



Coggeshall Parish Neighbourhood Plan

Countryside

| Character

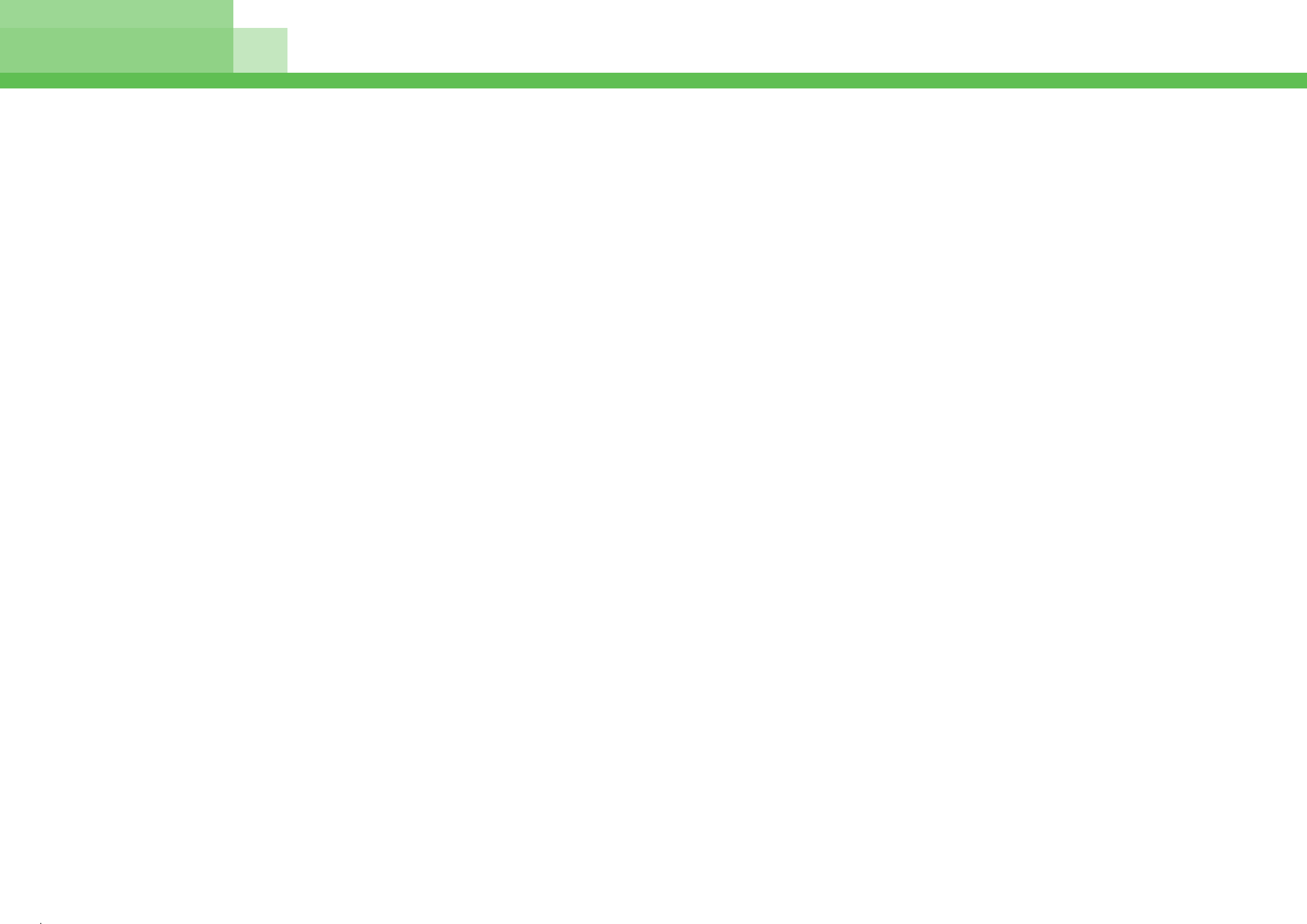
| Community

'To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.'

2019-2033



July 2021



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Introduction

1 Introduction

1.0.1 The Coggeshall Neighbourhood Plan (CNP) is a new planning document which aims to give local people more say about what happens in their area.

1.0.2 Local communities have been given legal powers under the Localism Act 2011 to take part in neighbourhood planning for their areas. For the first time, local people can have a major say in helping to shape the development and growth of their local area.

1.0.3 Neighbourhood planning enables communities to develop policies which will influence the development of land and other aspects such as the environment and climate change, the economy and infrastructure.

1.0.4 If passed at a local referendum, the Neighbourhood Plan will be 'made' by Braintree District Council (BDC) and, as part of the statutory development plan, will be used to determine planning applications in the Parish alongside the District Council's Local Plan.

1.0.5 The Neighbourhood Plan provides the local community with a powerful tool to guide the long term future of Coggeshall and its surrounding countryside for the period 2019 to 2033. The Plan contains a vision for the future of Coggeshall Parish and sets out clear planning policies to realise this vision.

1.0.6 Some of the Neighbourhood Plan policies are general and apply throughout the geographic area of the Plan, whilst others are more specific and relate to particular areas or sites. In considering any proposals for development, the Parish and District Councils will apply all of the relevant policies of the Plan.

1.0.7 The Coggeshall Neighbourhood Plan is part of a wider planning process which begins with the National Planning Policy Framework, and the NPPF informs Braintree District Council's Local Plan.

1.0.8 Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan. As part of the Local Plan, the Council is required to boost significantly the supply of housing as set out in the National Planning Policy Framework.



The Clocktower

The geographical area covered by the Neighbourhood Plan

1.0.9 Coggeshall is one of the 'Service Villages' in the Braintree District and is located on the A120 between the main market town of Braintree and Marks Tey.

1.0.10 Coggeshall Parish is situated at the East of Braintree District on the border with Colchester District and includes Coggeshall, Coggeshall Hamlet, Surrex and the hamlet of Little Nunty's, plus surrounding farms and woodland including the Marks Hall Estate.

1.0.11 The Coggeshall Neighbourhood Plan covers all of Coggeshall Parish. In preparing the Plan, there has been dialogue with the adjoining Parish Councils including: Kelvedon, Feering, Bradwell, Stisted and Marks Tey as well as with Braintree District Council.



Entrance to Coggeshall

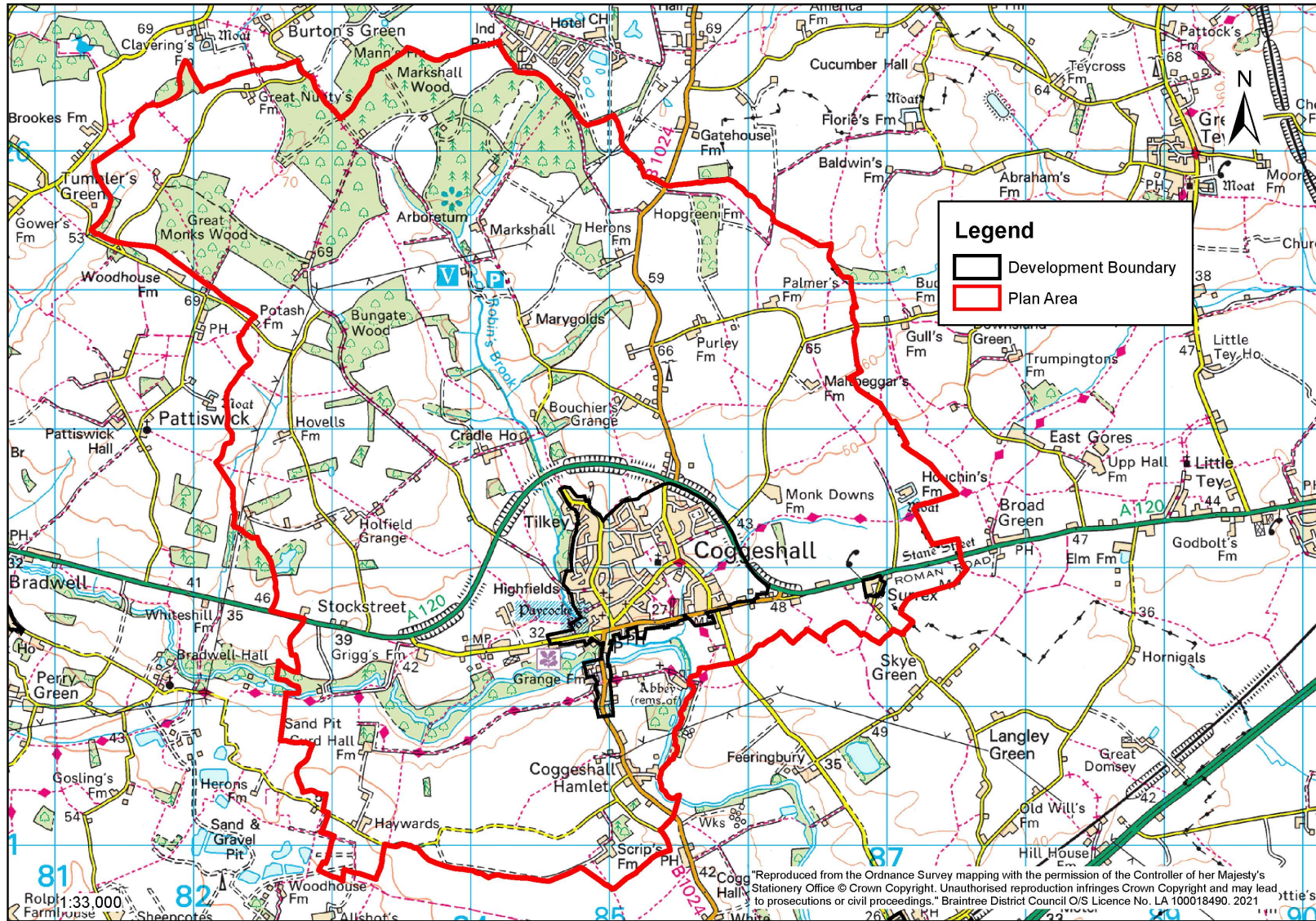


Figure 1 Coggeshall Neighbourhood Plan Area

Community involvement in developing the Neighbourhood Plan

1.0.12 Coggeshall is a village with a strong sense of identity. The Coggeshall Neighbourhood Plan Sub-Committee has reflected that sense of identity in the Plan by engaging with the community in a variety of ways.

1.0.13 A website and Facebook page were set up and the community was directed to these resources through posters, leaflets and use of the established Coggeshall community Facebook page. The community was able to email and leave comments for the Sub-Committee on the Facebook page.

1.0.14 Direct community consultation ranged from workshops with small groups, such as the Chamber of Trade and secondary school pupils, to large-scale exhibitions and activities aimed at the general public in the village hall and at community events. Evidence was gathered and collated from written and spoken responses and small-scale questionnaires. A 10 page, Parish wide questionnaire was delivered to every home in the Parish in 2018 and made available online.

1.0.15 In early 2019, for Regulation 14, a questionnaire on the draft Plan was once again delivered to homes and made available online. Approximately 300 responses were received from the community along with responses from stakeholders and statutory consultees.

1.0.16 Coggeshall Neighbourhood Plan Sub-Committee meetings were open to members of the community, and throughout the process updates were posted regularly onto Facebook, minutes published online and, when appropriate, newsletters delivered to the public.

1.0.17 The aim of the CNP consultation activities was to establish:

What the community values and wants to preserve;

What the community is concerned about and wants to improve;
How the community wants to achieve these outcomes and ultimately to reflect them in the policies that will deliver the Neighbourhood Plan.

See our website: www.coggeshall-np.com for more information.

A full list of consultation and public engagement events can be found in Volume 2.

Why we need a Neighbourhood Plan

1.0.18 Developing a Neighbourhood Plan gives communities an opportunity to shape what happens in their Parish. Working with the community, the Neighbourhood Plan committee is able to capture the aspirations of residents and put their ideas into a framework to guide the future development, regeneration and conservation of an area. Local knowledge enables the creation of local policies with greater detail which can help address the problems and opportunities faced in the Neighbourhood Plan area.

1.0.19 A Neighbourhood Plan can help the Parish address the climate crisis, which, according to the 2018 IPCC report, gives 11 years to create positive change to limit the temperature rise to 1.5 degrees. A Neighbourhood Plan can be part of the solution by emphasising local support for climate change policies which become part of the national and global effort.

1.0.20 The Coggeshall Neighbourhood Plan Sub-Committee has liaised with the Coggeshall Parish Council (CPC) and with BDC to ensure that the Neighbourhood Plan reflects the current government guidance and the policies being developed by BDC in their emerging Local Plan. Essex County Council and other statutory stakeholders were consulted during regulation 14 and will be consulted further as the Plan moves forward.

1.0.21 The policies of the Coggeshall Neighbourhood Plan aim to meet local needs in the most appropriate and sustainable manner and to protect and enhance our historic heritage and built and natural environment so that Coggeshall can remain a special place to live, work and visit.

The Neighbourhood Plan Process

1.0.22 The Coggeshall Neighbourhood Plan has to undergo several statutory processes:

A formal 6-week consultation on the draft Plan (Regulation 14).

A 6-week period publicising the amended draft Plan following the consultation (Regulation 16).

An independent examination at which the Plan is tested to ensure it meets a series of 'basic conditions'. These state that the Plan must:

- a. Have regard to national policies and advice which is currently contained in the National Planning Policy Framework (NPPF) and online Planning Practice Guidance (PPG).
- b. Contribute to the achievement of sustainable development.
- c. Be in general conformity with the strategic policies contained in the development plan for the area, which in Coggeshall's case are the strategic policies in BDC's development plan (currently including the Core Strategy [2011] and saved policies from the 2005 Local Plan)'.¹
- d. Not breach, and be otherwise compatible with, European Union (EU) obligations and not likely to have a significant effect on a European site⁽¹⁾ or a European offshore marine site⁽²⁾ either alone or in combination with other plans or projects.

A community referendum requiring more than 50% of those voting to approve the Plan.

The Plan is then 'made' by Braintree District Council.

The Structure of the Plan

This Plan is divided into four main sections:

Coggeshall Past and Present:

A brief description of the Parish and the key things that have influenced the Plan.

Building our Future:

Addressing the needs of Coggeshall Parish over the next 20 years.

Neighbourhood Plan Policies:

This section sets out policies to support the overall vision, including site specific allocations for new development.

Monitoring and Review:

How the Plan will be monitored.

1 As defined in the Conservation of Habitats and Species Regulations 2012

2 As defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007

Coggeshall Past and Present

2 Coggeshall Past and Present

2.0.1 Coggeshall is a rural Parish with a village of archaeological and historical importance. The village boasts over 200 listed buildings, including 8 Grade I and 17 Grade II* listed properties. The tithe barn for the Cistercian Abbey, the outstanding timber-framed Paycockes house, the 15th century church, the 13th century bridge and numerous buildings dating from the 14th to the 19th century have survived.

2.0.2 The quality of the buildings and the concentration of medieval properties in the centre has left the street pattern largely undisturbed making Coggeshall a fine example of a medieval village.

2.0.3 Blue plaques around the village record Coggeshall's part in history. Religious persecution is commemorated and the nonconformist Quakers, Methodists and Baptists have all left their mark. There is evidence too of the importance attached to education and learning. The Cistercian library at Coggeshall Abbey, featured works by Ralph of Coggeshall, one of the most important chroniclers of his time. In the 17th century Sir Robert Hitcham founded a school to educate the poor, and in the 19th century the British School and the National School were built.

Housing

2.0.4 At the time of the 2011 census Coggeshall had a population of 4,727 and 2,039 dwellings.

2.0.5 There is a predominance of family housing with 61% of homes having 3 bedrooms or more. There is a high level of home ownership (72%) with correspondingly low proportions of social (15%) and private rented (11%) housing. Retirement housing is provided on four sites offering a total of 114 dwellings. A further 9 cottages provide retirement housing. The bulk of residential property is situated in estates to the north of the historic village centre.

Economy

2.0.6 Medieval Coggeshall was built on the prosperity brought by the wool trade. By the end of the 18th century the wool trade had given way to baize, silk, lace and velvet production which, in turn, gave way to brewing, isinglass production and seed growing. The 1851 census shows Coggeshall to be one of the most industrialised places in Essex. The former breweries, factories, warehouses and barns have been adapted to 21st-century use, mostly residential, and remain as testimony to this extraordinary industrial history.

2.0.7 In the late 20th century the village prospered briefly as a centre for antiques. The demise of the antiques shops brought a reduction in the number of shops and restaurants in the village centre. The number and range of shops has continued to diminish over recent years, affected by supermarkets and out of town stores, and many pubs have been converted into houses.

2.0.8 Today Coggeshall has a local economy of approximately 200 businesses. Most local employment is to be found in village centre shops and services, community services such as schools and the doctors' surgery, and in tourist accommodation. The main area of industry is the purpose built estate in Priors Way on the north eastern edge of Coggeshall near the A120. The nature of businesses on this estate has changed over the years and the majority are now small or medium sized enterprises (SMEs) specialising in industrial services. The businesses on West Street are mostly office based services.

2.0.9 The weekly market is still held in Stoneham Street on Thursday mornings. A new supermarket serves the needs of local residents and beyond.

2.0.10 The village centre remains the focus of the social life of many residents, particularly older residents. If Coggeshall is to continue as a tourist centre and the village centre is to remain at the heart of the

community it is essential that there are enough shops, restaurants and places to stay. The shops and businesses should be supported and encouraged to contribute to the appearance and character of the village.

Setting & Environment

2.0.11 The village of Coggeshall is situated between Colchester and Braintree on the Roman road of Stane Street. It is intersected by the River Blackwater.

2.0.12 The village is surrounded by open countryside, rising slowly to the north and steeply to the south and consists of large arable fields and smaller intricate medieval field patterns in the vicinity of the Abbey and Pointwell Mill. Numerous bridleways and footpaths pass through the countryside (including the Essex Way) and lead to the outer boundaries of the Parish and to Marks Hall Gardens and Arboretum (200 acres of a historic landscape setting; an important recreation and ecological resource). The A120 bypass severs these footpaths, effectively splitting the Parish in two.

2.0.13 The countryside surrounding Coggeshall has no national designations, but there are seven locally designated wildlife sites. Despite the erosion of biodiversity due to modern farming practices, important birds and animals are returning to the countryside and waterways. In the light of the climate crisis it is essential that biodiversity and tree planting are increased within both rural and urban settings.

2.0.14 The Essex Wildlife Trust has designated two Living Landscapes running through the Parish - No 56: The Blackwater Valley and No 62: Bovington, Marks Hall and Chalkney Woods. Coggeshall is also lucky to have ancient woodlands and a unique character to its river corridor which is planted with the willow used to make cricket bats.

2.0.15 The countryside that embraces Coggeshall forms part of the historical story of the Parish and creates a setting for the village, each of its hamlets and its individual homes and farmsteads. It enhances the wellbeing of its residents today.

Transport, Facilities and Infrastructure

2.0.16 The facilities and infrastructure of the Parish serve a population of 4,727 (Census 2011) of which 19% are under the age of 16 years and 20% over the age of 65 years.

2.0.17 The Coggeshall Surgery is located in the centre of the village adjacent to the public car park and is in modern, purpose built and accessible premises. The practice has two full-time equivalent general practitioners with supporting staff and serves patients located within a 6-mile radius of the practice. The Surgery has stopped taking on new patients.



Coggeshall Surgery

2.0.18 There is a recognised deficit of open space serving the village, whether in terms of local amenity areas, formal play areas or sports pitches. There are three allotments sites in the village, a recreation ground and three play areas.

2.0.19 The uplifting walks into the surrounding countryside (including The Essex Way) are an important local resource for the health and well-being of the local community.

2.0.20 Access to the A120, with its links to Stansted and the M11, is good but there are some difficult junctions to negotiate, particularly the Earls Colne junction. Access to the A12, with links to the M25 and A14, is either via the A120 at Marks Tey or via Kelvedon using the B1024.

2.0.21 Public transport is limited to one bus every 30 minutes between Chelmsford and Colchester. A community bus, run by volunteers, carrying up to 16 passengers serves Kelvedon station at peak times.

