehouse south of the B1018 Millennium Way will extend the built form of Braintree further into the Parish.

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9 See section 3.3 of the CPNP Baseline Scoping Report for further details

Figure 3 Map of the Surrounding Area

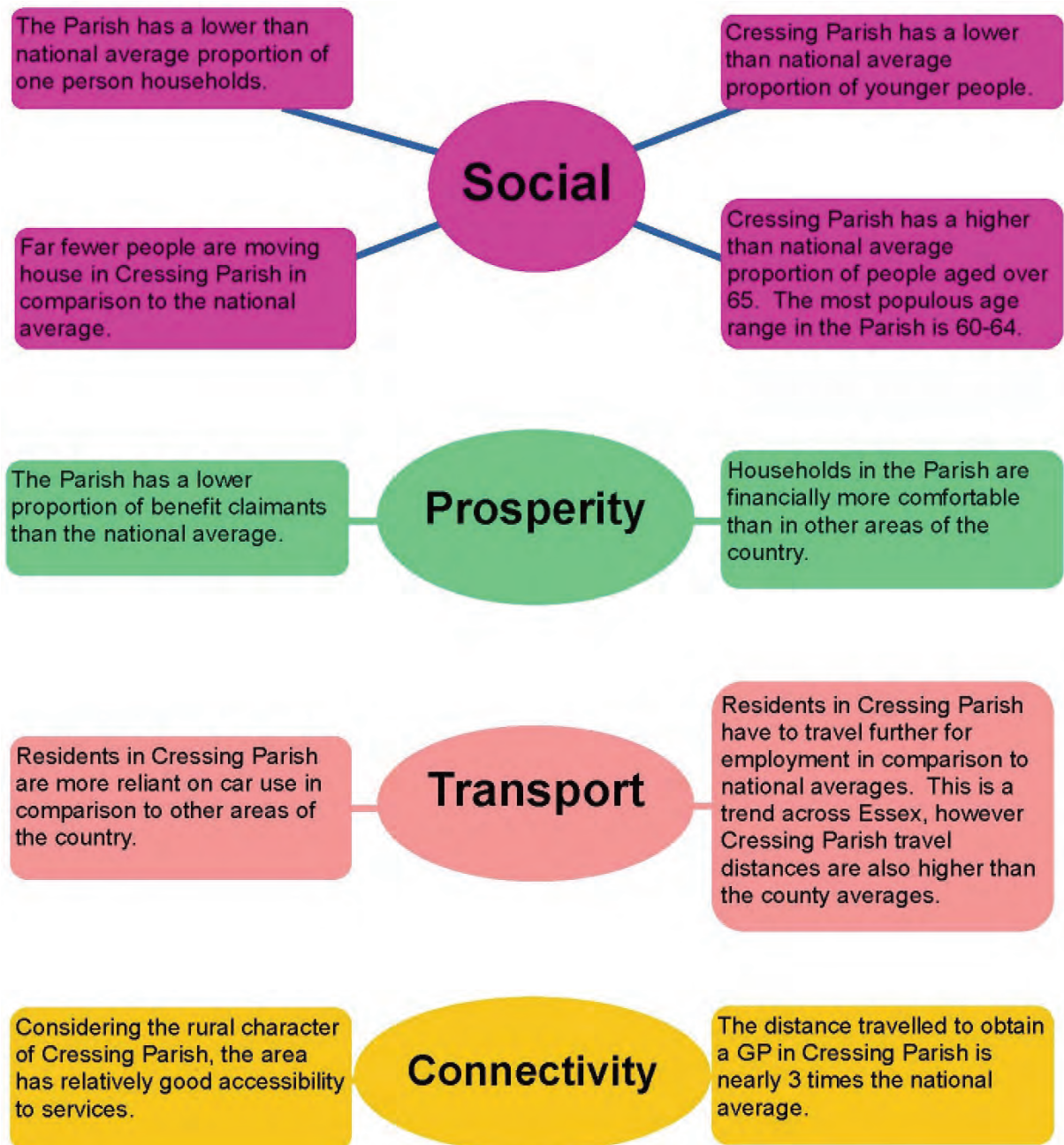


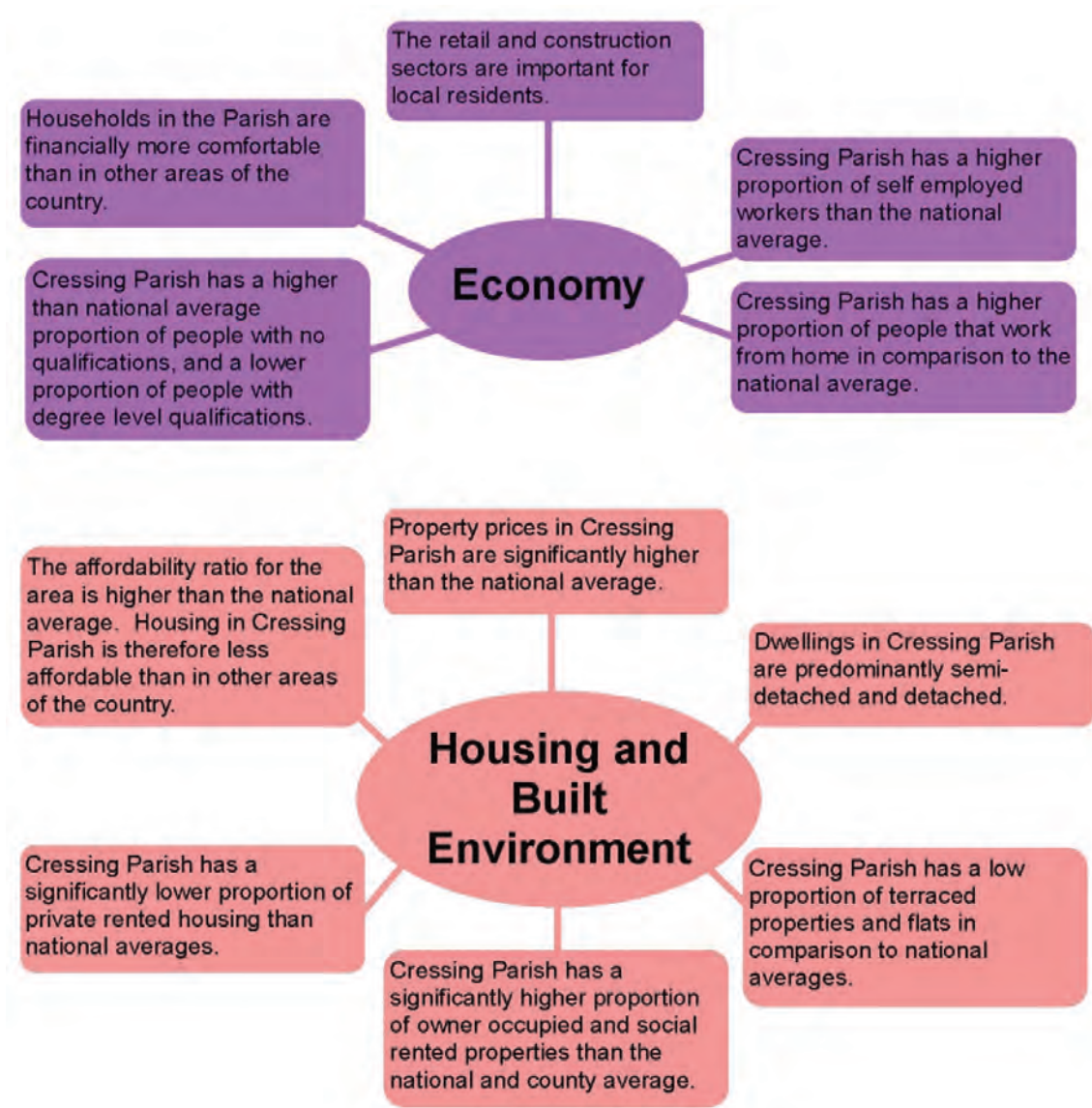
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## 2.2 Key Characteristics of Crossing Parish

**2.2.1** Section 2.7 of the CPNP Baseline Scoping Report reviewed key statistics on Crossing Parish<sup>(10)</sup>. The conclusions drawn from these statistics have been considered in the formulation of objectives and policies for the Neighbourhood Plan. The following diagrams present the key conclusions outlined within the CPNP Baseline Scoping Report. The statistics used to formulate the below key conclusions are provided in Appendix 1.

<sup>10</sup> The key statistics were collated by the Rural Community Council for Essex (RCCE) in the Rural Community Profile for Crossing (October 2013) using data from the 2011 Census. Where new information was available, some statistics were updated and relevant references were included as footnotes.





## 2.3 Key issues for the future of the Parish

**2.3.1** The Neighbourhood Plan Steering Group undertook a Parish wide consultation in summer 2016. A questionnaire was provided to every household in the Parish, seeking views on what residents liked and disliked about the Parish, and what could be done to improve the area. The Neighbourhood Plan Steering Group received 251 consultation responses, which represents a return rate of around 36% of households in the Parish<sup>(11)</sup>.

**2.3.2** The CPNP Baseline Scoping Report (March 2017) provides a comprehensive summary of the results of the questionnaire, which identified the following key conclusions:

1. New housing should be focused on providing more affordable and smaller houses;
2. New commercial development should seek to encourage clerical, light industrial and food retail uses in the area;

<sup>11</sup> Based on the number of households identified in the 2011 census, see Appendix 1

3. Financial contributions from developers should be used to support improvements to the provision of high speed broadband, extending Cressing Primary School, supporting community projects and initiatives, and new medical facilities within the Parish;
4. Improvements to public transport provision should focus on existing bus services to Braintree, Witham and Beyond, and seek to extend and improve local bus services between Silver End and Braintree town centre, via settlements in Cressing Parish and Braintree Village;
5. Transport improvements should seek to include:
  - i. Pedestrian and cycle access improvement to and around Galleys Corner;
  - ii. Safety improvements on the B1018 to reduce bends and use by large vehicles;
  - iii. Reduce congestion at Galleys Corner;
  - iv. Support and encourage strategic improvements to the A120;
  - v. Pedestrian and cycle access improvements around the Parish, particularly to Cressing train station; and
  - vi. Speed reduction measures on roads throughout the Parish.
6. There is a need to identify a suitable venue and funding for new community clubs, notice boards, and community initiatives associated with supporting the needs of vulnerable people.

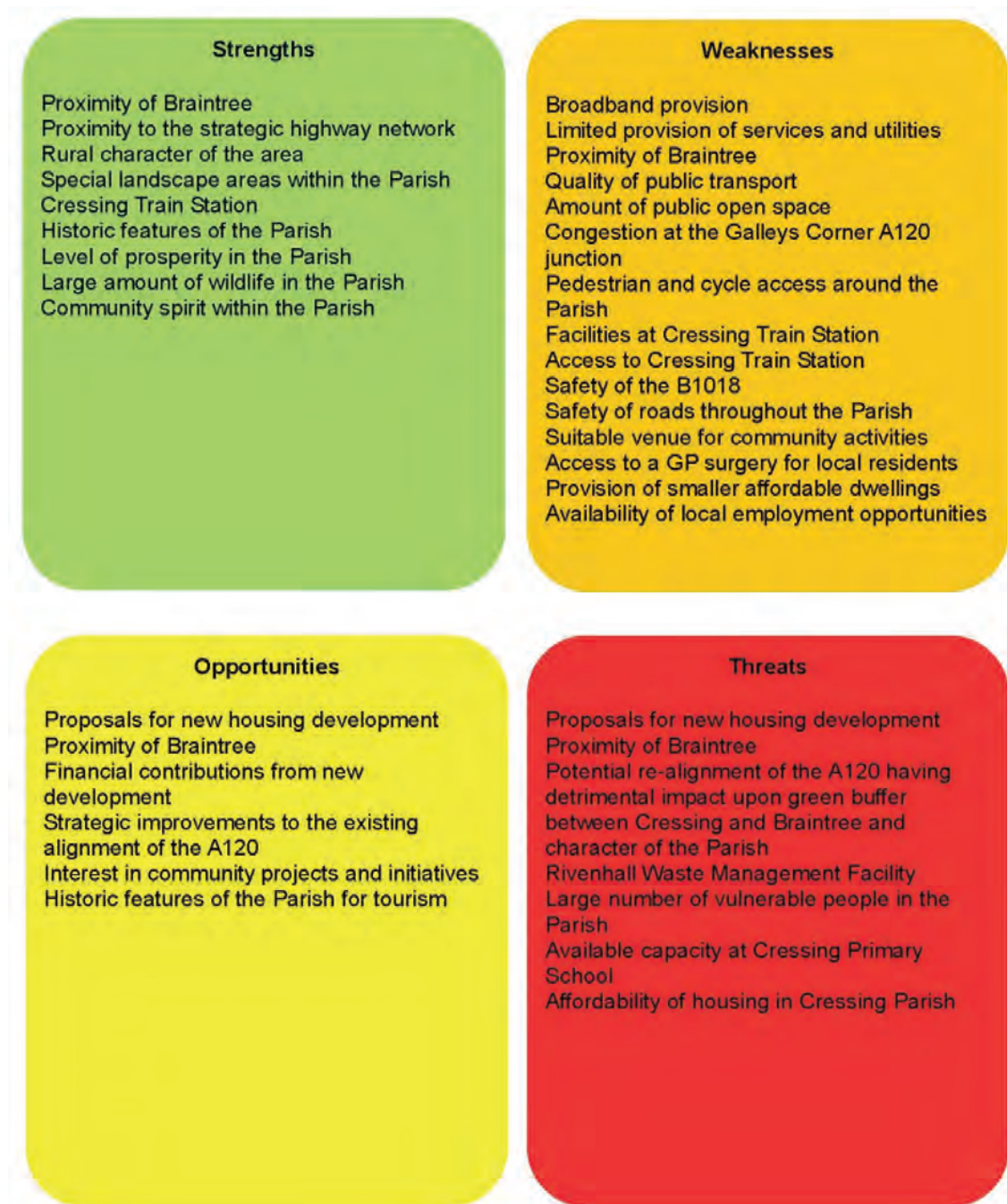
**2.3.3** The CPNP Baseline Scoping Report reviewed the results of the summer 2016 survey, and existing evidence base documents relating to the Parish, to identify 17 key issues affecting Cressing Parish which are summarised in the table below. These key issues are explained in more detail in section 4 of this Plan where they inform the development of Neighbourhood Plan policies.

**Table 1 Key issues affecting Cressing Parish identified in the CPNP Baseline Scoping Report**

|  |  |
|--|--|
| Proposals for new housing development  | Public open space deficiencies in the area                                     |
| Understanding housing needs  | Congestion at the Galleys Corner A120 junction                                 |
| Needs and aspirations for commercial and employment growth                                       | Access to Cressing Train Station and improvements to facilities at the station |
| Broadband provision  | Protection of locally important areas of open space                            |
| Provision of services and utilities (gas and water pressure)                                     | The impact of Rivenhall Waste Management Facility                              |
| Maintaining the character and integrity of the Parish (potential for coalescence with Braintree) | Delivering important community projects and initiatives                        |
| Strategic improvements to the A120   | Safety improvements to the B1018   |
| Increasing the use of sustainable modes of transport   | Establishing and conserving protected lanes                                    |
| Protection of special and sensitive landscapes   |  |

## 2.4 Cressing Parish Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Figure 4 Cressing Parish SWOT Analysis





## 2.5 Local Planning Context

**2.5.1** New development in Cressing Parish is currently guided by the policies contained within the adopted Braintree District Local Plan, together with other material considerations (including national planning policy). The Local Plan sets a framework for future growth in the area, identifying the level of need and locations for new housing, employment, and retail development. The Local Plan also includes specific policies which guide the design, scale, impact and location of new development and infrastructure, as well as policies related to protecting and enhancing heritage assets, the environment, town centres and rural areas.

**2.5.2** Braintree District Council (BDC) currently has an adopted Local Plan Review published in 2005, and a Core Strategy published in 2011. These two documents form the Development Plan for the District. BDC is updating these documents through the emerging Braintree District Local Plan (BDLP), which when adopted, will comprise the new Development Plan for the District including strategic policies, development management policies, and site allocations. The production of the BDLP has included an Issues and Scoping consultation in 2015, and formal Regulation 18 consultation on the Draft BDLP in summer 2016. The Publication Draft (Regulation 19) BDLP was published for consultation in summer 2017, and was submitted to the Secretary of State for independent examination in October 2017.

**2.5.3** The BDLP includes Strategic Section 1, which is shared by all three North Essex local authority areas of Braintree, Colchester, and Tendring. The section 1 includes policies on strategic cross boundary issues including infrastructure and housing numbers and includes proposals for three new Garden Communities. The Garden Communities are intended to provide a large proportion of housing growth included within the BDLP. Section 1 of the BDLP is subject to a joint examination with

Colchester and Tendring which began in 2018. The examination is currently on-hold to allow further evidence base work and amendments to the Sustainability Appraisal to be undertaken. The examination will resume in Autumn 2019.

**2.5.4** Essex County Council is the Waste Planning Authority (WPA) for the Plan area and is responsible for preparing planning policies and assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Braintree Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur and contains the policies against which waste management planning applications are assessed.

**2.5.5** Essex County Council is the Minerals Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 (EMLP) forms part of the statutory Development Plan and should be read alongside the Braintree Local Plan. Active and unworked sand and gravel deposits are subject to a Minerals Safeguarding policy, which seeks to prevent deposits being sterilised by on mineral development. Mineral Consultation Areas seek ECC to be consulted on all non-mineral related development within a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction.

**2.5.6** Section 3 of the CPNP Baseline Scoping Report provides a detailed overview of the planning policy context for the Neighbourhood Plan, including details of relevant policy emerging through the new BDLP. In addition, Section 4 of the Neighbourhood Plan references the key relevant policies of the BDLP for each topic.



## 3 The Future of the Parish

### 3.1 Vision

**3.1.1** Following the completion of the summer 2016 survey and CPNP Baseline Scoping Report (March 2017), the Steering Group identified a vision for the future of the Parish to guide the aims and aspirations of the Neighbourhood Plan.

#### **Vision**

#### **Cressing Parish in 2033**

Our vision is for Cressing to be a village community enjoying rural surroundings, clearly separated from the town of Braintree but with easy access to the town's facilities (and to key services in Witham, Chelmsford, Colchester and beyond). It will be known for its community spirit and be an attractive place to live, maintaining its distinctive character, whilst developing and enhancing its facilities to meet the needs of the community.

### 3.2 Objectives

**3.2.1** To achieve the vision for Cressing Parish up to 2033, the Steering Group has identified 14 objectives for the Neighbourhood Plan, based within 8 colour coded topic areas presented below.

#### **Natural Environment**

1. To maintain the rural setting, to protect the natural environment including access to the surrounding countryside and river, and to retain the village identity.
2. To conserve the natural environment of Cressing and maintain and enhance the biodiversity of the Parish.

#### **Historic Environment**

3. To conserve, protect, and enhance Cressing's heritage and historic environment.

### **Infrastructure, Services and Utilities**

4. To ensure access to appropriate education and health facilities.
5. To have fast and efficient internet and mobile connectivity for all residents and businesses.
6. To improve utilities infrastructure.

