

Bradwell with Pattiswick Parish Neighbourhood Plan 2017-2033

Adopted 22nd July 2019



Vision for Bradwell with Pattiswick Parish

Our vision for Bradwell with Pattiswick Parish is to continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of this Parish which has evolved over twelve centuries of history.

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Introduction

What is Neighbourhood Planning?

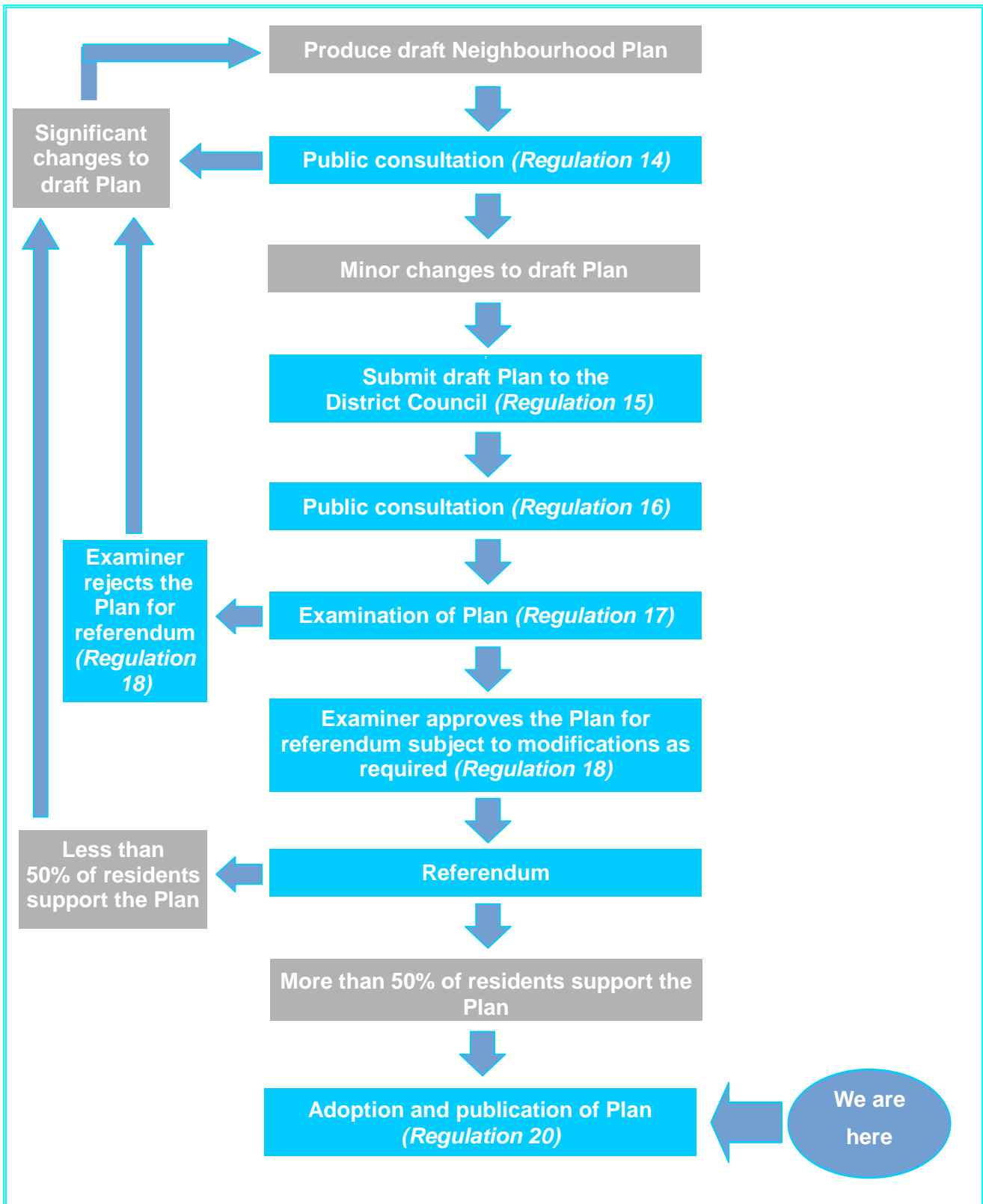
- 1.1 The 2011 Localism Act introduced new powers for local communities to produce Neighbourhood Plans, which can be used to guide and shape future development in an area. Once 'made' (adopted), a Neighbourhood Plan forms part of the statutory Development Plan for the area, and it is used in the determination of planning applications alongside the Braintree District Local Plan.
- 1.2 Neighbourhood Plans must be subject to public consultation, examination, and local referendum prior to adoption, and policies contained within a Neighbourhood Plan should be supported by evidence base documents and sustainability appraisals as necessary. Neighbourhood Plans must meet the overall aims and objectives of the National Planning Policy Framework (NPPF), particularly in relation to supporting and promoting sustainable development.
- 1.3 Neighbourhood Plans give communities direct power to guide and shape future development. Where a Neighbourhood Plan is aligned with the strategic needs and priorities of the wider local area, neighbourhood planning can provide a powerful set of tools for local people to ensure that they get the right types of future development for their community.
- 1.4 Where a Community Infrastructure Levy¹ (CIL) has been adopted by the relevant local planning authority, an area with an adopted Neighbourhood Plan will receive 25% of CIL revenues from development taking place within the Parish. A CIL has not yet been adopted in Braintree District.
- 1.5 The Planning Practice Guidance² states that a Neighbourhood Plan must meet the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990³. The submission of the final version of the Bradwell with Pattiswick Neighbourhood Plan (BPNP) to Braintree District Council will include a statement setting out how the Plan meets the requirements of the basic conditions set out below:
 - 1) the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - 2) the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - 3) the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan;
 - 4) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
 - 5) prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with proposals within the Neighbourhood Plan.
- 1.6 The Neighbourhood Planning (General) Regulations 2012 (as amended) sets out the statutory stages which must be completed in the production of a Neighbourhood Plan. Figure 1 presents this process, and identifies which stage we are currently at in the production of the BPNP.

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

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

³ See paragraph 65 of the PPG.

Figure 1: Guide to producing a Neighbourhood Plan



Why does Bradwell with Pattiswick Parish need a Neighbourhood Plan?

- 1.7 Neighbourhood Plans give local communities direct power to guide and shape the future of their Parish. The production of a Neighbourhood Plan provides us with the opportunity to establish objectives and requirements to guide and manage future development proposals in the Parish in order to ensure that local needs are met, but also to ensure that the valued characteristics of the Parish can be maintained and protected for future generations.
- 1.8 There are a number of small and large development proposals in the pipeline which could potentially significantly impact upon the Parish and wider area, including proposals for housing development, proposals for an Integrated Waste Management Facility on the nearby former Rivenhall Airfield, and proposed new routes for the A120. There will be important decisions being made over the coming years which will continue to have a significant impact on our Parish.
- 1.9 Bradwell with Pattiswick Parish provides a beautiful location to live and work, with a strong rural character, a historic landscape with many listed buildings, and countryside areas which provide excellent opportunities for recreation and habitats for wildlife. It is important that we do not take such features for granted, and ensure that they are protected now and for future generations. Although there are many positive features of living in Bradwell with Pattiswick Parish, the December 2017 Parish Survey identified that there are ways in which life within the Parish could be improved⁴.
- 1.10 A Neighbourhood Plan should reflect the views of people that live and work here, to guide the future of the Parish through policies within a well evidenced formally adopted Plan which has been subject to significant consultation, examination, and public referendum. Once the Plan has been 'made', any new development proposals within the Parish will need to demonstrate how the proposals conform to policies within the Bradwell with Pattiswick Parish Neighbourhood Plan (BPNP). The Neighbourhood Plan will therefore have a significant impact on decisions being made by all levels of government and associated organisations, developers, and landowners.
- 1.11 While a Neighbourhood Plan can provide the local community with more control over the future of our Parish, there are limitations to what the Plan can do. The Plan must not conflict with European Law, national planning policy and guidance, and the strategic policies of the Braintree District Local Plan (BDLP)⁵. The Neighbourhood Plan cannot therefore be used to prevent development being proposed within the Braintree BDLP⁶, nor can it be used as a mechanism to stop development from taking place. The Neighbourhood Plan must reflect the aims and aspirations of both national and local planning policy, and should therefore provide a basis to facilitate the right types of development, whilst protecting valuable local assets and characteristics.
- 1.12 Section 3 of this Plan sets out the vision for the Parish up to 2033, and outlines objectives for the Neighbourhood Plan in seeking to achieve the identified vision.

The progression of the Bradwell with Pattiswick Parish Neighbourhood Plan

- 1.13 In June 2016 Bradwell with Pattiswick Parish Council published the Parish Plan. The production of the Plan identified a range of issues and projects within the Parish, and also highlighted significant interest in the production of a Neighbourhood Plan. In July 2016, Bradwell with Pattiswick Parish Council submitted a request to Braintree District Council for the Parish to be designated as a Neighbourhood Area. Approval was given on 14th September 2016 by Braintree

⁴ See section 2.3 of this Plan and the Bradwell with Pattiswick Neighbourhood Plan Consultation Statement.

⁵ The current BDLP or emerging draft Local Plan when adopted.

⁶ The current BDLP or emerging draft Local Plan when adopted.

District Council that the Parish of Bradwell with Pattiswick had been designated as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan. A group of volunteers was established in conjunction with the Parish Council to oversee the production of the Plan.

- 1.14 In November 2015 a questionnaire was provided to every household in the Parish, which received a 44% response rate and began the initial collection of information to support the production of the Neighbourhood Plan. This was followed by a Neighbourhood Plan awareness session at the Annual Parish Meeting in May 2017.
- 1.15 A further questionnaire seeking residents' views on the draft planning policy direction for the Parish was circulated in November 2017, receiving a 25% response rate. The results of the survey were analysed, and research and evidence gathering was undertaken to inform the production of the Regulation 14 Draft BPNP consultation document. DAC Planning was commissioned by the Parish Council in January 2018 to provide support in producing the Regulation 14 Draft BPNP consultation document.

Regulation 14 Consultation on the Draft Neighbourhood Plan

- 1.16 As outlined in Figure 1 above, the Neighbourhood Planning (General) Regulations 2012 (as amended) require the draft Neighbourhood Plan to be subject to public consultation (Regulation 14) before the Plan can be submitted to a local planning authority for examination (Regulation 15/16). This Plan has been subject to Regulation 14 consultation and minor amendments have been made as requested by local residents and statutory consultees.
- 1.17 Copies of the Regulation 14 consultation draft were distributed to every household and business in the Parish and to the list of statutory consultees provided by Braintree District Council. 63 people from 47 households responded; 94% supported every policy and all but 2 said they would vote in the referendum and everyone said they would vote for the Plan.
- 1.18 In accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Neighbourhood Plan has now been formally submitted to Braintree District Council.

The Parish Today

Location and Context

2.1 The Parish of Bradwell with Pattiswick is located in the District of Braintree, Essex. Bradwell with Pattiswick Parish includes the main settlement of Bradwell, the hamlets of Pattiswick and Perry Green, and a number of isolated homes on connecting roads. Bradwell village provides the main residential area of the Parish, separated from the hamlets by predominantly open agricultural fields.

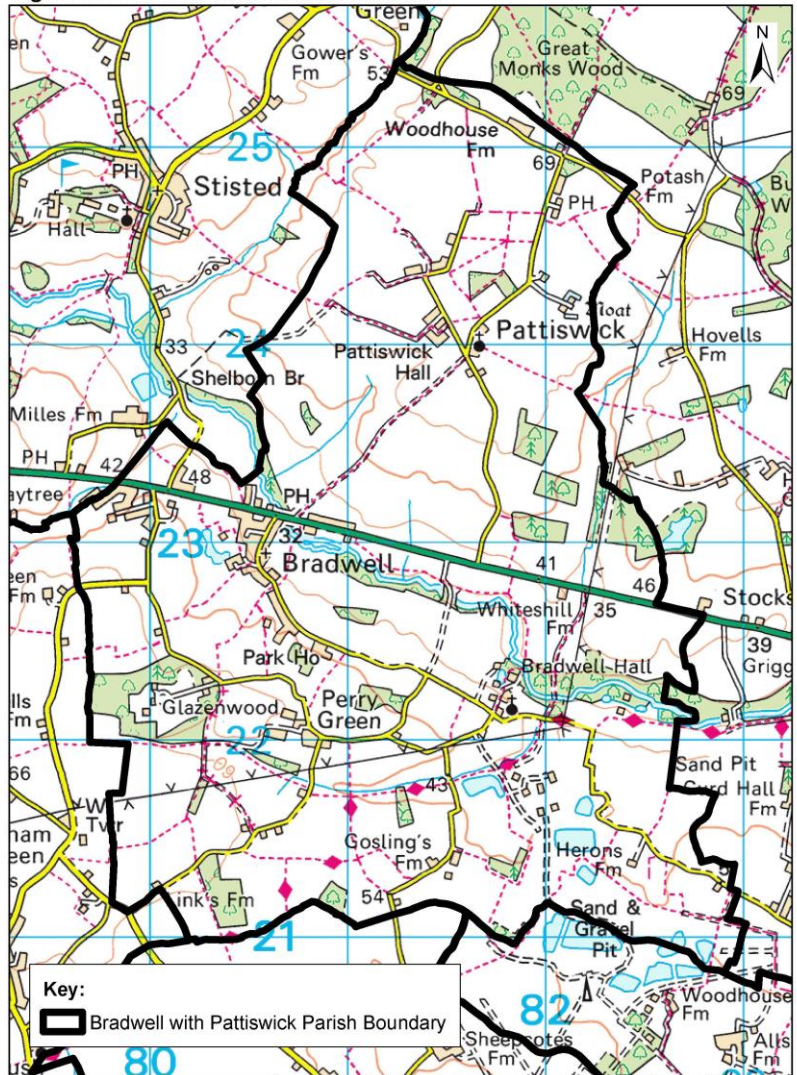
2.2 Bradwell is a dispersed village of around 200 dwellings, located on the A120 three miles east of Braintree. The majority of the village is located south of the A120, where there is a church, a village hall, allotments, an orchard of heritage fruit trees, and a playing field with a children's play area and an outdoor gym. The Spicy Swan restaurant and BP petrol station with associated convenience shop and cash point are located within the village on the A120.