2.0.22 The existing car park is well located for serving village centre facilities and is essential for commercial and community uses which contribute to the vitality and viability of the centre. The car park has recently been extended and charges will soon be applied.

2.0.23 Coggeshall is served by two pre-school facilities, one on the campus at Honywood School with 60 children on roll and 16 daily places and a Montessori pre-school known as Absolute Angels in Stoneham Street with 60 on roll and 38 daily places.

2.0.24 There are two primary schools: St Peter's Church of England (VC) Primary School in Myneer Park with capacity for 330 pupils aged between 4 and 11 years and Soaring High, (a Montessori Primary School) at Purley Farm, Purley Lane, off Colne Road, with a capacity of 47 pupils.

2.0.25 Honywood School (11 – 16 year olds) has an intake of 906 (September 2019). The distance travelled by pupils varies from up to 4 miles for those within the catchment area and up to 15 miles for those outside the catchment area. Intake numbers vary each year.

2.0.26 The campus and premises at Honywood School are used by the village and members of the local community who participate in swimming, football, badminton, and other sports throughout the year, including holiday periods. In addition, there is a jointly owned School and Scouting and Guiding building which is used during the daytime by the School and at evenings and weekends by Scouts and Guides of all ages.

2.0.27 Coggeshall Town Football Club has had recent success at both adult and junior levels and would like to improve their facilities. The football club playing fields form an attractive part of the open space on the approach to the village centre on West Street.

2.0.28 Essex County Council (ECC) 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 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. The south west and southern boundary Plan area falls within ECC's Waste Consultation Area (WCA): Policy 2 - Safeguarding Waste Management Sites and Infrastructure.

2.0.29 Essex County Council is the Minerals Planning Authority (MPA) for the Plan area, and is responsible for preparing planning policies and assessing applications for mineral development. The Minerals Local Plan (MLP) 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 non-mineral development. Mineral Consultation Areas require 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. The Essex Minerals Local Plan 2014 designates one site within the Plan area: 'A7 Bradwell Quarry, Rivenhall Airfield - Reserve Site' which sits at the southern boundary of the Coggeshall Neighbourhood Plan area.

2.0.30 The Environment Agency regulates Coggeshall's Wastewater Treatment Works located outside the Neighbourhood Plan area to the south east of the Parish boundary. The Environment Agency has advised that at the time of the Plan development, the facility is at 98% capacity and that development should not be approved within the Parish until an upgrade has been carried out.



River scene at Coggeshall Abbey

Community

2.0.31 Coggeshall people live their lives surrounded by the past. Their stories and the stories of their predecessors are preserved in the buildings, the streets and the fields of this unique, historic village. It is from the past that the present day community draws its strong sense of identity.

2.0.32 The Coggeshall Society has 220 members and meets regularly; the Museum opens every Sunday over the summer and is staffed and maintained entirely by volunteers. Various art and craft groups meet and exhibit their work and choirs and theatrical groups perform regularly. Annual events such as Coggeshall in Bloom, Open Gardens, the Community Festival and the Flower Festival attract enormous local support and large numbers of visitors to the village.

2.0.33 Community fund raising for charities, public events and local amenities is very prevalent within the community. Local shops and business are frequent supporters of such activities. In addition, there is a strong network of caring organisations within the community for the more vulnerable members and young people. Some of these are based around the communities of the local Churches and others are independent.

2.0.34 The Coggeshall Facebook page is peppered with photographs of Coggeshall scenes providing further evidence of the enormous pride people take in the appearance of the village and surrounding areas.

2.0.35 This enthusiasm is shared by young and old and by long established residents as well as more recent arrivals. The result is a diverse multi-faceted and supportive community.



Coggeshall Market



Coggeshall Community Festival

Building our Future

3 Building our Future

3.0.1 The people of Coggeshall were quick to assert what they wanted from the Neighbourhood Plan. They emphasised the importance of heritage, the environment and the sense of community and belonging. They expressed concern about house prices, the lack of public transport, parking and congestion.

3.0.2 These concerns and priorities were re-asserted at all stages of the consultation process, borne out by the results of the Community Questionnaire and were used to develop a list of objectives. To deliver a future Coggeshall that matches the hopes and expectations of the community the Neighbourhood Plan must:

Meet the housing, business and other development needs of the Parish.

Ensure the Parish takes a lead in climate change policies to reduce carbon emissions.

Protect and enhance our natural environment.

Protect and enhance our heritage.

Support a strong vibrant and healthy community.

Support and develop the economy of the Parish.

Maintain access to appropriate education and health services within the village.

Encourage a more sustainable community.

3.0.3 The hopes, ambitions and aspirations for the future of Coggeshall were captured in the vision statement for the Neighbourhood Plan:

“To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.”

3.0.4 The Plan must encourage development that will provide for the needs of the community without damaging the environment and the irreplaceable assets that make up Coggeshall’s heritage. This aim is consistent with the principles of sustainable development as set out in the National Planning Policy Framework and the Braintree District Local Plan.

Addressing the climate crisis.

3.0.5 The Coggeshall Neighbourhood Plan understands the need to address the climate crisis at a local level. The necessity to positively address the crisis is detailed in the IPCC report 2018, the Climate Act and the Paris Agreement. Coggeshall welcomes development that will ensure that carbon emissions and environmental impacts from new development and transport are limited to align with local and national climate change policies and objectives and encourage a low carbon lifestyle in Coggeshall.

Achieving sustainable development

3.0.6 Coggeshall welcomes sustainable development which helps to meet identified local needs, and Plan led development that brings benefits to the community which are not outweighed by harm to our historic or natural environment or to the well-being of our community. Sustainable development which brings benefit to the community and improvements in the natural and historic environments are particularly welcomed.

Meeting our needs

3.0.7 The Coggeshall Neighbourhood Plan recognises that there are development needs to be met.

3.0.8 There is a need for housing that is:

Suitable for older residents – smaller homes, on one level, convenient for services and facilities in the village centre.

Suitable for families – larger homes, with gardens and easy access to amenities.

Affordable – homes offered in various forms of tenure.

3.0.9 and for non-residential development that will:

Provide flexible accommodation for our businesses.

Improve facilities and infrastructure in the Parish.

Reinvigorate our village centre.

Increase business from tourism.

These development needs are set out in the Neighbourhood Plan Objectives and Policies.

3.0.10 The Plan recognises that development could affect the ability of future generations to meet their own needs and the desire to live in a healthy environment within a supportive community.

3.0.11 The Neighbourhood Plan therefore gives due weight to the impact of development on heritage, environment, climate change and community when assessing development proposals.

3.0.12 The Neighbourhood Plan will favour development that:

Encourages a sense of community.

Enhances the historic and natural environment.

Improves local infrastructure and resources.

Contributes positively to the health and well-being of the community.

Helps prevent and / or mitigate against climate change.

3.0.13 The Plan will not support development that will:

Significantly harm the historic or natural environment.

Put impracticable demands on local infrastructure and resources.

These principles are set out in detail in the Neighbourhood Plan Objectives and Policies.



Paycocke's House



The river Blackwater in winter

Neighbourhood Plan Policies

4 Neighbourhood Plan Policies

4.0.1 The objectives of the Plan evolved from a series of public consultations, surveys and other events and the policies at the end of each section were derived from a series of matrices linked to these objectives. The objectives can be found in paragraph 3.0.2.

4.1 Residential Development

Meeting the Housing Need - background to Policy 1

Context

4.1.1 Coggeshall is a unique and important settlement, which dates from the early Saxon period and is sited on the old Roman Stane Street from Colchester to St Albans. It has grown through a number of phases to its current size comprising 2039 dwellings and 4727 residents. Coggeshall has a lower proportion of people under the age of 44 years compared to Braintree District and the East of England, but a higher proportion of residents over 45 years of age. This age profile places specific demands on housing stock, facilities and public services.

4.1.2 The most recent large-scale additions took place between the late 1950s and 1970s, with the construction of several housing estates on the northern fringes of the original village, thus considerably extending the built-up area away from the river. These estates are a mixture of semi-detached houses and bungalows, with relatively large gardens, in contrast to the dense development and strong street-lines of the medieval village.

4.1.3 Coggeshall village, Coggeshall Hamlet and Little Nuntys all benefit from the close proximity of homes and businesses to their rural setting. This countryside setting complements the urban environment, places the historic core in a landscape setting and provides green space close to places of work and people's homes which enrich residents' lives.

4.1.4 The majority of homes in Coggeshall are owner occupied, mainly family homes, 62% of which have 3 bedrooms or more. There is a higher than average level of detached homes in the Parish.

4.1.5 Its rural setting, picturesque appearance and proximity to Kelvedon station, results in the average selling price in Coggeshall for most property types, being significantly higher than for Braintree District as a whole. The high price of housing is an issue for young residents wishing to stay in Coggeshall.

4.1.6 Relevant National Planning Policy:

NPPF 2019:

The 25-year Environment Plan:

Chapter 1 Clean Air.

Chapter 6 Protecting and improving our global environment.

Chapter 7 Mitigating and adapting to climate change.

4.1.7 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

SP2: Spatial Strategy for North Essex.

SP6: Place shaping principles.

LPP1: Development boundaries

LPP33: Affordable housing.

LPP34: Affordable housing in the countryside.
 LPP35: Specialist housing.
 LPP37: Housing Type and Density
 LPP74: Climate Change.
 LPP75: Energy Efficiency.
 LPP76: Renewable Energy Schemes.
 LPP77: Renewable energy within new developments.

Justification

4.1.8 In producing the CNP, careful consideration has been given to identifying the appropriate housing requirement for the Parish in close consultation with Braintree District Council. An indicative housing figure for the Parish over the Plan period between 2011 and 2033 has been confirmed by Braintree District Council as being between 344 and 512 dwellings dependent on the base data.

4.1.9 The residential allocations proposed within the CNP significantly exceed identified local housing needs and therefore contribute towards supporting District wide needs for housing. The allocations also provide for housing far in excess of that planned for within either the current or emerging development plan for the District.

4.1.10 In accordance with national planning policy, sites have been allocated following an appraisal of options and an assessment of individual sites against clearly identified criteria. The Housing Strategy Report which accompanies the CNP provides further details on the approach taken.

4.1.11 The following sites have been identified through a comprehensive and consistent assessment process which is in accordance with the Planning Practice Guidance:

The Dutch Nursery, West Street.

Cook Field, East Street.
 Land at Colchester Road.

4.1.12 It is recognised that the overall level of sustainable growth in Coggeshall and the wider Parish is constrained by the sensitivity of:

Its setting within the open countryside, especially the immediate environment surrounding the historic core plus the Abbey and Grange Barn, which affords spectacular views into and out of the village. Its heritage assets, having particular regard also to the social, cultural and economic benefits which these bring to the village. The valued landscapes which surround Coggeshall, including along the Blackwater Valley and protected woodlands. The quality of the surrounding agricultural land. Its overall amenity and quality of the historic environment which is valued by residents and tourists.

4.1.13 The allocations in the Neighbourhood Plan meet the housing requirement in full for the Parish, in accordance with the emerging Local Plan. It is anticipated that further windfall development will occur during the Plan period on brownfield sites. This approach is explained and justified within the Housing Strategy Report (DAC Planning, 2019) and is supported by the extensive evidence base produced to inform and justify the emerging Local Plan (including the Strategic Housing Market Assessment, Sustainability Appraisal, the Habitat Regulation Assessment, the Strategic Housing Land Availability Assessment and the Spatial Strategy Formulation Report), in addition to the extensive community consultation and engagement undertaken to inform the Neighbourhood Plan.

4.1.14 Further to the site allocations at the Dutch Nursery, Cook Field and Colchester Road, Policy 1 provides criteria to guide future proposals for residential development in the Parish. Proposals for development on brownfield land, and infill opportunities, will be supported subject to site specific considerations and the application of planning policies. Proposals

within the Development Boundary should be appropriate in scale and design, given the distinctive rural character, historic significance and atmosphere of Coggeshall village and the Parish's hamlets.

4.1.15 New residential development should be integrated into the community rather than creating separate or gated communities.

4.1.16 Securing a sustainable future for Coggeshall includes supporting strong, vibrant and healthy communities. Paragraph 92a of the NPPF requires local authorities to plan positively for the provision and use of community facilities to ensure they thrive into the future.

4.1.17 Community consultation demonstrated a desire by the respondents to enable a cohesive and integrated community and support those who need assistance with affordable homes. Therefore, it is important that new residential development contains the accepted level of 40% affordable homes.

4.1.18 Self-build housing plots within a proposed development provide opportunities for new and innovative building styles and enable individuals with creative flair to contribute to the character of Coggeshall village and the wider Parish. The promotion of self-build housing in Policy 1 reflects Coggeshall's desire for buildings of quality and also its support for Braintree District Council in fulfilling their commitments under the Town and Country Planning Act 2016. Development proposals should demonstrate in their application how the inclusion of self-build has been considered. Applicants should discuss self-build opportunities with Braintree District Council prior to the submission of the application.

4.1.19 BDC's self-build register has 162 entries (Nov 2019). The numbers for the Coggeshall area are:

Rural Mid (villages between Halstead and Braintree): 31

Rural South (villages to the south of Braintree): 40

4.1.20 Coggeshall has an ageing population and its current provision of 114 warden assisted flats / cottages and 9 age-restricted Alms Houses, will not meet the needs of the community in the near future. There is currently no care home in Coggeshall. Many residents highlighted the need for more small bungalows close to the village centre to help cater for increasing demand. Similarly, residents suggested more 'community housing' to enable people with shared values or needs to live within reasonable proximity of one another.

4.1.21 Respondents to the Coggeshall Community Questionnaire supported the inclusion of sustainable technologies in new housing projects. Technologies such as solar, wind and low carbon energy generation with battery storage, which assist in securing a sustainable and healthy future for the Parish, are being tailored for use at a household and community level. Coggeshall Parish should be at the forefront of 'green' development to help prevent and mitigate against the climate crisis. Public and private charging points for electric vehicles is one cost effective way in which developers can incorporate such technology. The use of Building Research Establishment Environmental Assessment Method (BREEAM) standards are also set out in Policy 11.

4.1.22 Our policies reflect the concerns and preferences of the community, favouring development that utilises land efficiently, protecting what the community values, while ensuring that Coggeshall has the capacity both to meet local demand and make a contribution to the wider need for new homes between now and 2033.

4.1.23 The Development Boundary for Coggeshall Parish are provided by the Local Plan.

Policy 1

Meeting the Housing Need

To meet the future housing needs of the Parish, the following sites are allocated for residential development (identified on in Figure 2):

Policy 2: The Dutch Nursery, West Street - 60 dwellings.

Policy 3: Cook Field, East Street - 15 dwellings.

Policy 4: Land north of Colchester Road - 300 dwellings.

In addition to the sites listed above, the development of brownfield land and infill opportunities will be supported within the Development Boundary for residential use, subject to the assessment and consideration of site-specific circumstances and the requirements of other policies within this Plan.

Proposals for residential development should:

1. Include a range of housing types, sizes and tenures appropriate for the location and size of the site, which meet the evidenced needs of the Parish as demonstrated by the most up-to-date Housing Needs Assessment, including the needs of first time buyers and older people; and
2. Conserve or enhance the distinctive character and appearance of Coggeshall Parish and the distinct identity of Coggeshall village; and
3. Be located within the Development Boundary, on an allocated site or on a rural site released for affordable housing as an exception to normal policies, and be appropriate in scale and design; and

4. Facilitate a cohesive community by providing, where appropriate, affordable housing designed to be integral to the development as a whole; and
5. Make provision to meet the identified need for self-build homes where appropriate.; and
6. Include, where appropriate, renewable and low carbon energy generation technology which supports the sustainable energy needs of future residents.

4.2 Allocated Sites

4.2.1 The Coggeshall Neighbourhood Plan recognises the need for new homes within the Parish. Three sites have therefore been allocated. It is important that the development of these sites addresses the local needs of the community and the environment. They must also be designed to complement and enhance their landscape setting and relationship to the conservation area of the village. They should adhere to the principles of ‘placemaking’; this is paramount for the positive development of the Parish and the village.

Allocated Site: The Dutch Nursery - background to Policy 2

Context

4.2.2 The Dutch Nursery is a combination of a brownfield and a greenfield site. It is located adjacent to the conservation area and the River Blackwater, a key part of the Parish’s green & blue infrastructure. It will become a new and substantial addition to the West Street community.

4.2.3 In 2017 community consultation identified an aspiration to develop a riverside walk along the river Blackwater. The proposed new walk crosses this site at its southern end on the bank of the river.

4.2.4 Relevant National Policy:

The Government’s 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

4.2.5 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

4.2.6 Relevant Documentation:

Coggeshall Housing Strategy Report 2019

Justification

4.2.7 The brownfield area of this site, excluding the open green space, has potential due to its size and topography to successfully accommodate a range of housing types and therefore a greater density. It is therefore judged to be suitable for around 60 homes to assist in meeting the varied housing needs of the Coggeshall community.

4.2.8 It is important that proposals enable community development for the new residents and also be seen as part of the wider village. The development should seek to create an attractive living environment and, through design, help create a thriving community.

4.2.9 The site is adjacent to the conservation area. Proposals must therefore respect its historical context with attention to the linear development pattern of West Street. The design of housing fronting onto West Street should be of utmost importance and seek to respect and reflect the streetscape and heritage of West Street.

4.2.10 Proposals should be of a high quality design and exploit, through their layout, the advantages of attractive views of the river corridor and West Street.

4.2.11 Development proposals must also respect and enhance the natural surroundings to create new accessible open space, an unobtrusive footpath next to the river and a footbridge to cross the river. This would assist progression of the Infrastructure Policy Project and Action Plan Project 'Riverside Walk' (see Policy 17).

4.2.12 The western 'greenfield' area of the site, an open space fronting onto West Street, will act as a 'green lung' and become part of a link to the Public Right of Way (PRoW) diagonally opposite the site onto West Street and also form part of the Parish's green infrastructure. This open space will open up and create accessible views to the valley bottom and assist in meeting the deficit of open space for Coggeshall as identified in BDC's Open Spaces Action Plan.

The cedar tree adjacent to the West Street boundary, is a species that forms part of the landscape character of the village. The willow plantations and 'natural' appearance is a key part of the character of the river corridor as identified in the BDC 2006 Landscape Character Assessment (undertaken by Chris Blandford Associates).

and employ a mix of house types and sizes to create a distinctive character and encourage community development.

Green infrastructure & the natural environment

4. Development proposals should incorporate a new open space with a 'natural' character to act as a visual and physical link between West Street and the Blackwater valley floodplain as part of Policy 6: Protecting and Enhancing Green and Blue Infrastructure and help meet the deficit identified in BDC Open Spaces Action Plan 2017.
5. Development proposals should retain the existing semi mature cedar on West Street as part of Policy 14: Design Management within the Built Environment.

Policy 2

Allocated Site - The Dutch Nursery

Housing density & design

1. To meet the future housing needs of the Parish, the Dutch Nursery site as identified on Figure 2 is allocated for around 60 homes.
2. Housing development adjacent to West Street should take into account and reflect the historic streetscape.
3. Housing layout and character to the rear of the site should take into account the topography of the land and the landscape setting

Allocated Site: Cook Field - background to Policy 3

Context

4.2.13 Cook Field is at the edge of the village envelope. It is, in character and atmosphere, 'rural and intimate', a tranquil fragment of the old medieval field pattern. It is the last rural green field when entering Coggeshall along Colchester Road and is adjacent to the conservation area. The site is bounded by mature trees and hedge to East Street and includes trees with preservation orders. The Essex Way passes along the western boundary providing good physical and visual access to the site. There are cross field views from East Street and the Essex Way looking north which are visually important and are enjoyed by the residents of Coggeshall.

4.2.14 Relevant National Policy:

NPPF 2019:

Para 100 Local Green Space Designation.
Para 122 Achieving appropriate densities.

The Government's 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

4.2.15 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

Policy LPP 53: Provision for Open Space, Sport and Recreation.
Policy LPP 67: Natural Environment & Green Infrastructure.

4.2.16 Relevant Documentation:

Coggeshall Housing Strategy Report 2019.

This site is assessed within the 2017 Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal.