### **Community Facilities and Public Open Space**

7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages.
8. To protect and enhance locally important areas of open space.

### **Housing**

9. To ensure that any future development is in keeping with the needs of the community in terms of the type and tenure of housing provided.

### **Design**

10. To ensure the style and design of future development reflects that of existing communities.

### **Economy**

11. To encourage and enhance the rural economy of Cressing Parish.

### **Highway safety, connectivity and sustainable transport**

12. To improve connectivity within the Parish by improved and new footpaths and cycle ways to connect the diverse parts of the Parish and wider District.
13. To encourage the use of sustainable transport.
14. To improve local transport.

## 4 Neighbourhood Plan Policies

This section will introduce in detail the 8 topic areas identified within section 3, and outline policies within each topic which will seek to deliver the 14 Neighbourhood Plan objectives. The objectives for each topic area are reproduced at the start of each sub-section.

### 4.1 Natural Environment

#### Objectives

1. **To maintain the rural setting, to protect the natural environment including access to the surrounding countryside and river, and to retain the village identity.**
2. **To conserve the natural environment of Cressing and maintain and enhance the biodiversity of the Parish.**

#### Context

**4.1.1** Cressing Parish has a strong rural character, with small villages and dispersed settlements separated by open countryside. There are few wooded areas in the Parish. Sheepcote Wood local wildlife site (Bra 133, see Figure 5 below) is a small ancient wood which provides a habitat for herons, buzzards and owls. Further ancient woodland and local wildlife sites include Lanham Wood (Bra 123) and Stream Wood (Bra 107).

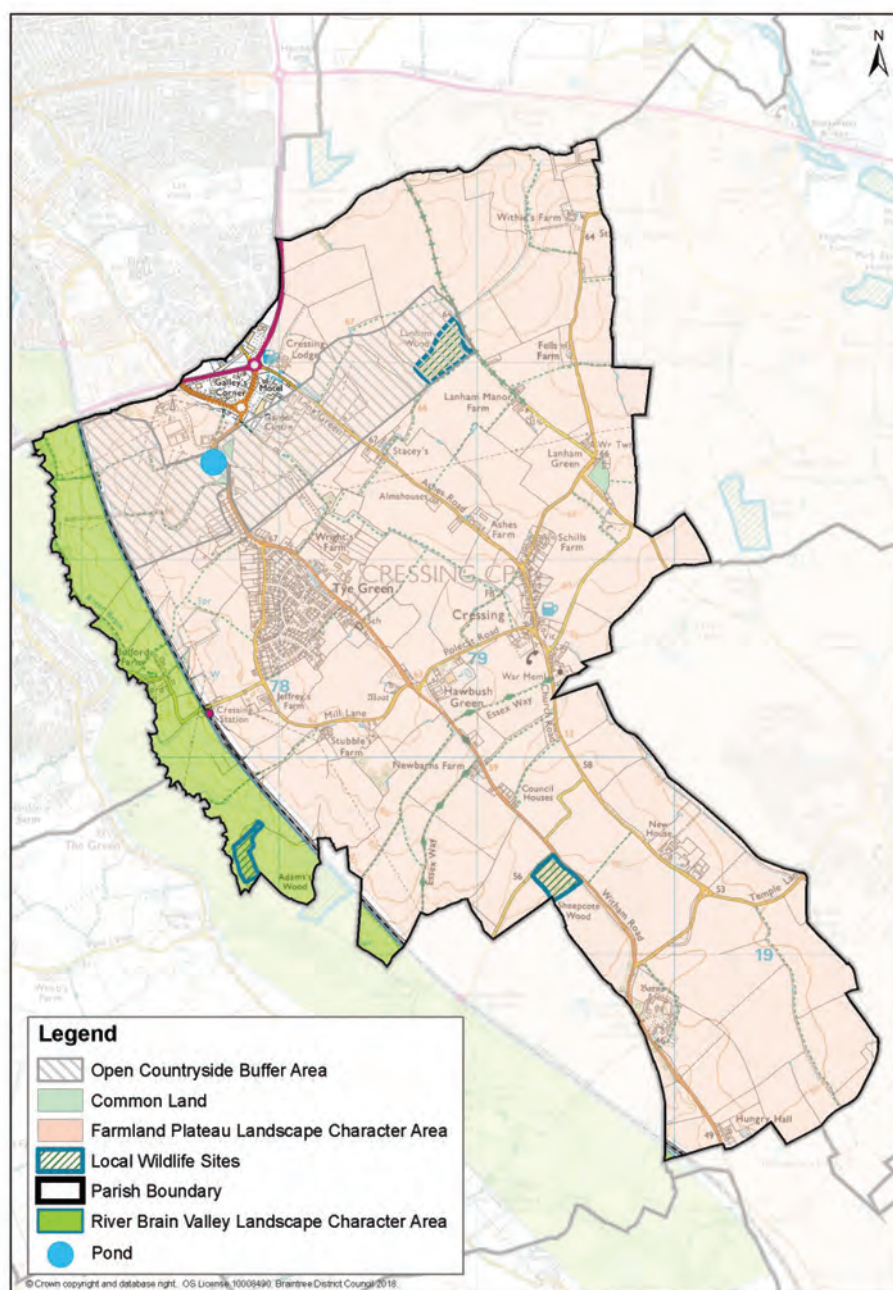
**4.1.2** Lanham Wood is of great significance both from an historical and ecological perspective. It was part of Cressing's manorial woods, which are a relic of the primeval small leaved lime woodland that once covered much of England before being cleared by early man. Oak trunks from these manorial woods would have been used to construct the Cressing Temple barns. There are also many areas throughout the Parish where ancient woodland indicators such as aspen, small leaved lime, and spindle bushes have been identified<sup>(12)</sup>.

**4.1.3** Countryside areas of the Parish are predominantly arable land, with field margins and hedgerows which provide a habitat to songbirds, grey partridges, red-legged partridges, pheasants and skylarks, while lapwings, egrets, and barn owls have been observed on grassland near the Notleys Golf Course and the River Brain. Bats, foxes, badgers, rabbits and deer (mainly muntjac deer) are frequently seen across the Parish. Hedgerows in the Parish also have many large trees which add to the rural character of the area and provide a good habitat for wildlife. Elms, oaks, field maple, hawthorn, blackthorn, and ash can all be observed in hedgerows across the Parish.

<sup>12</sup> Refer to Target Notes 75, 80, 81, 82 and 83 within the A120 Braintree to Marks Tey Improvement Phase 1 Habitat Survey, Hyder Consulting, July 2004.

**4.1.4** A network of field ponds throughout the Parish are important for biodiversity, providing excellent habitats for a range of species. A pond adjacent to the B1018 identified in Figure 5 supports a range of aquatic species including the regionally scarce fine-leaved water-dropwort<sup>(13)</sup>, and is therefore an important feature of the Crossing Parish environment which should be protected.

**Figure 5 Crossing Parish Important Environmental Features (Source: BDC)**



13 See page 8 of the A120 Braintree to Marks Tey Improvement Phase 1 Habitat Survey, Hyder Consulting, July 2004.

**4.1.5** Cressing is located on a farmland plateau to the northeast of the River Brain. The River Brain runs southeast down the valley to Witham and into the River Blackwater. The Parish area includes predominantly grade 2 agricultural land, with some grade 3 agricultural land to the west of the Parish near the train line<sup>(14)</sup> and adjacent to the River Brain.

**4.1.6** The Braintree District Landscape Character Assessment<sup>(15)</sup> provides an assessment of the landscape character of the entire District and identifies two distinct landscape character areas within Cressing Parish (see Figure 5), The River Brain Valley and the Silver End Farmland Plateau. The Braintree District Landscape Character Assessment identifies the following features which define the two landscape character areas:

#### **River Brain Valley:**

- Rural farmland plateau;
- Visual appearance of predominantly small to medium scale pastoral and arable farmland;
- Hedgerows with frequent trees delineate the field boundaries; and
- Willow and poplar plantations, with small areas of alder / willow woodland.

#### **Silver End Farmland:**

- Rural gently undulating farmland landscape;
- Irregular medium to large predominantly arable fields;
- Hedges and hedgerow trees forming field boundaries;
- Generally open area allowing long-distance views;
- Plantations of small woodlands, which define the edges to fields in open farmland areas; and
- Dispersed settlement pattern characterised by small isolated farmsteads and villages.

**4.1.7** As stated above, the town of Braintree is located along the north-western boundary of the Parish. The A120 runs along the boundary edge (but a small area of the parish lies on the Braintree side of the A120), which predominantly encloses the built form of Braintree. The built form of Braintree continues to extend south into the Parish of Cressing.

**4.1.8** The emerging Braintree District Local Plan (BDLP) Policy LPP 47 seeks to designate a 'transport related area' next to the A120 within the northern boundary of the Parish. The draft BDLP states that this area would be developed to serve users of the A120, however the Plan highlights that the type and extent of development in this area must be limited to prevent coalescence between Braintree and the villages of Tye Green and Cressing.

**4.1.9** Key relevant policies in the emerging BDLP include:

<sup>14</sup> [www.data.gov.uk](http://www.data.gov.uk)

<sup>15</sup> CBA, Sept 2006

- Policy LPP 67 - Natural Environment and Green Infrastructure;
- Policy LPP 68 - Protected Species, Priority Species and Priority Habitats;
- Policy LPP 69 - Tree Protection;
- Policy LPP 70 - Protection, Enhancement, Management and Monitoring of Biodiversity;
- Policy LPP 71 – Landscape Character and Features; and
- Policy LPP 72 – Green Buffers.

## **1: Protecting and Enhancing the Natural Environment**

**4.1.10** As a rural area containing varied landscapes, open countryside, agricultural land, trees and dense hedgerows, Cressing Parish has an environment which provides prime habitats for flora and fauna. Many species within the Parish depend on the natural environment to survive. Where the built environment is expanding, and where humans continue to have a significant impact upon the ability of wildlife to survive near towns and villages, we have a responsibility to current and future generations to protect and seek opportunities to enhance biodiversity within our natural environment.

**4.1.11** The Neighbourhood Plan seeks to protect the natural environment from the impact of human activity, particularly related to new development in the countryside. Given the extent of arable land in the Parish, the Neighbourhood Plan will also encourage improved management of agricultural land for the benefit of the environment, for example through schemes such as the Basic Payment Scheme<sup>(16)</sup> and Countryside Stewardship<sup>(17)</sup>.

**4.1.12** The Plan seeks to protect and enhance all features of the natural environment, including biodiversity, flora and fauna, local wildlife and their habitats, and key local environmental features (see the Cressing Neighbourhood Plan Evidence Base and Appendix 3). Where development proposals are likely to impact upon the natural environment, they will be required to clearly demonstrate how the benefits arising from the development will outweigh the negative impacts. Such benefits could include access to the countryside for recreation, creation of wildlife corridors, overall long-term net biodiversity gains, and the achievement of other objectives set out in this Plan.

**4.1.13** Development proposals which will have an impact on the natural environment will be required to clearly demonstrate the potential impacts of development, preferably through an ecological assessment. Where mitigation measures are required to support new development, the Parish may consider a 'like for like' replacement, relocation and / or compensation towards the loss of habitats where it can be demonstrated that such measures will result in a net biodiversity gain for the area, and improvements to habitats in relation to quantity, quality, and connectivity. Any compensatory habitat created should be delivered as close as possible to the development site and should be ecologically functional in advance of any loss.

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16 The Basic Payment Scheme (BPS) is an agricultural subsidy scheme of direct payments to farmers under the Common Agricultural Policy (CAP) governed by Regulation (EU) 1307/2013. The BPS payment provides a single annual payment to a farmer who meets the scheme's criteria related to greening practices and the cross compliance conditions.

17 Countryside Stewardship (CS) provides financial incentives for land managers to look after their environment through activities such as conserving and restoring wildlife habitats, flood risk management, woodland creation and management, reducing widespread water pollution from agriculture, keeping the character of the countryside, preserving features important to the history of the rural landscape, and encouraging educational access.

## Policy 1

### Protecting and Enhancing the Natural Environment

- A. Development proposals should protect, and where possible, enhance the natural environment. All proposals should seek to deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any proposals which negatively affect, or have the potential to negatively affect, the natural environment must demonstrate that any negative impacts on biodiversity, including flora and fauna, and local wildlife (including wildlife habitats), will be adequately mitigated and/or offset.
- B. The following natural environment features are identified within Figure 5:
  - i. Sheepcoate Wood Wildlife Site (Bra 133)
  - ii. Langham Wood Local Wildlife Site (Bra 123)
  - iii. Stream Wood Local Wildlife Site (Bra 107)
  - iv. Common Land near Deans Farm (CL 426)
  - v. Lanham Green Common Land (CL 412)

Development proposals which are likely to have a negative impact upon these features should demonstrate the benefits of development clearly outweigh any negative impacts to the nature conservation value of the feature, or to its contribution to wider biodiversity objectives.

- C. Development proposals which deliver the creation of wildlife corridors within the Parish and beyond, and encourage the improved management of agricultural land for the benefit of the environment will be supported.

## **2: Protection of Special and Sensitive Landscapes**

**4.1.14** The BDC Landscape Character Assessment summarised above has identified two landscape character areas within the Parish: the Brain River Valley and the Silver End Farmland Plateau (see Figure 5). The landscape within these areas forms an important part of the rural character and appearance of the Parish. To maintain the special landscape character of the area it is vital that the Neighbourhood Plan seeks to protect the important features which form these landscape character areas.

## Policy 2

### Protection of Special and Sensitive Landscapes

Development proposals likely to have a significant impact on either the Brain Valley or the Silver End Farmland Plateau Landscape Character Areas identified within Figure 5 should demonstrate that the proposal will:

- i. protect and enhance the special features and the overall character of the Landscape Character Area;
- ii. protect and where possible improve access to open countryside within the Landscape Character Area for recreation; and
- iii. protect and enhance the biodiversity of the natural environment within the Landscape Character Area.

## **3: Maintaining the Character and Integrity of the Parish**

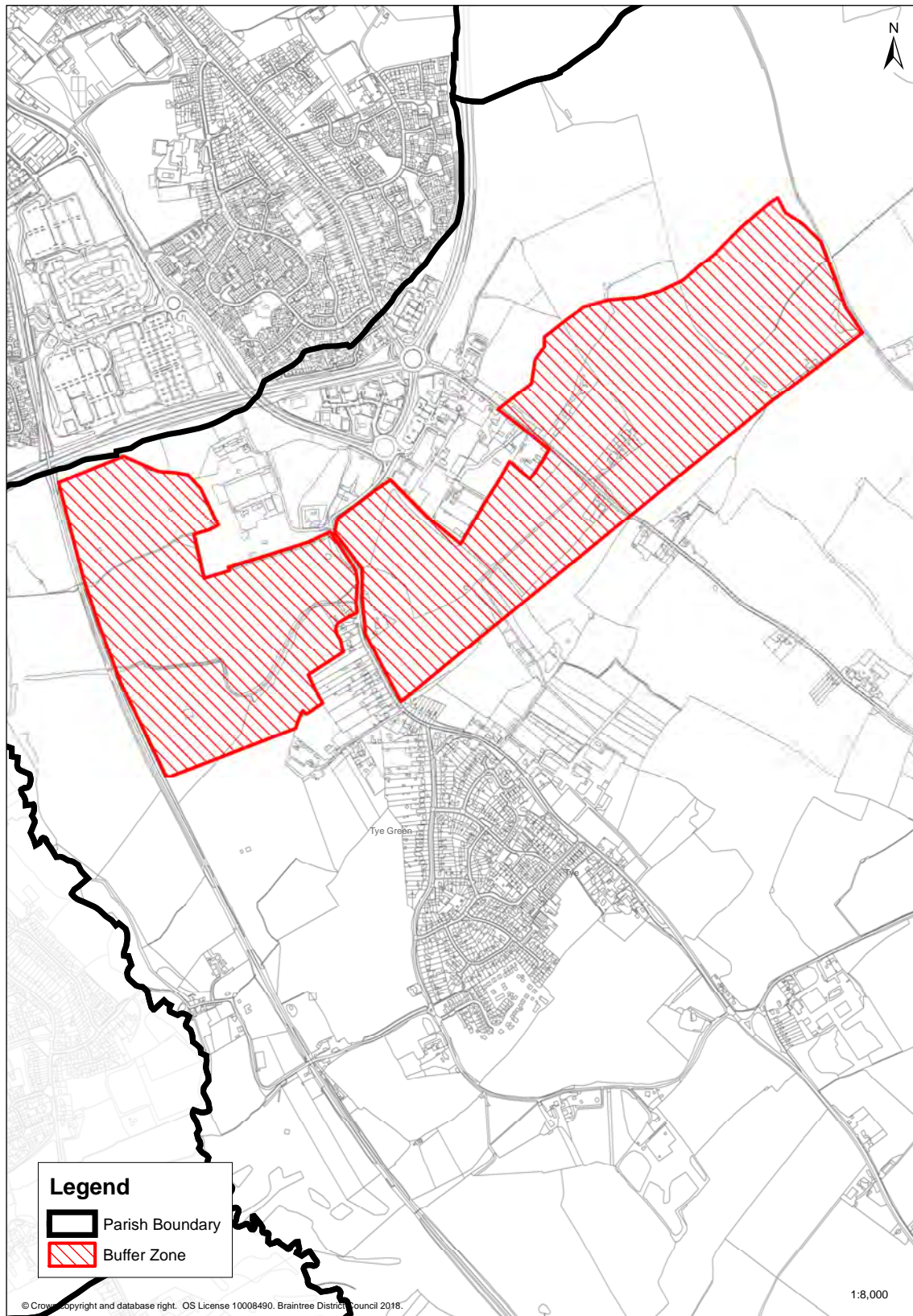
**4.1.15** Tye Green and Cressing are small villages with a strong rural character. The villages are characterised by predominantly small scale low density residential dwellings, surrounded at the village edges by open countryside. The encroachment of large scale retail and commercial units extending the built form of Braintree further south into the Parish could have a significantly detrimental impact on the character and appearance of the area, and in particular the villages of Tye Green and Cressing. Neighbourhood Plan evidence base document ‘Coalescence between Cressing Parish and the town of Braintree<sup>(18)</sup>’ has undertaken an assessment of the development pressure in the north western area of the Parish, and concluded that additional protection through the Neighbourhood Plan is required to protect the character and appearance of the Parish. To maintain the rural character of villages within the Parish, the report concluded that it is important that a clear physical gap is maintained between the built form of Braintree and the villages of Tye Green and Cressing. Open countryside in the north of the Parish is therefore vital in maintaining a clear separation and buffer between Braintree and villages within Cressing Parish. (See fig 5a)

**4.1.16** The BDLP (paragraph 6.166) also highlights the need to control coalescence between Braintree and villages within Cressing Parish. CPNP Policy 3 goes further in seeking to protect open countryside within the Braintree urban fringe which is considered important in maintaining the rural character and appearance of villages in Cressing Parish. Where new development is essential in this area, its size and scale should be carefully assessed based on its visual impact on the surrounding area.