2.3 Pattiswick is located north of Bradwell and the A120, and contains a small number of dispersed houses separated by large agricultural fields. Pattiswick also contains St Mary's Church (now a private residence) and the Compasses public house.

2.4 South of Bradwell is the hamlet of Perry Green, containing a small collection of houses and farm buildings. Other facilities in or close to the Parish include the Dolphin public house, Bradwell Pit, and companies which provide services such as printing, conservatory manufacture, motorcycle clothing accessories, health therapy, dress-making and dog-training. The largest employer in the Parish is Blackwater Aggregates, with around 50 employees.

2.5 South of Perry Green is the Essex Way footpath. Regular bus services are available from Bradwell on the A120 going to Braintree, Coggeshall, Colchester and Chelmsford via Broomfield Hospital. The nearest train stations are located south west of the Parish at Cressing and Braintree Freeport on the Braintree Branch Line. The closest mainline stations are located south of the Parish at Kelvedon (but the road access is poor) and Witham. The most directly linked station by passenger transport is Braintree.

Figure 2: Bradwell with Pattiswick Parish⁷



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⁷ Source: Bradwell with Pattiswick Parish Council website

2.6 Just outside the Parish at Silver End / Rivenhall Airfield there are proposals for a new recycling centre and incineration plant, including an anaerobic digestion plant treating mixed organic waste and producing biogas generated electricity.

Figure 3: Map of the Surrounding Area⁸

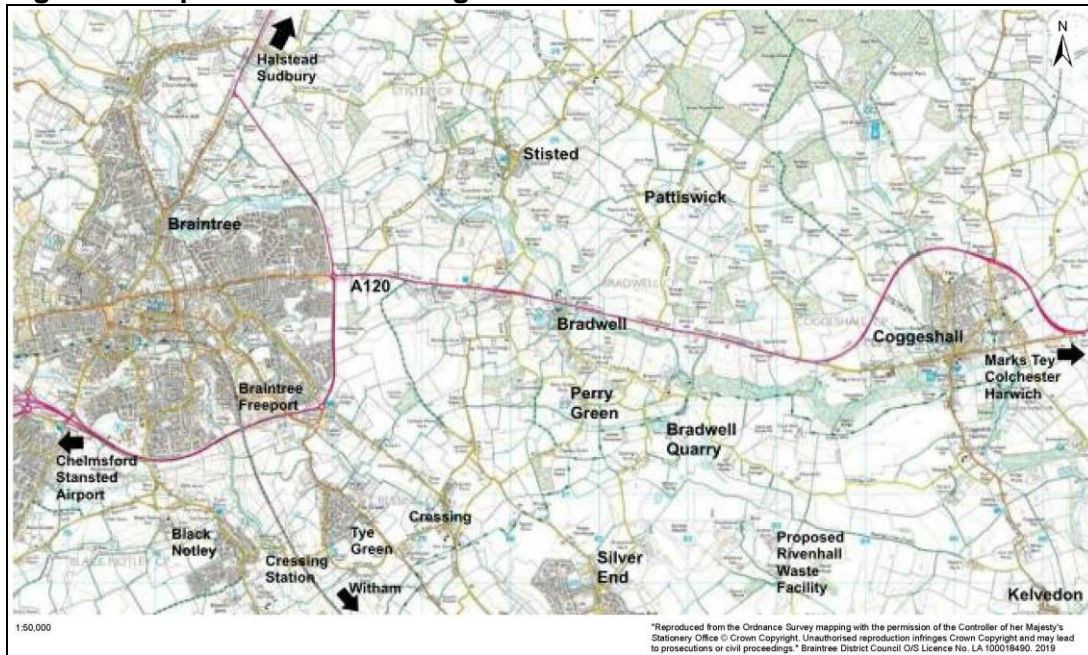
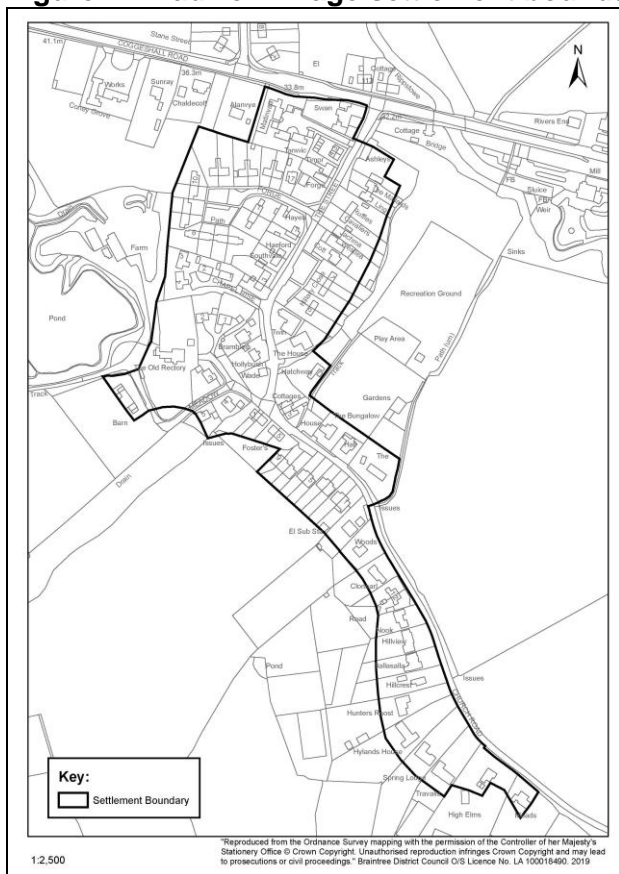


Figure 4: Bradwell village settlement boundary⁹

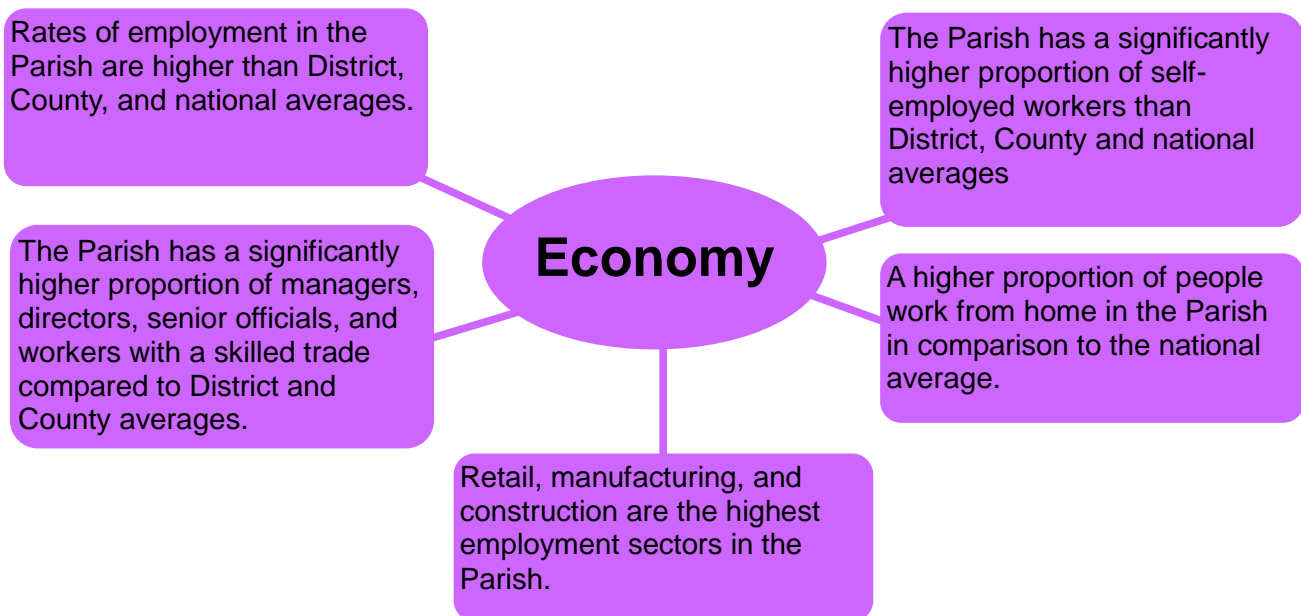
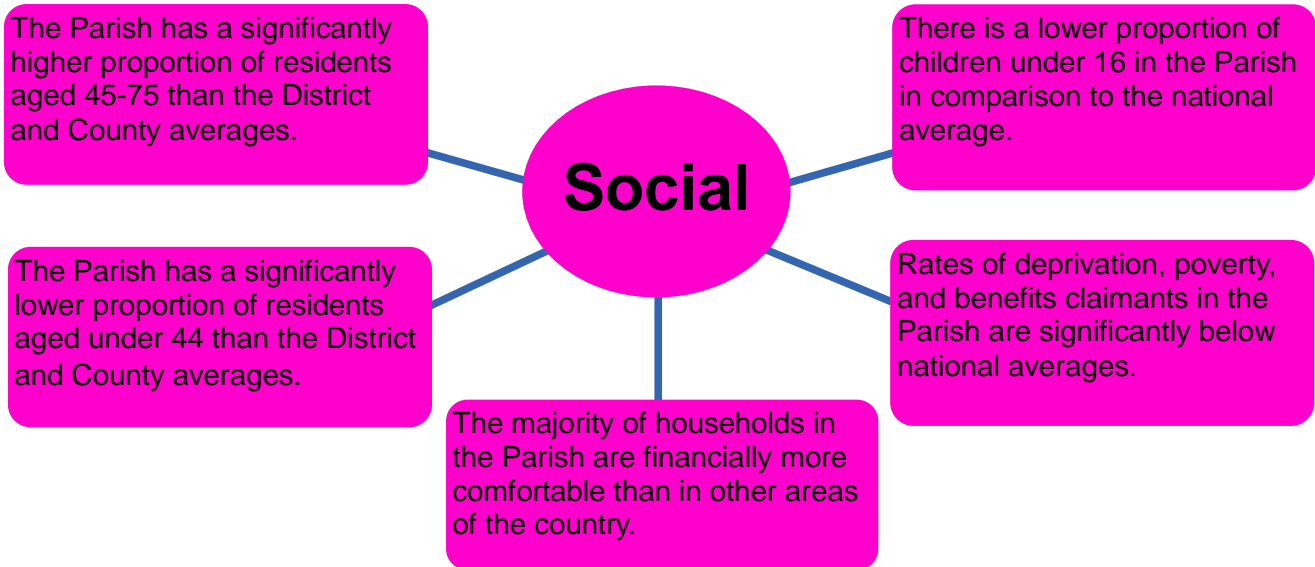