Justification

4.2.17 Cook Field is an edge of settlement greenfield site with a rural, intimate and tranquil character. Housing density must therefore reflect this. The new dwellings must respect its landscape setting and the setting of the conservation area. The developable area, excluding the open space, is therefore judged to be suitable for approximately 15 homes, at an appropriate density of 20 dwellings per hectare. This will assist in meeting the varied housing needs of the Coggeshall community.

4.2.18 The site is part of an existing medieval field pattern associated with the Grade 1 listed Abbey Farm. It is on the boundary of the conservation area and therefore forms part of the landscape setting of the conservation area. It creates an attractive setting for the Essex Way.

4.2.19 Proposals for this site should be of high quality design with a distinctive character and layout which is fully integrated into and respects the landscape setting.

4.2.20 Coggeshall has a thriving community. Design proposals should enable community development and assimilation with the wider settlement.

4.2.21 The Essex Way PRoW marks the start of one of Coggeshall's most popular, attractive rural walks. The preservation and enhancement of the landscape setting of this PRoW are important as the protection of the linear route. An attractive setting encourages its use by the public for recreation.

4.2.22 The north / south views over the western edge of the site are identified within Policy 15 Protected Views. Setting back the built development has been specified from the edge of the open green space to help safeguard the view. The views have great local value to the many people who use this route and form part of the landscape setting of the Essex Way.

4.2.23 Protection and enhancement of the natural environment will ensure that the Essex Way PRow continues to be a viable wildlife corridor and a valued part of the Parish's green infrastructure. Retention of the existing mature planting to East Street will minimise the visual impact of the development to the users of the road and preserve the valued mature wildlife corridor.

4.2.24 The designation of the open green space adjacent to the Essex Way will assist in the retention of the attractive cross-field views, protect the landscape setting of the Essex Way and assist in meeting the deficit of open space for Coggeshall as identified in BDC's Open Spaces Action Plan.



Cook Field, East Street

Policy 3

Allocated Site - Cook Field

Housing density

1. To meet the future housing needs of the Parish, Cook Field as identified on Figure 2 is allocated for around 15 homes.
2. Proposals for housing development should respect and reflect the historic landscape setting.
3. Housing layout and character should employ a mix of house types and sizes to create a distinctive character and encourage community development.

The Essex Way, the rural landscape setting and cross-field views

4. The development proposal should protect the Essex Way in its rural landscape setting and protect the landscape setting of the conservation area. An area of land adjacent to the Essex Way will be designated as open space acting as a buffer between new development and the Public right of way and retain cross field views.
5. New homes should be set back from the open space to help retention of the cross-field views.
6. Development proposals should respect and enhance the character of the site and its surroundings. The design should provide an attractive, varied and sympathetic vista from the Essex Way.

Green infrastructure & the natural environment

7. Development proposals should enhance the public right of way as part of the Parish's green infrastructure.
8. The mature planting along East Street will be retained as part of the development proposal.

Allocated Site: Land North of Colchester Road - background to Policy 4

Context

4.2.25 The Colchester Road site is at the eastern edge of the Settlement Boundary. The site is bound by 4 roads - the A120 to the east, Colchester Road to the south and St Peter's Road to the west, all of which have ribbon development along their length. To the north is Tey Road which retains open views onto the site from housing opposite. As a greenfield site, it provides a buffer between the A120 and the existing homes and forms part of the rural landscape setting of the village and its historic core.

4.2.26 Views from the A120 are filtered. The views from Tey Road across the field from the public highway and residential homes are attractive. Homes backing onto the site on St Peter's Road and Colchester Road have similarly enjoyable views although these views are generally inaccessible to the general public except for filtered views from Colchester Road. The glimpsed views and sense of open space behind the houses do, however, contribute to the atmosphere and character of Coggeshall as a village in a landscape setting.

4.2.27 Colchester Road retains open agricultural land to the north and south which form the landscape setting of the village and the approach into the centre from rural to urban. Although there is existing ribbon development along the northern edge of Colchester Road, the rural landscape is in evidence behind the existing dwellings.

4.2.28 The Essex Way crosses the site along a stream, partly culverted, which flows towards the river Blackwater.

4.2.29 The land is undulating, sloping down to the Essex Way and the stream, then rising to the north to Tey Road and to the south to Colchester Road. The historic hedgerows cut the site in two along the stream. The character of the site is influenced by the existing hedgerows, the proximity

of the site to the settlement edge and also the A120 which has a negative impact on the tranquillity of the site. The site provides a link in the Parish's green and blue infrastructure, particularly along the route of the Essex Way and the stream.

4.2.30 Relevant National Policy:

The Government's 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

NPPF 2019:

Para 61, note 26.

4.2.31 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

Policy LPP 35: Specialist Housing.

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

4.2.32 Relevant Documentation:

Coggeshall Housing Strategy Report 2019.

Justification

Housing Density & Design

4.2.33 The Neighbourhood Plan allocates the site for around 300 homes, of which a meaningful number are to be self-build plots. The site will make a significant contribution to meeting the future needs of the Parish for this Plan period

and beyond. The scale of the proposed development at this semi-rural location requires a sensitive design and construction approach which will mitigate impact on local residential amenities, the local environment and local services and facilities.

4.2.34 Proposals for this site must seek to create high quality distinctive character and layout which is sympathetic to, and enhances, the local character and environment. Housing development must respect and enhance the amenity of existing homes on Colchester Road, St Peter's Road, Mount Road, Hill Road and Tey Road.

4.2.35 The self-build plots provide opportunities to incorporate innovative and high-quality design approaches to development and for creating landmark buildings which will contribute towards the creation of different character areas within the development.

4.2.36 Adaptable housing design is sustainable and encourages an inclusive community catering for all.

4.2.37 Proposals should seek to include varying housing density across the site in order to create different character areas. This approach is more reflective of a settlement which has built up over time.

4.2.38 Coggeshall's Conservation Area, with its combination of buildings, convergence of roads to the centre and its historical landscape setting, is unique. Large scale development at this location has the potential to impact negatively upon the scale and character of the Conservation Area. Development proposals must conserve and enhance the character, appearance and function of heritage assets and their settings and respect the significance of the historic environment. It is imperative that design proposals seek to mitigate against the intrusion of the development upon the approach to the Coggeshall Conservation Area and ensure that some views between existing homes onto open green space are maintained to prevent a jarring hard urban edge.

4.2.39 St Peter ad Vincula church is a landmark building in the Parish. Its tower can be seen from a great distance away. This was the intention of the design of the church. New development should respect this Grade 1 Listed Building and its status in the landscape and its heritage value. The design proposals must ensure that long distance views from within the site remain open where possible and construction within the site does not obscure the tower from the surrounding countryside.

4.2.40 The A120 is a key visual receptor of this site. The green buffer between the settlement and the A120 contains the village in its rural setting. Further to the west, encroaching development is dissipating the original rural feel of this road. It is imperative therefore that design proposals mitigate against the visual impact and sense of encroachment of large-scale development on the character of the A120 corridor.

4.2.41 To minimise the visual impact of the development, mitigation measures must be used to minimise its visual intrusion. Ensuring enough space within the development is available for street tree planting and long-lived trees species that are allowed to break the roof line of development will assist in creating a wooded appearance from a distance during the summer months.

Green Infrastructure & the Natural Environment

4.2.42 The Essex Way is an important footpath within the county and its landscape setting within the site deserves to be both protected and enhanced. This area should be protected as a open green space. The land south of Tey Road acts as both a visual buffer for existing housing. This area should be retained as a new open space with the potential for and a footpath and cycle-way to connect to the village to the site. These two areas could be enhanced for the visual enjoyment and recreational benefit of the existing and future residents and, to contribute to the policy Protecting and Enhancing Green and Blue Infrastructure and help meet the deficit identified in BDC Open Spaces Action Plan 2019.

4.2.43 The Coggeshall Water Recycling Centre is approaching capacity. It is essential that development proposals must be designed to prevent overload of this facility and pollution of the river Blackwater. This may be achieved by installing sustainable and innovative systems within new buildings to use and recycle water and prevent grey water being unnecessarily sent to the recycling centre. Overland runoff resulting from the increased development area must be collected and returned to the ground on site through the use of SuDS and in accordance with the Flood and Drought Management policy in this Plan. Additional floodwater storage capacity should be provided to manage water from the stream in high rainfall events and detain it before it meets the river Blackwater and increases the possibly of alluvial flooding. Refer to Policy 12

4.2.44 The stream running through the site has been culverted and neglected. This piece of blue infrastructure has the potential to become an important ecological link as part of the Parish's Green and Blue Infrastructure plan. Design proposals should also employ natural flood management techniques to mitigate both drought and alluvial flooding events.

4.2.45 As part of the Parish's Green and Blue Infrastructure plan the overall design of the site, including the open spaces, streetscape and gardens must create ecological links to allow the movement of animals between habitats.

4.2.46 Opportunities to provide the local community with an ongoing role and stake in the management and maintenance of green and blue infrastructure within the site should be explored with Braintree District Council and Coggeshall Parish Council. This could include the use of a not for profit organisation to manage and maintain land for the benefit of the local community over the long-term.

Masterplanning and Review

4.2.47 The development of the site will be highly significant for the Parish, given its scale and sensitive location in close proximity to the Conservation Area, and at the edge of the Settlement Boundary where the development will essentially provide a new eastern gateway to the village. The development will play a crucial role in meeting the needs of the Parish, for this Plan period and beyond. It is therefore vitally important to ensure that the needs and views of the local community and key stakeholders are appropriately incorporated within the final detailed design.

4.2.48 The scope of the masterplanning process should be proportionate and is not required to be overly extensive or onerous. However, it is considered that a collaborative and joined-up approach to the masterplanning of the site is required in order to ‘front-load’ the planning process, and ensure that planning policies are appropriately reflected and implemented. By front-loading the process, a masterplan will help to ensure that key issues are addressed prior to the submission of the reserved matters application, which provides greater certainty for the local planning authority and developer, and can assist in ensuring the timely delivery of development and infrastructure on the site.

4.2.49 In order to ensure that the masterplan produced is meaningful and effective, the Neighbourhood Plan requires the document to be produced in a format and manner that enables the local planning authority to endorse it as guidance and a material planning consideration, prior to the submission of detailed planning proposals. The production of the masterplan should be informed by appropriate public consultation and by a review undertaken by a Quality Review Panel appointed by Braintree District Council in consultation with Coggeshall Parish Council.

Pollution

4.2.50 The A120 is a major local highway and noise pollution from this road can be heard throughout the village. It is therefore important for residents of the new homes that measures to mitigate against both air and noise pollution are designed into the development plans.

Public Infrastructure

4.2.51 The Essex Way is a key part of our recreational public infrastructure and a key link for our wildlife. As such the status of this footpath should be respected, the landscape setting of the PRoW enhanced and the crossing of the A120 improved to enable and encourage the safe crossing of pedestrians, cyclists and animals.

4.2.52 To successfully and fully integrate this new community with the existing community, safe cycle and pedestrian routes should be included in design proposals to encourage residents into the village centre using transport methods other than the car. In addition, development proposals must incorporate multiple access points in order to facilitate integration and reduce the potential for vehicular congestion on Colchester Road.

4.2.53 Consultation with the community has demonstrated a need for outdoor facilities such as a pump cycle track or skateboard park to meet the needs of the younger members of the community. Such a facility is ideally located within walking distance of homes. This site provides an opportunity for this facility.

4.2.54 The average age of the population of Coggeshall is increasing. Consultation demonstrated a clear need for greater provision for our elderly population so that they may continue to live within the Parish. This development provides this opportunity.

Local Economy

4.2.55 The Neighbourhood Plan does not make specific provision for new employment sites within the Parish. However, Policy 6 encourages development proposals that create local jobs and enhance the local economy, and the policy includes measures to support this. The CNP Sub-Committee recognises that the allocation of Land north of Colchester Road may provide opportunities to incorporate small-scale employment, generating uses within the development which can support the local economy and potentially help to reduce commuting out of the village. The provision of sensitively designed small-scale office or potentially light industrial uses which are appropriate for a predominantly residential use will be supported.

4.2.56 The site already has the benefit of planning permission.

Policy 4

Allocated Site - Land North of Colchester Road

Housing Density & Design

1. To meet the future housing needs of the Parish, the Colchester Road site as identified on Figure 2 is allocated for around 300 homes.
2. Development proposals should incorporate a sensitive approach to design and construction which should respect, conserve and enhance local residential amenity, local character, landscape setting and the local environment, whilst mitigating the impact on local services and facilities.
3. The design and layout of the development should employ a mix of house types, sizes and tenure across the site to meet the evidenced needs of the Parish. Proposals should incorporate a

variety of road layouts to create a distinctive character and encourage social interaction and community development both within the development and with immediate neighbours and the wider village.

4. Housing design should be adaptable to cater for the needs of disabled and elderly family members to encourage the development of an inclusive community.
5. Where there is an evidenced need housing layout should incorporate a meaningful proportion of the total number of homes as self-build plots distributed throughout the site and at key locations. These plots should provide unique buildings to contribute towards the creation of different character areas within the development.
6. Housing density should vary across the developable area to contribute towards the creation of different character areas within the development.
7. Development proposals should mitigate the visual impact of the development and ensure a clear and harmonious relationship between the development and the rural surrounds.
8. Development proposals should demonstrate how they will respect, conserve and enhance the character, appearance and function of the Coggeshall Conservation Area. Proposals should ensure that long distance views of St Peter ad Vincula church both from within and outside the site will not be obscured.

Masterplanning and Review

9. Detailed proposals for the site should be in accordance with a masterplan which has been developed collaboratively by the developer, the local community, infrastructure providers, the local planning authority and other stakeholders.

10. The production of the masterplan should be informed by any quality review panel appointed by the local planning authority.
11. The masterplan should be subject to public consultation prior to finalisation, and should be capable of being adopted as guidance and a material planning consideration by the local planning authority.

Green Infrastructure & the Natural Environment

12. Development proposals should incorporate a open space along the line of the watercourse to protect and enhance the landscape setting of the Essex Way and act as a visual and physical link between St Peter's Road and the north of the Parish.
13. Development proposals should incorporate natural flood management techniques to the watercourse running through the centre of the site and remove the culvert in the stream to address flood and drought mitigation, improving the biodiversity potential of this blue infrastructure link.
14. Development proposals should incorporate green infrastructure links between all areas of green open space so that wildlife may successfully move between habitats and feeding grounds.
15. Landscape design proposals should incorporate landscape types and vegetation to provide an enhanced habitat for wildlife and enhance biodiversity.
16. Streetscapes should be softened with appropriate tree planting.

Pollution

17. The design and layout of the site should incorporate mitigation measures to combat air pollution from the A120.

18. A detailed noise mitigation scheme should be submitted to demonstrate that acceptable noise levels will be achieved across the site.
19. A lighting design strategy should be submitted to reduce the impact of light pollution and for light sensitive biodiversity (including for protection of bats).

Public Infrastructure

20. The design and layout should enhance the landscape setting of the public footpath, the Essex Way from St Peter's Road and incorporate measures to enable and encourage the safe crossing by pedestrians, cyclists and animals over or under the A120.
21. The design and layout should incorporate pedestrian and cycleway access points to enable connectivity with the village centre, safe pedestrian and cycle access to local schools and enhanced access to public transport.
22. Development proposals should incorporate multiple access points in order to facilitate permeability, integration with the wider village and reduce the potential for vehicular congestion on Colchester Road.
23. Development proposals should incorporate the following to ensure that the proposals are not detrimental to highway safety and capacity and would be accessible by public transport, cycling and walking:
 - a. A priority junction off Colchester Road.
 - b. A pedestrian/cycle/emergency vehicle access.
 - c. Upgrading of two bus stops serving the site.
 - d. A footpath or other measures to aid pedestrians along Tey Road between the proposal site and Colne Road.

- e. Improvements to the public footpath located north of Mount Road between the proposal site and St. Peter's Road.
 - f. A travel plan in accordance with Essex County Council guidance.
24. The design and layout should incorporate a 'pump' cycle track or skateboard park or other active recreational facilities to meet the needs of the Parish.
25. The development should include provision for the growing elderly population in the form of a care home, sheltered housing or alms housing or other appropriate form of housing provision.
26. Development proposals should provide financial contributions towards primary and secondary education in accordance with Essex County Council guidance.

Local Economy

27. The provision of small-scale employment uses within the site should be supported.



Allocated Site: Dutch Nursery West (Pissing Gutter Field)



Allocated Site: Cook Field



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Figure 2: Allocated Sites Proposals Plans Policies 2 & 3



Allocated Site: Land north of Colchester Road

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Figure 2: Allocated Sites Proposals Plans Sites Policy 4

4.3 Non-residential Development

Meeting the Business Need - background to Policy 5

Context

4.3.1 Coggeshall has very few large employers. The last large factory, the Isinglass Factory in West Street, closed in 1997 and although there are other businesses on the industrial estate in Priors Way, most are fairly small. The largest employer is Honywood School, followed by St. Peter's School. The newly built Co-op store in East Street is the largest business employing local people. Marks Hall Estate, on the north side of the A120, is another large employer. The main area of industry is the purpose built estate on Priors Way on the eastern edge of Coggeshall near the A120. The nature of these businesses has changed over the years and the majority are now SMEs specialising in industrial services. The businesses at the end of West Street, near the A120, are mostly office based services.

4.3.2 Although there is less demand for large businesses to be located in the village, small and medium sized enterprises employing local people and proposals that support the rural economy should be encouraged.

4.3.3 If Coggeshall is to remain a tourist attraction it is essential that there are enough shops and other businesses to draw people in. Although the historic buildings in Coggeshall are the main attraction, most tourists will also be seeking a range of shops, cafes and places to stay. Like many towns and villages, Coggeshall has seen changes to shops and businesses over the years. Large shops and supermarkets in out of town locations have led to a decline in the number of local shops providing food and household products. Coggeshall once had a large antiques trade with over a dozen shops and businesses, but this has declined to just one over the years. A number of pubs have closed and been turned into homes.

4.3.4 Given the constantly changing economic situation, there may be a need for additional small business units and office space in the village, as home-based businesses expand. This could include converting shops to office space, reviewing the need for small business units on housing developments, or identifying a new business area.

4.3.5 Relevant National Policy:

NPPF 2019:

Para 8 Achieving sustainable development.
Paras 83 & 84 Supporting a prosperous rural economy.

4.3.6 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

6.2 & 6.22 Policies CS5 & CS6.

BDC Draft Local Plan (2017):

Policy LPP 8 - Rural Enterprise.

4.3.7 Relevant Documentation:

National Planning Policy Framework 2019.

Braintree District Council Local Plan 2005 & Review.

Braintree Local Plan – Draft Document for Consultation June 2017.

Braintree District Council Local Development Framework Core Strategy 2011.

Braintree District Employment Land Needs Assessment 2015.

Justification

4.3.8 As shops close in the centre of the village, it has been common practice for them to be re-designated as residential dwellings. Although this may play a small part in creating more homes, it is also reducing the number of business opportunities in the village. If Coggeshall residents want to retain the shops in the village centre and if Coggeshall is to retain its economic base then the change of use of premises from business to housing needs to be resisted.

4.3.9 Proposals causing the loss of existing Class E (Commercial, Business and Service), or Class B2 and B8 (General Industry and Storage or distribution) uses will need to demonstrate that the continuous use of the site for its current use is no longer viable, taking into account the site's existing and future potential, and long-term market demand. Evidence will be required to show that reasonable and appropriate marketing of the site for 12 months has taken place, and evidence of the level of interest in the site during the marketing period will also be required.

4.3.10 Another factor that needs to be considered when converting shops to residential use is the need for additional parking this may create. Increased car parking would be required due to the rural location of the village. It is most likely that tourists and a large proportion of the local population will still need to access the centre by private vehicle, even where improvements to sustainable modes of transport are provided.

4.3.11 Improved access to the village centre will support the local economy by encouraging more tourists into the village. Although this approach supports car use to access services and facilities, this is one of a number of transport related projects in the Plan which promote national and local sustainable transport objectives. The Neighbourhood Plan presents a balanced, realistic, and overall sustainable approach to improving access to the village centre.