**4.1.17** In order to maintain the character and integrity of the Parish, it is also important to maintain separation and avoid coalescence between smaller settlements, including between Tye Green and Hawbush, and between Cressing and Silver End. To address this Policy 3 defines an Open Countryside Buffer Area to maintain the rural character and appearance of Cressing Parish and the villages of Tye Green and Cressing. The buffer provides a physical gap in development between the urban fringes of Braintree and the settlements within the Parish.

18 Available on the Parish Council website

Figure 5a Open Countryside Buffer Area



## Policy 3

### Maintaining the Character and Integrity of the Parish

- A. An Open Countryside Buffer Area is defined as identified in Figure 5. Proposals for development in the Open Countryside Buffer Area should demonstrate that they will:
  - i. enhance the rural character and appearance of Cressing Parish;
  - ii. maintain and enhance the physical gap in development between the urban fringe of Braintree and settlements within Cressing Parish and;
  - iii. are of a scale, massing, and visual appearance which will not detrimentally impact upon the rural character and appearance of Cressing Parish, including the setting of Tye Green and Cressing village;
- B. Any development in the Open Countryside Buffer Area associated with new strategic infrastructure should provide significant benefits to the wider area and seek to mitigate any detrimental impacts on the character and appearance of the Open Countryside Buffer Area.
- C. Any proposals for development in the Open Countryside Buffer Area identified within Figure 5 should include a visual impact assessment, clearly outlining the impact of development on the character and appearance of the surrounding area, and demonstrating the impact of the development and proposed mitigation measures on views from the Parish including Tye Green and Cressing village.
- D. Development proposals located outside of settlement boundaries, or adjacent to settlement boundaries, should demonstrate how they will maintain clear separation and avoid any potential coalescence between settlements within the Parish and adjoining Parishes. This could include the use of additional green infrastructure features.

### Relevant Evidence Base Documents

- A120 Braintree to Marks Tey Improvement Phase 1 Habitat Survey (Hyder Consulting, July 2004)
- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)
- Coalescence between Cressing Parish and the town of Braintree (DAC Planning, 2018)
- Braintree District Local Plan Publication Draft (Braintree District Council, June 2017)
- The Braintree District Landscape Character Assessment (CBA, September 2006)

**Picture 3 Cressing Farmland with Mature Oaks and Hedgerows**



## 4.2 Historic Environment

### Objective

3. **To conserve, protect and enhance Cressing's heritage and historic environment**

### Context

**4.2.1** Cressing Parish contains a number of presumed villa sites along the west and east sides of the Brain valley. In the village of Cressing archaeological investigations in the medieval All Saints Church and churchyard have identified evidence of a late Iron Age settlement and Roman remains. The church was built upon the site of earlier structures, likely to be from Late Saxon to Saxo- Norman periods. Following the Norman Conquest in 1066 lands in Cressing Parish were in the hands of a variety of individuals including the King and Count Eustace. The place name dates from at least 1136 and is thought to derive from the presence of ditches and brooks noted for the presence of watercress.

**4.2.2** Parts of Cressing became the centre of an estate belonging to the Order of the Knights Templar (the Templars) which was granted to them by Queen Matilda in 1137. The Witham church estates, which probably included parts of Cressing (as distinct from the Templar estate), were granted

by King Stephen (1135-54) to the Canons of St Martins, London. In the following centuries a number of farms and small holdings were established in the Cressing area, including the building of the Horse Shoes (from 15th century), Rook Hall which probably dates from the 16th century, and the Willows public house (16th century). These vernacular buildings were characterised by the use of steeply pitched tiled roofs, with side hung casement windows, although alteration of roof pitches, additions, and the changing of windows to double hung vertical sliding sashes may disguise the original building styles<sup>(19)</sup>.

**4.2.3** The 18th century saw the enlargement of Cressing village, with a number of additional houses built including the Old Post Office. Most properties in the village date from the 19th century onwards and typically follow the architectural styles of the era, with pitched tiled roofs over rendered or brick elevations, with a variety of window styles. The mid-late 20th century saw a number of buildings converted from agricultural, commercial or community use to residential<sup>(20)</sup>. The Street in Cressing, which is the main thoroughfare through the old Cressing village, has Conservation Area status for most of its length, including the Parish Church located at the south-eastern end of the main street. Figures 6 and 7 identify a total of 47 listed buildings in the Parish, including a large number in the village of Cressing. Cressing Temple Barns are scheduled ancient monuments and comprise three Grade 1 listed barns located in the southwest corner of the Parish. The barns date from the 13th century, built by the Knights Templar, and now owned by Essex County Council. The barns are often open to the public, and are now regularly used as an events venue. Polecat Road, Mill Lane and Bulford Mill Lane form a historic route between the original settlement of Cressing and the water mill of Bulford, a number of listed buildings are also located along this historic route.

**4.2.4** In addition to listed buildings, the Parish Council has identified non-designated heritage assets and archaeological sites which are considered important. These assets are listed within the Gazetteer of Non Designated Heritage Assets in Cressing Parish<sup>(21)</sup>, Table 2 below, and identified within Figures 6 and 7. These include heritage assets and archaeological sites:

- with design features which benefit the historic character of the area;
- which are associated with designated heritage assets;
- which are historically interesting but not sufficiently significant to warrant full designation; and
- which have not yet been fully assessed, therefore their historical importance and significance is not yet fully understood and requires further investigation.

19 Cressing Conservation Area Appraisal, Scott Wilson, February 2009

20 Cressing Conservation Area Appraisal, Scott Wilson, February 2009

21 Available within the Neighbourhood Plan evidence base on the Parish Council website

Table 2 Non-Designated Heritage Assets and Archaeological Sites In Cressing Parish

| Non-designated heritage assets           |                                |
|--|--------------------------------|
| Asset                                    | Location                       |
| Rainbow House                            | Cressing Conservation Area     |
| The Old Barn                             |                                |
| Cherry Cottage, 4, Church Road           |                                |
| Ramblers Cottage, 3, Church Road         |                                |
| The Firs                                 |                                |
| Inglenook                                |                                |
| Falcon House                             |                                |
| The Vicarage                             |                                |
| Rose Cottage                             |                                |
| Bird's Barn                              |                                |
| The Evangelical Church                   | Cressing village               |
| The former Three Ashes Public House      | Cressing village               |
| Nos 2 and 3, Red Lion Cottages           | Cressing village               |
| Highfields                               | Mill Lane                      |
| Cressing Primary School                  | Tye Green                      |
| The Old School House                     | Tye Green                      |
| New Barn Farm and Barns                  | South of Hawbush Green         |
| The Water Tower                          | Lanham Green                   |
| Cressing Lodge                           | Long Green                     |
| The Almshouses (Maplefield and The Nook) | North east of Cressing village |
| Stubbles Farm House                      | South of Mill Lane             |
| Lanham Manor Farm                        | Lanham Green                   |
| Deans Farm                               | North of Tye Green             |

| Non-designation archaeological sites         |                            |
|--|----------------------------|
| Asset  | Location                   |
| Lanham Manor, moat                           | Lanham Green               |
| Hawbush Farm, moat                           | Hawbush Green              |
| Church Road, possible moat                   | South of Cressing village  |
| Cressing Churchyard, Iron Age and Roman farm | Cressing Conservation Area |
| Dovehouse Field, Iron Age and Roman farm     | Cressing Temple            |

**4.2.5** BDC has recently designated Mill Lane, two sections of Bulford Mill Lane, Shardloes Lane, Pettit Lane, Lanham Green Road, Lanham Farm Road and Church Road as Protected Lanes. The designated Protected Lanes are identified in Figures 6 and 7. An assessment by Essex County Council Place Services<sup>(22)</sup> concluded that these lanes are worthy of protected lane status because they have many historic features remaining; they contain a diverse range of features with aesthetic value relating to form, alignment, depth and width; and they contain some existing and potential archaeological features.

**4.2.6** Key relevant policies in the emerging BDLP include:

- Policy LPP 46 – Protected Lanes;
- Policy LPP 56 - 59 – Conservation Areas;
- Policy LPP 60 – 61 - Heritage Assets;
- Policy LPP 62 – Enabling Development; and
- Policy LPP 63 – Archaeology.

22 Protected Lane Assessment, Cressing Parish, Essex County Council Place Services, February 2017

Figure 6 Heritage Assets in Crossing Parish (source BDC)

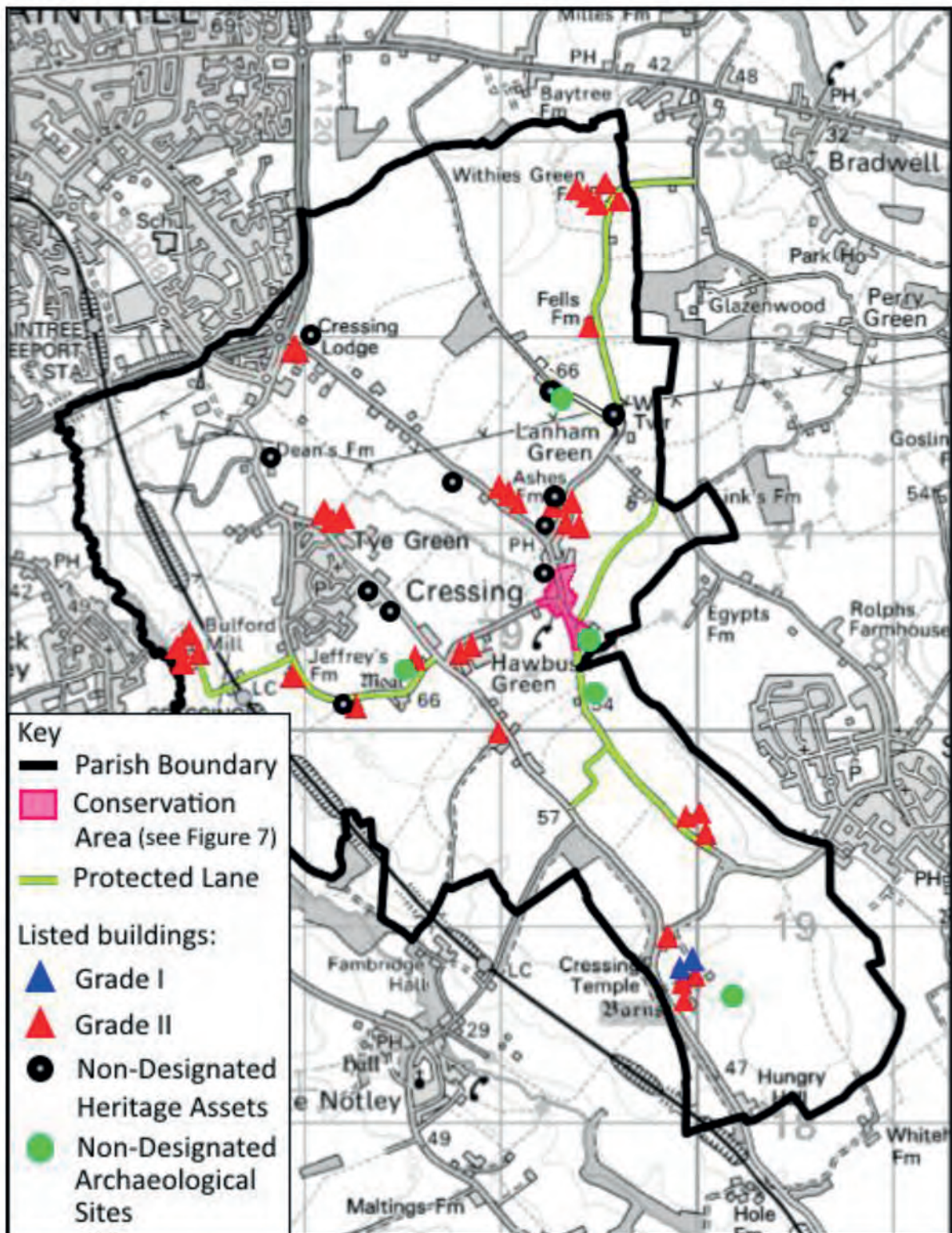
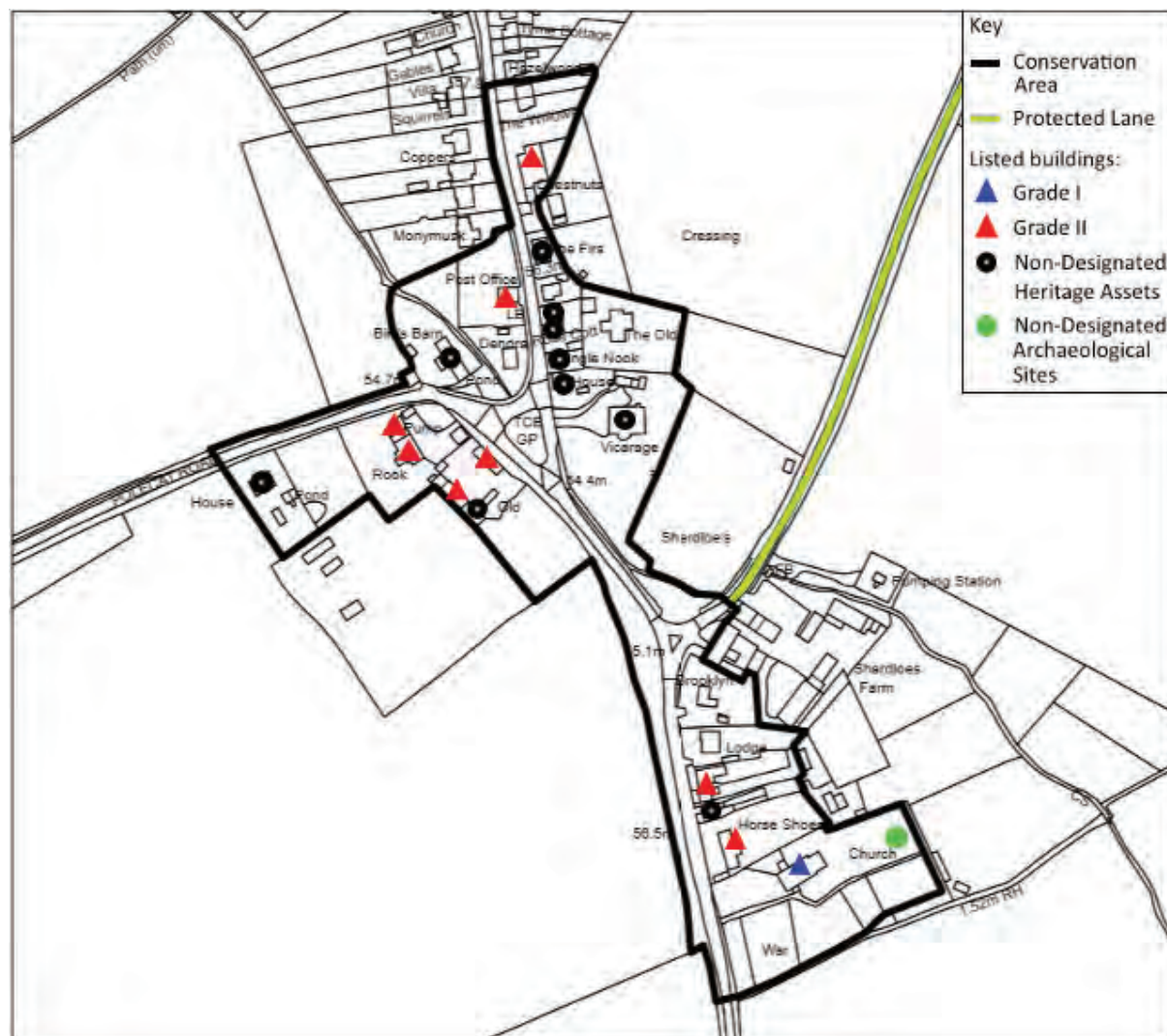


Figure 7 Crossing Conservation Area (Source BDC)



#### 4: Protecting the Historic Environment

**4.2.7** Crossing Parish has a large number of archaeological sites, listed buildings, historic landscapes, Protected Lanes, and a designated Conservation Area in the village of Crossing. The Neighbourhood Plan seeks to protect, and where appropriate enhance, historic features of the Parish for the enjoyment of current and future generations.

**4.2.8** The Essex Historic Environment Record is the primary source of assessment for archaeological potential. When assessing archaeological remains, the preferred approach is to preserve remains 'in situ', and if not possible, an appropriate programme of archaeological investigation, recording, reporting and archiving prior to development commencing should be undertaken. The results of these investigations should be made publicly accessible.

## Policy 4

### Protecting the Historic Environment

- A. Development proposals will be supported which protect, and where appropriate enhance, heritage assets in the Parish including designated and non-designated heritage features, archaeological sites, listed buildings, historic landscapes, Protected Lanes, and the designated Conservation Area in the village of Cressing. Development proposals which may have an impact on heritage assets or their setting will be supported where it can be demonstrated that:
  - i. There is no detrimental impact on the character, appearance, setting, structural stability, and historic features of the heritage asset;
  - ii. The proposals enhance the character, appearance, setting, structural stability, and historic features of the heritage asset where possible;
  - iii. There is no loss of important views of the heritage asset from the surrounding area;
  - iv. There would not be a significant increase in the use of the heritage asset which would result in detriment to its character, appearance, setting, structural stability, and historic features;
  - v. The benefits of the proposed development would clearly and convincingly justify any identified harm to the character, appearance, setting, and historic features of the heritage asset, taking into account the significance of the heritage asset in accordance with the requirements of the NPPF; and
  - vi. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.
- B. Any proposals for development which could impact upon a heritage asset within the Parish should submit a Heritage Statement in support of the application, outlining the significance of the heritage asset and its setting and how the proposed development will meet the above requirements of this policy. Any development which could result in harm to a designated or non-designated heritage asset will only be considered acceptable where a Heritage Statement clearly and convincingly justifies any harm.
- C. Any proposals which could impact upon important archaeological remains should submit the outcomes of an archaeological evaluation of the site as part of the application, providing a proportionate assessment of the character, importance and extent of the archaeological remains.

### Relevant Evidence Base Document

- Cressing Conservation Area Appraisal, Scott Wilson (February, 2009)
- Gazetteer of Non Designated Heritage Assets in Cressing Parish (Cressing Parish Council, 2018) Protected Lane Assessment Cressing Parish, Essex County Council Place Services (Feb, 2017)

**Picture 4 The Street, Cressing Village circa 1900**



**Picture 5 Cressing Village circa 1900**



## 4.3 Infrastructure, Services and Utilities

### Option 1

#### **Objectives**

4. **To Ensure access to appropriate education and health facilities**
5. **To have fast and efficient internet and mobile connectivity for all residents and businesses**
6. **To improve utilities infrastructure**

#### **Context**

**4.3.1** Cressing Parish is a predominantly rural area, and therefore has limited access to services and facilities when compared against urban areas such as the town of Braintree. However, in comparison to other rural areas, access to service and facilities within the Parish is relatively good in relation to the average distance required for residents to access a post office, public house, job centre, primary and secondary schools<sup>(23)</sup>. The proximity of the Parish to Braintree allows local residents to benefit from the wide range of services and facilities available within the town. However, there is no GP surgery in the Parish, and residents are required to travel an average of 3.1km to the nearest surgery in Silver End.