⁸ Source: Ordnance Survey

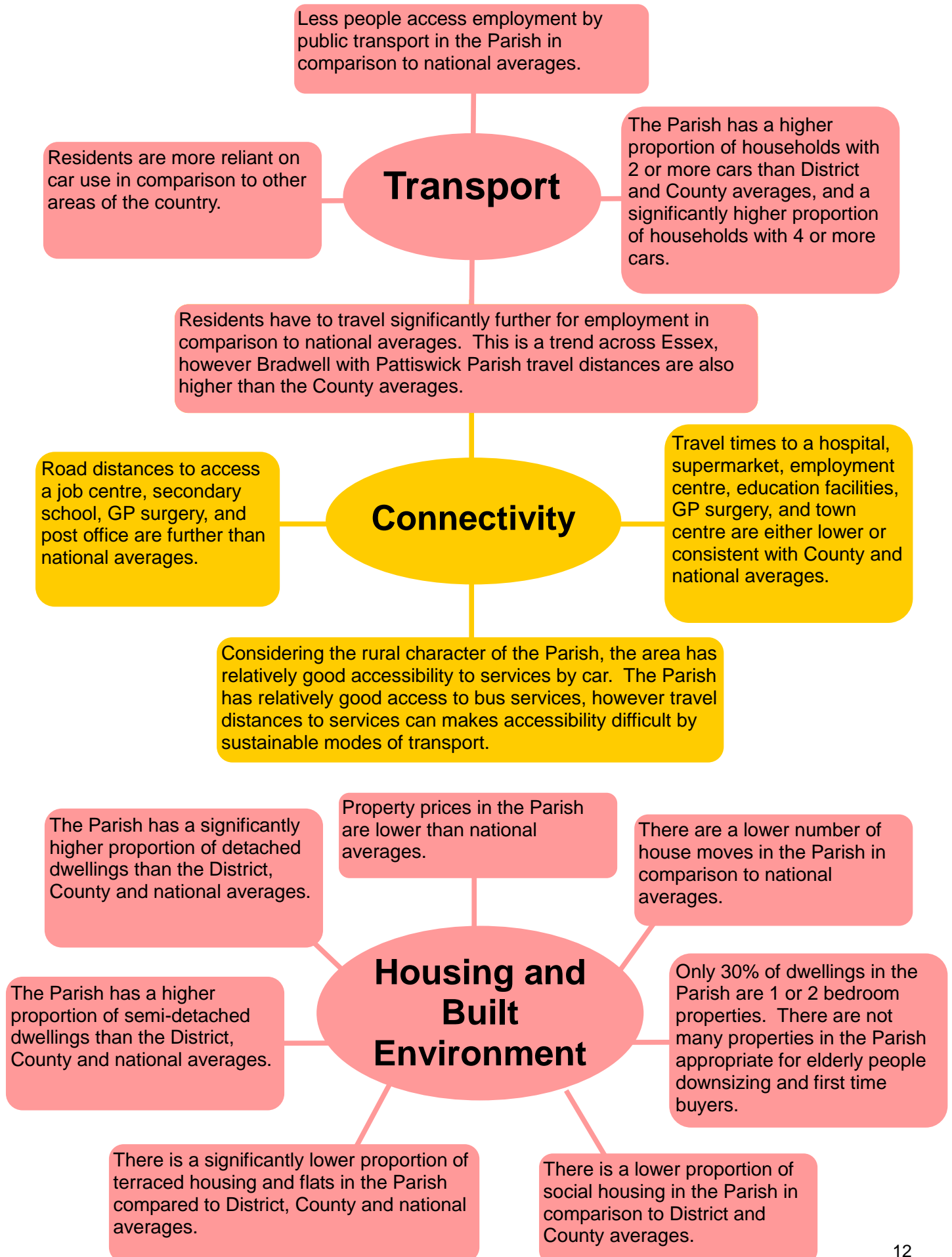
⁹ Source: Braintree District Council, Publication Draft Local Plan

Key Characteristics of Bradwell with Pattiswick Parish

2.7 The Rural Community Profile for Bradwell with Pattiswick Parish¹⁰ (Rural Community Council for Essex, 2013) and Annex 1 of the Parish Plan (BPPC, 2016) summarise key statistics on Bradwell with Pattiswick Parish. Conclusions drawn from these statistics have been considered in the formulation of objectives and policies for the Neighbourhood Plan. The following diagrams present the key statistics and conclusions which have been reached following an assessment of all statistical data available within the Neighbourhood Plan evidence base.



¹⁰ See the Neighbourhood Plan Evidence Base, available on the Bradwell with Pattiswick Parish Council website



Key issues for the future of the Parish

- 2.8 The Parish Council undertook Parish wide consultations in 2015 and 2017. In both consultations, a questionnaire was provided to every household in the Parish, seeking views on a range of topics to inform the planning policy direction of the Neighbourhood Plan. The 2015 survey received a 44% response rate, and the 2017 survey received a 25% response rate from residents¹¹.
- 2.9 The Bradwell with Pattiswick Parish Neighbourhood Plan Consultation Statement¹² provides a comprehensive summary of the results of the questionnaire, which identified the following key conclusions:

Table 1: Summary of 2015 and 2017 consultation responses

Positive features of the Parish
<ul style="list-style-type: none"> • The Parish has a sufficient quantity of open space • The Parish has adequate well-signed public footpaths • There is a broad mix of housing in the Parish • There are sufficient employment opportunities in the Parish and the surrounding area • The Parish has a good sense of community • Quiet rural character of Bradwell village
Proposed improvements to the Parish
<ul style="list-style-type: none"> • The Parish needs more leisure facilities • Overhead cables have a detrimental impact on Bradwell village and the surrounding landscape • On-street parking on The Street and Forge Crescent in Bradwell villages makes access difficult. Area needs more off-street parking • Improved pavements in Bradwell village • The safety of pedestrians within Bradwell village, particularly in the area where The Street meets Church Road • The speed of traffic travelling through Bradwell village • Need for properties appropriate for young people to rent or buy • Need for properties appropriate for older residents to downsize
Proposed Neighbourhood Plan policy recommendations
<ul style="list-style-type: none"> • Small scale employment use appropriate to a rural area should be encouraged • Restrictions of HGV movements in The Street • Road safety improvements such as 20mph speed limit and speed checks • No large scale housing development in order to protect the character of the Parish • Limited small scale housing development would be appropriate • Any new housing should consist owner occupied starter homes and family homes. Flats, apartments, and terraced housing is not preferred in the Parish • Any development must reflect and complement the rural character and heritage of the area and meet the needs of local people • New developments should respect the design, layout, and character of existing development in the Parish • The settlement boundaries should remain consistent with the emerging Braintree District Local Plan

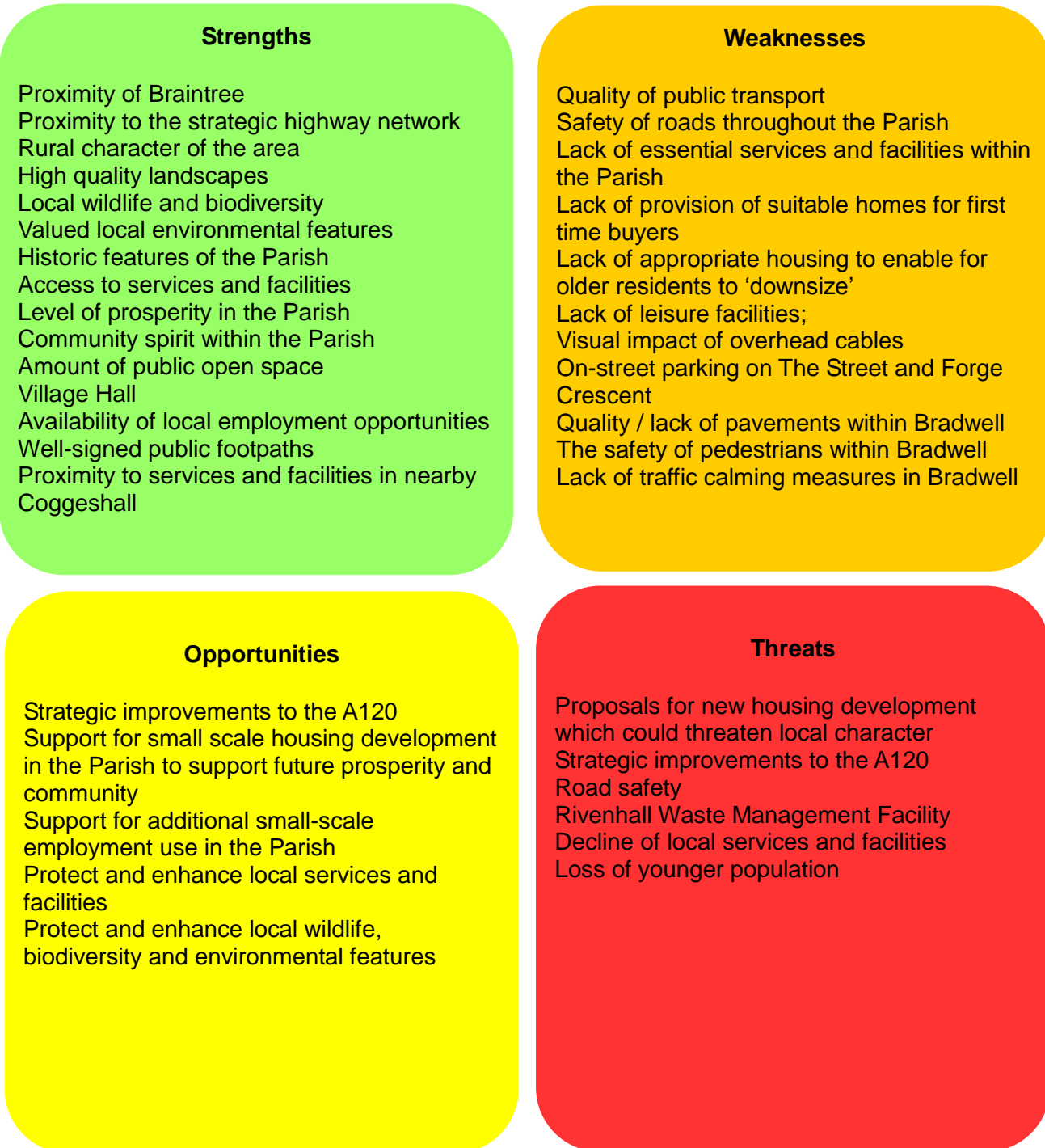
¹¹ Based on the number of households identified in the 2011 census.

¹² Available in the Neighbourhood Plan evidence base on the Parish Council website.

- Individual small-scale developments may be permitted outside the settlement boundaries where appropriate to meet local needs
- Protect the village centre
- New development should not result in any detrimental impact on local highway safety, and where possible improve highway safety within the Parish
- Encourage small scale employment use appropriate to a rural area, provide that it does not impact on the character of the area or the amenity of residents.

Bradwell with Pattiswick Parish Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Figure 5: Bradwell with Pattiswick Parish SWOT Analysis





Local Planning Context

- 2.10 Braintree District Council (BDC) currently has an adopted Local Plan Review published in 2005, and a Core Strategy published in 2011. These two documents form the Development Plan for the District, and together with other material considerations (including national planning policy) guide development proposals. BDC is updating these documents through the emerging Braintree District Local Plan (BDLP), which when adopted, will comprise the new Development Plan for the District including strategic policies, development management policies, and site allocations. The production of the BDLP has included an Issues and Scoping consultation in 2015, and formal Regulation 18 consultation on the Draft BDLP in summer 2016. The Publication Draft (Regulation 19) BDLP was published for consultation in summer 2017, and was submitted to the Secretary of State for independent examination in October 2017.
- 2.11 The BDLP includes Strategic Section 1, which is shared by all three North Essex local authority areas of Braintree, Colchester, and Tendring. The section 1 includes policies on strategic cross boundary issues including infrastructure and housing numbers and includes proposals for three new Garden Communities¹³. The Garden Communities are intended to provide a large proportion of housing growth included within the BDLP. Section 1 of the BDLP was subject to a joint examination with Colchester and Tendring which was undertaken in January 2018. The remainder of the examination into the other sections and policies of the BDLP will take place in due course.
- 2.12 In order to meet the 'basic conditions' this draft Neighbourhood Plan has been produced having close regard to the existing policies in the Development Plan, national planning policy, and particularly the policies contained within the BDLP. Relevant BDLP policies are referenced in section 4 below to demonstrate linkages between the draft Neighbourhood Plan policies, and those included within the BDLP.
- 2.13 Essex County Council is the Waste Planning Authority (WPA) for the Plan area and is

¹³ https://www.braintree.gov.uk/info/200230/planning_policy/1081/north_essex_garden_communities

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

- 2.14 Essex County Council is the Minerals Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 (EMLP) forms part of the statutory Development Plan and should be read alongside the Braintree Local Plan. Active and unworked sand and gravel deposits are subject to a Minerals Safeguarding policy, which seeks to prevent deposits being sterilised by on mineral development. Mineral Consultation Areas seek ECC to be consulted on all non-mineral related development within a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction.
- 2.15 The evidence base documents associated with the Bradwell with Pattiswick Neighbourhood Plan can be viewed at: www.braintree.gov.uk/BwPNeighbourhoodPlan
- 2.16 The Village Design Statement is available on the Bradwell with Pattiswick Parish Council website at: <https://www.essexinfo.net/bradwell/neighbourhood-plan/>

The Future of the Parish

Vision

- 3.1 With support from the Rural Community Council for Essex (RCCE), the Parish Council has identified a vision for the future of the Parish to guide the aims and aspirations of the Neighbourhood Plan.

Vision for Bradwell with Pattiswick Parish

Our vision for Bradwell with Pattiswick Parish is to continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of this Parish which has evolved over twelve centuries of history.

Objectives

- 3.2 To achieve the vision for Bradwell with Pattiswick Parish, the Parish Council has identified the following objectives set out within 8 topic areas.