4.3.12 There are a number of examples of diversification of businesses in the rural parts of the Parish. Examples include: Marks Hall Estate, Stock Street Barn, Houchins and Elm Farm Studios. These have provided benefits to the community through the provision of services and recreational venues supporting the rural economy. They have also enabled the continued sustainability of otherwise redundant rural buildings and assisted in their preservation.

4.3.13 No new sites have been designated for business use, but this will need to be reviewed during the life of the Plan.



Businesses in Coggeshall

Policy 5

Meeting the Business Need

Development proposals that create local jobs and enhance the local economy will be supported where, as appropriate:

1. The proposed development is appropriate to the character and amenity of the adjacent area;
2. The site has been marketed effectively for 12 months at a rate which is comparable to local market value for its existing use, or as a redevelopment opportunity for other Class E uses or sui generis use of an employment nature, and it can be demonstrated that the continuous use of the site for Class E uses is no longer viable, taking into account the site's existing and potential long-term market demand for an employment use;
3. Encourage new employment opportunities within the Parish which would potentially reduce levels of commuting;
4. Help build a strong and competitive economy which responds to the needs of the local community;
5. Respect the character of the environment and landscape in which they are located;
6. 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;
7. Safeguard nearby residential amenity and the health and quality of life of existing residents;
8. Protect or enhance heritage assets within the Parish; and
9. Support the separation of existing shops, units and offices into smaller units where this will improve the viability of the premises;

10. Improve infrastructure services in the Parish to the benefit of the local economy, particularly related to high speed broadband and mobile phone connectivity;
11. Support the 'sense of place' within Coggeshall village by ensuring that street furniture and shop fronts respond to the visual character of the surroundings.

4.4 The Natural Environment

4.4.1 Coggeshall's natural environment contributes to the appearance of the parish, our health and wellbeing, the quality of our lives and that of the local wildlife. The impact of development on the landscape and the natural environment must therefore be quantified and taken into consideration in all planning decisions.

Protecting and Enhancing Green and Blue Infrastructure and the Natural Environment - background to Policy 6

Context

4.4.2 Green and Blue Infrastructure is now a recognised and important part of national and local planning. It is recognised that all of our green spaces and waterways form a vital part of our infrastructure and are necessary for a functioning and healthy society and environment. The Parish's Green & Blue Infrastructure must form part of the national 'Nature Recovery Network' and assist in combating the global climate crisis.

4.4.3 Essex County Council has developed the 'Essex Green Infrastructure Strategy' (2020) to promote Green Infrastructure in the county and its inclusion within Neighbourhood Plans. As such, the CNP Green & Blue Infrastructure policy will form part of the wider, county-wide ambition to develop, enhance and improve Green Infrastructure links within and across Parish boundaries.

4.4.4 In the north of the Parish, Marks Hall Estate has worked to enhance the green and blue infrastructure in their ownership. This infrastructure should be linked to the south of the Parish allowing people and animals to move freely through our rural and urban fabric. The environmental benefits that this provides for the natural environment also

enhance our own wellbeing through access to recreation and green transport links, cleaner air to breathe and the positive physiological impact of green and blue spaces.

4.4.5 Relevant National Policy:

The NPPF describes Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.'

NPPF 2019:

Paras 20, 91, 150, 171 and 181.

The Government's 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

4.4.6 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 55: Layout and Design of Development.

Policy LPP 67: Natural Environment & Green Infrastructure.

4.4.7 Relevant Documentation:

CNP Assessment of Green Space of Coggeshall's 'Inner Core' 2015.

Essex Wildlife Trust Local Wildlife site documented records.

Essex Wildlife Trust 2016 survey of Robins Brook commissioned by the Coggeshall Neighbourhood Plan.

Essex Wildlife Trust Living Landscapes. Two of these are designated within Coggeshall Parish:

56: Blackwater Valley.

62: Bovingdon and Marks Hall and Chalkney Woods.

Landscape Sensitivity and Capacity Appraisals:

Braintree Sensitivity and Capacity Analysis 2015.

Coggeshall Neighbourhood Plan: Landscape Sensitivity and Capacity Appraisal 2017.

Essex County Council 'Green Essex Strategy' 2019.

Braintree District Council, Open Space Action Plan

Essex Design Guide.

Essex County Council, Place Services: Essex Biodiversity Validation Checklist.

Building with Nature User Guide: Version 1.4 2017.

Justification

4.4.8 Coggeshall village, its hamlets and the wider Parish have a wealth of green and blue infrastructure, however the links are broken in places and / or could be enhanced.

4.4.9 Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being.

4.4.10 This policy identifies our key infrastructure assets and the links which can be developed to form an overarching strategic framework that will ensure that existing amenities are retained as well as enhancements made and new assets created wherever possible. This is the overarching policy which will inform all the policies in section IV of this Plan.

4.4.11 Green and blue infrastructure can be enhanced and new development connected to green infrastructure through increased use of hedgerow boundary planting and semi-permeable wall and fence boundaries, with hedgehog holes and badger gates to allow mammals and amphibians to move within all open space, including between gardens. Planting trees can extend the aerial green infrastructure routes and improve the public realm. Species of rich grasslands with bulb planting can be incorporated into new open green space and roadside verges. 'Wilderness areas' of long grasses and scrub should be permitted. In existing open space, areas of grass can be left un-mowed until the end of the season. Natural Flood Management and SuDS solutions such as swales, 'leaky dams' and retention ponds can be used to create and provide new wetland links and habitats.

4.4.12 Physical barriers to humans and wildlife, such as roads, can be crossed with green bridges and tunnels. Existing and new footpaths, cycleways and bridleways should link green spaces and destinations such as settlements, the village centre, places of work and transport hubs.



The river Blackwater at Long Bridge

4.4.13 The Parish's protected lanes have minimal traffic. They form pleasant recreational walking, cycling and riding routes which can link up to other recreation routes in the Parish. Where trees and hedgerows along protected lanes are reduced, they should be augmented to form part of the network of wildlife corridors within the Parish.

4.4.14 The Green & Blue Infrastructure features identified in Figures 3 and 4 detail existing and proposed Green Infrastructure links. Landowners and developers should seek to enhance the recreational and wildlife value of existing links as well as creating new links. Where appropriate, developer contributions will be sought towards the protection and enhancement of the features identified. Green and blue infrastructure can play an important role as an avoidance measure contributing towards the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). Contributions from development towards these measures in accordance with Policy 17 where appropriate.

4.4.15 'Living Landscapes' are an Essex Wildlife Trust initiative which are areas of opportunity where the potential exists to restore, recreate and reconnect landscape features based on the principles of landscape-scale conservation which considers the landscape and environment as a complete whole. Living Landscapes are delivered by working in partnership with other conservation Non-Government Organisations, private landowners, businesses, local interest groups and local residents. On a smaller scale, local people may choose to take action in their neighbourhood by planting wildflowers or digging ponds. There is also an opportunity through appropriate and well-planned development for living landscape objectives to be delivered.

4.4.16 All new developments are encouraged to include proposals to support and enhance biodiversity, and provide an environmental / biodiversity net gain and adequate compensation through environmental

offsetting. All developments should utilise the 'Essex Biodiversity Validation Checklist' produced by Place Services, which is a requirement for all planning applications considered to be a major development.

4.4.17 Habitat surveys, correctly undertaken, are an important tool by which the Parish can monitor and enhance biodiversity and provision for wildlife. The surveys or assessments, (including Phase 1 Habitat Surveys, which accompany development proposals), should be undertaken at an appropriate time of year to reduce the need for repetition. Some surveys, however, may need to be repeated for species throughout the year, if so required. Surveys must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them, in accordance with the requirements of the licence from Natural England.

4.4.18 The 'Building with Nature User Guide' provides standards to help developers and landowners to deliver high quality green infrastructure. Three levels of accreditation are offered at the plan/design stage. The standards are divided into 4 key themes: core, wellbeing, water and wildlife. The standards will help ensure green infrastructure within the Parish is designed in accordance with best practice and creates places that deliver wellbeing for people and wildlife.

4.4.19 Coggeshall's existing and publicly accessible open spaces do not meet the standards of the BDC Open Spaces Action Plan for its population size. Open spaces must be provided for and address the needs of the village of Coggeshall and its hamlets.

4.4.20 It is important to ensure that all recreational needs are catered for in our open spaces, both 'active' activities which require physical and cognitive effort and are sometimes organised or require specific facilities and 'passive' activities which require less physical exertion and are normally unstructured.

4.4.21 It is important for the health of the community that open spaces form part of and incorporate green infrastructure connections so that people may move through the Parish on foot, on a bicycle or on a horse where appropriate.

4.4.22 The aesthetic design of an open space is important. It must respond to the wider landscape and streetscape and aim to complement and enhance it. It must bring character and atmosphere to the open space and the Parish, and it must communicate the intended use of the open space. Above all, the intended user must feel comfortable with the open space so that it is used and enjoyed.

4.4.23 The importance of enabling wildlife within our open spaces, both hard and soft, is documented and supported by the community. Connections can be made between open spaces to enable movement of wildlife to new habitats by carrying out the following:

The removal or mitigation of physical boundaries to enable mammals to pass through boundaries or cross roads safely (for example hedges rather than fences, hedgehog 'holes' and badger gates in walls and fences).

Tree, shrub, meadow and bulb planting: Birds, squirrels and flying insects take the aerial route. Mammals and amphibians and crawling insects use our hedges and scraps of vegetation.

Employ construction techniques which provide homes for wildlife. Allow areas of grass to remain unmown during the summer and pockets of open space to develop into thickets of self-seeded shrubs and plants.

Include plants that are native or will shelter or feed our wildlife.

4.4.24 These strategies can be used in rural, suburban and urban environments and by private owners in homes and businesses.

4.4.25 The village centre is a hard, open space defined by the meeting of Church Street, Stoneham Street, West Street and East Street around Market Hill. There is great potential for this open space to be redesigned to meet the recreational and economic needs of the village centre whilst improving functionality, aesthetic appearance and ecological value. SuDS techniques will be employed as part of the Plan's Flood & Drought Management policy. The redesign of the village centre is one of the Plan's Infrastructure Policy Projects (P17) and Action Plan Projects (the Appendices of the Plan.)



The Essex Way off East Street

Policy 6

Protecting and Enhancing Green and Blue Infrastructure and the Natural Environment

1. Development proposals should protect, enhance and, increase the provision of green and blue infrastructure within the Parish. All proposals should seek to deliver net biodiversity gain, in addition to protecting existing habitats and species and enhancing the landscape and visual characteristics of the Parish. Any proposals which negatively affect, or have the potential to negatively affect, green and blue infrastructure should demonstrate that any negative impacts on recreation, biodiversity (including flora and fauna) and local wildlife habitats and corridors, will be adequately mitigated.
2. The Green and Blue infrastructure features identified within Figures 3 and 4 should be protected and enhanced. Development proposals which are likely to have a significant negative impact upon these features should demonstrate that the benefits of development clearly outweigh any negative impacts, or that appropriate mitigation measures can be implemented which result in an overall improved provision of green and blue infrastructure and / or overall benefits to biodiversity, wildlife habitats and corridors within the Parish. Where appropriate, developer contributions should be sought towards the protection and enhancement of the identified features.
3. Proposals for new areas of green and blue infrastructure should seek to incorporate pedestrian, cycle and bridleway access where appropriate.
4. All development proposals should conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status, and give appropriate weight to their importance. Development proposals which are likely to have a significant direct or indirect adverse impact on habitats, species or wildlife sites should provide an independent survey report and demonstrate that:
5. There are no alternatives with less harmful impacts. Appropriate mitigation measures or, as a last resort, compensation measures, can be provided to achieve a net enhancement to the site's biodiversity.
6. Development proposals which have the potential to significantly impact on a watercourse should include a long-term scheme to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.
7. Development proposals should have regard to the Building with Nature Standards where appropriate

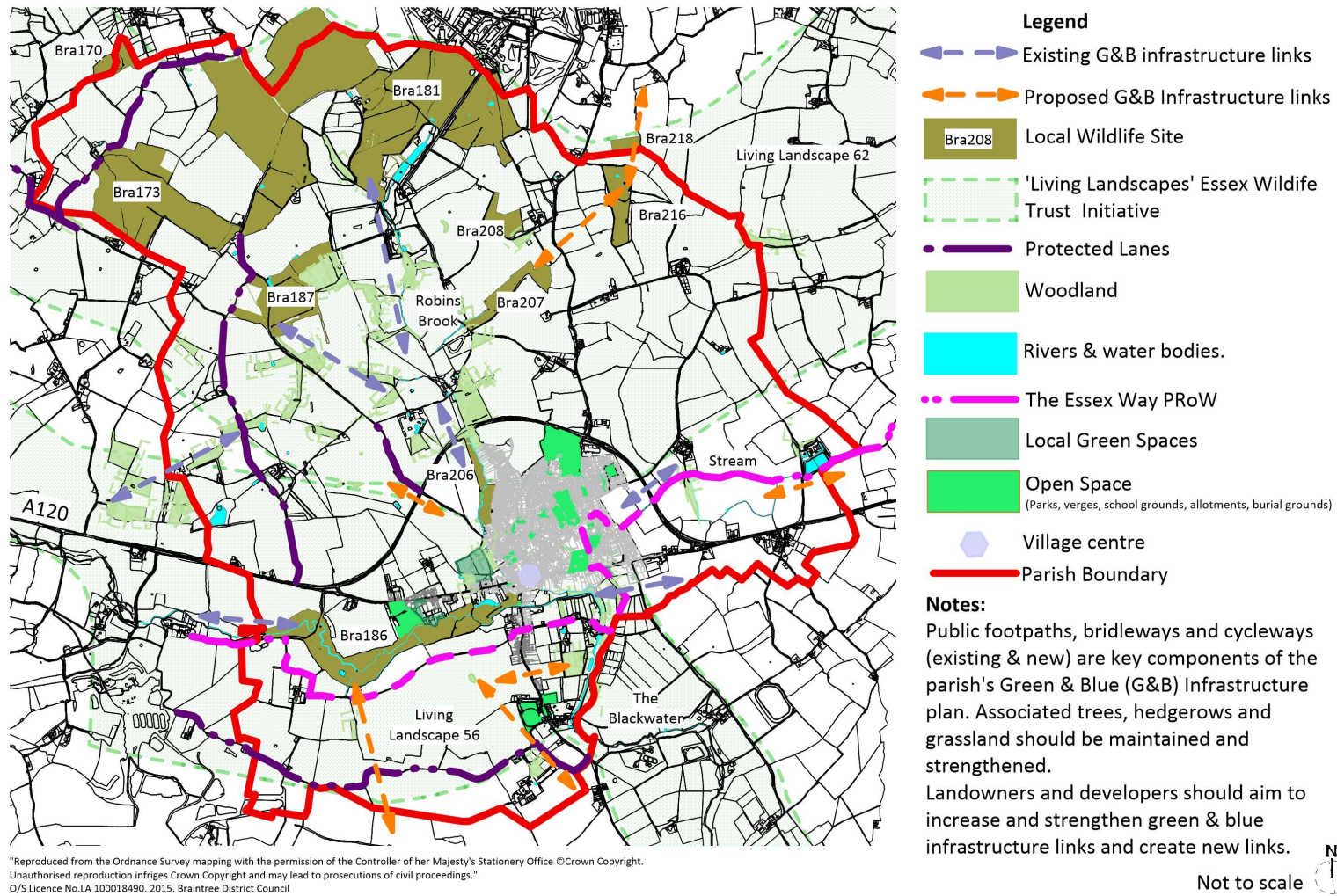


Figure 3 Green & Blue Infrastructure Proposals Plan

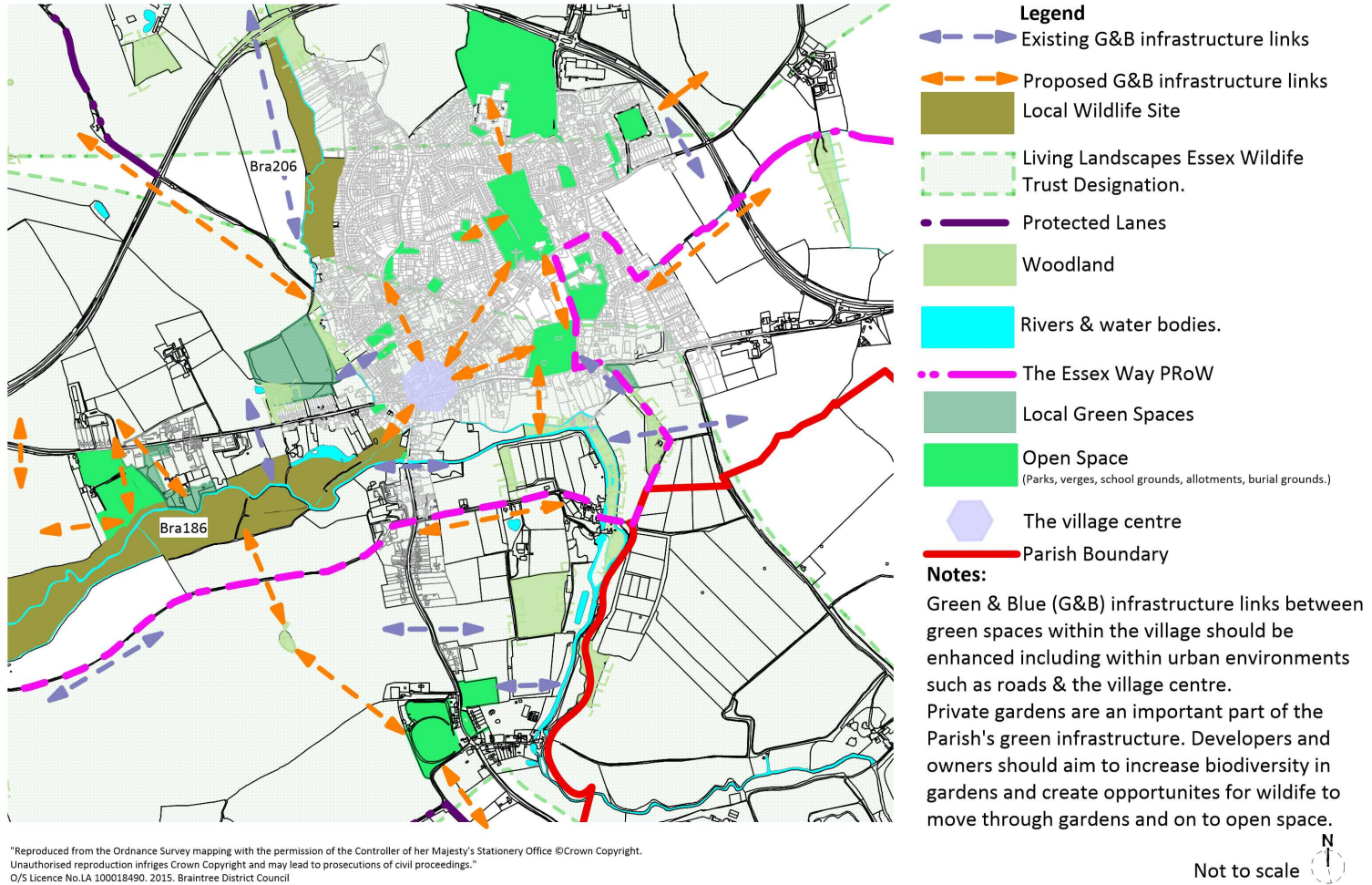


Figure 4 Green & Blue Infrastructure Proposals Plan: The Village

Green Buffers – background to Policy 7

Context

4.4.26 The identity of Coggeshall village, Coggeshall Hamlet and Little Nunty's were identified as a concern of local residents through community consultation exercises. The hamlet of Tilkey, for example, has now merged with Coggeshall village and has lost its separate identity. The plan recognises that enabling communities to have a strong and defined identity through the built form and land pattern, enhances community cohesion.

4.4.27 Relevant National Policy:

The Government's 25 Year Environment Plan Jan 2018.

NPPF 2019:

Chapter 13: Protecting Green Belt Land.

Chapter 15: Conserving and enhancing the natural environment.

4.4.28 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 72: Green Buffers.

4.4.29 Relevant Documentation:

Braintree District Settlement Fringes: Evaluation of Landscape Capacity Analysis for Coggeshall, 2015.

Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council, 2017.