**4.3.2** In seeking to ensure appropriate access to education facilities, CPNP Objective 4 relates to early years and childcare facilities as well as primary and secondary schools. There are nine early years and childcare providers in the area. Essex County Council has outlined that recent development approvals will use all remaining capacity at existing providers, and an increased provision of early years and childcare facilities will be required to support further new development in the area<sup>(24)</sup>.

**4.3.3** Cressing Primary School is the only primary school in the Parish. The school was recently expanded to accommodate 210 pupils, however Essex County Council has identified that recent development approvals will use all remaining capacity<sup>(25)</sup>. To accommodate additional pupils from any new development proposals, Cressing Primary School would need to be expanded further. Currently there is no space within the school grounds for any expansion, however current planning application 16/02144/OUT includes the provision of 0.415ha of land adjacent to Cressing Primary School for expansion to accommodate a further 105 school places.

23 See Section 5 of the CPNP Baseline Scoping Report, and Appendix 1 of this Plan

24 See Essex County Council Education consultation response to planning application 16/02144/OUT

25 See Essex County Council Education consultation responses to planning applications 16/00397/OUT and 16/02144/OUT

**4.3.4** Silver End Primary School is the closest primary school outside the Parish. The school can accommodate 420 pupils, however recent development approvals in the area would use all remaining capacity<sup>(26)</sup>, and there is no available land to expand the school further. Cressing Primary School is therefore the most likely destination for primary school pupils deriving from future development approvals within the Parish.

**4.3.5** The nearest secondary schools for local residents are the Alec Hunter Academy and Notley High School. Currently there is available capacity at the Alec Hunter Academy, however Notley High School is at capacity<sup>(27)</sup>.

**4.3.6** Broadband coverage is not consistent across the Parish, where lower speeds are experienced in areas outside of Tye Green. Gas services are not available in all areas of the Parish, and reported gas leaks suggest that upgrades to the service running south of the B1018 may be required in the near future. Water pressure in the area is low, often close to the one bar minimum service which suppliers are legally required to provide.

**4.3.7** Cressing is served by White Notley water recycling centre (WRC). The White Notley WRC is already running over its permitted volumetric capacity, and any further property development within the Parish will require Anglian Water to make changes at the WRC to increase capacity and obtain a new permit.

**4.3.8** Key relevant policies in the emerging BDLP include:

- Policy LPP 64 – Educational Establishments; and
- Policy LPP 82 – Infrastructure Delivery and Mitigation.

## **5: Infrastructure, Services, and Utilities**

**4.3.9** As a rural area, service provision relating to utilities can often be at a lower standard than urban areas. Local concerns particularly relate to the provision of gas and water supplies, in addition to the capacity of the local sewerage treatment works at White Notley. Cressing Parish Council will seek to work with Braintree District Council and utility providers to ensure that services are provided in the Parish to the highest possible standard. The Parish Council will also seek opportunities to improve the provision of services in the Parish, particularly where opportunities may arise alongside new or emerging development proposals in the area.

**4.3.10** There is an inconsistency in the quality of high speed broadband provision across the Parish, and public consultation<sup>(28)</sup> identified improved ultrafast broadband provision as an important infrastructure need for the Parish. Cressing Parish has a higher than national average proportion of residents that work from home<sup>(29)</sup>. In addition to the increasing requirements for high speed broadband coverage for daily life, the need for infrastructure improvements to the broadband network is greater in Cressing Parish to support the high number of home workers.

26 See Essex County Council Education consultation responses to planning applications 15/00280/OUT

27 Commissioning School Places in Essex 2017 – 2022, Essex Country Council, 2016

28 See Section 5 of the CPNP Baseline Scoping Report

29 See Section 2.7 of the CPNP Baseline Scoping Report, and Appendix 1 of this Plan

**4.3.11** Residents in Cressing Parish travel nearly three times the national average distance to access a GP, and there is no dental practice in the area. The Parish Council would therefore be highly supportive of proposals that would improve access to healthcare services for local residents, either through the provision of new facilities within the Parish or improved transport services to the nearest GP surgery and dental practice.

**4.3.12** There is concern within the Parish regarding available capacity and the ability of local residents to obtain places at Cressing Primary School and within local early years and childcare facilities, particularly given additional demand arising from recently approved large scale development schemes in the area. The Parish Council will work with Essex County Council and BDC to seek to manage an appropriate level of growth in the area which is sustainable for the school. In relation to the potential expansion of the School, the Parish Council is concerned about increasing the size of the School to a level which could be damaging to its character and quality.

**4.3.13** The emerging BDLP sets out District-wide standards and guidance for developer contributions, however this does not take into consideration the specific needs and aspirations of residents of Cressing Parish. The Neighbourhood Plan will seek opportunities to improve the provision of utilities, broadband, education, and healthcare in the Parish either as part of new development proposals or through associated Section 106 developer contributions in accordance with CPNP Policy 11 and the requirements of the CIL Regulations.

**4.3.14** Cressing Parish Council will work with developers, infrastructure providers, Braintree District Council and other key stakeholders to:

- i. ensure that new development in the Parish contributes appropriately to the provision of infrastructure, services and utilities, in accordance with Policy 11 and the CIL Regulations<sup>(30)</sup>;
- ii. seek opportunities to address existing deficiencies in ultrafast broadband coverage across the Parish;
- iii. ensure that all new development is capable of receiving ultrafast broadband, and provides the most viable and reliable high-speed broadband connection possible, including additional ducting for future 'to the premises' fibre provision;
- iv. ensure that any further expansion of Cressing Primary School is not detrimental to the character and effective performance of the school, and sufficient to enable school places to be made available for local residents now and in the future;
- v. ensure that there are sufficient early years and childcare facilities to meet the needs of existing and future residents of the Parish;
- vi. provide transport to secondary schools in Braintree which meets needs of existing and future residents;
- vii. seek opportunities to improve utilities infrastructure for the benefit of residents in Cressing Parish, including establishing gas supplies to Cressing village;
- viii. ensure that new development does not reduce the level of services currently experienced by existing residents of the Parish; and
- ix. Seek opportunities to improve access to healthcare services for local residents.

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30 Or future national policy, regulations, and guidance which replaces the CIL Regulations

## Policy 5

### Infrastructure, Services, and Utilities

- A. Development proposals should, where appropriate, demonstrate that sufficient capacity exists in local infrastructure, services and utilities to cater for the needs arising from the development or demonstrate how this capacity will be appropriately provided:
  - i. Ultrafast broadband;
  - ii. Education facilities, including early years and childcare facilities in Cressing Parish, Cressing Primary School, the Alec Hunter Academy, and Notley High School;
  - iii. Utilities infrastructure, including sewage, water and gas services; and
  - iv. Healthcare services, including GP surgeries and dental practices.
- B. Development proposals which will have a positive impact on the provision of infrastructure, and access to services and utilities within the Parish will be supported subject to the requirements of Policy 11.

### Relevant Evidence Base Documents

- Commissioning School Places in Essex 2017-2021/22 (Essex Country Council, 2018)
- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)

**Picture 6 Tye Green, Cressing. Mix of house types and open spaces**



**Picture 7 Listed Barns at Stubbles Farm in Mill Lane. One of Protected Lanes in the Parish.**



## 4.4 Community Facilities and Public Open Space

### Objectives

7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages
8. To protect and enhance locally important areas of open space

### Context

**4.4.1** Tye Green contains the Jeffreys Road playing fields including a football pitch, children's play area, and a sports and social club.

**4.4.2** Cressing village contains the Rainbow Field public open space, the Essex Way footpath runs along the southern village boundary, and further south community gardens and Community Shed are located at Cressing Temple.

**4.4.3** There are two areas of common land in the Parish, on land near Deans Farm<sup>(31)</sup> and Lanham Green<sup>(32)</sup> (see Figure 5). The Common Land at Lanham Green is a small area of open predominantly grass land, adjacent to the Lanham Green Road / Boars Tye Road junction. Common land near Deans Farm forms two small wedges of land, forming dense vegetation between the agricultural field and the B1018.

31 CL. 426

32 CL. 412

**4.4.4** Surveys undertaken by the Parish Council have identified a need for a new community hall. Due to inadequate public transport links and the travel distance to access facilities outside of the Parish, many residents are unable to access social activities and services, and therefore suffer from social isolation. A new community hall which could provide a base to establish community clubs and events has been identified by Parish residents as the best approach to tackling social isolation within the Parish. Plans for a new community hall on Parish Council owned land at Jeffreys Road have been produced, however the project requires significant financial support to be progressed.

**4.4.5** Key relevant policies in the emerging BDLP include:

- Policy LPP 53 – Provision for Open Space, Sport and Recreation;
- Policy LPP 65 – Local Community Services and Facilities; and
- Policy LPP 82 – Infrastructure Delivery and Mitigation.

## **6: Protecting and Enhancing Community Facilities and Public Open Space**

**4.4.6** The quality of existing open space within the Parish is considered to be good<sup>(33)</sup>, however existing deficiencies have been identified in the area relating to allotments, amenity green space, children's play space and youth play space<sup>(34)</sup>. In comparison to other areas of the District, Cressing Parish has a significant need for investment into these kinds of community facilities.

**4.4.7** The Parish Council has also identified the following projects within the BDC Open Spaces Action Plan (2017):

- Jeffreys Road, Tye Green - Expansion and modification of the playing fields and equipment. Construction of the village community hall, refurbishment and modification to play area and re-surfacing of the car park;
- Rainbow Field, The Street, Cressing - Secure with fencing, provide public access and manage area for wildlife; and
- All Saints Churchyard – Implement a Churchyard Management Plan to reinstate the Essex Wildlife Sanctuary in appropriate areas of the churchyard.

**4.4.8** The two areas of Common Land in the Parish near Deans Farm and Lanham Green (see Figure 5) are becoming overgrown, and require maintenance to prevent scrub encroachment and allow the areas to be open for public access. For the purposes of this policy, consideration of areas of public open space includes Common Land within the Parish.

**4.4.9** The summer 2016 public consultation<sup>(35)</sup> identified a need for a suitable venue and funding for an environment / wildlife / countryside activities club and a personal fitness club with associated gym equipment, and new public notice boards at the Willows Public House and Jeffreys Road Sports and Social Club. The consultation also identified a need for community initiatives associated with supporting the needs of vulnerable people in the Parish, particularly the needs of older residents.

33 Assessment within the Braintree Open Space, Sports and Recreational Facilities Study, BDC, 2016

34 Braintree Open Space Study, BDC, 2016

35 See Section 5 of the CPNP Baseline Scoping Report

**4.4.10** Cressing Parish Council will support proposals which enhance existing or create new open spaces for organised activities such as an open-air gym, improved sporting fields, dog exercise areas, a new cricket club, and outdoor facilities for older people such as meeting places, benches, and a bowling green.

**4.4.11** As noted above, the emerging BDLP sets out District-wide standards and guidance for developer contributions, however this does not take into consideration the specific needs and aspirations of residents of Cressing Parish. Cressing Parish Council will seek opportunities to improve existing community facilities and areas of public open space (including Common Land which is open access land) and seek new community facilities, either as part of new development proposals in the area, or through associated developer contributions in accordance with CPNP Policy 11 and the requirements of the CIL Regulations.

**4.4.12** Cressing Parish Council will work with developers, infrastructure providers, Braintree District Council and other key stakeholders to seek opportunities to:

- i. address identified deficiencies within the Parish related to the provision of allotments, amenity green space, children's play space and youth play space.
- ii. protect existing areas of open space within the Parish; and
- iii. enhance existing public open space, and / or create new public open space, to provide an open-air gym, improved sporting fields, dog exercise areas, a new cricket club, and outdoor facilities for older people such as meeting places, benches, and a bowling green.

## Policy 6

### Protecting and Enhancing Community Facilities and Public Open Spaces

- A. Where appropriate, development proposals will be required to contribute towards the provision of public open space, community facilities, projects and initiatives within the Parish which specifically address the needs and aspirations of local residents, in accordance with CPNP Policy 11. Developer contributions will be sought towards a range of specific projects which address local needs, including:
  - i. The provision of a new community hall;
  - ii. Funding to support new community clubs;
  - iii. New community notice boards;
  - iv. Expansion and modification of the playing fields and equipment at Jeffreys Road;
  - v. Improvements at Rainbow Field; and
  - vi. Implementing a Churchyard Management Plan at All Saints Church to reinstate the Essex Wildlife Sanctuary in appropriate areas of the churchyard.
- B. Development proposals which would result in the net loss of existing community facilities or public open space will need to provide demonstrable benefits which outweigh the harm created by the loss, or the community facility is replaced by better provision.
- C. All developments providing community assets and open spaces should where possible ensure that they are not designed as single purpose use, and deliver multiple functions and benefits.
- D. Development proposals should integrate with the current green infrastructure network, seeking to improve the connectivity between wildlife areas and green spaces through measures such as improving and extending the existing footpath and cycle path network, allowing greater access to housing, schools, work places and retail facilities, green spaces, public open spaces and the countryside.

#### Relevant Evidence Base Documents

- Braintree Open Space, Sports and Recreational Facilities Study (BDC, 2016)
- Braintree Open Space Study (BDC, 2016)
- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)
- Open Spaces Action Plan (BDC, 2017)

Picture 8 Part of Cressing Conservation Area



Picture 9 Cressing Temple



## 4.5 Housing

### Objective

9. **To ensure that any future development is in keeping with the needs of the community in terms of the type and tenure of housing provided.**

### Context

**4.5.1** Housing statistics for the Parish<sup>(36)</sup> assist in understanding the type and status of housing currently available within the area, and the potential housing needs of the Parish in the future. In comparison to national and county averages, research on the Parish's existing housing and social characteristics has identified that:

- Dwellings in the Parish are predominantly semi-detached and detached. The Parish has a low proportion of terraced properties and flats;
- The Parish has a low proportion of private rented housing;
- The Parish has a high proportion of housing association rented properties;
- Property prices in the Parish are high, and housing in the Parish is therefore less affordable than in other areas of the country;

36 See Section 2.7 of the CPNP Baseline Scoping Report, and Appendix 1 of this Plan.

- There is significant housing need in Braintree District. Waiting lists for social housing are increasing beyond supply;
- The Parish has a high proportion of people aged over 65 years of age;
- There is a low number of house moves taking place in the Parish; and
- The Parish has a high proportion of people that work from home.

**4.5.2** The Parish has been subject to a number of recent development proposals for new housing. Appendix 2 summarises recent 'large-scale' development proposals (for more than ten dwellings) in the Parish, and Table 3 outlines the total number of dwellings which are included within these proposals. It should be noted that there have also been a number of proposals for residential development of less than ten dwellings which are not listed.

**Table 3 Recent housing development proposals of more than 10 dwellings affecting Cressing Parish (see Appendix 2 for full details)**

|  | No. Dwellings |
|--|---------------|
| Total dwellings approved by BDC  | 343           |
| Total dwellings in current planning applications awaiting determination by BDC | 422*          |
| Total dwellings allocated within the emerging BDLP                             | 188           |

\*

(37)

Note that two applications relate to the same site

**4.5.3** Key relevant policies in the emerging BDLP include:

- Policy LPP 17 – Housing Provision and Delivery;
- Policy LPP 33 – 34 – Affordable Housing;
- Policy LPP 35 – Specialist Housing; and
- Policy LPP 37 – Housing Type and Density.

## **7: Housing**

**4.5.4** The approved development proposals for 343 new dwellings would result in a 48% increase in the number of households within the Parish<sup>(38)</sup>. Local housing needs for the parish have been assessed within the Cressing Parish Housing Needs Assessment (HNA) produced by AECOM<sup>(39)</sup>. To identify the amount of housing required in the Parish to meet local needs, the HNA used the objectively assessed housing need for the District identified as part of the production of the emerging

37 Figures as of January 2019

38 Based on the number of households identified in the 2011 census, see Appendix 1.

39 Available in the Neighbourhood Plan evidence base on the Parish Council website.

Braintree District Local Plan, and allocated a proportion of this need to the Parish based on the percentage of the District wide population which live within Cressing Parish. This methodology calculated a housing need of 187 dwellings for the period 2013 to 2033, which is consistent with the time period considered in the calculation of the District wide objectively assessed needs for housing supporting the emerging Braintree District Local Plan. Taking into account that there were 28 new dwellings constructed and 6 committed sites up to 2017 in the Parish, the HNA has concluded that 153 dwellings are required up to 2033 to meet local housing needs for the parish.

**4.5.5** The Cressing Parish Housing Strategy Report<sup>(40)</sup> evaluated all potential development sites within the Parish, and concluded that the site referred to as CRESS 193 in Policy 7 and Figure 8 is the most appropriate site to be allocated for housing development within the CPNP. The future housing needs of the Parish identified within the HNA will be entirely met and exceeded through the development site allocated within Policy 7.

**4.5.6** Any additional residential development within the Parish beyond that allocated in this Plan should be located within defined settlement boundaries. It is acknowledged that there is limited capacity for new development within existing settlement boundaries. Therefore, some small scale residential development may be acceptable outside settlement boundaries in exceptional circumstances where it can be demonstrated that the development proposals meet the requirements of CPNP policies 3 and 7. The Parish Council supports the provision of small-scale self-build or custom-build services plots where appropriate.

**4.5.7** There is a wide range of housing types throughout the Parish, however there is a need for a greater proportion of small and affordable properties to provide a better balance of housing types which will serve the needs of both the younger and older population. Affordability and availability of smaller properties is a particular difficulty for younger first-time buyers in the Parish. The high proportion of residents over 65, the low proportion of smaller properties, and the low number of house moves within the Parish suggest that the availability of the right kinds of housing is also an issue for older residents in the Parish, who may be seeking to downsize into more suitable homes and stay within the Parish. The increased availability of more smaller properties may therefore enable more younger people to live within the Parish and enable older residents to downsize and remain living in the area.

**4.5.8** In addition to providing smaller properties, older residents would also benefit from new dwellings which are single storey dwellings with smaller gardens; with the ability to adapt the properties to meet changing personal needs, particularly in relation to adding features such as ramps, handrails, specialist bathroom facilities for example, and being well located in relation to service and facilities.

**4.5.9** While affordability and housing need is a significant issue, there is currently a high proportion of existing social housing within the Parish<sup>(41)</sup>. 90 affordable dwellings on Land between Braintree Road and Mill Lane (CRESS 193).

40 Available in the Neighbourhood Plan evidence base on the Parish Council website.

41 See section 2.7 of the Baseline Scoping Report, and Appendix 1 of this Plan

**4.5.10** Any further development in the Parish for 11 dwellings or more will be required to provide 40% affordable housing through the requirements of emerging BDLP Policy LPP 33. While the current and future needs for affordable housing in the Parish will be met by developments allocated within Policy 7, the Neighbourhood Plan supports the requirements of the emerging BDLP Policy LPP 33 in meeting the future needs for affordable housing across the District.

**4.5.11** Any further proposals for housing development over the Plan period will be required to provide a range of housing types, including smaller and affordable dwellings, to meet the needs of the Parish and wider District, and to ensure an appropriate and balanced supply of homes for the future.