Environment

To maintain the natural environment and rural tranquillity of the Parish
To enhance the biodiversity of the Parish
To conserve the valued rural landscape of the Parish

Community facilities and public open space

To support a cohesive, supportive community
To retain and encourage the use of facilities for outdoor recreation
To provide leisure facilities to meet the needs of all residents
To protect locally important areas of open space and community facilities

Heritage

To conserve and promote the heritage of the Parish

Drainage

To seek improvements to watercourses which will minimise flood risk and damage to property

To document local watercourses in co-operation with Essex County Council by 2019

Housing

To support small scale housing proposals which meet local needs

To encourage the provision of owner-occupied housing

To provide housing which meets the changing needs of the Parish

To ensure that housing is designed to high standards

To support housing which respects and enhances the Parish's heritage and character

To support proposals which strengthen and support the hamlets

Local economy

To support and encourage small scale employment uses appropriate to a rural area

To encourage new business opportunities for local people

Transport

To improve road safety by creating a safe road network, which is fit for purpose

To maintain an excellent network of public footpaths and public rights of way (including byways and bridleways)

To improve off-road parking facilities in The Street and Forge Crescent

To improve the provision of community and public transport within the Parish

Design

To ensure high standards of design within new development

To support design which respects and enhances the Parish's heritage and character

Neighbourhood Plan Policies

4.1 This section introduces in detail the 8 topic areas identified within section 3, and outlines policies which will seek to deliver the Neighbourhood Plan objectives.

Environment

Objectives

To maintain the natural environment and rural tranquillity of the Parish
To enhance the biodiversity of the Parish
To conserve the valued rural landscape of the Parish

Context

4.2 Bradwell with Pattiswick Parish has a strong rural character, with the main village of Bradwell surrounded by small dispersed hamlets and open countryside. There are four Local Wildlife Sites in the Parish:

- Bra146 Links Wood containing Pedunculate Oak, Hornbeam, Ash and Sweet Chestnut;
- Bra157 Park House Meadow which is a small well drained meadow;
- Bra158 Blackwater Plantation West which provides an important riverside wildlife corridor, providing an interesting mix of woodland, tall herb marsh and riverine habitats; and
- Bra186 Blackwater Plantation where the extensive White Willow plantation forms an important wildlife corridor along the Blackwater valley and comprises a variety of valuable of habitats.

There are two areas of Common Land:

- South of Holy Trinity Church; and
- East of Bradwell village.

4.3 These assets, together with other locally identified assets requiring protecting, are illustrated in Figure 6 below.

4.4 The land includes areas of dense vegetation which provides good habitats for flora and fauna. There are pockets of woodland throughout the Parish, interspersed between large agricultural fields. Countryside areas of the Parish are predominantly arable land, with field margins and hedgerows providing a habitat to a wide range of flora and fauna.

4.5 Bradwell with Pattiswick Parish is located on the course of the River Blackwater as it runs south east towards Coggeshall. The Parish area includes predominantly grade 2 agricultural land, with grade 3 agricultural land running through the centre of the Parish either side of the River Blackwater (see Figure 6)¹⁴.

4.6 The Braintree District Landscape Character Assessment¹⁵ provides an assessment of the landscape character of the entire District, and identifies two distinct landscape character areas within Bradwell with Pattiswick Parish (see Figure 6): the Blackwater River Valley; and the Silver End Farmland Plateau. The Braintree District Landscape Character Assessment identifies the following features which define the two landscape character areas:

¹⁴ www.data.gov.uk

¹⁵ CBA, Sept 2006

Blackwater River Valley:

- Shallow valley, with gently sloping sides;
- Predominantly arable farmland with some pastoral on the valley floor;
- Strong sense of place and tranquillity;
- Extensive linear poplar and willow plantations along the river banks;
- Well vegetated former sand and gravel pits also containing poplar and willow plantations;
- Good tree cover and enclosure;
- Hedgerows delineate field boundaries, with scattered hedgerow trees; and
- Settlements are well screened by deciduous trees;

Silver End Farmland Plateau:

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

4.7 Key relevant policies in the emerging BDLP include:

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

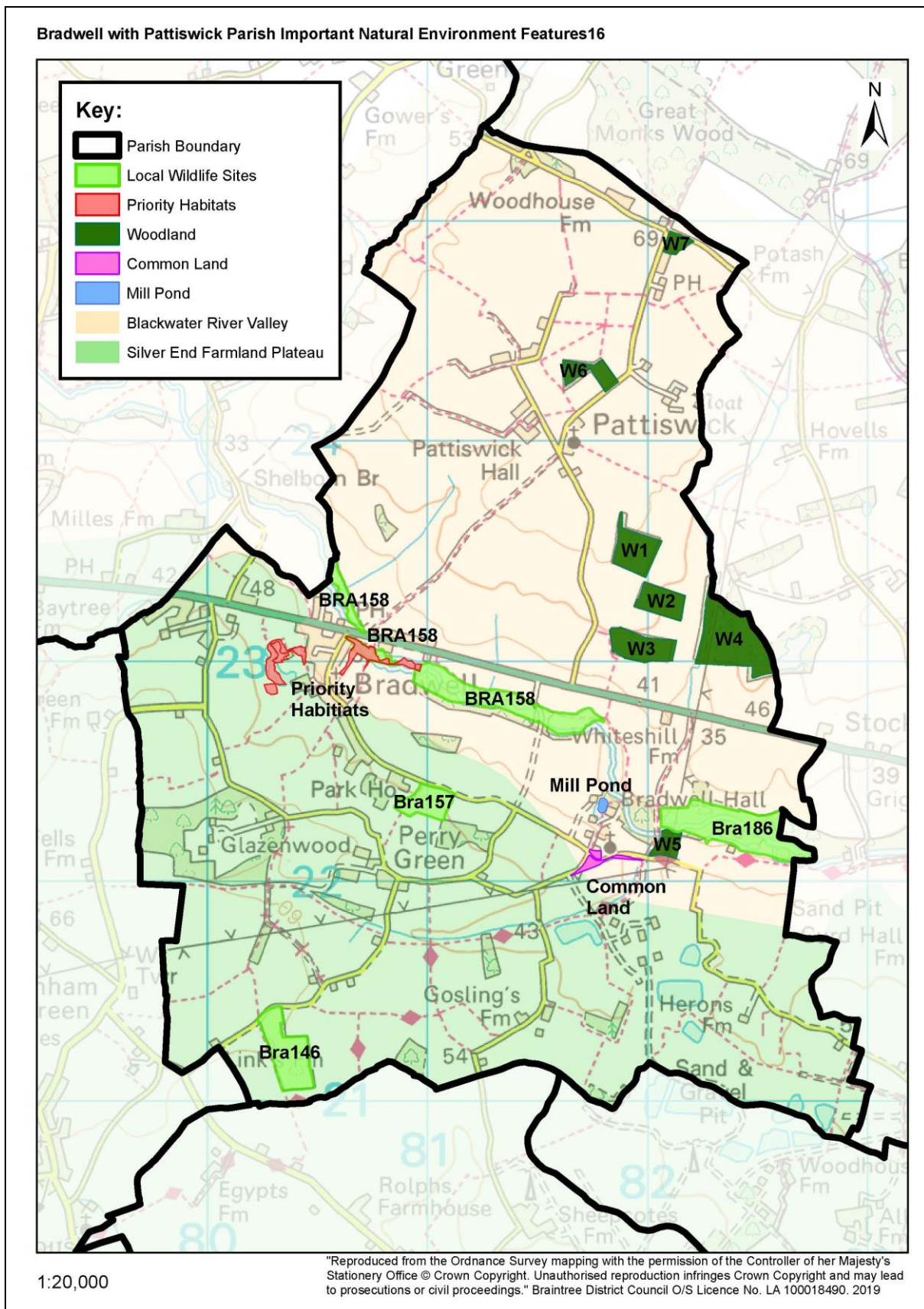
Policy 1: Protecting and Enhancing the Natural Environment and Green Infrastructure

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

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

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

Figure 6: Bradwell with Pattiswick Parish Important Natural Environmental Features¹⁶:



¹⁶ Base Map Source: Bradwell with Pattiswick Parish Council

Policy 1: Protecting and Enhancing the Natural Environment and Green Infrastructure

- a) Development proposals should protect, and where possible, enhance the natural environment. All proposals should seek to deliver net biodiversity gain, in addition to protecting existing habitats and species. Any proposals which negatively affect, or have the potential to negatively affect, the natural environment should demonstrate that any negative impacts on biodiversity, including flora and fauna, and local wildlife (including wildlife habitats), will be adequately mitigated.
- b) Proposals will be encouraged that seek to enhance the green infrastructure of the parish by:
- Protecting and enhancing designated green spaces and/or creating new green/open spaces where appropriate;
 - Improving the connectivity between wildlife areas and green spaces through green corridors and/or improvements to the Public Rights of Way and cycle, bridleway and footpath networks;
 - Enhancing the visual characteristics and biodiversity of green spaces in close proximity to the development;
 - Ensuring that landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the green infrastructure network;
 - Incorporating the principles of Sustainable Urban Drainage (SUDs) where appropriate, which will enhance biodiversity and ecosystems; and / or
 - Incorporating the multi-functional use of local green spaces where appropriate as part of the Green Infrastructure network.
- c) Development proposals should protect and where possible enhance the following natural environment features within the Parish, identified within Figure 6 and Annex 3:
- Links Wood (Bra146);
 - Park House Meadow (Bra157);
 - Blackwater Plantation West (Bra158);
 - Blackwater Plantation (Bra186)
 - The Mill Pond;
 - Common land south of Holy Trinity Church;
 - Common land east of Bradwell village;
 - Bushy Warren (ref W5);
 - Captain's Wood (ref W3);
 - Orange Wood (ref W2);
 - Century Piece (ref W1);
 - Artigore (ref W6);
 - Cock Pheasant Spinney (ref W7);
 - Bankfield (ref W4);
 - The Street, Bradwell, Priority Habitat; and
 - Rectory Meadow, Priority Habitat.
- d) Development proposals which are likely to have a negative impact upon these features should demonstrate that where the benefits of development clearly outweigh any negative impacts to the nature conservation value of the feature, or to its contribution to wider biodiversity objectives.

Policy 2: Protection of Special and Sensitive Landscapes

4.11 The BDC Landscape Character Assessment summarised above has identified two landscape character areas within the Parish: the Blackwater River Valley; and the Silver End Farmland Plateau (see Figure 6). The landscape within these areas forms an important part of the rural character and appearance of the Parish. To maintain the special landscape character of the area it is vital that the Neighbourhood Plan seeks to protect the important features which form these landscape character areas.

Policy 2: Protection of Special and Sensitive Landscapes

Development proposals within the Blackwater River Valley or the Silver End Farmland Plateau Landscape Character Areas identified within Figure 6 should demonstrate that the proposal will:

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

4.12 Relevant Evidence Base Documents

Braintree District Local Plan Publication Draft (Braintree District Council, June 2017)
The Braintree District Landscape Character Assessment (CBA, September 2006)



Pond on Common Land south of Holy Trinity Church

Community Facilities and Public Open Space

Objectives

- To support a cohesive, supportive community***
- To retain and encourage the use of facilities for outdoor recreation***
- To provide leisure facilities to meet the needs of all residents***
- To protect locally important areas of open space and community facilities***

Context

- 4.13 Bradwell village includes a village hall on Church Road, and to the rear allotments, a playing field, a community orchard, children's play area, and an outdoor gym. These areas can be accessed from Church Road, The Street, and Coggeshall Road, and provide an important area for recreation, sports, and community events for the benefit of the whole Parish.
- 4.14 The allotments were extended in 2009, and the current provision is meeting local demand. The Village Orchard was completed in 2017, and contains sixteen Essex Heritage pear and apple trees. The children's play area was installed in 2006, and an outdoor gym, table tennis table, and further children's play equipment was added in 2017.
- 4.15 As outlined in section 4.1, there are two areas of Common Land in the Parish (see Figure 6). Common Land is often open for public access, however these areas are physically separate from the village, and are in parts overgrown, and in other areas used for agriculture. Although these areas are recognised as community assets particularly for the benefit of flora and fauna, they are not considered to be usable areas of public open space.
- 4.16 Key relevant policies in the emerging BDLP include:
- Policy LPP 53 – Provision for Open Space, Sport and Recreation;
 - Policy LPP 65 – Local Community Services and Facilities; and
 - Policy LPP 82 – Infrastructure Delivery and Mitigation.

Policy 3: Protecting and Enhancing Community Facilities and Public Open Space

- 4.17 Surveys undertaken by the Parish Council¹⁷ have identified a need for more leisure facilities within the Parish. Due to poor public transport links and the travel distance to access facilities outside of the Parish, it is likely that many residents are unable to easily access a range of leisure activities which meet their needs.
- 4.18 For the purposes of policy 3 public open space is defined in the Braintree District Council open Space Study 2016-2033 and community facilities are as defined in the National Planning Policy Framework (2018) paragraph 92 a).