Justification

4.4.30 The Plan identifies important green buffers because

they Assist in preventing coalescence.

Assist in preventing consolidation between existing built-up areas.

Help to safeguard encroachment on the open countryside of this rural village.

Help to preserve the historic setting and special character of the historic village and its hamlets.

4.4.31 The designation of Green Buffers within the Neighbourhood Plan supplements the approach within the emerging Local Plan, which introduces Green Buffers. The designation of Green Buffers within the Neighbourhood Plan is complemented by other policies which seek to provide sufficient homes, jobs, services and facilities, ensuring that the Plan as a whole promotes sustainable development.

4.4.32 When assessing proposals for development within the Parish which are not allocated within the Local or Neighbourhood Plan, it will be necessary to assess the contribution a site makes to the physical separation between settlements and the physical separation between built areas within a settlement. Development proposals which would cause significant impact to the setting of the village or hamlets, cause coalescence, or have a significant impact on physical separation within settlements, would not be considered to be sustainable development due to their impact on the character of those settlements.

4.4.33 Green Buffers are not afforded the same protection by the Neighbourhood Plan or national planning policy as Green Belt or Local Green Spaces. Rather, the designation of Green Buffers ensures that development proposals will be required to ensure that the potential for coalescence between settlements is acknowledged and mitigated, and that the open countryside and historic setting of the designated areas are recognised and protected.

4.4.34 The assessment of each site is set out in Appendix F2 Green Buffers Assessment.

Policy 7

Green Buffers

The following locations (figure 5) are designated as Green Buffers:

GB1: Land north of West Street.

GB2: Land south of West Street - 'The Vineyard'.

GB3: Land adjacent to the Colchester Road, Surrex.

GB4: Land to the east & west of Kelvedon Rd between Coggeshall Hamlet and Coggeshall, excluding the PC land and allotment.

Development proposals within the Green Buffer areas should:

1. Protect the identity and setting of existing settlements.
2. Be of a design, density and layout which minimises the potential for coalescence and consolidation between built areas.
3. Provide landscaping which minimises the visual impact of the proposed development and includes tree planting and vegetation which is predominantly native and consistent with flora in the surrounding area; and
4. Be supported by evidence demonstrating that they will have the least detrimental impact and they do not significantly reduce the sensitive buffer between settlements or existing buildings where appropriate.




The Vineyard, West Street



View south west from Colchester Road



Scale 1:10,000 @ A4 

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Legend
 Green Buffers

Figure 5 Green Buffers Proposals Plan

Local Green Spaces – background to Policy 8

Context

4.4.35 Coggeshall's Local Green Spaces - land at Vicarage Field is identified on figure 6.

4.4.36 Local Green Space (LGS) designation is a way to provide special protection against development for green areas of particular importance to local communities. Designated Local Green Spaces are afforded protection in national planning policy which is consistent with that of a Green Belt. Development proposals that result in the net loss of Local Green Spaces, or adversely impact upon the character, setting, accessibility, appearance, general quality or amenity value of Local Green Spaces, will not be supported.

4.4.37 LGS 1, Vicarage Field is easily accessible by the community it serves. It has a high amenity value to the community. It forms part of the landscape setting of Coggeshall as a village in a rural setting. It is important for its amenity value to the community and as part of the Parish's ecological and recreational green infrastructure. It has important historical associations and it meets the criteria as set out in NPPF 2019 for Local Green Space.

4.4.38 Relevant National Policy:

NPPF 2019:

Para 99 Local Green Space.

The Government's 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

4.4.39 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

4.4.40 Relevant Documentation:

2017 Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal.

Justification

4.4.41 The plan's Local Green Spaces are highly valued by the community and are easily accessible. They contribute to the health and wellbeing of the community and form links in the Parish's Green and Blue Infrastructure plan. The designation of Local Green Spaces within the Neighbourhood Plan is complemented by other policies which seek to provide sufficient homes, jobs, services and facilities, ensuring that the Plan as a whole promotes sustainable development. In accordance with national planning policy and guidance, the Local Green Space is justified in Appendix F3 Local Green Spaces Assessment.

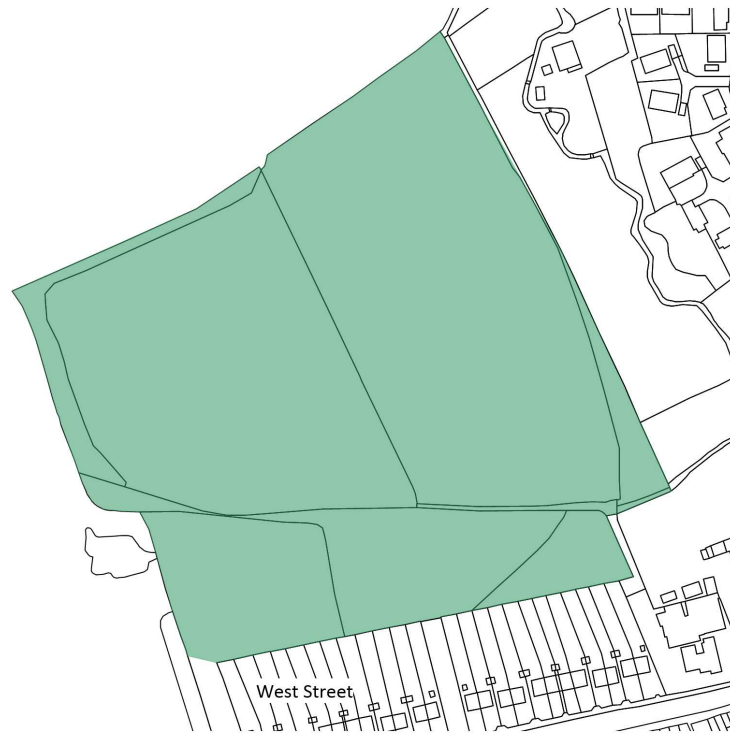


Vicarage Field

Policy 8

Local Green Spaces

The land at Vicarage Field identified in Figure 6 is designated as Local Green Space where inappropriate development shall not be permitted other than in very special circumstances.



Local Green Space : Vicarage Field



Scale 1:2500 @ A4

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Legend

Local Green Space

Figure 6 Local Green Spaces Proposal Plan

Green Amenity Areas - background to Policy 9

Context

4.4.42 Community consultation exercises revealed the value placed by residents on the rural setting of the village and its hamlets and that of the wider Parish for its amenity value. They expressed enjoyment in living in the countryside with visual and physical access to the fields, rivers and woodlands that make up the Parish. They told us of the benefits that this visual and physical access brings to their lives and expressed their concern that if Coggeshall were to be over developed and become too urbanised, then in the future the community would be unable to appreciate the rural setting and its amenity value as it does today.

4.4.43 Green Amenity Areas are open spaces which are valued by the local community, providing an important part of the local green infrastructure network. They provide health and recreational benefits, promote ecology and provide an important part of the landscape and setting of built development. Green Amenity Areas are an important component in the future sustainable development of the Parish.

4.4.44 Green Amenity Areas are not immediately accessible recreational facilities, but rather areas of land highly valued by the community for their amenity use. This may be, for example, the simple passive aesthetic contribution they make to the community as part of a key landscape which is visually enjoyed.

4.4.45 Relevant National Policy:

The Government's 25 Year Environment Plan. Jan 2018.

NPPF 2019:

Chapter 8: Promoting healthy and safe communities.

Chapter 15: Conserving and enhancing the natural environment.

Section 16: Conserving and enhancing the historic environment.

4.4.46 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 52: Provision for Open Space, Sport and Recreation.

Policy LPP 56: Conservation Areas.

Policy LPP 71: Landscape Character and Features.

Policy LPP 73: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.

4.4.47 Relevant Documentation:

Braintree District Settlement Fringes: Evaluation of Landscape Capacity Analysis for Coggeshall, 2015.

Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council, 2017.

4.4.48 Justification

4.4.49 The Plan identifies important Green Amenity areas. These sites have been chosen because they:

Have amenity value to residents and the natural environment.

Assist in protecting the open countryside and historic setting of the village, and of its hamlets.

4.4.50 For the purposes of this Plan, ‘amenity value’ has been defined as:

Land that helps to provide enjoyment to the local community through its passive or active use of its visual or recreational amenity.

Land that is aesthetically pleasing and positively contributes to the character and atmosphere of the village and its rural setting.

Land that is conveniently located close to the community and /or may be viewed from a public vantage point.

Land that has ecological value for the natural environment and is part of the Parish’s Green and Blue infrastructure.

4.4.51 Green Amenity Areas are not afforded the same protection by the Neighbourhood Plan or national planning policy as Local Green Spaces. Rather, the designation of Green Amenity Areas ensures that development proposals will be required to recognise and respond positively to the landscape character, setting, amenity value, ecology, heritage assets, and recreational assets that exist within the designated areas. The designation of the Areas assists in protecting the open countryside and historic setting of the village and hamlets.

4.4.52 Designated Green Amenity Areas have been carefully assessed and identified for designation in consultation with Braintree District Council having regard to the available evidence. The land identified provides amenity value and assists in protecting the open countryside and historic setting of the village and its hamlets.

4.4.53 Green Amenity Areas are very important to the Parish as they address some or all of the valued criteria set out in 10.5 above. The people of the Parish live in a rural environment, the character and importance of which has been emphasised by the public during the consultation processes. It is not just the fully accessible open spaces such as our parks or designated natural landscapes which are valued by the public, but the ‘in-between’ green space and agricultural land that is the landscape setting

of the urban environment, and which provides daily visual relief and enjoyment to communities. The collective value of ‘ordinary landscapes’ and their environmental, cultural, historical and health benefits is vital and must now be recognised in the planning system. Local Green Spaces and Open spaces such as playing fields, churchyards or allotments are very valuable and a value is more easily placed on them as they have specific use; however their scale is small and frequently they do not provide the connection to the wider landscape and natural environment that is now understood to be so important. The designated Green Amenity Areas incorporate areas of valued local character types, wildlife areas, and valued views. Most are either partially physically accessible with footpaths or cycleways passing through them or visually accessible from highways and vantage points. Some have cultural and historical importance within the Parish and most are close to the primary settlement of Coggeshall and as such are easily accessed and enjoyed by the community.

4.4.54 The assessment of each site including the assessment criteria is set out in Appendix F4 - Green Amenity Areas Assessment. The designation of Green Amenity Areas is justified and supported by proportionate evidence.



Cricket Ground



Land north of Abbey Lane

Policy 9

Green Amenity Areas

1. The following locations (identified on Green Amenity Areas Proposals Plan, figure 7) are designated as Green Amenity Areas:
 - GAA1: Land to the east and west of Marks Hall Road.
 - GAA2: Land to the west of Coggeshall Hamlet incorporating the cricket field.
 - GAA3: Land to the east of the Essex Way.
 - GAA4: Land north of Abbey Lane.
 - GAA5: Valley north & south of the Blackwater including agricultural land rising to the Essex Way.
 - GAA6: Land south of West Street, Coggeshall Town football field and associated land.
2. Development proposals within Green Amenity Areas should respect impact on amenity value, quality of the natural environment, landscape setting, character, areas of historical importance, wildlife corridors, ecology, recreational assets and accessibility to the Green Amenity Areas.
3. Development proposals within Green Amenity Areas should provide landscaping which minimises the visual impact of the proposed development, and includes tree planting and vegetation which is predominantly native and consistent with flora within the Green Amenity Area.

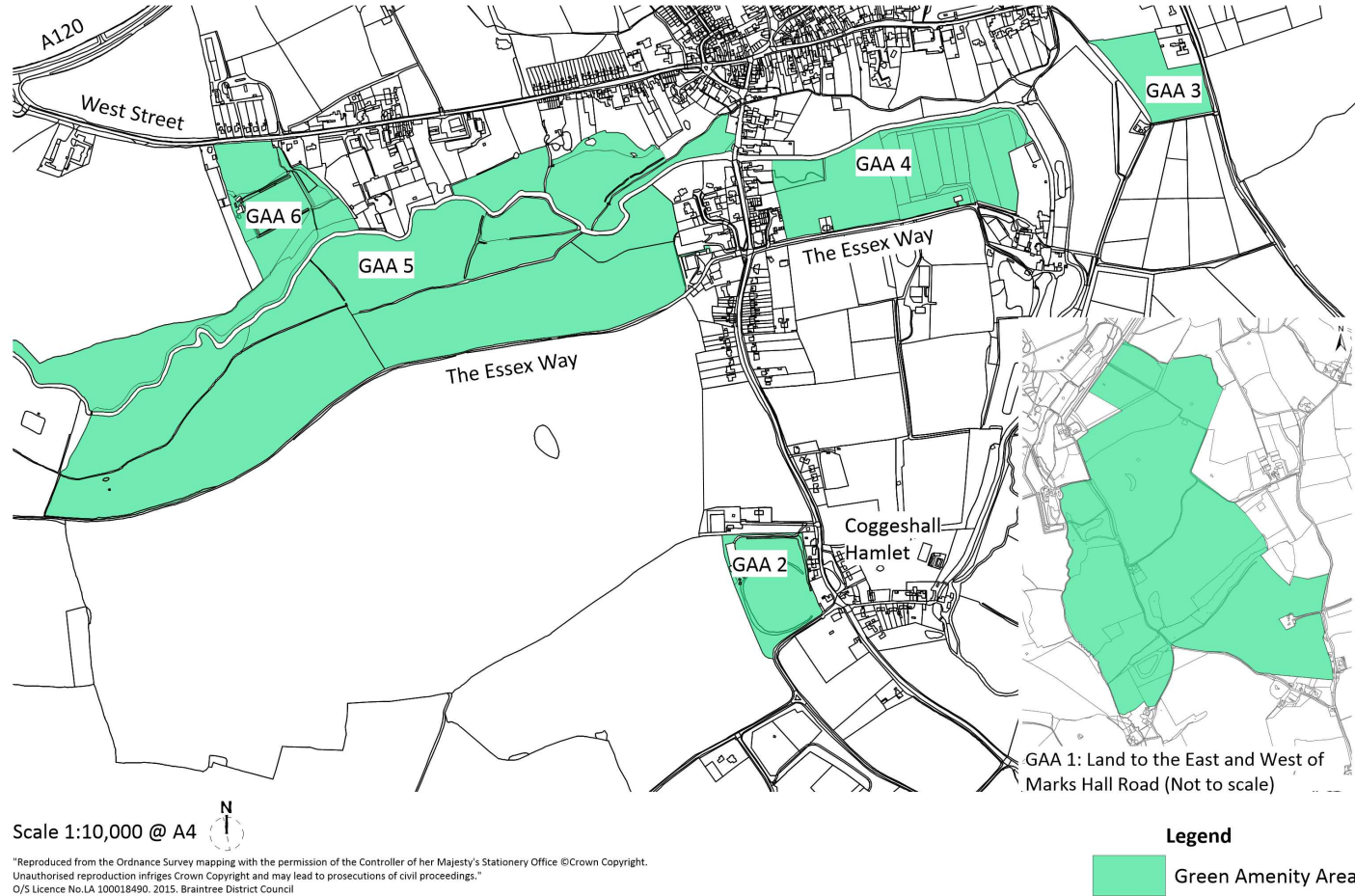


Figure 7 Green Amenity Areas Proposals Plan

Open Space Within Schools - background to Policy 10

Context

4.4.55 Opens spaces, and especially green open space of all types contribute to the mental and physical wellbeing of our children, and importantly educated them in the value of nature. They provide and attractive setting to the school buildings.

4.4.56 Relevant National Policy:

NPPF 2019:

Chapter 8: Promoting healthy and safe communities.

Chapter 12: Achieving well-designed places.

Chapter 15: Conserving and enhancing the natural environment.

The Government's 25 Year Environment Plan. Jan 2018:

Chapter 3: Connecting people with the environment to improve health and wellbeing.

4.4.57 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

Justification

4.4.58 In order to educate our children and improve their health it is imperative that soft open spaces for all age groups are included within

school grounds. Soft open space requirements are set out in the Department of Education's 'Area Guidelines for Mainstream Schools: June 2014'. The standards for the provision of soft outdoor space have been reduced. It is considered vital that children educated within the Parish of Coggeshall retain access to good standards of soft outdoor space, creating and maintaining 'habitat' so that children learn to respect and care for the environment. The provision of soft outdoor space for the children of the Parish is currently high at both St Peter's Primary School and Honywood School. This provision must remain if education facilities change in the future. With their participation, the Neighbourhood Plan will support local schools by protecting soft open spaces for future generations by identifying minimum standards in the Plan.

Policy 10

Open Space Within Schools

Development proposals which increase or improve the provision of open space within schools for recreation, social use or habitat will be supported.

Preventing Pollution – background to Policy 11

Context

4.4.59 The importance of combating pollution and its negative impacts on health and the natural environment must be recognised. Coggeshall Parish forms a part of a heavily populated area with increasing pressure on natural resources as the population increases. Plans to increase road infrastructure and build homes and new industry within and outside of the Parish will increase air and noise pollution in the Parish. Increased developmental area could result in increased light pollution and place greater pressure on our waterways. It is within this context that the Neighbourhood Plan seeks to protect the Parish, its environment and its residents from the excesses of pollution in all its forms.

4.4.60 Relevant National Policy:

NPPF 2019:

Ground Conditions and pollution.

The Government's 25 Year Environment Plan: Jan 2018.

4.4.61 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 73: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.

Policy LPP 81: External Lighting.

Justification

4.4.62 The key goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment' aim to deliver:

- Clean air;
- Clean and plentiful water;
- Mitigation and adaption to climate change;
- Management of exposure to chemicals.

4.4.63 These goals should be fulfilled at a Parish-wide level by identifying and addressing pertinent issues.

4.4.64 The Plan supports the goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment' (Government, 2018). Opportunities to fulfil these goals at a Parish level will be sought, and new development proposals will be expected to support the achievement of these goals.

4.4.65 Air pollution is a national priority and a local priority for Coggeshall Parish. With proposals for increased development of roads and industry, it is important that air pollution levels are minimised to safeguard the health of the community and help prevent the climate crisis, and that effective and appropriate mitigation strategies be adopted. The Parish and the District councils should aim to ensure that Coggeshall does not become an Air Quality Management Area. Encouragement should also be given to proposals that promote clean air through new technology and increased planting.

4.4.66 The water quality and ecological health of the river Blackwater must be protected. The Blackwater is a protected river: Water Framework Directive (WFD) waterbody number (Combined Essex's) GB105037041160.) The Blackwater WFD waterbody is at 'Moderate' overall Ecological WFD status.

4.4.67 The Environment Agency advised that as of January 2018 the Coggeshall Water Recycling Centre was operating at 98% capacity. If breached, the overflow would enter and pollute the Blackwater. New development proposals connecting to the foul sewer must be taken forward in consultation with Anglian Water.

4.4.68 The Environment Agency advised (January 2018) that the Blackwater is classified as 'over-abstracted'. Further abstraction could harm the river and would only be viable in winter months during periods of very high rainfall.

4.4.69 The average water temperature of rivers has risen. According to the Environment Agency 2007 report: 'Science Report Climate Change Impacts and Water Temperature', this trend is particularly apparent in the Anglia region. Rises in water temperature have an ecological impact upon the health of a river and its wildlife.

4.4.70 Coggeshall is within a surface water Drinking Water Safeguard Zone (SgZ) under the Drinking Water Directive. SgZ are areas put in place to protect the quality of sources of raw drinking water. The substances of concern for surface water drinking water in these areas are primarily pesticides and nitrates. Any future growth or development should not cause a deterioration in drinking water quality.

4.4.71 Development activities within the Neighbourhood Plan Area must not lead to a deterioration of the water environment and opportunities should be taken to improve river status where possible (WFD 2015). The Environment Agency's aim is for all waterbodies to achieve Good Ecological Status or better by 2027 at the latest.

4.4.72 Light pollution has become one of the most intrusive threats to our enjoyment of the countryside and its tranquillity at night. The work of the CPRE and The British Astronomical Association's campaign, the 'Campaign for Dark Skies' (CfDS) has highlighted the negative

impact of light pollution. These include: enjoyment of the night sky, diminished sense of place and urbanisation of the countryside, human health and harm to the natural diurnal rhythms of animals and plants.