**4.5.12** As set out in Table 3 above, the amount of housing development which may take place in the Parish during this Plan period is unclear at this time, however it is possible that it could include a significant amount of new dwellings, well above and beyond the needs of the Parish. Large scale new developments will have a significant impact on future housing needs of the Parish. The impacts can be wide ranging, and will be dependent on the housing mix and the amount and type of affordable housing provided. The Parish Council will therefore expect all large scale development proposals in the Parish to include an assessment of local housing needs at the time of the proposals, and to demonstrate how the proposed development would address the identified housing needs.

**4.5.13** In comparison to other similar areas, Cressing Parish has a high proportion of housing association properties, however it can still be difficult for local people to gain access to social housing in the area. Braintree District Council (BDC) allocates social housing based on the priority ranking of the applicant and the length of time that applicants have been waiting for a property. This approach therefore does not offer any form of prioritisation for local residents and family members to gain access to social housing within the Parish. The Parish Council will work with BDC to consider if an alternative approach can be taken for Cressing Parish to seek to offer prioritisation for local people to access social housing within the Parish.

**4.5.14** All new housing developments in the Parish should promote sustainable development, by providing good access to services and facilities without the need to rely on a private car. New developments should include good access to public transport and pedestrian and cycle routes, and should provide appropriate infrastructure within developments to encourage home working as a viable option to reducing car travel.

**4.5.15** The Parish Council is also seeking to encourage the development of sustainable dwellings within the Parish. Development proposals should therefore clearly set out within a Design and Access Statement how the proposed development will be encourage sustainable development, highlighting any biodiversity gains, innovative technology used, and approaches to water efficiency, energy efficiency, flood resilience, waste and mineral management.

**4.5.16** The Parish Council promotes the use of sustainable urban drainage (SUDS) features within new developments to appropriately manage surface water run off. ECC as the Lead Local Flood Authority recommends the use of natural flood management techniques when implementing SUDs. The design of flood management schemes should also seek to deliver multi-functional benefits, including enhancement of existing green spaces, assisting species migration, building biodiversity resilience, and providing shade during higher temperatures.

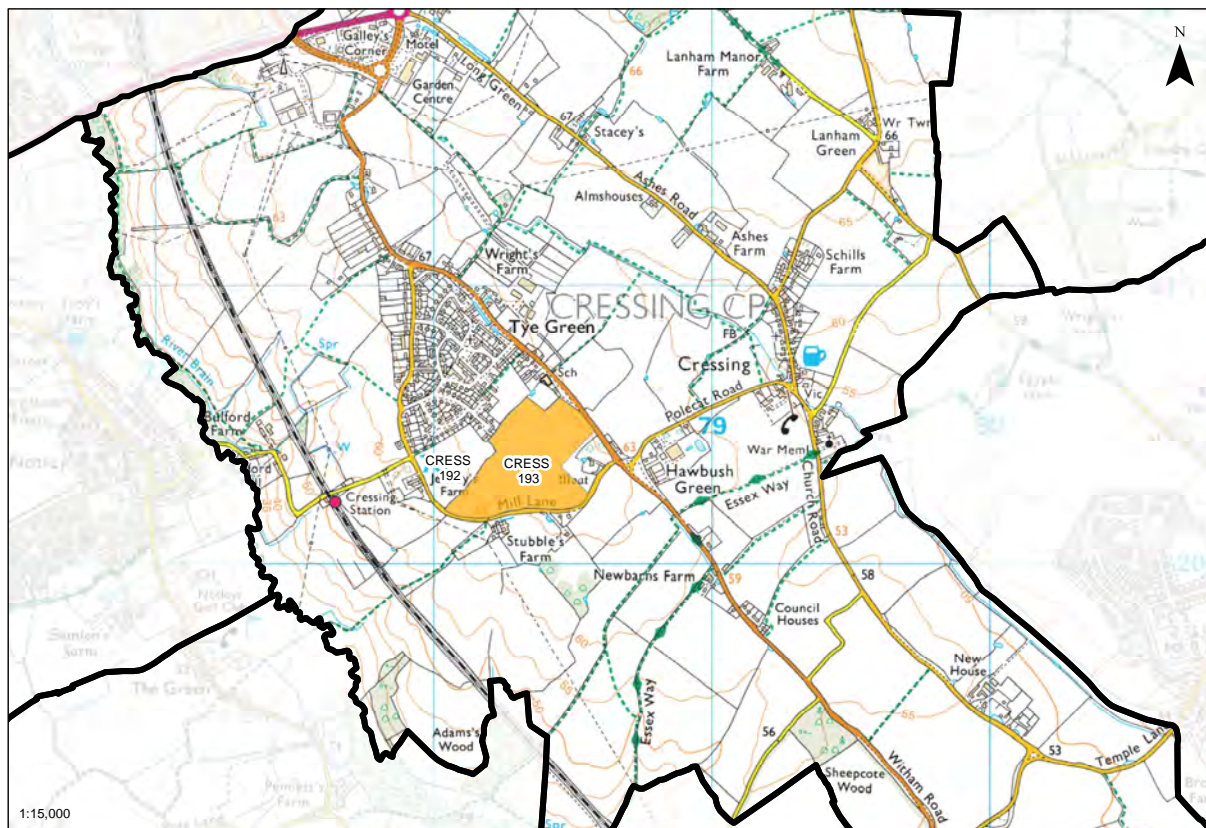
**4.5.17** The Parish Council will work with BDC to consider how local residents can gain access to affordable housing within the Parish, where possible seeking the prioritisation of social housing within the Parish to local residents and family members.

## Policy 7

### Housing

- A. The Plan allocates the following site for residential development (identified in Figure 8 and the Proposals Map):
  - CRESS 193 - Land between Braintree Road and Mill Lane, Tye Green Cressing – 225 dwellings.
- B. Proposals for new housing within settlement boundaries will be supported where the proposed development provides for:
  - i. a range of housing types and tenures which meet the future housing needs of the Parish at the time of the application, particularly in relation to the needs of first time buyers and older residents. Planning applications for new housing developments of 11 or more dwellings should provide evidence of how the proposed development would assist in addressing identified housing needs for the parish;
  - ii. appropriate and proportionate improvements to public transport provision, pedestrian and cycle links within the Parish and beyond to support sustainable movement and access;
  - iii. improved accessibility to local services and facilities within the Parish and beyond;
  - iv. the provision of infrastructure which supports home working, particularly in relation to ultrafast broadband services;
  - v. the provision of services and utilities connections to new dwellings, including adequate water pressure, appropriate surface water runoff arrangements including best practice SUDS features, and where appropriate upgraded sewerage services to meet any additional demand and access to mains gas supply;
  - vi. the ‘pepper-potting’ of affordable housing within schemes of 11 or more homes;
  - vii. developer contributions which mitigate impacts arising from the proposals;
  - viii. a sustainable approach to construction and occupation of dwellings which seeks to deliver net gains in biodiversity, reductions in the impacts of climate change, the use of innovative technology, flood resilience, water efficiency, energy efficiency, and sustainable waste management; and/or
- C. Development proposals for new housing outside settlement boundaries should be an exception and comprise small-scale self-build or custom-build schemes. They should be:
  - i. located adjacent to an existing settlement or hamlet;
  - ii. contribute towards maintaining its future viability and sustainability;
  - iii. Sympathetic to the character of the open countryside; and
  - iv. have minimal visual and environmental impact;

**Figure 8 Housing allocations**



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### Relevant Evidence Base Documents

- Crossling Parish Housing Needs Assessment (AECOM, 2018)
- Crossling Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)
- Crossling Parish Neighbourhood Plan Housing Strategy Report (DAC Planning, 2018)
- Rural Community Profile for Crossling (Rural Community Council for Essex (RCCE), October 2013)
- Sustainable Drainage Systems Design Guide (Essex County Council, 2016)
- United Kingdom Census 2011 (Office of National Statistics, July 2012)

**Picture 10 Bulford Mill in Bulford Mill Lane with associated buildings. Now all converted to residential use.**



**Picture 11 Bulford Mill Lane just before reaching Cressing Station**



## 4.6 Design

### Objective

10. **To ensure the style and design of future development reflects that of existing communities.**

### Context

**4.6.1** There is a wide range of building designs throughout Cressing Parish. The character of the Parish as a whole is rural, however each area of the Parish has its own individual character and style of buildings. In the north east of the Parish existing housing development consists of sporadic isolated large dwellings and cottages separated by large agricultural fields. In the north west of the Parish existing housing development runs in a linear form along the B1018 forming predominantly detached single storey dwellings, then changing to more two storey semi-detached dwellings as the density of development increases within the village of Tye Green. There is a range of housing within Tye Green, however there are predominantly detached bungalows and two storey semi-detached houses of various styles and designs. The pattern of development within the village is predominantly low-density houses set back from the road, often with front gardens and off street parking.

**4.6.2** North of Tye Green is the urban fringe of Braintree, where there are large retail units, fast food establishments, a garden centre, and some light industrial units. Although this area is adjacent to the open countryside, it is well screened from the surrounding countryside and roads.

**4.6.3** Hawbush Green, located south of Tye Green, contains low density two storey detached and semi-detached houses of varying designs, set back from the road with front gardens and off-street parking, facing out onto a green. Hawbush Green includes a light industrial area known as Appletree Farm, which is also well screened from surrounding countryside and highways.

**4.6.4** Existing housing leading into the village of Cressing consists of detached bungalows and two storey dwellings on large plots, with housing set back from the road with large front gardens and off-street parking. Within the central area of the village on The Street housing is positioned closer to the road, often with no front gardens. New development at the north end of The Street has taken this form, with the design of dwellings adopting characteristic Essex vernacular design features which would not be uncommon on historic buildings within many Essex towns and villages. The central area of Cressing village contains the highest density housing in the Parish, where detached dwellings are positioned more closely together, and front gardens and off-street parking areas are generally smaller than in other areas of the Parish.

**4.6.5** The south of the Parish is similar in character to the north east, with sporadic isolated large dwellings and cottages separated by large agricultural fields. In comparison to the north of the Parish however, the greater distance from the town of Braintree and the A120 provides the south of the Parish with a more rural character.

**4.6.6** Key relevant policy in the emerging BDLP:

- Policy LPP 55 – Layout and Design of Development.

## **8: Design, Layout, Scale, Character, and Appearance of New Development**

**4.6.7** The Neighbourhood Plan requires new development to respond well to the design, layout, scale, character, and appearance of existing development within the vicinity of any proposal site. As outlined above, there is a variety of housing designs and character areas across the Parish.

**4.6.8** However, an examination of successful existing housing designs within the Parish has identified key features listed in Policy 9 which will be encouraged within new development, subject to the specific characteristics of the area surrounding a proposal site.

**4.6.9** The Neighbourhood Plan also requires new development to incorporate sustainable design features which promote biodiversity gains, innovative technology, water efficiency, energy conservation and efficiency, flood resilience, sustainable waste and mineral management. The Design and Access Statement supporting a planning application should therefore demonstrate how the design, materials used, layout and building orientation contribute to creating a sustainable development.

**4.6.10** Following the completion of the CPNP, the Parish Council intends to produce a Cressing Parish Design Guide which will provide a detailed assessment of the design and character of existing buildings within the area, and will provide guidance on how new development should be designed to appropriately respond to local character and identified design features of the Parish. The Parish Council will expect all new development proposals to demonstrate how the design of the scheme conforms with guidance within the Cressing Parish Design Guide. Prior to the completion of the Cressing Parish Design Guide, all development proposals should have regard to best practice design guidance including the Essex Design Guide (2018) and Historic England's Streets for All (2018).

**4.6.11** Where outline approval has been granted for new development, the Parish Council should be consulted as part of the preapplication process and closely involved in the production of the detailed scheme prior to the submission of the reserved matters application to enable the Parish Council to:

- Positively influence the detailed design of the development proposal;
- Guide new development in the Parish in relation to appropriate layout, design, character, scale and appearance; and
- Ensure high quality design which reflects and responds to the character and appearance of the surrounding area.

## Policy 8

### Design, Layout, Scale, Character, and Appearance of New Development

- A. Development proposals should:
- i. include high quality design which would contribute positively to the character and appearance of the surrounding area.
  - ii. demonstrate that the proposal will contribute positively to the existing character and appearance of the area;
  - iii. ensure that the design reflects and responds positively to the scale, design, density, height and layout of existing development in the surrounding area, and would not result in significant harm to neighbouring residential amenity;
  - iv. have regard to the framework of routes and spaces connecting locally and more widely;
  - v. ensure that there is an appropriate use of materials which respects the character of the area; and
  - vi. incorporate sustainable design features which promote biodiversity gains, innovative technology, water efficiency, energy conservation and efficiency, flood resilience, sustainable waste and mineral management.
- B. Where appropriate, proposals for residential development should incorporate the following design features. Proposals should:
- i. provide high quality and sympathetically designed homes with gardens or access to usable and accessible amenity space:
  - ii. incorporate design measures to reduce social exclusion, the risk of crime, and the fear of crime;
  - iii. maximise connectivity within, and through, the development and to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes;
  - iv. provide a low density open character; and
  - v. respects the semi-rural character of the parish; and
- C. All new development proposals likely to have a significant impact on the character and appearance of the surrounding area should demonstrate how the design, layout, and scale of the proposals will contribute positively to the character and appearance of the area.

## Relevant Evidence Base Documents

- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)
- Essex Design Guide (ECC, 2018)
- Streets for All (Historic England, 2018)

## 4.7 Economy

### **Objective**

#### **11. To encourage and enhance the rural economy of Cressing Parish.**

### **Context**

**4.7.1** The CPNP evidence base<sup>(42)</sup> has identified that, in comparison with national averages, Cressing Parish has a high proportion of self-employed workers and people that work from home. Due to the close proximity of retail outlets at Braintree Freeport and near Galleys Corner in the north of the Parish, retail is an increasingly important employment sector for the Parish. Improved pedestrian and cycle linkages to enable residents to access employment opportunities at these locations would be beneficial. Construction is another important employment sector, resulting in the Parish having a high proportion of residents with a skilled trade.

**4.7.2** Residents in the Parish travel further to access employment in comparison to national and county averages<sup>(43)</sup>. This is linked to the Parish's good access to surrounding employment centres at Braintree, Colchester, Chelmsford, and beyond to London through the A120, A12, and rail from Cressing Train Station, however it also suggests that there may be insufficient employment opportunities within the Parish. The summer 2016 Parish consultation<sup>(44)</sup> identified that where any new commercial development is to take place in the Parish, clerical, light industrial and food retail uses would be preferred.

**4.7.3** Heritage assets within the Parish such as Cressing Temple, and the Essex Way trail located south of Cressing Village, provide opportunities to encourage tourism related activities and associated employment to the area. Given the rural character of the Parish, agriculture is also an important element the Parish economy.

**4.7.4** The largest existing employment areas in the Parish are located at:

- Retail uses at Galley's Corner and nearby Braintree Freeport;
- Cordons Farm, Long Green, including a waste transfer centre; and
- Appletree Farm, Hawbush Green, B1, B2, and B8 including a construction training ground, and other light industrial uses.

42 See section 2.7 of the CPNP Baseline Scoping Report and Appendix 1 of this Plan.

43 See section 2.7 of the CPNP Baseline Scoping Report and Appendix 1 of this Plan.

44 See section 5 of the CPNP Baseline Scoping Report

#### 4.7.5 Planning permissions also exists at:

- Lanham Manor Farm, Lanham Farm Road, including B1 uses; and
- DIY retail warehouse, land to the south of Millennium Way.

**4.7.6** Other small employment sites in the Parish include a builders' yard at Mill Lane, a car restoration business, a scrap yard to the west of Tye Green, and a livery stables on the B1018 near Tye Green.

**4.7.7** RLP Policy 58 and LPP Policy 47 within the adopted and emerging BDLP identify a transport related policy area adjacent to the Galleys Corner roundabout in the north of the Parish. The BDLP therefore seeks to control employment uses within this area to transport related uses which serve users of the A120.

#### 4.7.8 Key relevant policies in the emerging BDLP include:

- Policy LPP 8 – Rural Enterprise;
- Policy LPP 9 – Tourist Development within the Countryside;
- Policy LPP 47 – Transport Related Policy Areas; and
- Policy LPP 49 – Broadband.

## **9: Economy**

**4.7.9** There is a need to improve the provision of ultrafast high-speed broadband in the Parish, not only for domestic purposes, but also to support the large number of self-employed workers and people that work from home. Improvements to high speed broadband coverage will support the needs of existing businesses in the Parish, and could also encourage new businesses to locate in the Parish. Ultrafast broadband represents the next step up in broadband technology, providing fibre to the cabinet services at speeds of usually 100Mb or more. These speeds can be achieved through installing fibre optics all the way to the home, or by upgrading the technology used in existing part-fibre 'fit to the curb' (FTTC) services to get faster speeds out of the same fibre optic cabling.

**4.7.10** The Parish Council encourages employment generating activities which help to support, protect and enhance the tourism and agricultural sectors within the Parish. The tourism offer in the Parish is focused around Cressing Temple, however further opportunities to expand this sector would be highly beneficial to the local economy. The agricultural sector is already well established in the Parish, and highly important to the character and appearance of the rural area. The Neighbourhood Plan supports new development which ensures the long-term future of agricultural businesses within the Parish, whilst also seeking to protect high quality agricultural land which is vital for the future of the economy.

## Policy 9

### Economy

- A. To enhance the local economy, development proposals will be supported which:
  - i. encourage new employment opportunities within the Parish and reduce levels of out-commuting;
  - ii. protect and support growth in agricultural, tourism, clerical, light industrial and retail activities within the Parish;
  - iii. provide improvements to infrastructure services in the Parish to the benefit of the local economy, particularly related to ultrafast broadband and mobile connectivity;
  - iv. provide benefits to the local economy and community which outweigh any harmful impacts of the proposals;
  - v. are located in areas which are accessible to the surrounding transport network without having a significantly detrimental impact on levels of traffic or congestion in the Parish;
  - vi. are in keeping with their surroundings and do not negatively impact upon local amenity; and
  - vii. enhance pedestrian and cycle accessibility.
- B. Development proposals which have a positive impact on tourism assets, including Cressing Temple Barns and the Essex Way footpath, will be supported.
- C. Proposals which will cause any loss of existing employment uses (Class B), employment land, and retail units (Class A) will be considered appropriate if:
  - a. The present use and activity on site significantly harms the character and amenity of the adjacent area; or
  - b. The site would have a greater benefit to the local community if an alternative use were permitted; or
  - c. The site has been marketed effectively for a minimum of twelve months at a rate which is comparable to local market value for its existing use, or as redevelopment opportunity for other similar uses, and it can be demonstrated that the continuous existing use of the site is no longer viable, taking into account the site's existing and potential long-term market demand in its current use.

### Relevant Evidence Base Documents

- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)
- Rural Community Profile for Cressing , Rural Community Council for Essex (RCCE, October 2013) United Kingdom Census 2011 (Office of National Statistics, July 2012)

**Picture 12 Cressing Railway Station**



**Picture 13 Part of Cressing Conservation area showing Rook Hall and Bird's Barn**



## 4.8 Highway Safety, Connectivity and Sustainable Transport

### **Objective**

12. **To improve connectivity within the Parish by improved and new footpaths and cycle ways to connect the diverse parts of the Parish and wider District**
13. **To encourage the use of sustainable transport**
14. **To improve local transport**

### **Context**

**4.8.1** The CPNP evidence base<sup>(45)</sup> has identified that in comparison to national and county averages, residents in Cressing Parish are highly reliant on car use to access employment, services and facilities, and residents have to travel further to access employment. However, with the exception of GP services<sup>(46)</sup>, the Parish has relatively good accessibility to services<sup>(47)</sup>.