¹⁷ For further details see section 2.3 of this Plan and the Bradwell with Pattiswick Parish Neighbourhood Plan Consultation Statement

Policy 3: Protecting Community Facilities and Public Open Space

Developer contributions will be sought towards a range of specific projects which address local needs, including:

- Enhancements and upgrades to the playing fields in Bradwell village to ensure that the needs of local sports teams can be accommodated in the future;
- Contributions to the establishment of an early years and childcare facility to be located within Bradwell Village Hall to accommodate future needs for the Parish; and
- Contributions to primary school provision in the locality at Stisted and / or Coggeshall to meet the future needs of the Parish in line with the 'Essex County Council Developers' Guide to Infrastructure Contributions'.

Development proposals which would result in the net loss of existing community facilities or public open space should demonstrate benefits which outweigh the harm created by the loss.



Community event at Bradwell village playing fields

Policy 4: Protecting Village Facilities

- 4.19 The playing fields at Bradwell village are an essential community facility, providing the only significant area of public open space in the Parish where sports and community events can take place alongside children's and young adult play facilities, as well as an outdoor gym. The allotments and Village Orchard are located next to the playing field and provide an alternative community facility which offer a socially inclusive, healthy and popular activity for local residents. The land has been in community use since the Victorian period and remains an essential recreational area for residents of all ages throughout the Parish. The playing fields, allotments, and Village Orchard are physically and socially at the centre of Bradwell village and the Parish, and have significant recreational value for the local community. These are therefore considered appropriately important as a community asset to warrant designation as a Local Green Space.
- 4.20 Similarly, Bradwell Village Hall provides a vital meeting place for social clubs and activities in the Parish. It is the only facility of its type in the Parish and is therefore of significant importance to local residents. The Parish Council therefore intend to nominate Bradwell Village Hall as an Asset of Community Value, to ensure that the facility can remain available for community uses for generations to come. The production of an application to seek designation as an Asset of Community Value is therefore included within the Neighbourhood Plan Action Plan in Table 3 below.

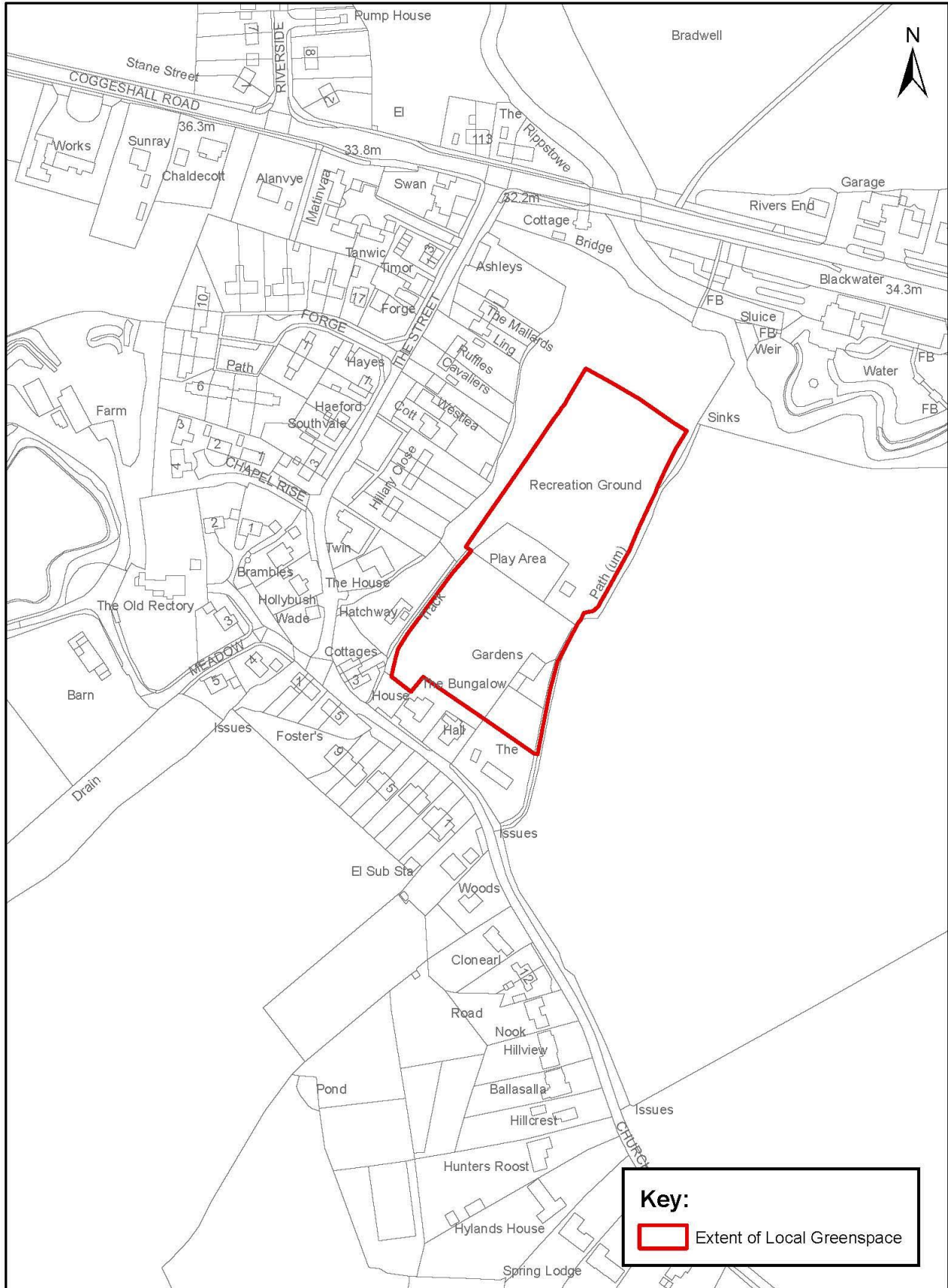
Policy 4: Local Green Space

Bradwell Village Playing Fields, Allotments, and Village Orchard identified in Figure 7 is designated as a Local Green Space where inappropriate development should not be approved except in very special circumstances.

4.21 Relevant Evidence Base Documents

- Braintree Open Space, Sports and Recreational Facilities Study (BDC, 2016)
- Braintree Open Space Study (BDC, 2016)
- Open Spaces Action Plan (BDC, 2017)

Figure 7: Bradwell With Pattiswick: Local Greenspace



1:2,500

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Bradwell village playing fields



Bradwell Village Orchard

Heritage

Objectives

To conserve and promote the heritage of the Parish

Context

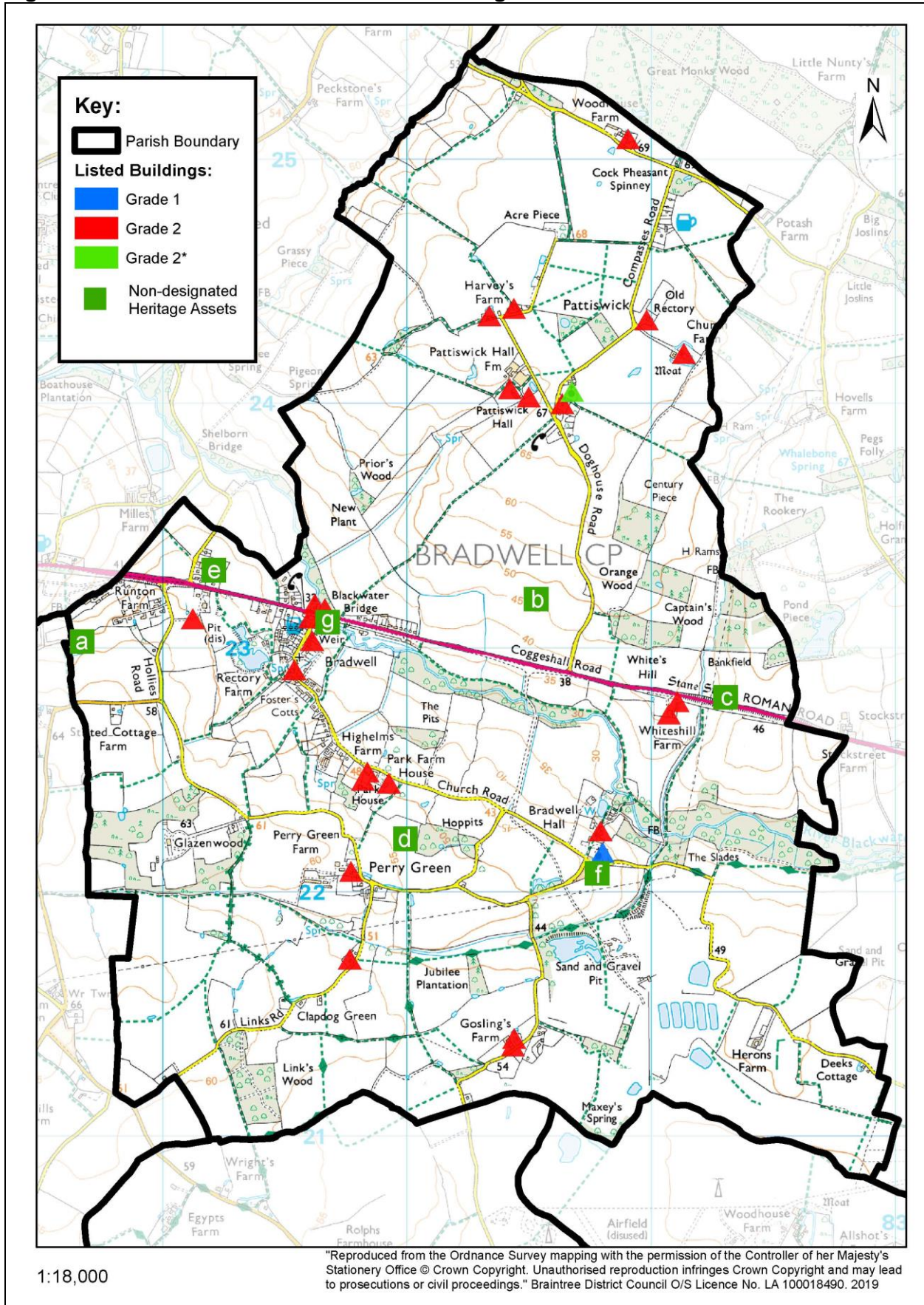
- 4.22 There is evidence of a settlement in Bradwell during the late Mesolithic period. There are crop marks and funerary remains suggesting a Bronze Age settlement, and excavations in the 1970s uncovered a large Iron Age ditch. There is little evidence of a Roman settlement in the area. Scattered remains in a field east of Holy Trinity Church suggest a Roman period farmstead. The A120 is however a Roman road known as Stane Street, running from Colchester to St Albans.
- 4.23 The name of Bradwell derives from Old English meaning broad well. There remains a spring a few metres north of the modern manor house of Bradwell Hall near Holy Trinity Church. In the Middle Ages the spring fed an overshot mill. The remains of the last mill on the site can still be seen in the overgrown surroundings of the millpond.
- 4.24 There are 25 Grade II listed buildings in the Parish. In addition, the Parish Church of the Holy Trinity in Bradwell village is Grade I listed and St Mary's Church (now a private residence) in Pattiswick is Grade II* listed.
- 4.25 Key relevant policies in the emerging BDLP include:
- Policy LPP 60 – 61 - Heritage Assets;
 - Policy LPP 62 – Enabling Development; and
 - Policy LPP 63 – Archaeology.

Policy 5: Protecting and Enhancing the Historic Environment

- 4.26 Bradwell with Pattiswick Parish has a number of heritage assets identified within Figure 8 which should be protected, and where appropriate enhanced, for the enjoyment of current and future generations. In addition to existing 'designated' heritage assets, the Parish Council has identified the following 'non-designated' heritage assets which are of significant local importance and require ongoing protection and enhancement:
- a. Cropmarks Baytree Farm and Withies Farm;
 - b. Cropmarks South of Pattiswick;
 - c. Cropmarks South of Whiteshill Farm;
 - d. Cropmarks at Perry Green;
 - e. Cropmarks North-East of Bridge Hall; and
 - f. Cropmarks North-East of Bradwell Hall.
 - g. Blackwater Bridge

See also Annex 4

Figure 8: Bradwell with Pattiswick Parish Heritage Features¹⁸



¹⁸ Base map source: Bradwell with Pattiswick Parish Council

Policy 5: Protecting and Enhancing the Historic Environment

Development proposals should protect and where appropriate enhance non-designated heritage assets, including those identified in Figure 8. Any proposal which could impact on a non-designated heritage asset should demonstrate how the significance of the asset has been acknowledged and addressed.