4.4.73 Dark Sky Areas 1 & 2 were designated through the use of the CPRE interactive map which, through satellite technology, maps the level of light spilling up into Britain's night skies. The darkest areas (shown as dark blue on Figure 8) within the Parish were selected for protection from light pollution to preserve the Parish's dark sky areas.

4.4.74 Development proposals within Dark Sky Areas are required to ensure that net artificial light levels within the Parish are minimised, and that any potential detrimental impact to animals and plants arising from development proposals within the designated areas will be adequately mitigated.

4.4.75 The Parish Council will expect schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP). Information on these measures must be submitted with applications and, where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.

4.4.76 Noise pollution is mainly caused by industry and transport. It has a negative impact on animal and human health. It can lead to stress, heart disease, hearing loss and loss of sleep. It is therefore important that proposals which will increase background noise pollution within the Parish are prevented or that the noise is mitigated against.

4.4.77 Tree planting will help mitigate against noise pollution. However, tree planting is particularly helpful in reducing the perception of noise; it is held that by screening the source of any noise, the impact of that noise diminishes. Ideally, planting should be combined with an impermeable barrier such as a fence or purpose-built acoustic bund.

4.4.78 In accordance with para 180 of the NPPF, the Plan identifies five tranquil areas within the Parish for protection from the excesses of noise pollution. Within the tranquil areas, 'key locations' are identified which typify the recreational amenity value of these areas.

4.4.79 Appendix F6 - Preventing Pollution sets out in more detail the justification and local context for this policy.

4.4.80 The Building Research Establishment Environmental Assessment Method (BREEAM) sets out environmental construction standards at a national and international scale. The standards are adopted by an increasing number of local authorities in response to growing environmental concerns and the challenges they present. The standards will also help ensure the lifecycle of the design and construction have been considered; the building is energy efficient and low carbon design has been implemented; materials are responsibly sourced; construction waste is minimised with materials reused and recycled where possible with recycled and sustainably sourced aggregates and best practice ongoing operational waste policies; and ecological impacts are well managed. By including these standards in the Coggeshall Neighbourhood Plan the Parish is demonstrating its concern and belief that new development should be built to high environmental standards for the environment and the health and wellbeing of the community, both new and existing.

1. Development proposals outside the Parish boundary that could adversely affect the health of humans and animals will not be supported.
2. Coggeshall Parish Council will work with Braintree District Council to seek to achieve suitable mitigation or amelioration to the development or support the refusal of the development.



River Blackwater by the football ground



Bridge Street

Policy 11

Preventing Pollution

Development proposals that increase air, land, water, odour, noise, or light pollution to a level which could detrimentally impact upon the health, quality of life and residential amenity of existing and future residents, the proposals should clearly demonstrate the potential risks to the human and natural environment, and how the risks will be adequately addressed by appropriate avoidance, alleviation and mitigation measures.

Air quality

1. Proposals that have the potential to produce significant air pollution should be supported by an air quality assessment in accordance with Planning Practice Guidance that identifies the potential impact of the development. Assessments should identify mitigation measures that will address any deterioration in air quality as a result of the development, having taken into account where relevant all other plans and projects, and these measures should be incorporated into the development proposals.
2. Where appropriate, development proposals should promote the use of deciduous and evergreen planting in public spaces, private gardens and on streets.
3. Where appropriate, development proposals should promote the use of sustainable modes of transport and work with the Parish council to increase the availability and accessibility of sustainable modes of transport throughout the village.

Water quality

4. Development proposals should protect and, where possible, enhance water quality.

Light Pollution

5. To reduce the impact of light pollution in the Parish, the following areas are recognised as Dark Sky Areas (identified on figure 8):

DS1: Land north of the A120 to the northern, eastern and western Parish boundaries;

DS2: Land south of the river Blackwater to the southern, eastern and western Parish boundaries.

6. Development proposals within Dark Sky Areas must demonstrate how they have sought to minimise the occurrence of light pollution. Proposals within Dark Sky Areas which have the potential to detrimentally impact upon biodiversity or visual amenity as a result of an increase in artificial light must demonstrate how the impacts should be adequately mitigated.
7. Where it is necessary to incorporate external lighting within Dark Sky Areas, development proposals should incorporate only well-designed directional lighting.

Noise pollution

8. Development proposals which could result in a significant increase in noise pollution should demonstrate the potential impact on the surrounding area and proposed mitigation measures to address the impact. Where appropriate development proposals should include tree planting to provide an additional filter against noise pollution particularly adjacent to busy roads such as the A120.
9. To reduce the impact of noise pollution in the Parish, the following areas are designated as Tranquil Areas (identified on figure 9):

TA 1: St Peter Ad Vincula Church grounds.

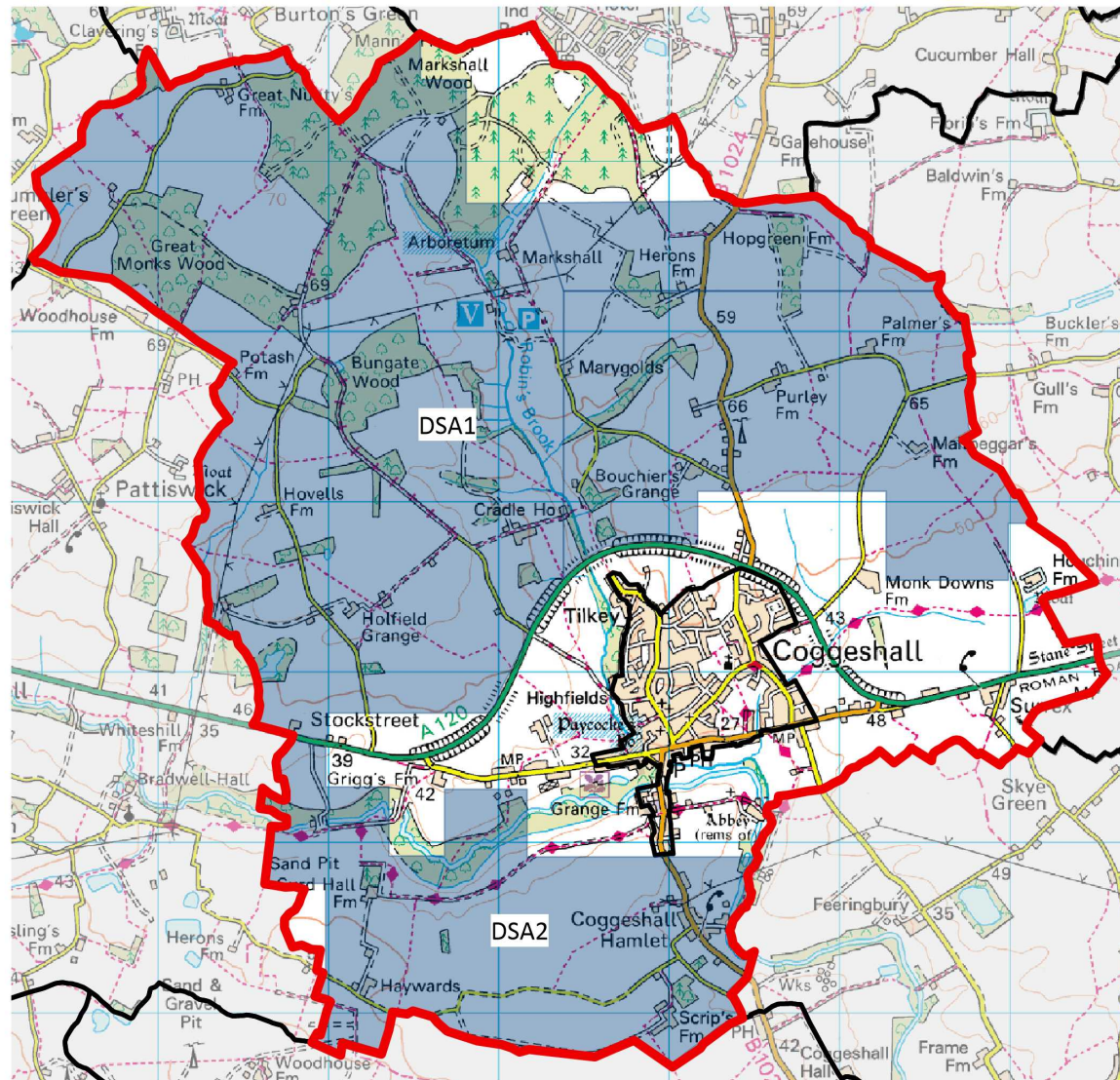
TA 2: PRow's in the vicinity of Coggeshall Abbey.

TA 3: The Blackwater river corridor west of the village.

TA 4: The Owen Martin Nature Reserve and LWS Bra 206.

TA 5: Rural land in the north west of the Parish.

10. Development proposals that have the potential to have a significant adverse impact upon Tranquil Areas should demonstrate how they will effectively minimise and mitigate noise pollution.
11. Development proposals which demonstrate achievement of the highest possible rating under the Home Quality Mark or BREEAM assessment, as appropriate, will be supported.



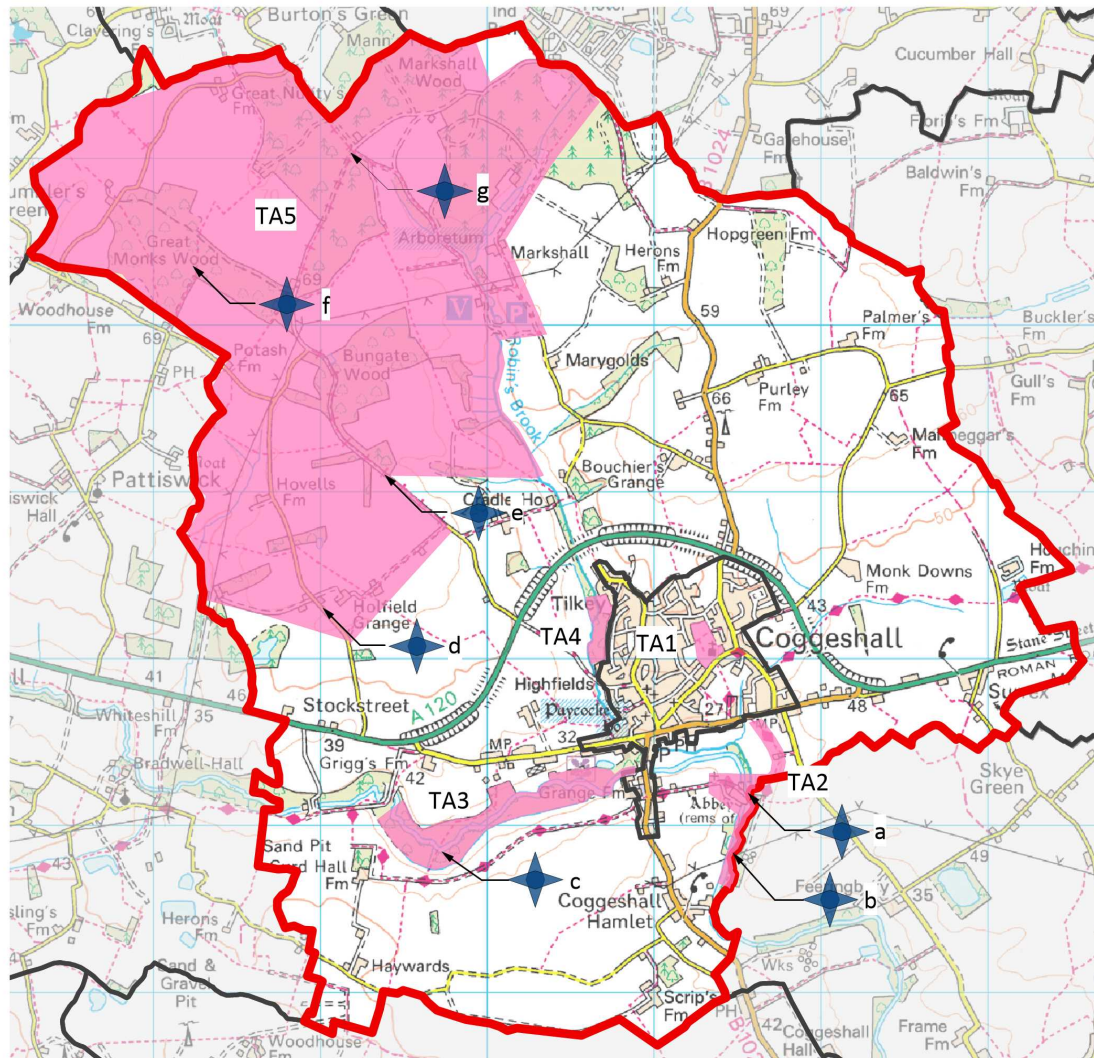
Legend

- DSA1 Designated Dark Sky Area 1
Land north of the A120 to the northern, eastern and western Parish boundary
- DSA2 Designated Dark Sky Area 2
Land south of the river Blackwater to the southern, eastern and western Parish boundary
- Parish Boundary

Not to Scale

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Figure 8 Dark Skies Proposals Plan



- Legend**
- TA1 Tranquil Areas
 - ◆ b Tranquil Areas: Key locations
 - Parish Boundary
- Notes:**
- Key location a : Bridge over the Mill Race.
 - Key location b : Footpath between the mill race and river Blackwater leading to Pointwell Mill.
 - Key location c: Dick Nunns Bridge
 - Key location d: country lane nr. Holfield Grange
 - Key location e: Ambridge Road nr Coggleshall Grove
 - Key location f: Footpath in Great Monks Wood
 - Key location g: Byway at Grangewood and Lilly Wood

Not to Scale

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Figure 9 Tranquil Areas Proposals Plan

Managing Flood Risk & Drought Prevention - background to Policy 12

Context

4.4.81 In 2001 Coggeshall suffered from fluvial and surface water flooding. Minor flooding occurred in 2012 & 2014. Coggeshall is also in one of the driest counties - parts of eastern England receive less than 700mm of water a year. At a local level, the serious impact of flooding and also prolonged periods without rain is understood.

4.4.82 Relevant National Policy:

NPPF 2019:

14 Meeting the challenge of climate change, flooding and coastal change.

4.4.83 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Policy CS8 Natural Environment and Biodiversity.

BDC Draft Local Plan (2017):

Policy LPP 78: Flooding Risk and Surface Water Drainage.

Policy LPP 79: Surface Water Management Plan.

Policy LPP 80: Sustainable Urban Drainage Systems.

4.4.84 Relevant Documentation:

4.4.85 Essex County Council's Sustainable Drainage Systems Design Guide (2020)

Justification

4.4.86 Flooding and drought mitigation must be addressed at a national level and also at a local level. The combination of strategic and local policy (the latter is addressed in this plan) will help to conserve water during low and normal rainfall periods and prevent flooding during high rainfall events.

4.4.87 New development and development within the existing built environment should employ best practice approaches to Sustainable Drainage Systems (SuDS), a sequence of planted and constructed features designed to store and slow rainwater run-off by mimicking natural drainage.

4.4.88 Rainwater harvesting is the accumulation and storage of rainwater for re- use. Active rainwater harvesting includes water harvested from roofs into water butts and storage tanks, often underground, into which rainwater is collected and stored for re-use. The water may be used for irrigation, greywater recycling, toilet flushing and clothes washing.

4.4.89 Passive rainwater harvesting includes green roofs, living walls, soakaways, swales, rain gardens, greenfield runoff and permeable surfaces. Water is collected, held and allowed to seep back into the ground or water plants at a reduced flow rate. Active and passive rainwater harvesting can be implemented at a domestic scale and at a Parish wide scale.

4.4.90 The 'concreting over' of the UK's land has transformed greenfield areas, grassland, forest and field into impermeable surfacing. This is recognised as a major contributing factor to present day drought and flood problems. New development on previously undeveloped sites or gardens will reduce the surface area through which rain can percolate into the soil. Advances in permeable surfacing technology / construction techniques mean that it is feasible that the majority of external hard surface areas, i.e. 80%, can be constructed using permeable surfacing solutions or run-off from impermeable surfaces served by effective infiltration systems. Where

appropriate, this should be incorporated into new developments to percolate rainfall water back into the ground. This will help to mitigate and manage against flood and drought events.

4.4.91 The CIRIA, the Landscape Institute and Essex County Council produce guidance notes and manuals on how to employ SuDS and rainwater harvesting.

4.4.92 The policy sets out Flood Management Areas (FMA). These are specifically located in areas which can be used to retain water in the event of heavy rainfall to help prevent alluvial flooding. Developers and landowners are encouraged to add to this list through the creation of swales and offline attenuation ponds etc. which, as well as helping to alleviate flooding, will also provide new sites for wildlife as part of the Parish's blue infrastructure. These are low tech, environmentally friendly solutions which also help return water into the ground, important in periods of drought.

4.4.93 The development of Flood Management Areas must be in agreement with the landowner and could be delivered and funded by developer contributions, community conservation groups and the Parish Council. In four cases, the FMA's will be brought forward by the landowner/ developer.

4.4.94 Further details on Flood Management Areas are provided in the Appendices.

4.4.95 Flood Management Areas:

FMA1: The site of the BT Exchange, East Street:

Future development within FMA1 should, in preference, incorporate SuDS such as ponds, swales, or basins to maximise the use of above ground features to manage surface water runoff. Where open features

are proven not to be feasible, underground storage tanks should be used to hold water in the event of heavy rainfall and minimise storm water run-off into the river Blackwater.

FMA2: Land north and south of the stream adjacent to the Essex Way adjacent to St Peters Road:

Development proposals within FMA2 should include SuDS and natural flood management techniques to enhance the capacity of the stream to detain water in heavy rainfall events therefore mitigating against alluvial flooding of the Blackwater. Proposals should seek to include SuDS to mitigate against the impact of increased runoff from the adjacent housing development.

FMA3: Land east of the Essex Way:

Development proposals within FMA3 which include the construction of impermeable surfaces will not be supported in this area unless it can be demonstrated that the development will result in no net increase in surface run-off. The lowering of existing ground levels to create temporary water storage areas will be encouraged where appropriate.

FMA4: Vicarage Field:

Additional SuDS features within FMA4 should be created to form part of the existing public open space, such as additional ponds, reduced impermeable surfaces, and increased tree planting.

FMA5: The village centre, 'The Gravel' and public highways:

Where improvements to highways and public areas within FMA5 are made, these should incorporate additional SuDS features such as permeable surfaces, rain gardens, tree planting, roof gardens and green walls.

FMA6: Robins Brook and Marks Hall Estate:

Offline 'natural' water features such as swales, retention ponds and wetland areas should be created in conjunction with the development of a new offline water body at Marks Hall Estate Arboretum adjacent to Robins Brook.

FMA 7: Land north of the Blackwater on the Dutch Nursery development, West Street:

Development proposals which result in the loss of floodplain will not be supported. Offline lowering of existing ground levels in the flood plain to retain greater water volume in the form of swales, wetlands and shallow ponds / retention basins for temporary off-line water storage. New tree planting should also take place.

FMA 8: Long Bridge, Bridge Street:

Off-line SuDS solutions for trafficked areas beneath the road to the north and south of Long Bridge and Back Ditch in the form of modular, cellular water storage system, or a pipe-water storage system to alleviate 1 in 10 year flood events. These would retain alluvial flood waters at the point at which water backs up at the bridge during high rainfall events with minimal visual impact. This is subject to assessment of ground conditions and underground services.

Policy 12**Managing Flood Risk & Drought Mitigation**

To reduce the potential for flooding to occur in Coggeshall Parish and to mitigate against drought events, development proposals should:

1. Not increase flood risk (including fluvial and surface) on site or elsewhere.
2. Demonstrate that, where necessary, the Sequential Test and Exception Test has been satisfactorily undertaken in accordance with national planning policy.
3. Where possible, use effective existing or innovative technology, construction and design techniques to reduce the risk of flooding, mitigate any impact of flooding and minimise surface water run-off.
4. Where ground conditions allow, ensure that sufficient hard external surface areas are permeable or that runoff water is collected by effective infiltration systems.
5. Where possible, collect and recycle grey water and incorporate water storage measures or 'rainwater harvesting' for high volume rainfall events and to minimise surface run off.
6. Maximise opportunities to reduce the causes and impact of flooding through appropriate Sustainable Drainage Systems (SuDS). All SuDS proposals should be accompanied by a comprehensive management plan setting out the long term maintenance and responsibility of SuDS features; and
7. Where possible include tree and shrub planting to reduce run off, particularly along field boundaries.