**4.8.2** The A120 runs along the northern boundary of the Parish, and is the main access route for freight and passengers between east coast ports at Harwich and Felixstowe, Stansted Airport and the M11. Due to the level of international transport, the route is known as a 'Trans-European Network'. The A120 also provides an important local role as the main access route to the regional centres of Braintree and Colchester, linking surrounding rural areas to employment, services and facilities.

**4.8.3** The A120 is a dual carriageway between the M11 and Braintree, however beyond Braintree going east the A120 becomes single carriageway until it joins the A12 at Marks Tey. The A120 east of Braintree is operating beyond the capacity of the road for 5.75 hours per day, and therefore suffers from significant congestion at peak periods, poor journey time reliability, a high collision rate, and poor resilience where the route is susceptible to long delays due to slow moving vehicles, an incident, or road works on the route<sup>(48)</sup>.

**4.8.4** The A120 Millennium Way slips has recently successfully secured £4.95m from the National Productivity Investment Fund for the Local Road Network, with additional funding secured from BDC (£2.5m), ECC (£3.5m) and Highways England (HE, £3m), which will enable the scheme to progress. Partnership working has also progressed with BDC, ECC and HE to identify options to alleviate issues on the A120 in the short term. The Millennium Way Slips scheme is estimated to be completed by mid-2020.

**4.8.5** The B1018 is an important access route along the west of the Parish, connecting Braintree and Witham via Tye Green. This has become a very busy link road used both by local traffic and by traffic making its way from the A120 south to the A12 and beyond. There are tight bends as the road

45 See section 2.7 of the CPNP Baseline Scoping Report and Appendix 1 of this Plan

46 See Policy 5 of this Plan.

47 Conclusion based on section 2.7 of the CPNP Baseline Scoping Report and Appendix 1 of this Plan.

48 A120 to A12 Options Assessment Report, Essex County Council, Jacobs, April 2016

approaches the Millennium Way and Galleys Corner roundabouts which are difficult for long vehicles to navigate. A small path along the B1018 provides the main pedestrian access into the town of Braintree from the Parish, but is small and poorly maintained.

**4.8.6** Bus routes 38 and 38A run between Witham and Halstead, stopping in the Parish opposite Tye Green Post Office and Three Ashes in Cressing. The services stop in the Parish every half on weekdays and Saturdays, alternating between routes to Braintree Freeport and Alec Hunter School, and therefore providing hourly services to these important locations. Evening services are limited and there is no bus service on Sundays. This level of public transport provision is not conducive to encouraging the use of buses to access schools, work, or local services and facilities.

**4.8.7** The Essex Way footpath runs across the south of Cressing village and Hawbush Green. This is a popular walking route which encourages people to visit Cressing village when walking between Coggeshall and White Notley.

**4.8.8** The Braintree branch train line runs along the western edge of the Parish. Cressing Station is located on Bulford Mill Lane, between Tye Green and Black Notley. The station is not easily accessible by walking or cycling, and there is a small informal car park at the station which can accommodate around 20 cars. Hourly train services run to Braintree or direct to London via Witham. The station is unmanned and there is an automatic level crossing on Bulford Lane.

**4.8.9** Key relevant policies in the emerging BDLP include:

- Policy LPP 44 – Sustainable Transport;
- Policy LPP 45 – Parking Provision;
- Policy LPP 47 – Transport-Related Policy Areas; and
- Policy LPP 48 – New Road Infrastructure.

## **Policy 10: Improvements to Highway Safety, Connectivity and Sustainable Transport**

**4.8.10** Essex County Council (ECC) has recently consulted on options for the improvement of the A120 route east of Braintree, and identified two broad corridors<sup>(49)</sup> to take forward for further assessment and submission to Highways England for consideration in the 2020-2025 funding period of the Road Investment Strategy 2 (RIS2)<sup>(50)</sup>. In June 2018, ECC announced its 'favoured route' option, namely Route D, to be recommended to Highways England / Department for Transport for inclusion in the RIS2. Route D runs from Galleys Corner at Braintree to a junction with the A12, to the south of Kelvedon. If the A120 Braintree to A12 upgrade is included in RIS 2, it is expected to be announced in 2019. If successful, this would likely be followed by a Preferred Route Announcement. Provided that the scheme progresses as planned, it is anticipated that construction could commence in 2023 with the road ready for use around 2026. ECC will continue to lobby the Government if the A120 is not included in RIS 2 to include it for improvement at the earliest possible opportunity.

49 Made up of options B / C and D / E from the February 2017 consultation.

50 The Road Investment Strategy is a document produced by the Department of Transport, Highways England, and the Office of Rail and Road, to set out the Governments approach to implementing long- term improvements to the country's motorways and major roads.

**4.8.11** Proposals for the realignment of the A120 could have a significant impact on the Parish visually and through noise and air pollution. The Parish Council will therefore seek to work closely with Essex County Council to ensure that the views and amenity of local residents are fully taken into account in the decision-making process, and to ensure that the potential impacts on the Parish and proposed mitigation measures are fully understood. The Parish Council will also seek to ensure that any direct or indirect benefits to Cressing Parish as a result of the A120 realignment are realised.

**4.8.12** The A120 / B1018 junction at the north of the Parish, known as Galleys Corner, is the main access point to and from Cressing Parish from the strategic highways network. The junction is therefore vital for residents of the Parish to access jobs, services and facilities in the surrounding area. The junction is operating beyond its intended capacity, experiencing significant congestion at peak periods and significantly increasing journey times for Cressing Parish residents. Subject to reviewing the detailed design of a scheme, the Parish Council would support proposals which reduce congestion, improve journey time reliability for Cressing Parish residents, improve safety with a reduced collision rate, and improve resilience at the Galleys Corner junction. Where possible, improvements to Galleys Corner should be prioritised ahead of wider strategic improvements to the A120, or as a minimum the proposed improvements should be incorporated into the A120 strategic improvement plan as a key component.

**4.8.13** The summer 2016 consultation identified concerns regarding the ability of the B1018 to accommodate large lorries, the quality of the footpath along the road linking Tye Green and Braintree, and the ability of pedestrians and cyclists to cross the road. The Parish Council will support improvements to pedestrian and cycle routes and crossings along the B1018.

**4.8.14** In addition, improvements to the B1018 which reduce the difficulties currently faced by long vehicles, or the imposition of restrictions which seek to reduce the use of the road by lorries over a specified size, will be supported. The Parish Council will work with Essex County Council to consider further how such improvements could be facilitated and implemented.

**4.8.15** The Neighbourhood Plan encourages reductions in car usage within the Parish to improve highway safety, journey times, levels of congestion, and the environment through reduced carbon emissions and noise. Although the Parish has access to bus and rail services to surrounding areas and beyond, car usage could be reduced through;

- Improvements to public transport services including the increased frequency and increased provision of services in the evenings and on Sundays for routes 38 and 38a;
- Improved public transport services to Alec Hunter School;
- Pedestrian and cycle access improvements to and around Galleys Corner;
- Improved pedestrian and cycle access and facilities at Cressing Train Station, including improved lighting around and within the Station; and
- Improved provision of employment opportunities, services and facilities within the Parish, such as healthcare facilities.

**4.8.16** Planning application 17/01671/REM was recently approved by BDC for 118 dwellings on land adjacent to the southern boundary of Tye Green, east of Mill Lane <sup>(51)</sup>, and includes the provision of pedestrian and cycle access along Bulford Lane connecting Cressing Train Station to the village of Tye Green. The Parish Council will work closely with the relevant developer and Essex County Council to ensure that the proposed scheme is satisfactorily delivered.

**4.8.17** The summer 2016 public consultation identified the following important transport improvements for the future of the Parish:

- Pedestrian and cycle access improvements to and around Galleys Corner;
- Safety improvements on the B1018 to reduce bends and use by large vehicles;
- Reduce congestion at Galleys Corner;
- Support and encourage strategic improvements to the A120;
- Pedestrian and cycle access improvements around the Parish, particularly to Cressing train station and Cressing Temple; and
- Speed reduction measures on roads throughout the Parish.

**4.8.18** The Neighbourhood Plan supports the introduction of the following transport related infrastructure projects which could benefit the Parish and surrounding area (projects 1, 3, 4, 5, 6 and 8 are illustrated in Figure 9):

1. Improvements to Galleys Corner to reduce congestion, improve journey time reliability for Cressing Parish residents, improve safety, and improve resilience at the junction;
2. Protecting and improving existing pedestrian and cycle links throughout the Parish;
3. Delivering new pedestrian and cycle links to improve connectivity between settlements, services and facilities within the Parish and beyond, including access to employment and retail opportunities at Galley's Corner and Braintree Freeport;
4. Improving connectivity between Long Green, Withies Green, Lanham Green, Cressing village, Hawbush Green, Tye Green and Cressing Temple;
5. Improving safety on the B1018 route for all users, particularly in relation to use of the road by lorries and pedestrian and cycle access between Tye Green and Braintree;
6. Improving access to Cressing Train Station, and lighting facilities at the Station;
7. Reducing the reliance on the private car to access employment, services and facilities within the Parish and beyond;
8. Improvements to public transport services, including the increased frequency and increased provision of services in the evenings and on Sundays for routes 38 and 38a and improved public transport services to Alec Hunter School and Braintree Village;
9. Delivering traffic calming measures on appropriate local roads throughout the Parish, particularly in residential areas and where there have been recent serious or fatal road incidents.

**4.8.19** The Parish Council will seek to engage with Essex County Council, relevant infrastructure providers and developers in order to facilitate and implement the above measures. Subject to the consideration of detailed design elements and the requirements of other policies contained within this Plan, the development proposals which contribute towards the progression and delivery of the above transport related infrastructure projects will be supported.

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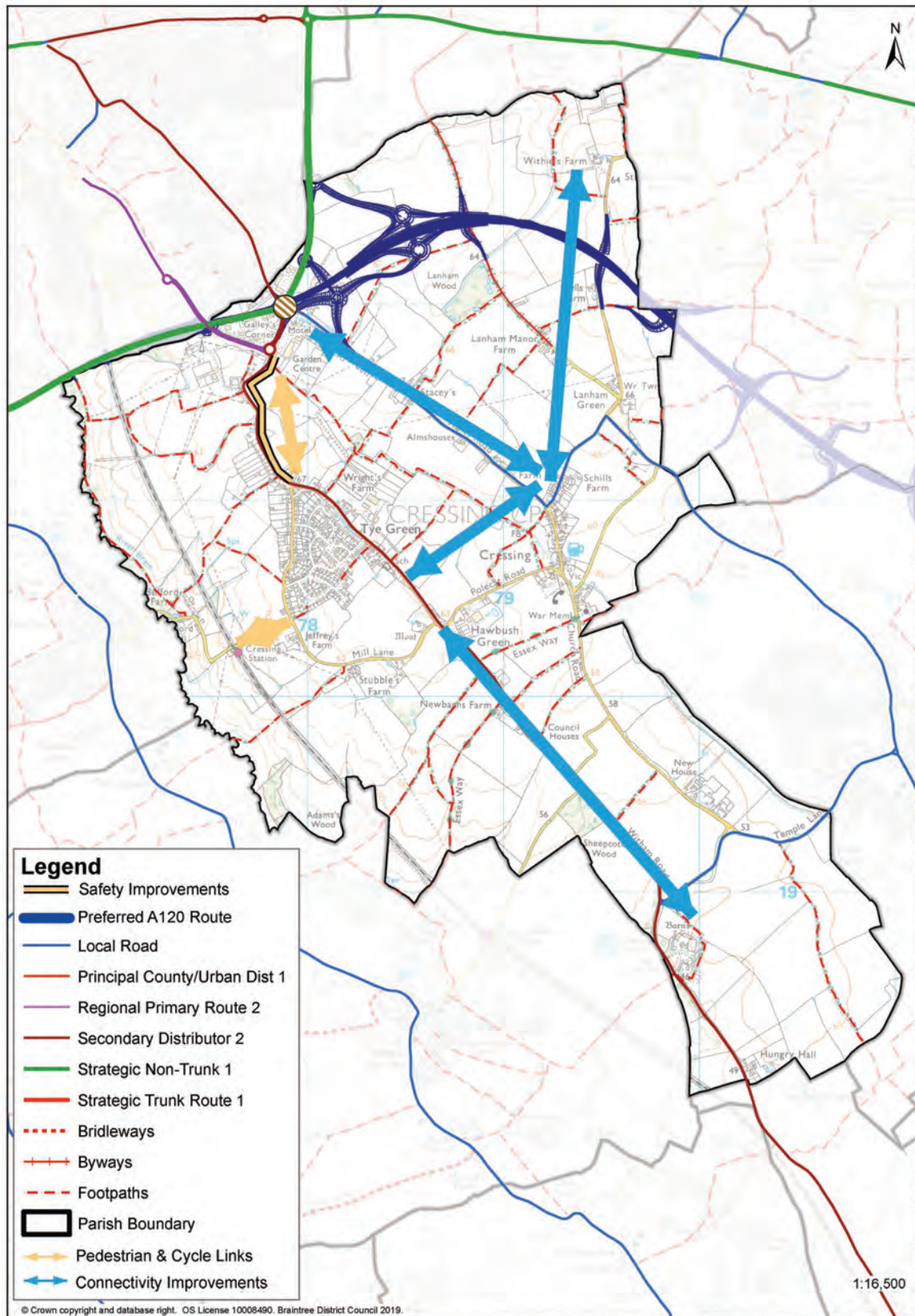
51 For further details see section 3.3 of the Baseline Scoping Report, and Appendix 2 of this report.

**4.8.20** The Parish Council will seek to engage with Essex County Council, Highways England, and the Department of Transport<sup>(52)</sup> to consider options for the realignment of the A120 and ensure that the views of local residents are fully taken into account in the decision-making process, the potential impacts on the Parish are understood and mitigated sufficiently, and that any direct or indirect benefits to the Parish are realised and appropriately utilised.

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52 And other relevant organisations or future replacement organisations

**Figure 9 Highway safety, connectivity and sustainable transport projects in Cressing Parish**



## Policy 10

### Provision of Electric Vehicle Charging Points

The installation of electric vehicle charging point infrastructure should be provided within all developments providing parking.

#### Relevant Evidence Base Documents

- A120 to A12 Options Assessment Report, Essex County Council (Jacobs, April 2016)
- Cressing Parish Neighbourhood Plan Baseline Scoping Report (DAC Planning, March 2017)

## 4.9 Developer contributions

### Context

**4.9.1** When determining a planning application, BDC can seek contributions from developers to mitigate the impact of the development on the local area, known as developer contributions or planning obligations. The contributions can include financial contributions towards a range of infrastructure items such as community services and facilities, affordable housing, parks, play areas, public transport and community buildings, or the contribution can provide an item such as land, roads, constructed affordable housing and community buildings for example.

**4.9.2** The amount of contributions which can be sought from a developer are limited by the financial viability of the scheme and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regulations)<sup>(53)</sup>. The NPPF states that required contributions should ensure the viability of proposed development schemes, therefore 'the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'<sup>(54)</sup>.

**4.9.3** Emerging BDC Policy LLP 33, Affordable Housing, sets out affordable housing requirements for the District, including a requirement in Cressing Parish of 40% affordable housing on sites of 10 dwellings or more with a maximum combined gross floorspace of 1,000sqm. If the affordable housing targets set out in the policy, together with other developer contributions required, render a development financially unviable, then the applicant must provide a viability appraisal for independent verification to identify the maximum viable level for the scheme.

53 Regulation 122 of the Community Infrastructure Levy Regulations 2010 state that 'a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

54 Paragraph 173 of the National Planning Policy Framework (NPPF)

**4.9.4** Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively):

- footways, cycleways and highways;
- public transport;
- drainage and flood protection;
- waste recycling facilities;
- education and childcare;
- healthcare;
- sports, leisure and recreation facilities;
- community and social facilities;
- cultural facilities, including public art;
- emergency services;
- green infrastructure;
- open space;
- affordable housing;
- live/work units and lifetime homes;
- ultrafast high-speed broadband; and
- facilities for specific sections of the community such as youth or the elderly.

**4.9.5** Key relevant policies in the emerging BDLP include:

- Policy LPP 33 – Affordable Housing; and
- Policy LPP 82 – Infrastructure Delivery and Impact Mitigation.

## **11: Developer Contributions**

**4.9.6** The emerging BDLP sets out some District-wide standards and guidance for developer contributions, informed and supplemented by the Infrastructure Delivery Plan<sup>(55)</sup> and the Essex County Council Developers' Guide to Infrastructure Contributions<sup>(56)</sup>. However, these do not take into consideration all of the specific needs for Cressing Parish.

**4.9.7** Policies within the CPNP have identified a range of infrastructure needs in the Parish which could be provided through developer contributions subject to viability and the requirements of the CIL Regulations. The potential developer contributions included within this Plan are summarised in Table 4 below.

55 Braintree Infrastructure Delivery Plan 2017 (Troy Planning & Design and Navigus Planning)

56 Revised Edition 2016 (Essex County Council)

**Table 4 Potential developer contributions included within the CPNP**

| <b>CPNP<br/>Section</b>  | <b>Local Infrastructure Requirements for Cressing Parish</b>  |
|--|---|
| Infrastructure, Services and Utilities                                 | <ul style="list-style-type: none"> <li>• Improvements to ultrafast broadband coverage across the Parish</li> <li>• Education facilities, including early years and childcare facilities in Cressing Parish, Cressing Primary School, the Alec Hunter Academy, and Notley High School</li> <li>• Utilities infrastructure, including water and gas services</li> <li>• Healthcare services, including GP surgeries and dental practices</li> </ul>   |
| Protecting and Enhancing Community Facilities and Public Open Space    | <ul style="list-style-type: none"> <li>• A new community hall</li> <li>• New community notice boards</li> <li>• Expansion and modification of the playing fields and equipment at Jeffreys Road</li> <li>• Improvements at Rainbow Field</li> <li>• Implementing a Churchyard Management Plan at All Saints Church to reinstate the Essex Wildlife Sanctuary in appropriate areas of the churchyard.</li> <li>• Provision of allotments</li> <li>• Additional amenity green space</li> <li>• New children's play space</li> <li>• New youth play space</li> </ul>   |
| Improvements to Highway Safety, Connectivity and Sustainable Transport | <ul style="list-style-type: none"> <li>• Improvements to Galleys Corner to reduce congestion, improve journey time reliability for Cressing Parish residents, improve safety, and improve resilience at the junction.</li> <li>• New pedestrian and cycle links to improve connectivity between settlements, services and facilities within the Parish and beyond (see Figure 9).</li> <li>• Improving safety of the B1018 route for all users, particularly in relation to use of the road by lorries and pedestrian and cycle access between Tye Green and Braintree.</li> <li>• Improving access to Cressing Train Station, and lighting and parking facilities at the Station.</li> <li>• Improvements to public transport services, including the increased frequency and increased provision of services in the evenings and on Sundays for routes 38 and 38a and improved public transport services to Alec Hunter School and Braintree Freeport.</li> <li>• Traffic calming measures on local roads throughout the Parish, particularly in residential areas and where there have been recent serious or fatal road incidents (including Ashes Road / Long Green).</li> </ul> |

**4.9.8** Where appropriate, the Parish Council expect new development to contribute towards relevant infrastructure requirements identified in Table 4 when identifying contributions as part of an application. However, it is acknowledged that not all new developments will be able to contribute towards

infrastructure needs in the Parish due to the financial viability of a scheme, the particular infrastructure needs of the proposal, and the restrictions of the CIL Regulations. The need to provide developer contributions towards Parish based infrastructure requirements will be considered individually for specific development proposals. It is therefore recommended that developers consult with Cressing Parish Council and Braintree District Council at an early stage of preparing development proposals, to ensure that proposed developer contributions satisfactorily meet the requirements of the Neighbourhood Plan and the needs of the Parish.