4.27 Relevant Evidence Base Documents

Bradwell History, Bradwell with Pattiswick Parish Council, 2017

Braintree District Local Plan Publication Draft (Braintree District Council, June 2017)

Essex Historic Environment Record: www.heritagegateway.org.uk



Grade I listed Holy Trinity Church, Bradwell village



Perry Green

Drainage and Flood Management

Objectives

To seek improvements to watercourses which will minimise flood risk and damage to property

To document local watercourses in co-operation with Essex County Council by 2019

Context

4.28 The River Blackwater and its surrounding floodplain runs through Bradwell village and the centre of the Parish. Other areas of the Parish are susceptible to surface water flooding when pipes, ditches and culverts become blocked. The following areas at risk have been identified within Bradwell village:

- Fields to the south of Rectory Meadow and Church Road;
- The outflow from a spring and fishing lake near Rectory Meadow which feeds into a series of ditches around Rectory Meadow, under Church Road, and into a ditch which runs along the back of housing on the eastern side of The Street, or alternatively into a ditch in Chapel Rise and then on to a drain on the western side of The Street; and
- Outflow from fields to the south of Church Road which connects to a footpath between Cashel and 1 Church Road, and then runs under Church Road, into a culvert beside the Old School House, and down to the River Blackwater via a ditch which runs past the Village Orchard and playing fields.

4.29 Key relevant policies in the emerging BDLP include:

- Policy LPP 78 – Flood Risk and Surface Water Drainage



Clearing ditches within the Parish

Policy 6: Drainage and Flood Management

4.30 To ensure that the areas identified within Bradwell village, and any further areas identified through continued assessment, do not become at risk from surface water flooding, the Parish Council will work with Essex County Council and relevant landowners to ensure the appropriate maintenance of these watercourses. A greater understanding of watercourses throughout the Parish will support the future management of surface water flooding. The Parish Council is currently working with Essex County Council as the Lead Local Flood Authority to document all watercourses in the area and identify where improvements are required to reduce future flood risk. This project is called 'Where does water go'.

Policy 6: Drainage and Flood Management

Development proposals should where appropriate avoid and reduce the risk of flooding (including fluvial and surface) on site and elsewhere in the catchment, and manage water and waste water discharge.

4.31 Relevant Evidence Base Documents

Braintree District Local Plan Publication Draft (Braintree District Council, June 2017)
Braintree District Council Water Cycle Study (AECOM, March 2017)

Housing

Objectives

- To support small scale housing proposals which meet local needs***
- To encourage the provision of owner-occupied housing***
- To provide housing which meets the changing needs of the Parish***
- To ensure that housing is designed to high standards***
- To support housing which respects and enhances the Parish's heritage and character***
- To support proposals which strengthen and support the hamlets***

Context

- 4.32 Housing statistics for the Parish¹⁹ assist in understanding the type and status of housing currently available within the area, and the potential housing needs of the Parish in the future. In comparison to national and county averages, research on the Parish's existing housing and social characteristics has identified that:
- Property prices in the Parish are lower than other similar areas.
 - There are a low number of house moves in the Parish.
 - There is a low proportion of social housing in the Parish.
 - Dwellings in the Parish are predominantly semi-detached and detached. The Parish has a low proportion of terraced properties and flats;
 - The Parish has a high proportion of people aged 45-75 years of age;
 - The Parish has a high proportion of people that work from home; and
 - Dwellings in the Parish are predominantly 3 or more bedroom properties. There are few 1 and 2 bedroom properties.
- 4.33 The public consultations undertaken in 2015 and 2017 included questions on housing needs in the area, and residents' views of the types of houses that should be provided in the Parish. The consultations identified that;
- There is considered to be a broad mix of existing housing in the Parish;
 - There is a need for appropriate properties for young people to rent or buy;
 - There is a need for appropriate properties for older residents to downsize;
 - Large scale housing developments would not be consistent with the rural character of the area. Any new development should be of a small scale;
 - Any new housing should consist of owner occupied starter homes and family homes. Flats, apartments, and terraced housing is not preferred in the Parish;
 - Any development must reflect and complement the rural character and history of the area and meet the needs of local people;
 - New developments should respect the design, layout, and character of existing development in the Parish; and
 - The settlement boundaries should remain consistent with the emerging Braintree District Local Plan.
- 4.34 The public consultations identified that local residents do not consider large scale housing development to be appropriate or needed within the Parish. The BDLP will ensure that the objectively assessed housing needs for the local area will be met in full. However, it is recognised that some small scale new residential development can support the needs of the

¹⁹ See Section 2.2 of this Plan and the Neighbourhood Plan evidence base available on the Parish Council website.

Parish and help strengthen communities within hamlets. This proposed scale of development does not require amendments to settlement boundaries or the allocation of land for housing. This level of growth will come forward naturally over time as 'windfall' development. However, this policy will guide proposals for new housing in the area to ensure that proposals are appropriate and meet the needs and requirements of the Parish.

- 4.35 There is a high proportion of older residents in the Parish, many who are living in large family homes. Some older residents seek opportunities to 'downsize' to accommodation of a more appropriate size and form to meet their needs. Additional smaller properties are also required for first time buyers, where local residents have highlighted a need for starter homes. Alterations and extensions over time to the existing housing stock in the Parish has led to a reduction in the provision of two and three-bedroom properties. Additional smaller properties would therefore be beneficial to the housing stock of the area.
- 4.36 There is significant housing need in Braintree District, where waiting lists for social housing are increasing beyond supply. Although there is a low proportion of social housing within the Parish, this has not been identified within consultations as an essential need for the Parish at this time. However, affordable homes are required, and these should be provided in accordance with policies LPP 33 and LPP 34 of the BDLP.
- 4.37 Apart from one cul-de-sac west of the River Blackwater, a linear form of development follows the A120 to the edge of Bradwell village next to the BP garage. Residential development in this area is generally consistent with the rest of the village, with a mixture of detached and semi-detached low-density dwellings set back from the road and on predominantly large plots.
- 4.38 Key relevant policies in the emerging BDLP include:
- Policy LPP 17 – Housing Provision and Delivery;
 - Policy LPP 33 – 34 – Affordable Housing;
 - Policy LPP 35 – Specialist Housing; and
 - Policy LPP 37 – Housing Type and Density.

Policy 7: Housing

- 4.39 There is a wide range of housing types throughout the Parish, however there is a need for a greater proportion of smaller dwellings and starter homes to provide a better balance of housing types which will serve the needs of both the younger and older population. New residential development in the Parish should respond positively to the design, layout, scale, character, and appearance of existing development within the vicinity of any proposal site, and the rural character of the Parish.
- 4.40 All residential development, extensions and conversions considered under Policy 7 shall also need to be compatible with development plan policies, including those relating to the quality of design and protection of the countryside.

Policy 7: Housing

- a) Proposals for residential development will be supported where the proposed development:
- i. Is located within defined settlement boundaries;
 - ii. Includes housing types and tenures which meet the current and future housing needs of the Parish taking into account the existing housing stock. Proposals should ensure an appropriate housing mix.
 - iii. Contributes positively to the existing rural character and appearance of the area;
 - iv. Reflects and responds positively to the scale, design, density and layout of existing development in the surrounding area, and will not result in significant harm to neighbouring residential amenity;
 - v. Will not result in significant harm to heritage assets (both designated and non-designated) in the surrounding area;
 - vi. Will not result in any detrimental impact on local highway safety, and where possible improves highway safety within the Parish; and
 - vii. Protects and enhances important features of the natural environment and biodiversity of the site and its surrounds;
- b) Development proposals for small scale residential development and extensions and conversions for residential use outside the Bradwell village settlement boundary shall be supported as an exception to planning policies where they;
- Can demonstrate a significant contribution towards maintaining the future viability and sustainability of the adjacent settlement
 - Are adjacent to an existing settlement or hamlet²⁰ and
 - Do not provide a linear extension to Bradwell village along Coggeshall Road, Church Road, Rectory Meadow or Hollies Road.

4.41 **Relevant Evidence Base Documents**

Property Inventory, Bradwell with Pattiswick Parish Council, 2017

Rural Community Profile for Bradwell Parish (Rural Community Council for Essex (RCCE), October 2013)

United Kingdom Census 2011 (Office of National Statistics, July 2012)

²⁰ Existing settlements and hamlets in the Parish are Perry Green, Clapdog Green, Glazenwood, the hamlets around Pattiswick Church and The Compasses, the collection of buildings at Goslings Farm, the developments in Bridge Hall Road, Hollies Road and Riverside. Please refer to the Village Design Statement.



Cottages in Church Road, Bradwell village



Tippetts Wade

Local Economy

Objectives

***To support and encourage small scale employment uses appropriate to a rural area
To encourage new business opportunities for local people***

Context

- 4.42 An assessment of statistical information on the Parish²¹ highlighted that in comparison to national averages, Bradwell with Pattiswick Parish has a high proportion of self-employed workers and people that work from home. The Parish has a high rate of employment, with most residents working as managers, directors, and senior officials within the retail, manufacturing, and construction sectors. The Parish contains a high number of workers with a skilled trade.
- 4.44 Residents in the Parish travel further to access employment in comparison to national and county averages²². This is linked to the Parish's good access to surrounding employment centres at Braintree, Colchester, Chelmsford, and beyond to London through the A120, A12, and rail from train stations at Kelvedon, Witham, Cressing and Braintree. Although travel distances could suggest that there may be insufficient employment opportunities within the Parish and immediate surrounding area, the results of public consultation²³ concluded that there are sufficient employment opportunities in the Parish.
- 4.45 Currently the Parish contains a range of small employers which provide services such as printing, conservatory manufacture, motorcycle clothing accessories, health therapy, dress-making and dog-training. The largest employer in the Parish is Blackwater Aggregates, with around 50 employees.
- 4.45 Key relevant policies in the emerging BDLP include:
- Policy LPP 8 – Rural Enterprise

Policy 8: Economy

- 4.46 The results of public consultation concluded that additional small-scale employment uses would be appropriate in the Parish where they relate well to the rural character of the area, and do not have a detrimental impact on the residential amenity of existing residents. The high proportion of self-employed skilled tradesman and working from home businesses in the Parish demonstrates that this is an important and successful part of the Parish economy. The Parish Council therefore seeks to support existing, and encourage new, small-scale skilled trade and home-working businesses in the Parish.

21 See section 2.2 of this Plan, and the Neighbourhood Plan evidence base available on the Parish Council website.

22 See section 2.2 of this Plan, and the Neighbourhood Plan evidence base available on the Parish Council website.

23 See section 2.3 and the Bradwell with Pattiswick Neighbourhood Plan Consultation Statement

Policy 8: Economy

- a) Employment generating development proposals will be supported which:
- i. enable new small-scale businesses to locate within the Parish, particularly related to self-employed skilled trades and home-working businesses;
 - ii. protect and support existing businesses within the Parish;
 - iii. provide benefits to the local economy and community which outweigh any harmful impacts of the proposals;
 - iv. 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;
 - v. will not result in a significant increase in HGV traffic on non-strategic routes within the Parish;
 - vi. will not detrimentally impact upon residential amenity, health, and quality of life of existing residents;
 - vii. contribute positively to the existing rural character and appearance of the area as described in the Village Design Statement;
 - viii. would not result in significant harm to heritage assets (designated or non-designated) in the surrounding area;
 - ix. protect and enhance important features of the natural environment and biodiversity of the site and its surrounds; and
 - x. use materials which preserve and enhance the character of the area.
- b) All new residential and commercial developments should be designed to be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide the fastest available broadband access.

4.47 Relevant Evidence Base Documents

Rural Community Profile for Bradwell Parish (Rural Community Council for Essex (RCCE), October 2013)
United Kingdom Census 2011 (Office of National Statistics, July 2012)



The A120 within Bradwell village

Transport

Objectives

***To improve road safety by creating a safe road network, which is fit for purpose
To maintain an excellent network of public footpaths and public rights of way (including byways and bridleways)
To improve off-road parking facilities in The Street and Forge Crescent
To improve the provision of community and public transport***

Context

- 4.48 Statistical information on the Parish²⁴ has identified that in comparison to national and county averages, residents in Bradwell with Pattiswick Parish are highly reliant on car use to access employment, services and facilities, and residents have to travel further to access employment. However, in relation to journey times to access services and facilities, the Parish has relatively good accessibility to services and facilities in the surrounding area.
- 4.49 The A120 runs through the Parish and is the main access route for freight and passengers between east coast ports at Harwich and Felixstowe, Stansted Airport and the M11. Due to the level of international transport, the route is known as a 'Trans-European Network'. The A120 also provides an important local role as the main access route to the regional centres of Braintree and Colchester, linking surrounding rural areas to employment, services and facilities. The A120 is a dual carriageway between the M11 and Braintree, however beyond Braintree going east the A120 becomes single carriageway until it joins the A12 at Marks Tey. The A120 east of Braintree is operating beyond the capacity of the road for 5.75 hours per day, and therefore suffers from significant congestion at peak periods, poor journey time reliability, a high collision rate, and poor resilience where the route is susceptible to long delays due to slow moving vehicles, an incident, or road works on the route²⁵.
- 4.50 Bus route 70 stops on the A120 within the village, providing regular services to Chelmsford, Great Leighs, Braintree, Coggeshall, and Colchester. Services are frequent during peak periods, half hourly in off peak periods, and every two hours on a Sunday. Bus route 131 provides an occasional service to Stansted Airport. There is an absence of provision of any bus service for Pattiswick and Perry Green. The Essex Way footpath runs across the south of the Parish. This is a popular walking route which encourages people to visit the area. There are no train stations within the Parish, however the stations of Cressing and Braintree Freeport on the Braintree Branch Line are less than a 10 minute drive from the centre of the Parish, as is the closest mainline station south of the Parish at Kelvedon but the road access is poor.
- 4.51 Key relevant policies in the emerging BDLP include:
- Policy LPP 44 – Sustainable Transport;
 - Policy LPP 45 – Parking Provision;
 - Policy LPP 47 – Transport-Related Policy Areas; and
 - Policy LPP 48 – New Road Infrastructure.