To manage the potential for flooding throughout the Parish, particularly during high volume rainfall events, the following areas (identified on Figure 10 - Managing Flood Risk & Drought Proposals Plan) are identified as Flood Management Areas where development proposals should demonstrate that flood risk will not be increased overall and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems and natural flood management, are taken:

FMA1: The site of the BT Exchange, East Street.

- **FMA2: Land north and south of the stream adjacent to the Essex Way adjacent to St Peters Road.**
- **FMA3: Land east of the Essex Way.**
- **FMA4: Vicarage Field.**
- **FMA5: The village centre, 'The Gravel' and public highways.**
- **FMA6: Robins Brook and Marks Hall Estate.**
- **FMA7: Land north of the Blackwater on the Dutch Nursery development, West Street.**
- **FMA8: Long Bridge, Bridge Street**

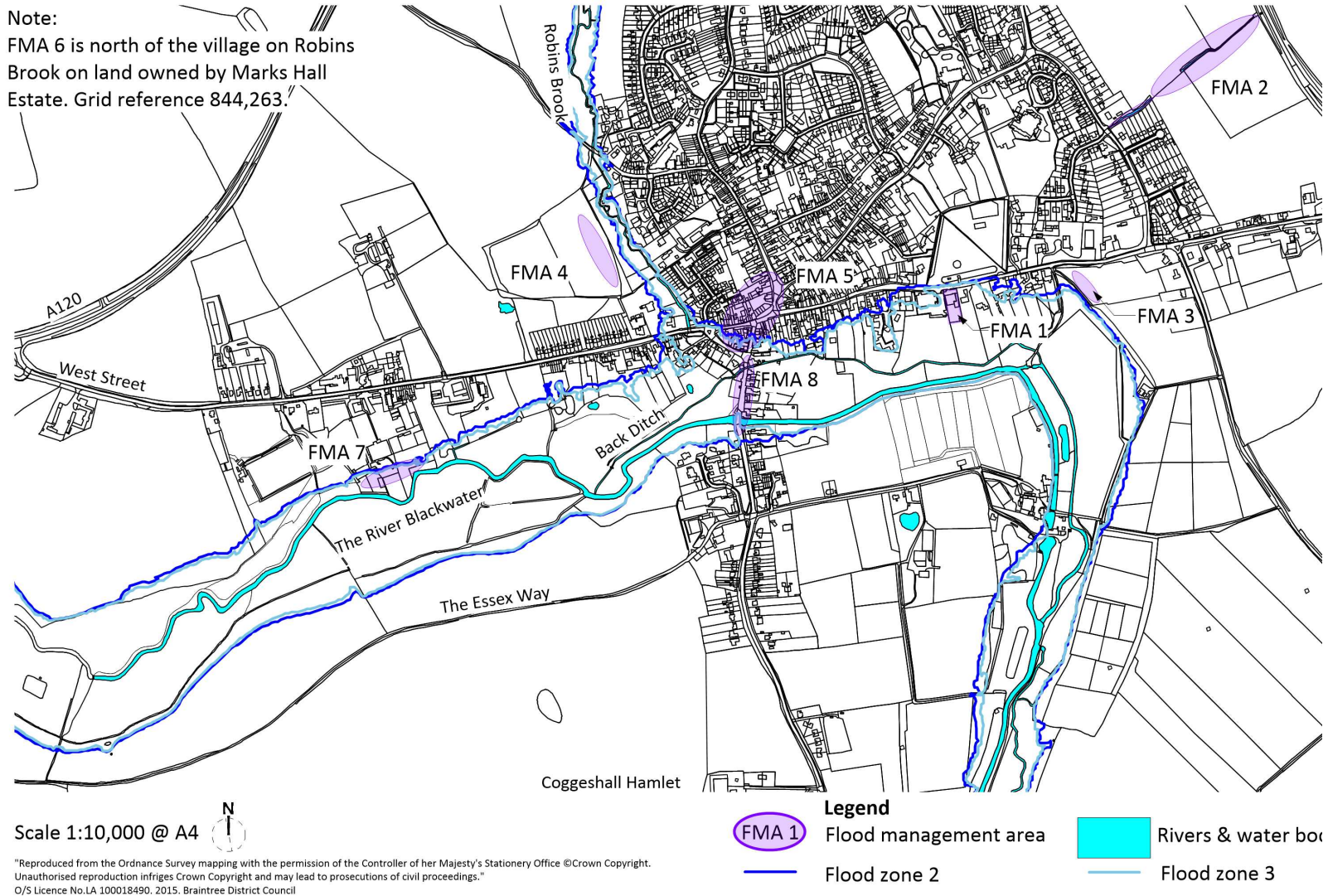


Figure 10 Managing Flood Risk Proposals Plan

4.5 Heritage

Protecting and Enhancing Our Heritage - background to Policy 13

Context

4.5.1 Coggeshall is a place of considerable archaeological and historical significance. It has over 230 listed buildings dating from the 12th to the 19th century of which 8 are Grade I and 17 are Grade II* listed properties. Coggeshall also has three Scheduled Ancient Monuments: the buildings of Coggeshall Abbey, the Abbey Fishponds and the Long Bridge.

4.5.2 The Coggeshall Conservation Area encompasses most of the medieval and post-medieval village and the site and buildings that made up the monastic community. Together with the individual listings, the designation underlines the architectural and historical significance of the settlement and has helped to preserve much of the character and appearance of the medieval settlement into the 21st century. Today, fine timber-framed buildings mark out the street pattern of the medieval village and distinctive shop windows mark the extent of the post-medieval and Victorian shopping areas. More recent industrial and institutional buildings such as the Isinglass Factory, seed warehouses, breweries, former schools and places of worship, have been sympathetically converted for other uses and preserved as evidence of Coggeshall's remarkable industrial and cultural past. Buildings such as Paycockes and Grange Barn offer a unique insight into the relationship between the village and the monastic community and the impact of their interactions on the development and history of Coggeshall. The elaborate splendour of the merchant's house in the village is evidence of the commercial success of the wool trade and the landscape and the monastic buildings provide evidence of the part played in this success by the monks. The monks diverted the River Blackwater to create good grazing land for their sheep and to drive Abbey

Mill. The sheep produced the high-quality wool that became the foundation for the village's prosperous wool trade, and Abbey Mill was a fulling mill which also played a part in the success of Coggeshall's cloth trade.

4.5.3 The village sits in a hollow formed by the river Blackwater and is flanked on three sides by open countryside. The countryside and the river are the setting for the village and create its rural character but they are also essential to an understanding of historic Coggeshall; they are the context in which the heritage assets have to be experienced. Today, approaching from the south on Grange Hill, the view takes in Grange Barn, the 15th century Long Bridge and the village beyond. Approached from the west, the route along the former Roman Road (now West Street), with the river to the south, passes a cluster of listed buildings, including the former Isinglass Factory, before passing the Vineyard which marks the start of the Conservation Area. From the east, the mature trees that line East Street mark the entry to the village and the start of the Conservation Area. Together, these natural and man-made features mark the extent of the historic settlement and give today's observer an insight into the relationship between the church and the evolution of the village since the Middle Ages.

4.5.4 The importance of heritage to Coggeshall cannot be underestimated. The local economy depends heavily on business generated by visitors attracted by the charm of the historic centre and the National Trust properties. The community's strong sense of identity derives in large part from living in such extraordinary surroundings.

4.5.5 The community wants to see the village enhanced through new, sympathetic, but not pastiche, development. For greater detail refer to the Village Design Guide.

4.5.6 Relevant National Policy:

NPPF 2019 section 16:

Paras 184 to 202.

4.5.7 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

LPP 50: Built and Historic Environment.

LPP 56: Conservation Areas.

LPP 57: Demolition of Listed Buildings or Structures.

LPP 60: Heritage Assets and their settings.

4.5.8 Relevant Statutory Provisions:

Sections 7, 8, 66 and 72 of Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5.9 Relevant Documentation:

Historic Towns in Essex Coggeshall Historic Towns Assessment Report 1999.

Discovering Coggeshall 1 and 2 edited by David Andrews.

A History of Coggeshall in Essex – Beaumont.

Justification

4.5.10 Paragraph 184 of the National Planning Policy Framework describes heritage assets as ‘an irreplaceable resource’ to be conserved ‘in a manner appropriate to their significance’. ‘Great weight’ is to be given to the conservation of a heritage asset that is a ‘designated heritage asset’ and ‘clear and convincing justification’ is needed if harm or loss could be caused by the proposal. Designated heritage assets include listed buildings and conservation areas.

4.5.11 The Coggeshall Neighbourhood Plan recognises the importance of the many listed buildings within the Parish. Each of these buildings is ‘significant’ in its own right and makes its contribution to an even more ‘significant’ asset – the Coggeshall Conservation Area. The village centre with its uninterrupted rows of fine, timber framed buildings, along with the monastic buildings, offers a rare insight into medieval life. It has survived war, religious persecution, economic collapse and the bulldozer for over 900 years.

4.5.12 Protecting the setting of the Conservation Area - the countryside and rivers - is as important as protecting the Conservation Area itself. The Plan therefore includes policies to enable future generations to enjoy the ‘irreplaceable resource’ in its proper setting, including protected views.

4.5.13 While the Conservation Area as a whole is a designated heritage asset, not everything within it is a designated heritage asset in its own right. Braintree District Council has established the Braintree District Local Heritage List to ensure that ‘the preservation of assets which....are of local historic and architectural significance, is given due consideration under the planning system’. The Neighbourhood Plan recognises that some buildings, both inside and outside the Conservation Area, are significant because they represent or reflect aspects of the Parish's past. The Neighbourhood Plan will work with the Parish Council to identify buildings, structures and features that are of historic, cultural or economic significance to the community to be nominated for inclusion on the Braintree District's Local List of Heritage Assets.

Examples include:

The Library, Stoneham Street - former Quaker meeting house.
 Christ Church, Stoneham Street - place of worship and meeting place.
 St Bernard's, Stoneham Street - place of worship.
 Non-Conformist Chapel, Church Green - former place of worship.
 Village Hall, Stoneham Street - former brewery.

Hollington's factory, Church Street - former factory.
 Barn View, Grange Hill - former warehouse.
 The Hitcham School, West Street - former school.
 The National School, School Mews - former school.
 The British School, Queen Street - former school.
 Garages on Crouch End - former fire station.
 Nunn's Bridge (Curd Hall Bridge) footbridge over the River Blackwater west of Coggeshall Village.

4.5.14 The message from the community accords with the above approach. Responses and demands have been consistent and emphatic - heritage matters and heritage assets are to be protected and, where appropriate, enhanced. The Plan's policies seek to do this.

Policy 13

Protecting and Enhancing our Heritage

Development proposals which may have an impact on designated heritage assets or their setting will be supported where it can be demonstrated that:

1. The scale and character of the proposal respects the scale and character of the Conservation Area and its setting within the surrounding countryside.
2. The proposal respects any protected spaces between heritage assets within the Conservation Area and the any protected views into and out of the Conservation Area.
3. The proposals preserve or enhance the character, appearance, setting, structural stability, and historic features of the relevant heritage asset(s).

4. There is no loss of views which causes substantial harm to the setting of the relevant heritage asset(s) from the surrounding area.
5. The proposal will not result in a significant increase in the use of the relevant heritage asset(s) which would harm its character, appearance, setting, structural stability or historic significance; and/or
6. Building materials and finishes preserve or enhance the character, appearance, setting and historic features of the relevant heritage asset(s).



East Street



View from Long Bridge

Coggeshall Heritage Assets

Legend

- Grade 2 star Listed Building
- Grade 2 Listed Building
- Grade 1 Listed Building
- Ancient Monument
- Conservation Area



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Figure 11 Designated Heritage and Conservation Area

4.6 Design

4.6.1 In meeting the development needs of the community, development can take many forms. How it looks and how it functions can influence the way that people live and interact and how the development impacts on its surroundings.

Design Management - background to Policy 14

Context

4.6.2 Coggeshall has a unique set of historic streets dating from its early industrial roots to the present day. The majority of the properties in the village centre trace their history back to the wool and lace trades, so there are many different forms, extensions and adaptations.

4.6.3 The result of Coggeshall's development is a dense collection of different shapes, sizes and styles of building creating an interesting and vibrant streetscape.

4.6.4 The rural character of Coggeshall Parish is described in detail in the Village Design Guide.

4.6.5 The northern part of the Parish is the largest rural area. Its character comprises historic estates, farmland and woods, including significant areas of ancient woodland. The settlement pattern of one hamlet, Little Nuntys, and isolated manors and farms is very sparse and gives the area a strong rural character.

4.6.6 The river Blackwater runs through Coggeshall village along the valley bottom with gentle sloping sides. The river corridor and flood plains are primarily planted with the 'Cricket Bat Willow' and meadows which give the area a distinctive character. Several mills are associated with the river and mill races have been constructed which form a key part of the Parish's historical landscape pattern.

4.6.7 South of the settlement are irregular medieval fields reflecting the topography of the area. Larger, post-war agricultural landscapes border the Essex Way and the southern edge of the Parish.

4.6.8 Relevant National Policy:

NPPF 2019:

Paras: 7, 8, 10, 11, 15, 16, 23, 28, 30, 124, 125, 126, 127, 128, 129, 130, 131, 132, 170, 174, 177, 185, 186, 187.

4.6.9 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

5.11, 5.14, 5.15, 5.16, 8.2, 8.7, 8.14, 8.21 Policy CS9.

BDC Draft Local Plan (2017):

LPP 38: Residential Alterations Extensions and Outbuildings.

LPP 39: Replacement dwellings in the countryside.

LPP 43: Garden extensions.

LPP 50: Built and Historic Environment.

LPP 55: Layout and Design of development.

LPP 58: Shop Fronts, Fascias and Signs in Conservation Areas.

4.6.10 Relevant Documentation:

Coggeshall Village Design Guide

The Essex Design Guide

Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal 2017

Building for Life 12



Corner of St Peters Road and Colchester Road

Justification

4.6.11 The Village Design Guide refers to the detailing and forms of the local properties and will provide helpful advice to anyone wanting to build, renovate or decorate their property. The Guide helps with the site history and context and respect its surroundings, helping to build on the strength, character and charm of the village.

4.6.12 Good quality design reflects the scale, material and context of the surrounding buildings and streetscape. Good examples of new build schemes are:

Kings Acre (for streetscape and plot design).

Corner of St Peter's Road and Colchester Road (for proportion and detail).

4.6.13 Coggeshall Parish has only 100 hectares of developed land compared to the overall land area of 2280 hectares. This equates to only 4.4% of development meaning that the village has a dense, populated area creating a tight urban form set within a large open landscape. This is one of the most important factors residents have stated when giving the reasons for living in Coggeshall.

4.6.14 Trees to be planted should have local provenance to the area and be slow growing with a long-life span. 'Landmark' trees which will break the roof line will be encouraged. The Honeywood Oak (*Quercus robur*) is of local provenance to the area and particularly Marks Hall estate. The Lebanese Cedars (*Cedrus libani*) originated at Cedar House in 1809, the mature specimens are now landmarks. *Fagus sylvatica* 'Purpurea' is another landmark tree in the village and the 'Cricket Bat Willow' (*Salix Alba Caerulea*) is grown as a crop in flood zone areas and is now a distinctive feature of the river corridor. Favoured medium and small trees include *Mallus* species for its spring and autumn colour and a variety of applications, and the Judas Tree, *Cercis siliquastrum*.

4.6.15 One of the characteristics of the village is that many properties in the centre became public houses and shops. At one stage there were over 30 public houses and over 50 antiques shops trading in the village. Most have now closed and have been converted back into residential units but where there were shop fronts within the Conservation Area, in particular, these have to remain as part of the history of the property. This has created another unique set of interesting elevations resulting in adaption of the shop front space into dining rooms, lounges and home offices. Shop fronts and street furniture should seek to respond to the existing character and atmosphere of the village, they should have their own distinctive style. Generic national branding will not be favoured and companies must adapt their brand to further the

distinct identity of the village.

4.6.16 The increase in home working results in people creating spaces within their property or outbuildings or even building small garden offices.

4.6.17 Good quality design should include the built envelope and the rural environment. The 'creeping' urbanisation of our countryside is now well documented, especially in relation to the treatment of street signs and roads. Generic planning policies detailing landscape mitigation treatment may improve the character of poor urban environments, however in a rural environment they can reduce the aesthetic quality of the landscape setting. New development in the rural landscape should respond to the rural and historical landscape setting.

4.6.18 Native hedgerow planting species prevalent in Essex include: Blackthorn (*Prunus spinosa*); Hawthorn (*Crataegus monogyna*); Hazel (*Corylus avellana*); Dogwood (*Cornus sanguinea*); Field Maple (*Acer campestre*); Old Man's Beard (*Clematis vitalba*) and Common Honeysuckle (*Lonicera periclymenum*). Where mitigation demands screening of development proposals Common Holly (*Ilex aquifolium*) should be included in the hedge mix.

4.6.19 Appropriate native trees include English Oak, Field Maple (*Acer campestre*) and Black Poplar (*Populus nigra* var. *betulifolia*) and are available for reintroduction in Essex as a cloned tree and part of the Essex Biodiversity Project.

4.6.20 Single species non-native hedging and large-scale timber fencing are often incongruous within a rural landscape and they can draw attention to a development. In the case of proposals which require mitigation screening this defeats the purpose of the boundary treatment. Boundary treatment should reflect local

traditional materials, methods and the natural environment.

4.6.21 The Parish's existing species, rich grassland and roadside verges, are all aesthetically distinctive as well as ecologically rich. Neutral, calcareous and wetland grasslands are all appropriate within the Parish and accord with the Essex Biodiversity Project.

4.6.22 Where appropriate, local hedge and woodland management techniques should include coppicing and layering.

4.6.23 Signage and lighting within the rural landscape must not result in the 'urbanisation' or 'industrialisation' of the atmosphere of the development's landscape setting. This will exclude overtly utilitarian, bold or bright signage and lighting, particularly when too large or tall in scale for the landscape setting.

4.6.24 Engagement with developers seeking planning permission for allocated sites or sites within the existing development boundary, and private individuals wishing to improve or extend existing properties are welcomed by the Parish Council to encourage positive development and development that concurs with the vision of this Plan for the Parish.

Policy 14

Design Management

Development proposals should have regard to the Coggeshall Village Design Guide and, where appropriate:

1. Contribute positively to the character, setting and appearance of the surrounding area;

2. Be of a scale and size which reflects the rural character and appearance of villages and hamlets in the area;
3. Ensure that the design and detail reflects and responds positively to the scale, design, density, layout and historic character of existing development in the surrounding area;
4. Ensure that there is an appropriate use of materials which respects the character of the area;
5. Incorporate tree planting and vegetation which is predominantly native and consistent with flora in the surrounding area;
6. Protect, enhance and plant new and locally prevalent species of native hedgerows and trees as boundary treatments to mitigate the visual impact of development;
7. Protect, enhance and plant new and locally prevalent species of rich grassland;
8. Promote management practices of woodlands and hedgerows which contribute to rural landscape character;
9. Include shared open spaces and shared amenities that will help to develop a sense of community;
10. Provide a mix of house types, including affordable houses, to foster a diverse community.
11. Support the needs of home-working, including by providing convertible spaces, and enabling connectivity to superfast broadband;
12. Incorporate sustainable design features which promote energy conservation and efficiency and support renewable energy and low carbon energy generation;
13. Encourage the use of sustainable modes of transportation, including through good pedestrian and cycle access, and support access to public transport facilities within the Parish;
14. Avoid significant harm to neighbouring residential amenity;
15. Avoid excessive or incongruous signage that negatively impacts upon local character and/or the atmosphere of the rural environment;

16. Avoid external lighting which, through aesthetic appearance or excessive illumination, negatively impacts upon the rural character of the Parish; and
17. Be informed by early consultation with the local community.