**4.9.9** The requirements for developer contributions should be discussed and agreed prior to the submission of a planning application with Cressing Parish Council, Braintree District Council, and where relevant Essex County Council. Developer contributions towards wider infrastructure needs will be sought in accordance with Policy LPP 82 of the Braintree District Local Plan, with reference to the Braintree Infrastructure Delivery Plan, and the Essex County Council Developer Contributions Guide.

## Policy 11

### Developer Contributions


- A. Subject to the financial viability of development, new development will be required to contribute towards the provision of relevant infrastructure in the Parish.
- B. Planning applications for non-residential development of a nature and scale that will be required to mitigate its impact upon local infrastructure, services and facilities will be required to provide a proportionate contribution towards relevant projects identified in Table 4 where viable.
- C. Developer contributions towards local infrastructure needs will be sought in accordance with Table 4 and Table 5 (the Neighbourhood Plan Action Plan).
- D. Planning applications for residential development, and relevant planning applications for non-residential development, should clearly demonstrate the impact of the proposed development on local infrastructure in the area, and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts where contributions are required.
- E. Where viability evidence is provided by the applicant, it should clearly demonstrate the level of developer contributions which can be provided without rendering the scheme financially unviable. Relevant development proposals that fail to provide sufficient mitigation of the impact of the development through developer contributions will not be supported, unless:
  - i. It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm; and
  - ii. A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed; or
  - iii. Obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.
- F. Where an Appropriate Assessment has identified that a development will have an impact on the Essex coastal habitats sites, proportionate financial contributions for visitor management measures to mitigate in combination impacts from recreational disturbance will be sought in accordance with the requirements of Natural England.

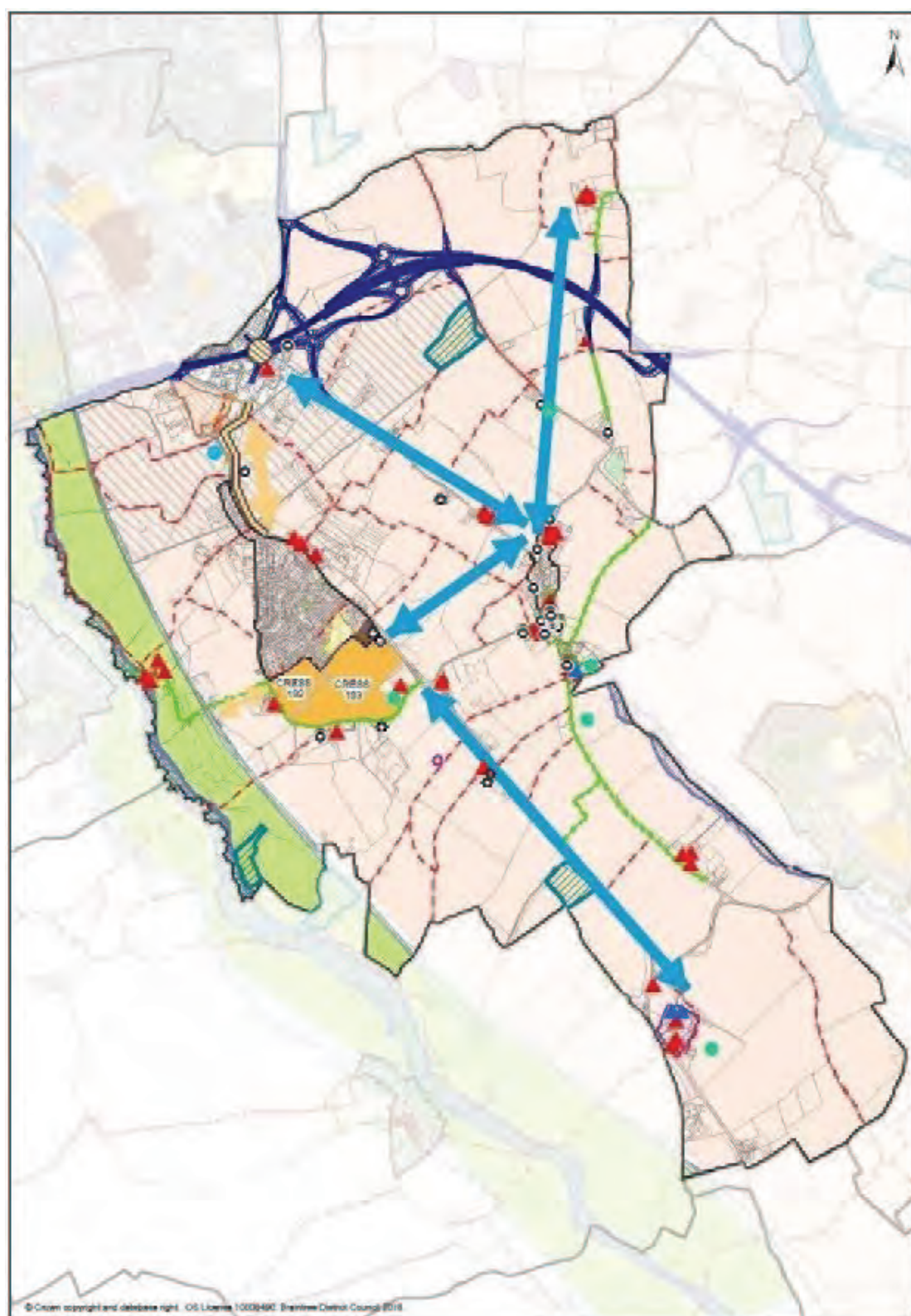
### Relevant Evidence Base Documents

- Community Infrastructure Levy Regulations (HM Government, 2014)
- National Planning Policy Framework (HM Government, 2012)
- Braintree Infrastructure Delivery Plan (Troy Planning & Design and Navigus Planning, 2017)
- Essex County Council Developers' Guide to Infrastructure Contributions (ECC, 2016)
- Sustainable Modes of Travel Strategy (Essex County Council, 2016).

## 5 Proposals Map

### Legend

|  |  |
|--|--|
|    | Ancient Monument                                     |
|    | Byways   |
|    | Common Land  |
|    | Conservation Area                                    |
|    | Connectivity Improvements                            |
|    | Cycleway   |
|    | Protected Lanes                                      |
|    | Education  |
|    | Floodzone 2  |
|    | Floodzone 3  |
|   | Floodzone 3B   |
|  | Footpaths  |
|  | Formal Recreation                                    |
|  | Grade 2 Listed Building                              |
|  | Grade 1 Listed Building                              |
|  | Junction Improvements                                |
|  | Local Wildlife Sites                                 |
|  | Non Designated Heritage Assets                       |
|  | Non Designated Archaeological Sites                  |
|  | Open Countryside Buffer Area                         |
|  | Pond   |
|  | Parish Boundary                                      |
|  | Pedestrian and Cycle Links                           |
|  | Retail Warehousing                                   |
|  | Residential Allocation                               |
|  | River Brain Valley Landscape Character Area          |
|  | Safety Improvements                                  |
|  | Silver End Farmland Plateau Landscape Character Area |
|  | Town Development Boundary                            |
|  | Village Envelope                                     |



## 6 Implementation

### 6.1 The Neighbourhood Plan Action Plan

**6.1.1** The CPNP has identified 14 objectives, and sets out 11 policies to enable the delivery of the objectives. The CPNP policies include a range of actions and projects to guide the delivery of CPNP objectives. Table 5 below considers in detail each action / project identified within the Plan, and outlines how the actions / projects will be delivered.

**6.1.2** Note that BDC intend to produce a Community Infrastructure Levy (CIL), however no draft Charging Schedule has been published for consultation. The Action Plan in the table below will therefore not refer to CIL specifically until there is greater certainty on when a Charging Schedule may be produced and adopted. The term 'developer funding' in table 5 therefore refers to Section 106 contributions agreed as part of planning applications to BDC.

**Table 5**

| Natural Environment                    |  |   |  |                                       |   |   |
|--|--|---|--|---------------------------------------|---|---|
| Ref                                    | Action / Project   | Relevant CPNP Objective   | How will this be delivered   | Who is responsible                    | Outcome (Indicators of achievement)                               | Monitoring  |
| 1                                      | Tree planting, improving ponds and hedgerows throughout the Parish | 2. To conserve the natural environment of Cressing and maintain and enhance the biodiversity of the Parish. | The creation of a community group to identify tasks, raise funds, and undertake works. | CPC, Landowners, Essex Wildlife Trust | Improved green spaces, ponds and hedgerows throughout the Parish. | Undertaken by the community group following the identification of specific tasks. |
| Infrastructure, services and utilities |  |   |  |                                       |   |   |
| Ref                                    | Action / Project   | Relevant CPNP Objective   | How will this be delivered   | Who is responsible                    | Outcome (Indicators of achievement)                               | Monitoring  |
| 2                                      | Improve ultrafast high-speed broadband coverage across the Parish  | 5. To have fast and efficient internet and mobile connectivity for all residents and businesses             | BDUK[1] projects led by ECC.<br><br>As part of new developments in the Parish.         | ECC<br><br>BDC<br><br>Developers      | Improved broadband service throughout the Parish.                 | Undertaken by CPC and ECC.  |

|   |   |  |  |   |  |  |
|---|---|--|--|---|--|--|
| 3 | Improve provision of utilities in the Parish, particularly related to water pressure and gas. | 6. To improve utilities infrastructure                             | Discussions with infrastructure providers.   | CPC, Essex and Suffolk Water, Anglia Water, National Grid | Improved water pressure and provision of gas services within the Parish. | Undertaken by CPC.   |
| 4 | Improve access to healthcare services, including GP surgeries and dental practices            | 4. To ensure access to appropriate education and health facilities | NHS Mid Essex CCG[2] projects in the area.<br><br>Developer funding, or delivered in full as part of new developments in the Parish. | NHS / CCG<br>BDC  | Improved access to healthcare facilities for local residents.            | Undertaken by CPC, supported by BDC and the NHS / CCG to obtain appropriate developer contributions. |

#### Community facilities and public open space

| Ref | Action / Project                      | Relevant CPNP Objective  | How will this be delivered   | Who is responsible | Outcome (Indicators of achievement)  | Monitoring  |
|-----|---------------------------------------|--|--|--------------------|--|---|
| 5   | Provision of allotments in the Parish | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund raising activities. | BDC<br>CPC         | Provision of allotments in the Parish. An amount sufficient to meet the needs of the Parish. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space |

|   |                                  |  |  |            |  |  |
|---|----------------------------------|--|--|------------|--|--|
|   |                                  |  |  |            |  | Study produced by BDC.   |
| 6 | Additional amenity green space   | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.                                       | BDC<br>CPC | New amenity green space in the Parish. An amount sufficient to meet the needs of the Parish.   | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC. |
| 7 | Additional children's play space | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund raising activities. | BDC<br>CPC | New children's play space in the Parish. An amount sufficient to meet the needs of the Parish. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the   |

|   |  |  |  |                |  |  |
|---|--|--|--|----------------|--|--|
|   |  |  |  |                |  | Braintree Open Space Study produced by BDC.  |
| 8 | Additional youth play space  | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | New youth play space in the Parish. An amount sufficient to meet the needs of the Parish.            | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC. |
| 9 | Additional facilities for older people, such as meeting places, benches, and a bowling green | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | New facilities for older people in the Parish. An amount sufficient to meet the needs of the Parish. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open   |

|    |                         |  |  |                |  |  |
|----|-------------------------|--|--|----------------|--|--|
|    |                         |  |  |                |  | Spaces Action Plan, and the Braintree Open Space Study produced by BDC.  |
| 10 | A new dog exercise area | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | A new dog exercise area in the Parish, sufficient to meet the needs of the Parish. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC. |
| 11 | A new community hall    | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | The completion of a new community hall in the Parish.                              | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational  |

|    |   |  |  |                |  |  |
|----|---|--|--|----------------|--|--|
|    |   |  |  |                |  | Facilities Study produced by BDC.  |
| 12 | Funding to support new community clubs  | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Community funding bids as appropriate.<br><br>Local fund-raising activities.   | CPC            | New community clubs starting in the Parish.  | Undertaken by CPC.   |
| 13 | Deliver new community notice boards   | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | New community notice boards at appropriate and accessible locations in the Parish. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.  |
| 14 | Expansion and modification of the playing fields and equipment at Jeffreys Road | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC | Improved sports facilities at Jeffreys Road.                                       | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action |

|    |  |  |  |   |  |  |
|----|--|--|--|---|--|--|
|    |  |  |  |   |  | Plan, and the Braintree Open Space Study produced by BDC.  |
| 15 | Improvements at Rainbow Field  | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC  | New secure fencing, improved public access and areas for wildlife. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC. |
| 16 | Implementing a Churchyard Management Plan at All Saints Church to reinstate the Essex Wildlife Sanctuary in appropriate areas of the churchyard. | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br><br>CPC<br><br>Parochial Church Council<br><br>Essex Wildlife Trust. | Develop the nature conservation area in the churchyard.            | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities   |

|         |  |  |  |                          |   | Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC.  |
|---------|--|--|--|--------------------------|---|--|
| 17      | Improve common land areas in the Parish.                                     | 7. To retain and improve facilities for outdoor recreation and leisure facilities for all ages | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>Community funding bids as appropriate.<br><br>Local fund-raising activities. | BDC<br>CPC<br>Landowners | The common land areas in the Parish are no longer overgrown, with scrub removed and the areas fully accessible to the public. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible.<br><br>Updates to the Braintree Open Space, Sports and Recreational Facilities Study, Open Spaces Action Plan, and the Braintree Open Space Study produced by BDC. |
| Housing |  |  |  |                          |   |  |
| Ref     | Action / Project   | Relevant CPNP Objective  | How will this be delivered   | Who is responsible       | Outcome (Indicators of achievement)   | Monitoring   |
| 18      | Improving access to social housing within the Parish for local residents and | 9. To ensure that any future development is in keeping with the needs of the                   | Discussions with BDC.  | CPC<br>BDC               | The prioritisation of social housing within the Parish to local   | Undertaken by CPC, supported by BDC to provide   |

|  | associated family members.  | community in terms of the type and tenure of housing provided  |  |                    | residents and family members.  | relevant monitoring data.  |
|--|---|--|--|--------------------|--|--|
| Highway safety, connectivity and sustainable transport |   |  |  |                    |  |  |
| Ref  | Action / Project  | Relevant CPNP Objective  | How will this be delivered   | Who is responsible | Outcome (Indicators of achievement)  | Monitoring   |
| 19   | New pedestrian and cycle links to improve connectivity between settlements, services and facilities within the Parish and beyond (see Figure 9) | 12. To improve connectivity within the Parish by improved and new footpaths and cycle ways to connect the diverse parts of the Parish and wider District | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC / Government funding | ECC<br>BDC         | Improved connectivity between Long Green, Withies Green, Lanham Green, Cressing village, Hawbush Green, Tye Green and Cressing Temple. | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC to support implementation. |
| 20   | Improved pedestrian and cycle access between Tye Green and Braintree on the B1018.  | 12. To improve connectivity within the Parish by improved and new footpaths and cycle ways to connect the diverse parts of the Parish and wider District | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC / Government funding | ECC<br>BDC         | Safe good quality pedestrian and cycle access between Tye Green and Braintree on the B1018.  | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC to support implementation. |

|    |  |   |  |  |   |  |
|----|--|---|--|--|---|--|
| 21 | Improving safety of the B1018 route for all users, particularly in relation to use of the road by lorries. | 14. To improve local transport                    | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC / Government funding   | ECC<br>BDC   | Reduction in lorries over a specified size using the B1018 between Tye Green and Braintree.   | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC to support implementation.                                 |
| 22 | Improving access to Cressing Train Station   | 13. To encourage the use of sustainable transport | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC / Government funding   | ECC<br>BDC   | Delivery of pedestrian and cycle access to Cressing Train Station from Tye Green.   | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC to support implementation.                                 |
| 23 | Improving lighting facilities at Cressing Station  | 13. To encourage the use of sustainable transport | Through discussions with Network Rail and Abellio / Greater Anglia.  | CPC,<br>Network Rail,<br>Abellio /<br>Greater Anglia | Delivery of improved lighting arrangements at Cressing Train Station.   | Undertaken by CPC, supported by Network Rail and Abellio / Greater Anglia.   |
| 24 | Improvements to public transport services  | 13. To encourage the use of sustainable transport | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC / Government funding<br><br>Developer funding for local bus service improvements | CPC<br>ECC<br>BDC                                    | Improvements to public transport services, including the increased frequency and increased provision of services in the evenings and on Sundays for routes 38 and 38a, improved | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC and local bus service providers to support implementation. |

|    |  |                                |  |  |   |  |
|----|--|--------------------------------|--|--|---|--|
|    |  |                                | managed by ECC ringfenced for Parish use   |  | public transport services to Braintree Freeport and Alec Hunter School.   |  |
| 25 | Traffic calming measures on local roads throughout the Parish, particularly in residential areas and where there have been recent serious or fatal road incidents. | 14. To improve local transport | Developer funding, or delivered in full as part of new developments in the Parish.<br><br>ECC Local Highways Panel funding<br><br>Government funding | CPC<br><br>ECC<br><br>BDC  | Delivery of traffic calming measures throughout the Parish.<br>Reduction in serious or fatal road incidents in the Parish.    | Undertaken by CPC, supported by BDC to obtain developer contributions where possible, and ECC to support implementation. |
| 26 | Consider the implications of the A120  | 14. To improve local transport | Engage with Essex County Council, Highways England, and the Department of Transport.   | CPC,<br><br>ECC,<br><br>Highways England,<br><br>Dept of Transport | The views of Cressing Parish residents are appropriately considered within the determination of proposals for the A120.       | Undertaken by CPC.   |
| 27 | Consider options to reduce congestion at Galleys Corner  | 14. To improve local transport | Engage with Essex County Council   | CPC,<br><br>ECC  | The views of Cressing Parish residents are appropriately considered within the determination of proposals for Galleys Corner. | Undertaken by CPC.   |



## 7 References

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## 8 Abbreviations

**BDC** – Braintree District Council

**BDLP** – Braintree District Local Plan

**BDUK** – Broadband Delivery UK

**CCG** – Clinical Commissioning Group

**CIL** – Community Infrastructure Levy

**CPC** – Cressing Parish Council

**CPNP** – Cressing Parish Neighbourhood Plan

**ECC** – Essex County Council

**HNA** – Housing Needs Assessment

**NPPF** – National Planning Policy Framework

**NPSG** – Neighbourhood Plan Steering Group

**RLP** – Braintree District Local Plan Review



## 9 Glossary

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent)
- b. Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Achaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Brownfield land:** See previously developed land.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

**Designated heritage asset:** A Scheduled Monument, Listed Building, Registered Park and Garden, Protected Lane or Conservation Area designated under the relevant legislation.