²⁴ See section 2.2 and the Neighbourhood Plan evidence base available on the Parish Council website.

²⁵ A120 to A12 Options Assessment Report, Essex County Council, Jacobs, April 2016

Policy 9: Transport

- 4.52 Essex County Council (ECC) has recently consulted on options for the improvement of the A120 route east of Braintree, and have identified two broad corridors²⁶ to take forward for further assessment and submission to Highways England for consideration in the 2020-2025 funding period of the Road Investment Strategy²⁷. Proposals for the realignment of the A120 could have a significant impact on the Parish visually and through noise and air pollution, and options B / D would run immediately south of Glazenwood historic house and gardens. The Parish Council will therefore seek to work closely with Essex County Council to ensure that the views and amenity of local residents are fully taken into account in the decision-making process, and to ensure that the potential impacts on the Parish and proposed mitigation measures are fully understood. The Parish Council will also seek to ensure that any direct or indirect benefits to Bradwell with Pattiswick Parish as a result of the A120 realignment are realised.
- 4.53 Following the completion of a new A120 route, the current A120 running through Bradwell village will no longer be a strategic highway route. The character of road could therefore be changed to relate more appropriately to its surroundings and the character of the village. Residents expect less traffic – well below the road’s design capacity of 16,500 vehicle movements at peak times – less noise and less pollution. The changes could include considering a reduced speed limit, more public crossing points, increased vegetation alongside the road, wider footpaths, cycle track (from Marks Tey to Braintree via Bradwell) and increased traffic calming measures. The Parish Council will seek to work with ECC to consider what changes would be appropriate following the completion of the new route.
- 4.54 The 2015 and 2017 consultations identified a range of transport related comments which are summarised below:
- The Parish has adequate well-signed public footpaths;
 - On-street parking on The Street and Forge Crescent in Bradwell village makes access difficult;
 - Improved pavements in Bradwell village;
 - Restrictions of HGV movements in The Street;
 - New development should not result in any detrimental impact on local highway safety, and where possible improve highway safety within the Parish;
 - The safety of pedestrians within Bradwell village, particularly in the area where The Street meets Church Road;
 - Road safety improvements such as a 20mph speed limit and speed checks; and
 - The speed of traffic travelling through Bradwell village.
- 4.55 The Parish Council will seek to address the concerns raised through public consultation through this policy and the progression of projects emerging from the Neighbourhood Plan. The following highways related projects are ongoing and in various stages of progression through the Braintree Local Highways Panel. These additional projects will therefore also be identified as future transport related projects in this Plan:
- Provide children and pedestrian warning signs at Doghouse Lane, Pattiswick. Cost of £4,000;
 - Safety of the bends in The Street / Church Road, Bradwell village. Essex County Council and Highways England to discuss issues and potential options with the Parish Council;
 - Proposed speed limit reduction on the A120 from 40mph to 30mph; and
 - Road safety improvements to The Street / Coggeshall Road (A120) junction.

²⁶ Made up of options B / C and D /E from the February 2017 consultation.

²⁷ The Road Investment Strategy is a document produced by the Department of Transport, Highways England, and the Office of Rail and Road, to set out the Governments approach to implementing long-term improvements to the country’s motorways and major roads.

Policy 9: Transport

Proposals for new development should:

- i. provide parking in accordance with the adopted Essex County Council Parking Standards;
- ii. protect public rights of way, including footpaths, cycle routes and bridleways; and
- iii. Not create a significant potential risk or be detrimental to the safety of the highway network.

4.56 Relevant Evidence Base Documents

A120 to A12 Options Assessment Report, Essex County Council, Jacobs, April 2016
Parking Standards, Essex County Council, September 2009



The Street, Bradwell village

Design

Design

***To ensure high standards of design within new development
To support design which respects and enhances the Parish's heritage and character***

Context

- 4.57 The Bradwell with Pattiswick Parish Village Design Statement²⁸ provides a comprehensive description of the design of buildings through the Parish. There is a wide range of building designs throughout Bradwell and Pattiswick Parish. The character of the Parish as a whole is rural, however various areas have their own individual character and style of buildings. The north and south areas of the Parish include small dispersed hamlets with predominantly large residential dwellings on large plots of land, set back from the road. In the central area of the Parish is the village of Bradwell, which provides the largest settlement where existing development is focused around the A120, The Street, and Church Road. A number of small cul-de-sac developments are connected to the A120 and The Street. Existing residential development in Bradwell village is predominantly a mixture of detached and semi-detached low-density dwellings, usually with front gardens, off street parking, and large gardens to the rear.
- 4.58 Key relevant policies in the emerging BDLP include:
- Policy LPP 55 Layout and Design of Development.

Policy 10: Design

- 4.59 New development in the Parish should respond positively to the design, layout, scale, character, and appearance of existing development within the vicinity of any proposal site, and the rural character of the Parish.
- 4.60 The design of new development within the Parish should seek to protect the village identity, rural environment, and ambience, by ensuring that alterations and additions to existing buildings are sympathetic, and the use of materials reflect the existing character and appearance of the Parish.
- 4.61 The Neighbourhood Plan also requires new development to incorporate sustainable design features which promote energy efficiency, biodiversity gains (Such as built in bat boxes and swift hollow bricks²⁹, innovative low carbon technology, water efficiency, energy conservation and efficiency, flood resilience, sustainable waste and mineral management. The Design and Access Statement supporting a planning application should therefore demonstrate how the design, materials used, layout and building orientation contribute to creating a sustainable development.

²⁸ Available on the Parish Council web-site. - <http://www.essexinfo.net/bradwell/assets/documents/village-design-statement>

²⁹ See also the RSPB's "Growing with Nature" ecology and landscape design guide.

Policy 10: Design

- a) All new development proposals should be of a high quality design which contributes positively to the character and appearance of the surrounding area and they should include a high-quality design which will contribute positively to the character and appearance of the surrounding area in accordance with the Bradwell with Pattiswick Parish Village Design Statement³⁰.
 - i. Demonstrate how the proposal will contribute positively to the existing rural character and appearance of the area as described in the Bradwell with Pattiswick Village Design Statement;
 - ii. Ensure that the design reflects and responds positively to the scale, design, density, layout and historic character of existing development in the surrounding area, and will not result in significant harm to neighbouring residential amenity;
 - iii. Ensure that the design, layout, scale, and appearance will not result in significant harm to heritage assets in the surrounding area, in accordance with BPNP Policy 5;
 - iv. Be of a scale and size which reflects the rural character and appearance of villages and hamlets in the area;
 - v. Ensure that there is an appropriate use of materials which preserves and enhances the character of the area;
 - vi. Be at a height which is in keeping with the character of the Parish and existing development surrounding the proposal site;
 - vii. Incorporate sustainable design features which promote energy efficiency, biodiversity gains, innovative low carbon technology, water efficiency, energy conservation and efficiency, flood resilience, sustainable waste and mineral management;
 - viii. Include an appropriate provision of off-street parking;
- b) Development proposals should where appropriate respond sensitively to the existing natural environment by:
 - i. Ensuring that the proposed layout protects and enhances important features of the natural environment and biodiversity of the site and its surrounds;
 - ii. Retaining and protecting existing trees and hedges in and around the Parish wherever possible;
 - iii. Incorporating the planting of trees, hedging and vegetation which is predominantly native and consistent with flora in the surrounding area. The planting of broadleaf species is encouraged to retain the leafy character of the Parish;
 - iv. Retaining and maintaining grass verges, ideally incorporating native wildflowers which support local fauna; and
 - v. Including features within the design of the building which help declining species.

4.62 Relevant Evidence Base Documents

Bradwell with Pattiswick Parish Village Design Statement, 2018
Parking Standards, Essex County Council, September 2009

³⁰ Available on the Parish Council web-site - <http://www.essexinfo.net/bradwell/assets/documents/village-design-statement>

Developer contributions

Context

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

4.64 Key relevant policies in the emerging BDLP include:

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

Policy 11: Developer Contributions

4.65 The emerging BDLP sets out some District-wide standards and guidance for developer contributions, informed and supplemented by the Infrastructure Delivery Plan³¹ and the Essex County Council Developers' Guide to Infrastructure Contributions³². However, these do not take into consideration all of the specific needs for Bradwell with Pattiswick Parish.

4.66 Policies within the BPNP have identified a range of infrastructure needs in the Parish which could be provided through developer contributions subject to viability. The potential developer contributions included within this Plan are summarised in Table 2 below.

³¹ Braintree Infrastructure Delivery Plan 2017 (Troy Planning & Design and Navigus Planning)

³² Revised Edition 2016 (Essex County Council)

Table 2: Potential developer contributions included within the BPNP

Local Infrastructure Requirements for Bradwell with Pattiswick Parish
<ul style="list-style-type: none"> • Contributions to the establishment of an early years and childcare facility to be located within Bradwell Village Hall to accommodate future needs for the Parish
<ul style="list-style-type: none"> • Maintaining an excellent network of footpaths by keeping them clear of vegetation. • Improving off-road parking facilities in The Street and Forge Crescent. • Improving pavements in Bradwell village. • Restrictions of HGV movements in The Street. • Road safety improvements such as 20mph speed limit, and speed checks. • Safety improvements on the bends in The Street / Church Road, Bradwell village. • Proposed speed limit reduction on the A120 from 40mph to 30mph. • Road safety improvements to The Street / Coggeshall Road (A120) junction. • Enhanced provision of Community Transport services. • Extend the coverage and enhance the frequency of local village bus services in the locality.

4.67 Where appropriate, the Parish Council expect new development to contribute towards relevant infrastructure requirements identified in Table 2 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. 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 Bradwell with Pattiswick 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.

Policy 11: Developer Contributions

- a) Where appropriate development will be required to contribute towards the provision of relevant infrastructure in the Parish and provide a proportionate contribution to the relevant projects identified in Table 3.
- b) Planning applications should where appropriate clearly demonstrate the impact of the proposed development on local infrastructure in the area, and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts.

4.68 Relevant Evidence Base Documents

Community Infrastructure Levy Regulations (HM Government, 2014)

National Planning Policy Framework (HM Government, 2012)

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

Essex County Council Developers' Guide to Infrastructure Contributions (Essex County Council, 2016)

Implementation

The Neighbourhood Plan Action Plan

5.1 The BPNP has identified a range of objectives within 7 topic areas, and set out 10 policies to enable the delivery of the objectives. The BPNP policies include a number of actions and projects to guide the delivery of Neighbourhood Plan objectives. Table 3 below considers in detail each action / project identified within the Plan, and outlines how the actions / projects will be delivered.

5.2 Note that BDC intend to produce a Community Infrastructure Levy (CIL), however at this time no draft Charging Schedule has been published for consultation. The Action Plan in the table below will therefore not refer to CIL specifically until there is greater certainty on when a Charging Schedule may be produced and adopted. The terms 'developer funding' or 'planning obligations' in table 3 therefore refers to Section 106 contributions agreed as part of planning applications to BDC, however, where appropriate in the future CIL funding may be utilised.

Table 3: The Neighbourhood Plan Action Plan

Community facilities and public open space						
Ref	Action / Project	Relevant BPNP Objective	How will this be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
1	The establishment of an early years and childcare facility to be located within Bradwell Village Hall.	To support a cohesive, supportive community	Funding will be sought by the Parish Council, including through developer contributions. BDC to seek developer contributions where possible. ECC to support the progression and delivery of the project.	BPPC ECC BDC	The establishment of an early years and childcare facility in Bradwell village.	Undertaken by BPPC, supported by ECC and BDC.
Transport						
Ref	Action / Project	Relevant BPNP Objective	How will this be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
2	Maintaining an excellent network of footpaths by keeping them clear of vegetation.	To maintain an excellent network of public footpaths and public rights of way (including byways and bridleways)	Setting up a group of volunteers to regularly check and maintain the paths. Joint working with ECC / BDC.	ECC BDC BPPC	A usable, clear, and well maintained footpath network throughout the Parish.	Undertaken by BPPC and volunteers.