Where appropriate development proposals have the potential to have a significant adverse impact on local character they should be supported by:

1. An assessment that demonstrates how the proposal will impact on the character and appearance of the area, including the unique identity of Coggeshall Village and/or the rural landscape, and what measures have been taken to avoid or minimise adverse impacts; and
2. Evidence demonstrating how the proposed design has regard to guidance within the Coggeshall Village Design Guide, Building for Life 12, and the Essex Design Guide (or successor documents).

Protected views - background to Policy 15

Context

4.6.25 Views are valued within the parish. Short or long, urban or rural. Coggeshall has many views within both the urban and rural setting that are enjoyed by the community.

4.6.26 Relevant National Policy:

NPPF 2019:

- 7: Requiring good design.

4.6.27 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

- Policy LPP 55: Layout and Design of Development. Section 8: Landscape Character.
- Policy LPP 71: Landscape Character & Features.

4.6.28 Relevant Documentation:

Coggeshall Village Design Guide

The Essex Design Guide.

Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal 2017.

Braintree District Settlement Fringes Evaluation of Landscape Analysis Study of Coggeshall 2015.

Landscape Character Assessment: Section 3 Landscape Character of Braintree District 2006.

Building for Life 12.

Justification

4.6.29 Views form part of the landscape character and encapsulate it. They also incorporate the individual features, topography, vegetation, land use etc. which make up the character of a landscape and afford it a value. By implication, therefore, views at a local level may be afforded protection. The views identified in this policy are enjoyed by the community and any development which would permanently change or alter the view, creating a negative impact, will be prevented. A comprehensive assessment of the

protected views is provided in the Appendices of the Plan.

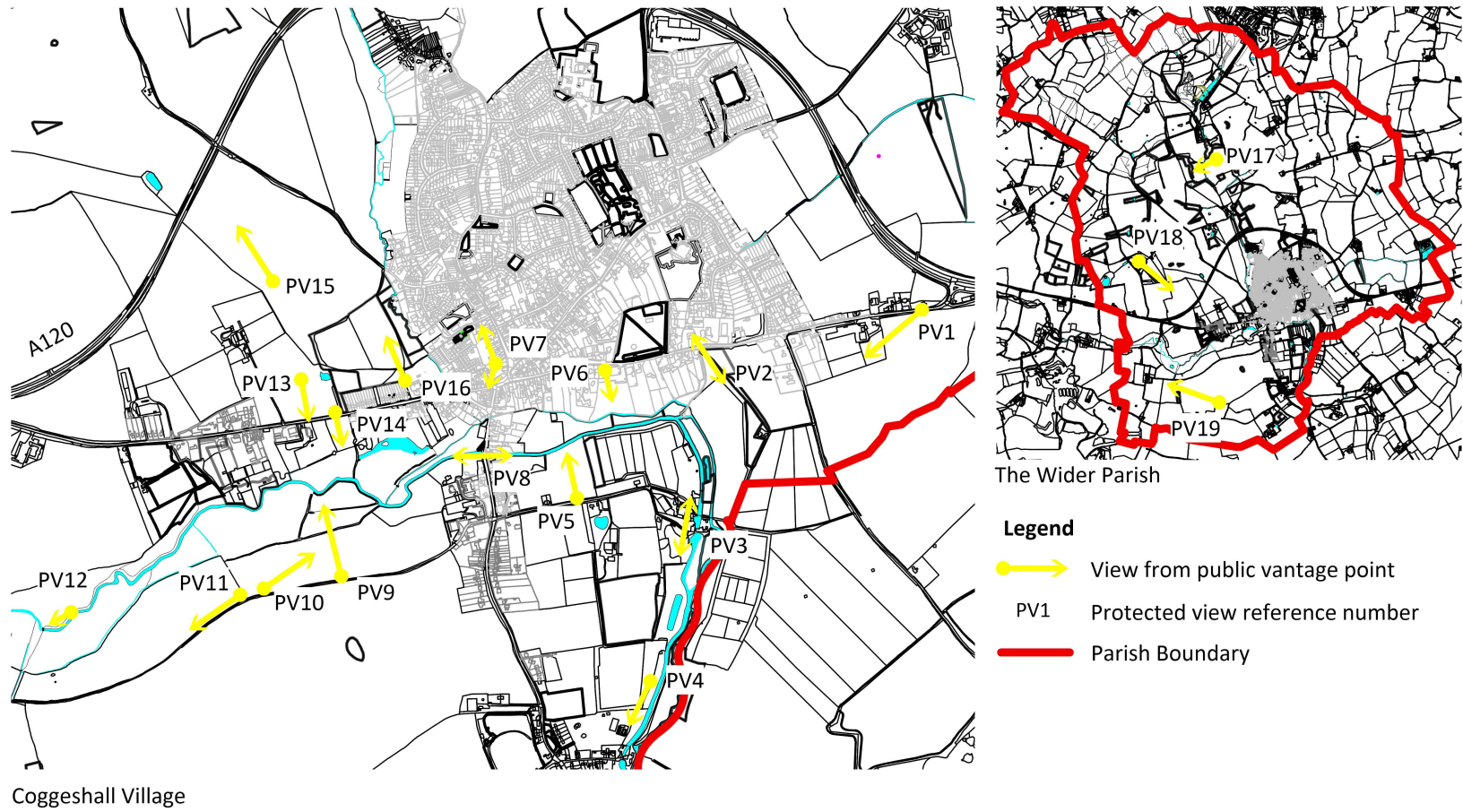
Policy 15

Protected views

Development proposals that protect and/or enhance the following Protected Views (PVs) identified on Figure 11 will be supported:

- PV1 Colchester Road: SW.
- PV2 Cook Field: N&S.
- PV3 Abbey Mill: N&S.
- PV4 Mill Race: S.
- PV5 Essex Way (East): N.
- PV6 West Street, Co-op: S.
- PV7 Market Hill: NE & SW.
- PV8 Long Bridge, Bridge St: E&W.
- PV9 Essex Way (West): N.
- PV10 Essex Way (West): E.
- PV11 Essex Way (West): SW.
- PV12 Blackwater river corridor: W.
- PV13 Public footpath: S.
- PV14 West Street: S.
- PV15 Public footpath north-west of the village: N.
- PV16 Vicarage Field: N.
- PV17 Marks Hall Rd: SW NW.
- PV18 Public footpath nr Holfield Grange: S. PV19 Public footpath nr Cuthedge Lane: NW.

Where development proposals have the potential to have a significant adverse impact upon one or more Protected Views they should be supported by a visual impact assessment.



Coggleshall Village

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Not to Scale



Figure 12 Protected Views Proposals Plan

4.7 Transport and Accessibility

Background to Policy 16

Context

4.7.1 The Neighbourhood Plan seeks to reduce dependency on the private car and promote the use of sustainable means of transport while recognising that, as a rural area, a large number of residents are reliant on the private car to access essential services and facilities.

4.7.2 The medieval street pattern and the nature of the historic buildings in the village centre restricts parking. The Neighbourhood Plan seeks to encourage the use of sustainable forms of transport and resist development that will increase the demand for village centre parking.

4.7.3 Transport and accessibility led to much comment in earlier consultations carried out as part of the Neighbourhood Plan process. Please refer to the Consultation Statement.

4.7.4 Relevant National Policy:

NPPF 2019:

4: Promoting Sustainable Transport - sections 29-30 and 35-39.

4.7.5 Relevant Essex County Council Policies:

Essex Cycling Strategy November 2016⁽³⁾

4.7.6 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Draft Local Plan (2017):

LPP 44: Sustainable Transport; LPP 45: Parking Provision.

Justification

4.7.7 The transport and infrastructure of Coggeshall have been influenced by the layout of the historic core which dates back to the 14th century. The road system is restricted by the proximity of listed buildings and the lack of parking spaces for many of the houses. There is also limited space to expand the public parking areas in the village. This means that our policies need to focus on sustainable forms of transport and, where possible, contain the current level of car ownership. Every time a shop is converted to a home, it increases the number of cars parked on the streets. Every time a garage is converted into a room, a parking space is lost.

4.7.8 Alternative methods of transport must be promoted within the village and to connect the village to places of interest and amenities within the Parish and outside the Parish, for recreation reasons, such as to Marks Hall, and as viable alternative commuter routes to Kelvedon Station and places of work. New routes should be planned to develop the Parish's green infrastructure. It is now very important to address climate change, public health and wellbeing.

3 <https://www.essexhighways.org/getting-around/cycling/cycle-strategy.aspx>

4.7.9 To enable and encourage the use of cleaner energy to fuel our vehicles and encourage electric cars, public charging points should be incorporated into new homes and businesses and new on and off-street parking areas, and be retrofitted within existing public parking areas.

4.7.10 The policies seek to reinforce the need for developers to consider the impact of new homes on the transport and infrastructure of the village, by contributing to alternative sustainable means of getting around via footpaths and cycle paths.

Policy 16

Transport and Accessibility

Proposals for development should where appropriate encourage the use of more sustainable means of transport by:

1. Providing pedestrian, cycle and public transport, and bridleway connections within development sites and to the wider area, including key destinations.
2. Providing secure and safe areas for cycle storage throughout the Parish including at schools and in the village centre.
3. Including private residential and non-residential charging points and charging points for electric vehicles in visitor parking areas.
4. Safeguarding the character, appearance, setting and utility of existing Public Rights of Way and promoting enhancements to the network which support the ability of pedestrians and cyclists and horse riders to use and enjoy them safely.

Major development proposals should, where appropriate:

1. Be sited within safe walking distance of public transport routes.

2. Have regard to the Essex Parking Standards – Design and Good Practice (2009).
3. Support measures to ensure that on-street parking is controlled and wherever possible reduced.
4. Provide developer contributions towards sustainable transport measures and car clubs where off-street parking is not appropriate or feasible.
5. Improve 'way finding' throughout the Parish, by taking every available opportunity to incorporate directional signage to places of interest as part of development schemes.

4.8 Infrastructure and Developer Contributions

Background to Policy 17

Context

4.8.1 In order to deliver sustainable and balanced growth, the Plan requires investment in infrastructure to meet the needs of residents and businesses.

4.8.2 The emerging Braintree District Local Plan (BDLP) sets out District-wide standards and guidance for infrastructure provision and developer contributions, informed and supplemented by the Infrastructure Delivery Plan and the Essex County Council Developers' Guide to Infrastructure Contributions. However, these do not take into consideration all of the specific needs for Coggeshall Parish.

4.8.3 This Policy sets out the infrastructure that will be required to deliver the Neighbourhood Plan. Where appropriate, the Parish Council expects new development to contribute towards relevant infrastructure requirements identified in Policy 17 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, and the particular infrastructure needs of the proposal.

4.8.4 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 Coggeshall 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.

4.8.5 The Neighbourhood Plan recognises that Braintree District Council may introduce the Community Infrastructure Levy (CIL) in the future. Should CIL be introduced, future revenue, where appropriate, may also be used to help fund the identified infrastructure projects in Policy 18. Braintree District Council will provide further details through Infrastructure Funding Statements in the future.

4.8.6 A programme for village centre improvements is to be identified in conjunction with Braintree District Council and Essex County Council. In the first instance a scoping study is required in order to define the improvements required and seek funding opportunities.

4.8.7 An [Open Spaces Action Plan](#) is published annually.

4.8.8 Relevant National Policy:

NPPF 2019:

Paras 34, 84, 96, 97, 99, 100, 102, 103, 104, 124, 125, 126, 127, 148, 149, 156, 157, 158.

Town and Country Planning Act 1990 Section 106.

4.8.9 Relevant policies in the emerging Draft Braintree District Local Plan:

BDC Core Strategy (2011):

Paras: 7.4, 7.8, 7.9, 8.8, 8.11, 8.22, 9.4, 9.5, 9.6. Policies: CS8, CS10 & CS 11

Justification

4.8.10 Projects which could attract developer contributions in accordance with national planning policy and relevant regulations are identified within Policy 17 below. The explanation and justification for the projects is provided within the appendices.

Policy 17

Infrastructure and Developer Contributions

Where appropriate, development proposals will be required to contribute proportionately towards the provision of the following specific infrastructure projects in the Parish identified by policies within the Neighbourhood Plan:

1. Site specific requirements for allocated sites (as required by policies 2-4).
2. The protection and enhancement of Green and Blue Infrastructure (as required by policy 6).
3. Flood management improvements within Flood Management Areas 1-6 (as required by policy 12).
4. Improvements to transportation and accessibility throughout the Parish including the promotion of the use of sustainable modes of travel (as required by policy 16).

Developers will be required to contribute where appropriate to the projects identified in the Action Plan, including:

6. Coggeshall to Kelvedon Cycleway.
7. A new Bowling Green / Croquet Lawn with club pavilion on Stoneham Street.
8. Upgrade of the existing basketball court in the Recreation Ground, East Street.

9. Installation of outdoor, adult gym equipment in the Recreation Ground, East Street.
10. Village centre improvements.
11. A new riverside walk from Long Bridge to Nunn's Bridge.
12. Vicarage Field public open space (a recreational community resource and a viable wildlife corridor).
13. Enabling cyclist, pedestrian, horse riders and wildlife safe access and connectivity across the A120.
14. A new footpath connection from St Anne's Close and across the southern section of St Peter's School Field to connect with the recreation ground.
15. Coggeshall to Earls Colne Cycleway via Marks Hall Estate.

Development proposals must provide financial contributions towards primary and secondary education in accordance with the Essex County Council Developers Contributions Guide, and appropriate provision towards healthcare facilities.

The requirements for developer contributions should be discussed prior to the submission of a planning application with Coggeshall Parish Council, Braintree District Council and, where relevant, Essex County Council in order to enable prioritisation of requirements on a case by case basis. Where necessary, development proposals 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 impact.

4.9 RAMS - (Recreational Disturbance Avoidance and Mitigation Strategy)

Background to Policy 18

Context and Justification

4.9.1 RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated European site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

4.9.2 Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) has been prepared to include all coastal European Sites. The strategy identifies where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites is required to contribute towards the implementation of the mitigation. Development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms are identified in the RAMS.

4.9.3 Details of the zones of influence and the necessary measures are included in the Essex Coast RAMS Supplementary Planning Document (SPD).

4.9.4 Habitat Regulations Assessments have been completed for Braintree District Council's Section 1 Local Plan and Section 2 Local Plan.

4.9.5 The assessments identified that the combined effects of the Section 1 and Section 2 Local Plans (including the cumulative effects of the Section 2 allocations), together with neighbouring local planning authorities' Local Plans and Neighbourhood Plans are likely to adversely affect the integrity of European designated nature conservation sites ('European Sites').

Policy 18

Recreational disturbance Avoidance and Mitigation Strategy

Where appropriate, contributions from developments will be secured towards avoidance and mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).

Monitoring & Review

5 Monitoring & Review

5.0.1 The Neighbourhood Plan sets out a vision for Coggeshall Parish with agreed objectives and policies to deliver this vision over a 20 year period up to 2033.

5.0.2 The Plan will therefore need to be monitored and reviewed over its lifetime in order to ensure that policies are working.

5.0.3 Any targets that have been set in relation to the policies contained in the Plan will need to be monitored in order to see if they are being achieved.

5.0.4 Monitoring and review will be done by the Parish Council and they may wish to retain some members of the Neighbourhood Plan Strategy Group to assist them in this process.

5.0.5 References and evidence

National Planning Policy Framework 2019.

Braintree District Council Local Plan 2005 and Review and emerging Local Plan.

Braintree District Council Local Development Framework Core Strategy 2011.

Feedback from CNP Initial Public Meeting 18.04.2015.

Coggeshall Business Survey Results 18.01.2015.

Coggeshall Housing Survey Results.

Feedback from Community Consultation road-show event 26.11.2016.

Braintree Local Plan – Draft Document for Consultation June 2016.

Feedback from the Coggeshall Neighbourhood Plan Reg 14 Consultation 28.01.2019.

The Neighbourhood Plan Action Plan

5.0.6 The CNP has identified a range of objectives and set out several policies to enable the delivery of these objectives.

5.0.7 The CNP policies include actions and projects to guide the delivery of Neighbourhood Plan objectives.

5.0.8 An Action Plan is being developed to outline how each of these actions and projects will be delivered.



Flower meadow near Coggeshall Abbey

Acknowledgements

6 Acknowledgements

6.0.1 This Neighbourhood Plan has been developed and produced by a sub-committee of the Planning Committee of Coggeshall Parish Council and other volunteers with wide ranging skills and backgrounds.

6.0.2 Sub-Committee members:

Anna Appleton-Claydon
 Michael Bowes
 Jo Brindley
 Michael Horne
 Paul Javin
 Megan Jones
 Peter Kohn
 Steven Lavender
 Alex Stevenson
 Ian Stock
 Tracey Thomson
 Tom Walsh
 Jill Ward
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Neighbourhood Plan Sub Committee

6.0.3 We would like to thank Jan Stobart of the Rural Community Council of Essex for her help and support in producing this Plan, and to David Coleman of DAC Planning and Ann Skippers of Charisma Spatial Planning Ltd for their professional services.

6.0.4 The Parish Council and the CNP Sub-Committee would like to thank the whole community for participating in the planning process, and validating and supporting the Neighbourhood Plan as it has evolved.

6.0.5 Photographs: Michael Bowes, Paul Javin, Steven Lavender, Alex Stevenson, Coggeshall Museum.

Glossary

7 Glossary

7.0.1 Listed below are some of the acronyms and terms used in this plan.

BDC – Braintree District Council.

BREEAM (Building Research Establishment Environmental Assessment Method) – is a sustainability assessment method for [masterplanning](#) projects, [infrastructure](#) and [buildings](#). It recognises and reflects the value in higher performing assets across the built environment lifecycle, from [new construction](#) to [in-use](#) and [refurbishment](#).

Brownfield site – a site which has previously been built on.

CNP – Coggeshall Neighbourhood Plan.

CPC – Coggeshall Parish Council.

CPRE – Council for the Protection of Rural England.

CIRIA - a research and information organisation of the construction industry.

DAC - Planning Consultants used by the Neighbourhood Planning Group.

EWT – Essex Wildlife Trust.

HRA – Habitat Regulation Assessment

Green & Blue Infrastructure - the network of natural and semi-natural features, green spaces, woodlands, verges, parks, meadows, agricultural land, rivers (green) and lakes (blue) that intersperse and connect villages, towns and cities. Individually, these elements are Green Infrastructure (GI) assets, and the roles that these assets play are GI functions. When

appropriately planned, designed and managed, the assets and functions have the potential to deliver a wide range of benefits – from providing sustainable transport links to mitigating and adapting the effects of climate change. Ref the Landscape Institute.

LPP – Local Planning Policy.

NPPF – National Planning Policy Framework.

Over abstracted - in relation to the river Blackwater, this means too much water is being taken out or has permission to be taken out.

Placemaking - a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalises on a local community's assets, inspiration and potential, with the intention of creating public spaces that promote people's health, happiness and wellbeing.

PPG - Policy Planning Guidance.

PRoW – Public Right of Way.

RAMS - Recreational Disturbance Avoidance and Mitigation Strategy

SEA - Strategic Environmental Assessment.

Sui Generis – a planning term "of its own kind; in a class by itself; unique."

SuDS – Sustainable Drainage Systems.

SME - Small and Medium Sized Enterprise.

Appendix

8 Appendix

8.0.1 The Appendices are:

- A - Consultation and Public Engagement
- B - Community Action Plan Projects
- C - The Coggeshall Village Design Guide 2019
- D1 – Housing
- D2 - Allocated sites
- E - Non-residential Development
- F – The Natural Environment
- F1– Protecting and Enhancing Green and Blue Infrastructure and
The Natural Environment
- F2 - Green Buffers
- F3 - Local Green Space
- F4 - Green Amenity Areas
- F5 - Open Space
- F6 - Preventing Pollution
- F7 - Managing Flood Risk and Drought Prevention
- G – Heritage
- H - Design Policies
- H1 – Design Management within the Built Environment
- H2 – Design Management within Rural Areas
- I - Transport and Accessibility
- J – Infrastructure and Developer Contributions

Supporting documents

9 Supporting documents

Basic Conditions Statement

Consultation Statement

Strategic Environments Assessment (SEA)

Habitats Regulation Assessment (HRA)

Coggeshall Design Guide



Coggeshall

Neighbourhood Plan