**Development Boundary:** The designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the Local plan.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**N P P F** (National Planning Policy Framework):  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Primary shopping area:** Defined area where retail development is concentrated.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Town development boundary:** See Development Boundary

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

**Village envelope:** See Development Boundary

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites not specifically identified in the development plan.



## 10 Appendix 1: Key statistics for Cressing Parish

**10.0.1** The following statistics were collated by the Rural Community Council for Essex (RCCE) in the Rural Community Profile for Cressing (October 2013), using data collected from the 2011 Census. Where new information is available, some statistics have been updated and relevant references are included as footnotes.

### i. Social statistics

| Topic  | Cressing Parish statistics       | National comparison | Key conclusions   |
|--|----------------------------------|---------------------|---|
| Population   | 1,650 (50.9% male, 49.1% female) | N/a                 |   |
| Number of households   | 705                              | N/a                 |   |
| Children under 16  | 270 (16.3% of population)        | 18.9% of population | Cressing Parish has a lower than national average proportion of younger people.   |
| Older people over 65   | 355 (21.6% of population)        | 16.3% of population | Cressing Parish has a higher than national average proportion of people aged over 65. The most populous age range in the Parish is 60-64. |
| People who have moved address within the last 12 months (2001) | 110 (7.2% of population)         | 12% of population   | Far less people are moving house in Cressing Parish in comparison to the national average.  |
| One person households  | 12% of households                | 17.9% of households | The Parish has a lower than national average proportion of one person households.   |

### ii. Prosperity statistics

| Topic                            | Cressing Parish statistics        | National comparison         | Key conclusions   |
|----------------------------------|-----------------------------------|-----------------------------|---|
| Working age DP benefit claimants | 117 (11.4% of working age adults) | 13.9% of working age adults | The Parish has a lower proportion of benefit claimants than the national average. |

|   |                           |                     |   |
|---|---------------------------|---------------------|---|
| Housing and Council Tax benefit claimants                     | 106 (15% of households)   | 20.6% of households | Households in the Parish are financially more comfortable than in other areas of the country. |
| People living in income deprivation                           | 117 (10.3% of population) | 13.5% of population |   |
| Households below 60% of the median income after housing costs | 19%                       | 21.5%               |   |

### iii. Economic statistics

| Topic   | Cressing Parish statistics                              | National comparison        | Key conclusions  |
|---|---|----------------------------|--|
| Economically active residents                             | 835 (68% of people aged 16-74)                          | 69.9% of people aged 16-74 |  |
| Self employed   | 161 (13.3% of people aged 16-74)                        | 9.8% of people aged 16-74  | Cressing Parish has a higher proportion of self- employed workers than the national average.   |
| Working from home   | 55 (4.4% of people aged 16-74)                          | 3.5% of people aged 16-74  | Cressing Parish has a higher proportion of people that work from home in comparison to the national average.   |
| People with no qualifications                             | 360 (25.9% of people aged 16+)                          | 22.5% of people aged 16+   | Cressing Parish has a higher than national average proportion of people with no qualifications, and a lower proportion of people with degree level qualifications. |
| People with highest qualification: Level 4 (degree level) | 265 (19% of people aged 16+)                            | 27.4% of people aged 16+   |  |
| Jobseekers allowance claimants (Feb 2013)                 | 25 (2.4% of working age adults)                         | 3.8% of working age adults | Households in the Parish are financially more comfortable than in other areas of the country.  |
| Largest employment sector                                 | Retail, 130 employees (17% of all people in employment) | N/a                        | The retail and construction sectors are important for residents.   |

|                                  |   |                                   |  |
|----------------------------------|---|-----------------------------------|--|
| Second largest employment sector | Construction, 115 employees (15% of all people in employment) | N/a                               |  |
| Skilled trades occupations       | 145 (18.4% of all people in employment)                       | 11.4% of all people in employment | The Parish has a significantly higher proportion of people in skilled trade occupations in comparison to the national average. |

iv. Housing and built environment statistics

| Topic   | Cressing Parish statistics | National comparison | Key conclusions   |
|---|----------------------------|---------------------|---|
| Number of detached houses   | 230 (31.2% of dwellings)   | 22.3% of dwellings  | Dwellings in Cressing Parish are predominantly semi-detached and detached.  |
| Number of semi-detached houses  | 324 (43.9% of dwellings)   | 30.7% of dwellings  |   |
| Number of terraced houses   | 113 (15.3% of dwellings)   | 24.5% of dwellings  | Cressing Parish has a low proportion of terraced properties and flats in comparison to national averages.   |
| Number of flats (purpose built)                                       | 61 (8.3% of dwellings)     | 16.7% of dwellings  |   |
| Owner occupied housing  | 492 (69.9% of households)  | 64.1% of households | Cressing Parish has a significantly higher proportion of owner occupied and social rented   |
| Social Rented housing   | 152 (21.5% of households)  | 17.7% of households | properties than the national and county average.  |
| Private rented housing  | 49 (6.9% of households)    | 15.4% of households | Cressing Parish has a significantly lower proportion of private rented housing than national averages.  |
| Affordability ratio (median house prices as ration of median incomes) | 16.5                       | 15.4                | The affordability ratio for the area is higher than the national average. Housing in Cressing Parish is therefore less affordable than in other areas of the country. |

|                     |                          |                          |  |
|---------------------|--------------------------|--------------------------|--|
| Average house price | £373,500 <sup>(57)</sup> | £219,554 <sup>(58)</sup> | Property prices in Cressing Parish are significantly higher than the national average. |
|---------------------|--------------------------|--------------------------|--|

#### v. Transport statistics

| Topic  | Cressing Parish statistics | National comparison | Key conclusions   |
|--|----------------------------|---------------------|---|
| Households without a car   | 95 (13.6% of households)   | 25.8% of households | Residents in Cressing Parish are more reliant on car use in comparison to other areas of the country.   |
| Households with one car  | 295 (41.6% of households)  | 42.2% of households |   |
| Households with two cars   | 215 (30.6% of households)  | 24.7% of households |   |
| Households with three cars   | 65 (9.1% of households)    | 5.5% of households  |   |
| Households with four or more cars                                      | 35 (5.2% of households)    | 1.9% of households  |   |
| Topic  | Cressing Parish statistics | County comparison   | Key conclusions   |
| Average travel time to nearest employment centre by car                | 5 minutes                  | 5 minutes           | Residents in Cressing Parish have to travel further for employment in comparison to national averages. This is a trend across Essex, however Cressing Parish travel distances are also higher than the county averages. |
| Average travel time to nearest employment centre by cycle              | 9 minutes                  | 7 minutes           |   |
| Travel time to nearest employment centre by public transport / walking | 11 minutes                 | 11 minutes          |   |

#### vi. Connectivity

58 UK House Price Index, December 2016

57 Rightmove.com, March 2017

| Topic                                    | Cressing Parish statistics | National comparison | Key conclusions   |
|--|----------------------------|---------------------|---|
| Road distance to a post office (km)      | 0.8                        | 1                   | Considering the rural character of Cressing Parish, the area has relatively good accessibility to services. |
| Road distance to a public house (km)     | 1.6                        | 0.7                 |   |
| Road distance to a job centre (km)       | 3.7                        | 4.6                 |   |
| Road distance to a secondary school (km) | 2.6                        | 2.1                 |   |
| Road distance to a GP (km)               | 3.1                        | 1.2                 | The distance travelled to obtain a GP in Cressing Parish is nearly 3 times the national average.            |



## 11 Appendix 2: Recent housing development proposals of more than 10 dwellings affecting Cressing Parish (January 2019)

Table 6

| Application no.              | Address   | Proposal   | Status  |
|------------------------------|---|--|---|
| 16/00397/OUT<br>17/01671/REM | Land adjacent to the southern boundary of Tye Green, east of Mill Lane                        | Reserved matters planning application for the approval of scale, appearance, layout and landscaping in relation to outline application permission 16/00397/OUT, for the erection of 118 dwellings, access into the site from Mill Lane and the creation of a pedestrian footway link to Cressing Station, via Bulford Mill Lane. | Outline application approved by Council on 14th February 2017.<br><br>Reserved matters application approved by Council on 10th January 2018.<br><br>Construction started March 2018 |
| 16/02144/OUT                 | Land adjacent to Braintree Road, Cressing.<br><br>Adjacent to planning approval 16/00397/OUT. | Development of up to 225 residential dwellings; associated access (including provision of a new roundabout on Braintree Road); public open space; play space; pedestrian and cycle links; landscaping; and provision of land for expansion of Cressing Primary School.   | Approved February 2018.   |
| 17/00007/SCR<br>18/00549/OUT | Land between Long Green and Braintree Road, Cressing  | Screening Request - Development of 250 dwellings together with public open space, landscaping, appropriate levels of car parking and a green corridor the southern boundary.<br><br>Outline application with some matters reserved, for residential development of up to 250 dwellings with access included.                     | Screening opinion adopted 20th December 2018.<br><br>Outline application submitted March 2018, pending consideration.   |

|   |  |  |  |
|---|--|--|--|
| 17/01448/OUT  | Ivy Cottage<br>Long Green<br>Cressing                            | Erection of up to ten dwelling houses  | Submitted Aug 2017,<br>currently being considered<br>by the Council.   |
| 18/00920/FUL  | Appletree<br>Farm, Polecat<br>Road,<br>Cressing                  | Demolition of existing buildings on site<br>and erection of 80 residential<br>dwellings with associated open space,<br>landscaping, amenity space, car and<br>cycle parking and other associated<br>works.   | Submitted May 2018,<br>currently being considered<br>by the Council,<br>amendments to the<br>application submitted<br>December 2018. |
| 18/00921/FUL  | Appletree<br>Farm, Polecat<br>Road,<br>Cressing                  | Demolition of existing buildings on site<br>and erection of 65 residential<br>dwellings with associated open space,<br>landscaping, amenity space, car and<br>cycle parking and other associated<br>works  | Submitted May 2018,<br>currently being considered<br>by the Council.   |
| 18/01287/FUL  | Garage area<br>and land at 15<br>- 16 The<br>Close, Tye<br>Green | Demolition of twelve unity-housing<br>flats and twenty garages and the<br>construction of seventeen affordable<br>homes consisting of two one-bed<br>bungalows, eleven two-bed houses<br>and four three-bed homes for rent and<br>shared ownership including<br>associated external works, parking<br>and landscaping. | Submitted July 2018,<br>currently being considered<br>by the Council.  |
| <b>Total dwellings approved by BDC</b>                  |  |  | <b>343</b>   |
| <b>Total dwellings in current planning applications</b> |  |  | <b>422*</b>  |

\*Note that two applications relate to the same site

# 12 Appendix 3: Natural Environment Features

## Natural Environment Feature: Sheepcote Wood: Bra 133



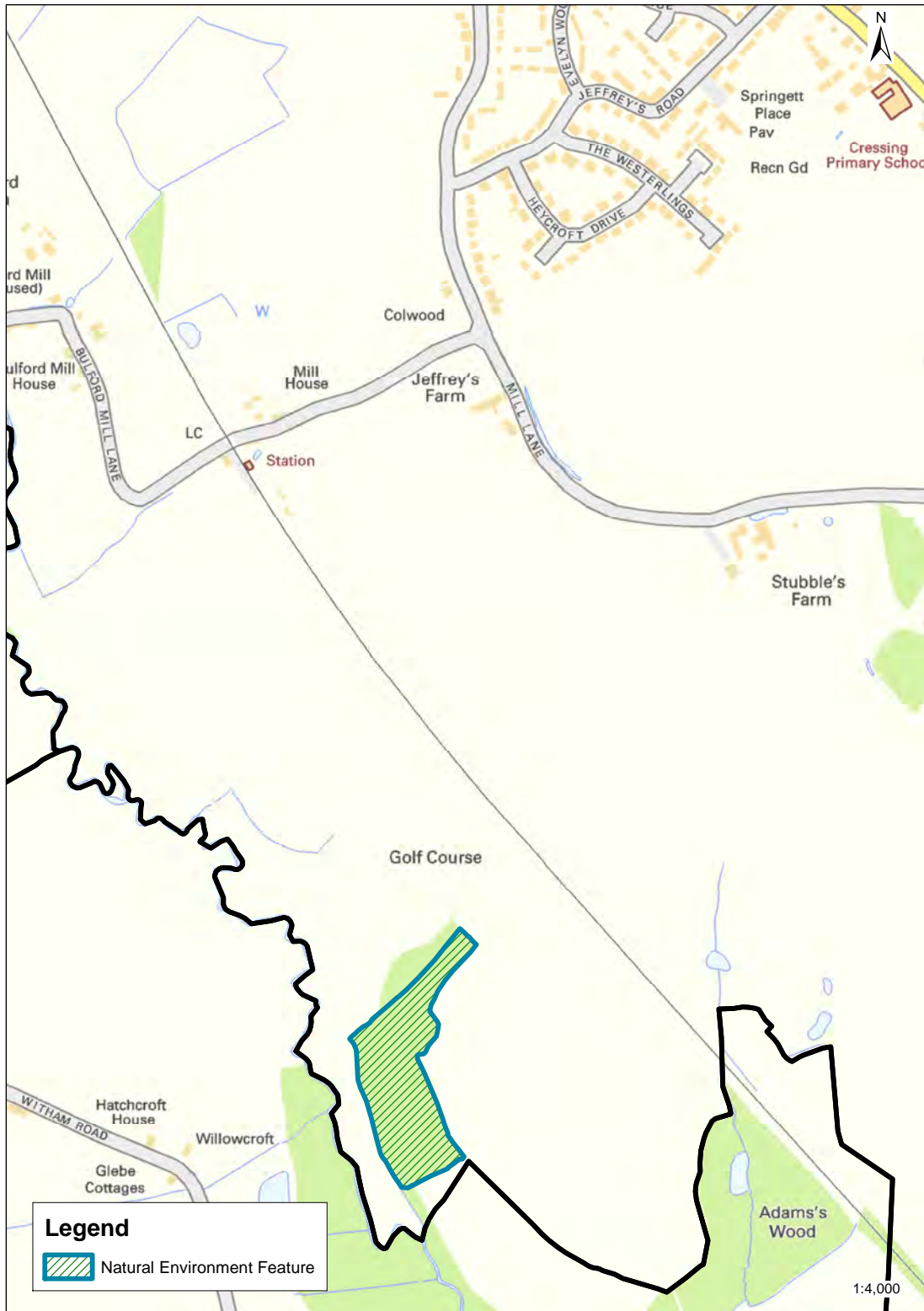
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### Natural Environment Feature: Lanham Wood: Bra 123



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### Natural Environment Feature: Stream Wood: Bra 107



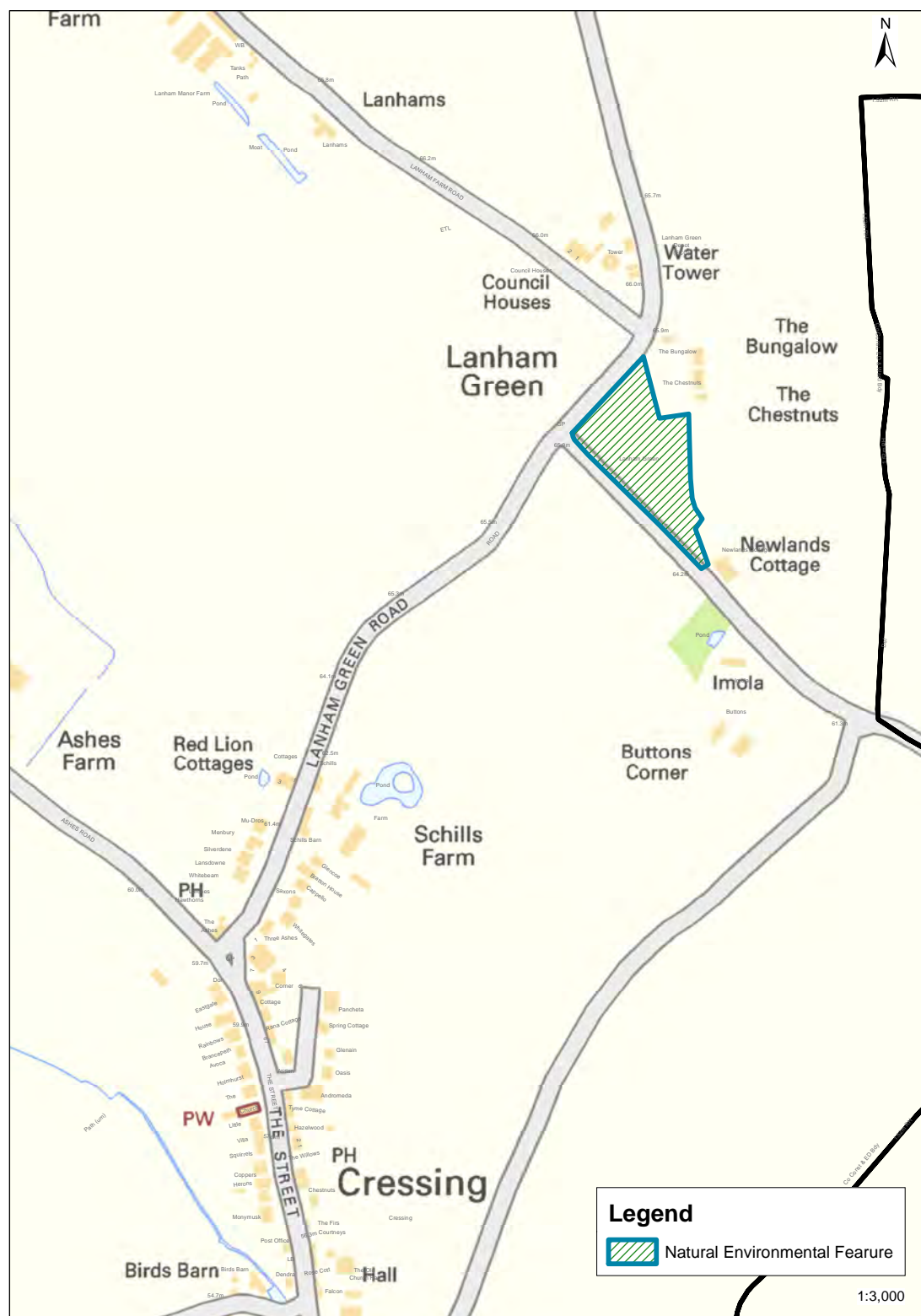
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### Natural Environment Features: Common Land Near Deans Farm: CL 426



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### Natural Environment Features: Lanham Green Common Land: CL 86



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### Natural Environment Features: Pond



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