3	Improving off-road parking facilities in The Street and Forge Crescent.	To improve off-road parking facilities in The Street and Forge Crescent	Discussions with ECC to identify options. Could seek support through planning obligations where appropriate.	ECC BPPC	Identification of deliverable options. Improved parking arrangements in The Street and Forge Crescent.	Undertaken by BPPC and ECC.
4	Improving pavements in Bradwell village.	To improve road safety by creating and safe road network, which is fit for purpose To maintain an excellent network of public footpaths and public rights of way (including byways and bridleways)	Discussions with ECC to identify options. Could seek support through planning obligations where appropriate.	ECC BPPC	Identification of deliverable options. Delivery of improved pavements in Bradwell village.	Undertaken by BPPC and ECC.
5	Restrictions of HGV movements in The Street.	To improve road safety by creating and safe road network, which is fit for purpose	Discussions with ECC to identify options.	ECC BPPC	Construction of signs restricting HGV movements in The Street.	Undertaken by BPPC and ECC.
6	Road safety improvements such as 20mph speed limit and speed checks.	To improve road safety by creating and safe road network, which is fit for purpose	Discussions with ECC to identify options. Could seek support through planning obligations where appropriate.	ECC BPPC	Implementation of road safety measures.	Undertaken by BPPC and ECC.
7	Safety improvements on the bends in The Street / Church Road, Bradwell village.	To improve road safety by creating a safe road network, which is fit for purpose	Discussions with ECC to identify options. Could seek support through planning obligations.	ECC BPPC	Identification of deliverable options. Delivery of safety measures.	Undertaken by BPPC and ECC.

8	Proposed speed limit reduction on the A120 from 40mph to 30mph	To improve road safety by creating and safe road network, which is fit for purpose	Discussions with Highways England.	Highways England BPPC	Reduction in the speed limit on the A120.	Undertaken by BPPC and Highways England.
9	Road safety improvements to The Street / Coggeshall Road (A120) junction.	To improve road safety by creating and safe road network, which is fit for purpose	Discussions with Highways England. Could seek support through planning obligations.	Highways England BPPC	Identification of deliverable options. Delivery of safety measures.	Undertaken by BPPC and Highways England.
10	Repairing Hollies Road water leak, and associated damage to road and roadside bank..	To improve road safety by creating and safe road network, which is fit for purpose	ECC to further investigate and repair leak and associate damage to the road.	ECC	No further water leaks, standing water and mud at Hollies Road.	Undertaken by BPPC and ECC.
11	Enhanced provision of community transport services.	To improve the provision of community and public transport	Parish Council to consider options through discussions with ECC. Could seek support through planning obligations.	ECC BPPC	Identification of deliverable options. Delivery of improved community transport services.	Undertaken by BPPC and ECC.
12	Extend the coverage and enhance the frequency of local village bus services in the locality.	To improve the provision of community and public transport	Discussions with ECC to identify options. Could seek support through planning obligations.	ECC BPPC	Identification of deliverable options. Delivery of improved public transport provision.	Undertaken by BPPC and ECC.
13	To engage with Essex County Council and Highways England to ensure potential impacts of the route choice for the new A120 are understood and mitigated sufficiently and the any direct or indirect benefits to the Parish are realised	To improve road safety by creating and safe road network, which is fit for purpose	Parish Council presence on relevant for a such as the A120 Braintree Community Forum and regular meetings with ECC Highways and Highways England	BPPC	Realisation of quantified benefits to the Parish	Undertaken by BPPC

Heritage						
Ref	Action / Project	Relevant BPNP Objective	How will this be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
14	To seek to promote the identification and designation of a Conservation Area covering Bradwell village	To conserve and promote the heritage of the Parish	The Parish Council will build a case	BPPC	Designation of a Conservation Area covering Bradwell Village (or part thereof)	Undertaken by BPPC

Abbreviations

BDC – Braintree District Council
BDLP – Braintree District Local Plan
BPNP – Bradwell with Pattiswick Neighbourhood Plan
BPPC – Bradwell with Pattiswick Parish Council
CIL – Community Infrastructure Levy
ECC – Essex County Council
NPPF – National Planning Policy Framework

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A120 Braintree to Marks Tey Improvement Phase 1 Habitat Survey, Hyder Consulting, July 2004

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

Bradwell History, Bradwell with Pattiswick Parish Council, 2017

Bradwell with Pattiswick Parish Plan, Bradwell Parish Council, June 2016

Bradwell with Pattiswick Parish Neighbourhood Plan Consultation Statement, 2018

Bradwell with Pattiswick Parish Village Design Statement, 2018

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Braintree District Council Water Cycle Study (AECOM, March 2017)

Braintree Infrastructure Delivery Plan, Troy Planning & Design and Navigus Planning, 2017

Braintree Open Space, Sports and Recreational Facilities Study, BDC, 2016

Braintree Open Space Study, BDC, 2016

Community Infrastructure Levy Regulations (as amended), HM Government, 2014

Essex County Council Developers' Guide to Infrastructure Contributions, ECC, 2016

National Planning Policy Framework, HM Government, 2012

Open Spaces Action Plan, BDC, 2017

Property Inventory, Bradwell with Pattiswick Parish Council, 2017

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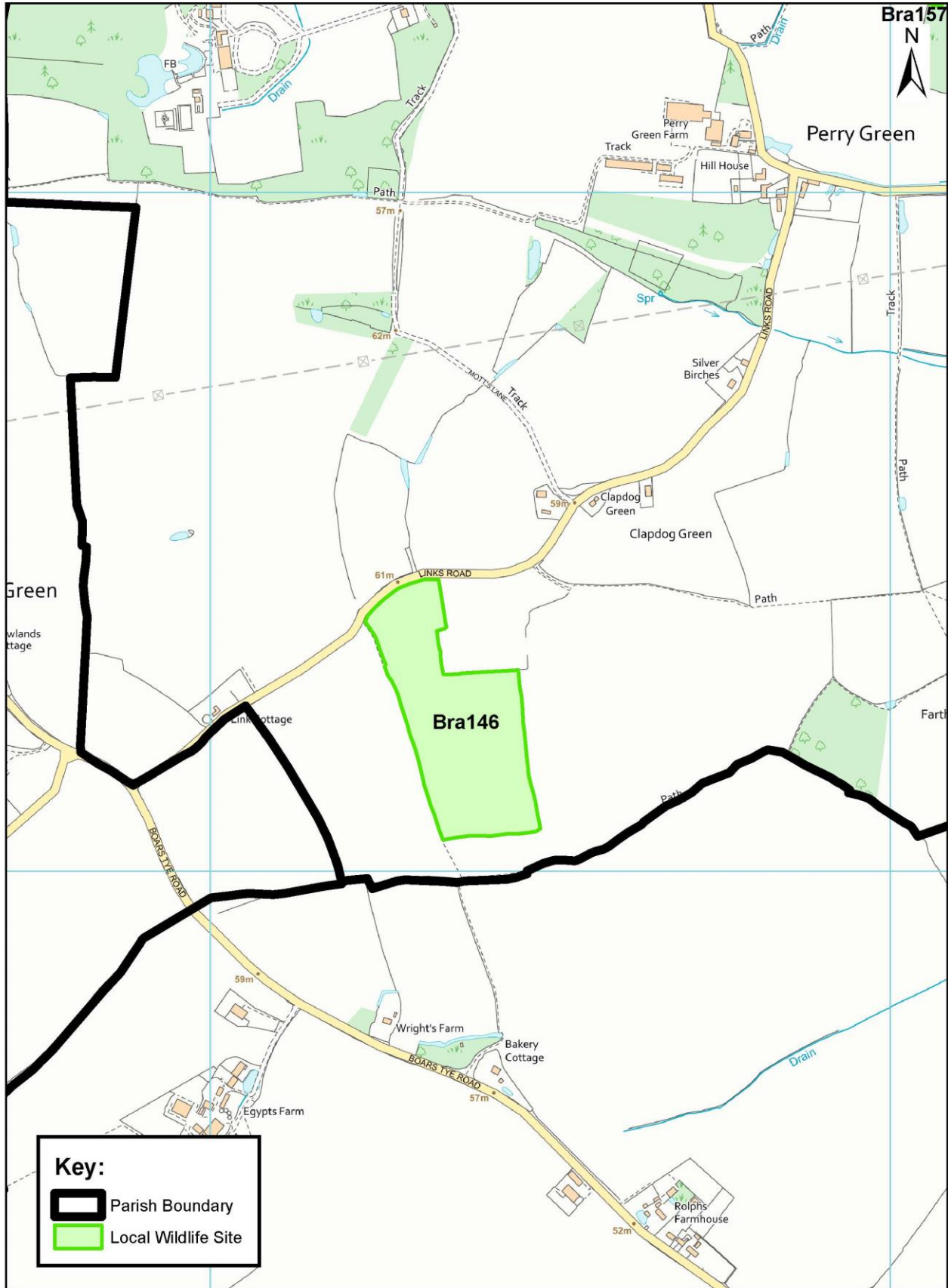
Rural Community Profile for Bradwell Parish, RCCE, October 2013

The Braintree District Landscape Character Assessment, CBA, September 2006

United Kingdom Census 2011, Office of National Statistics, July 2012

RLP – Braintree District Local Plan Review

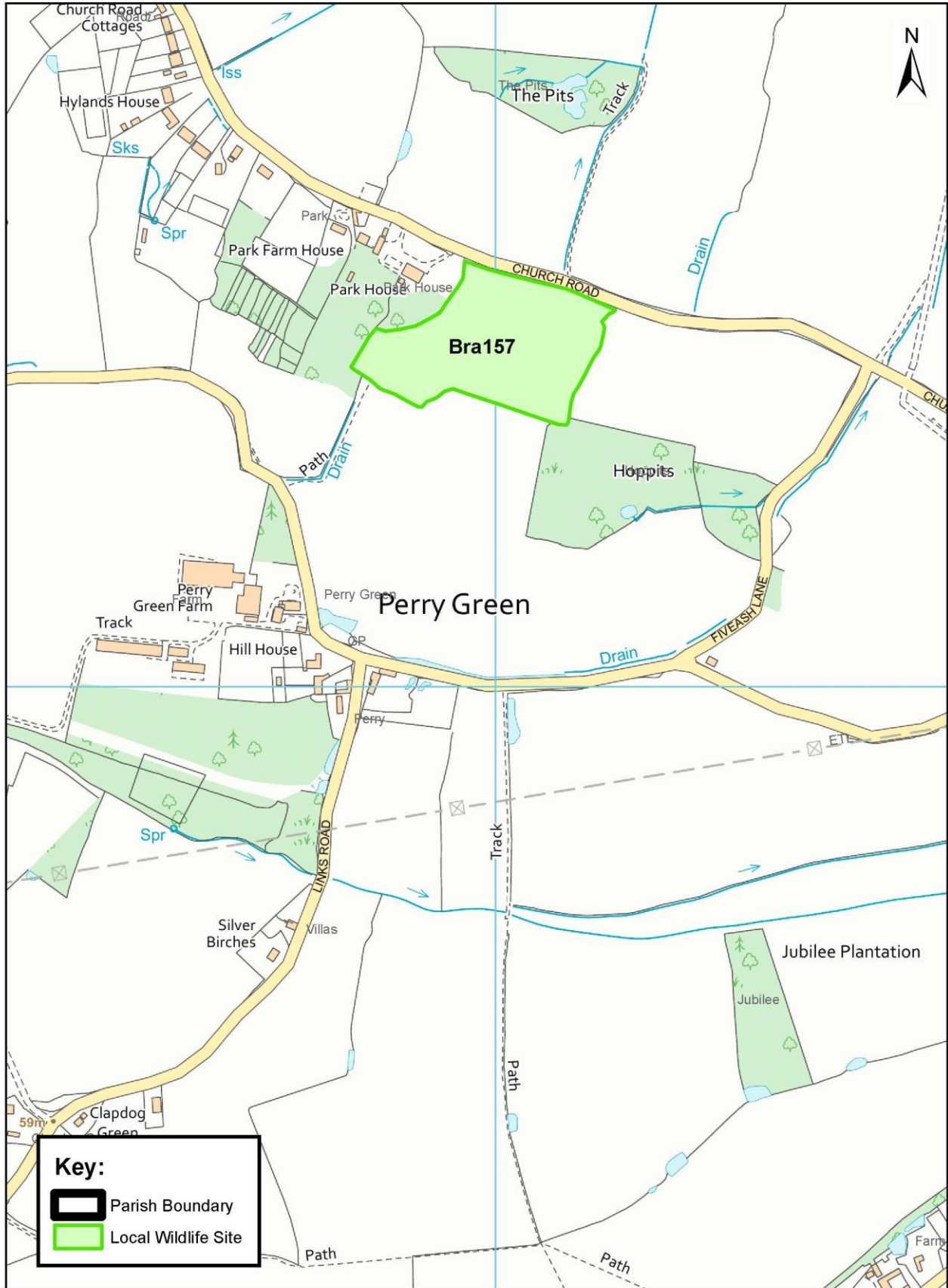
Map 1: Local Wildlife Site: Links Wood (Bra146)



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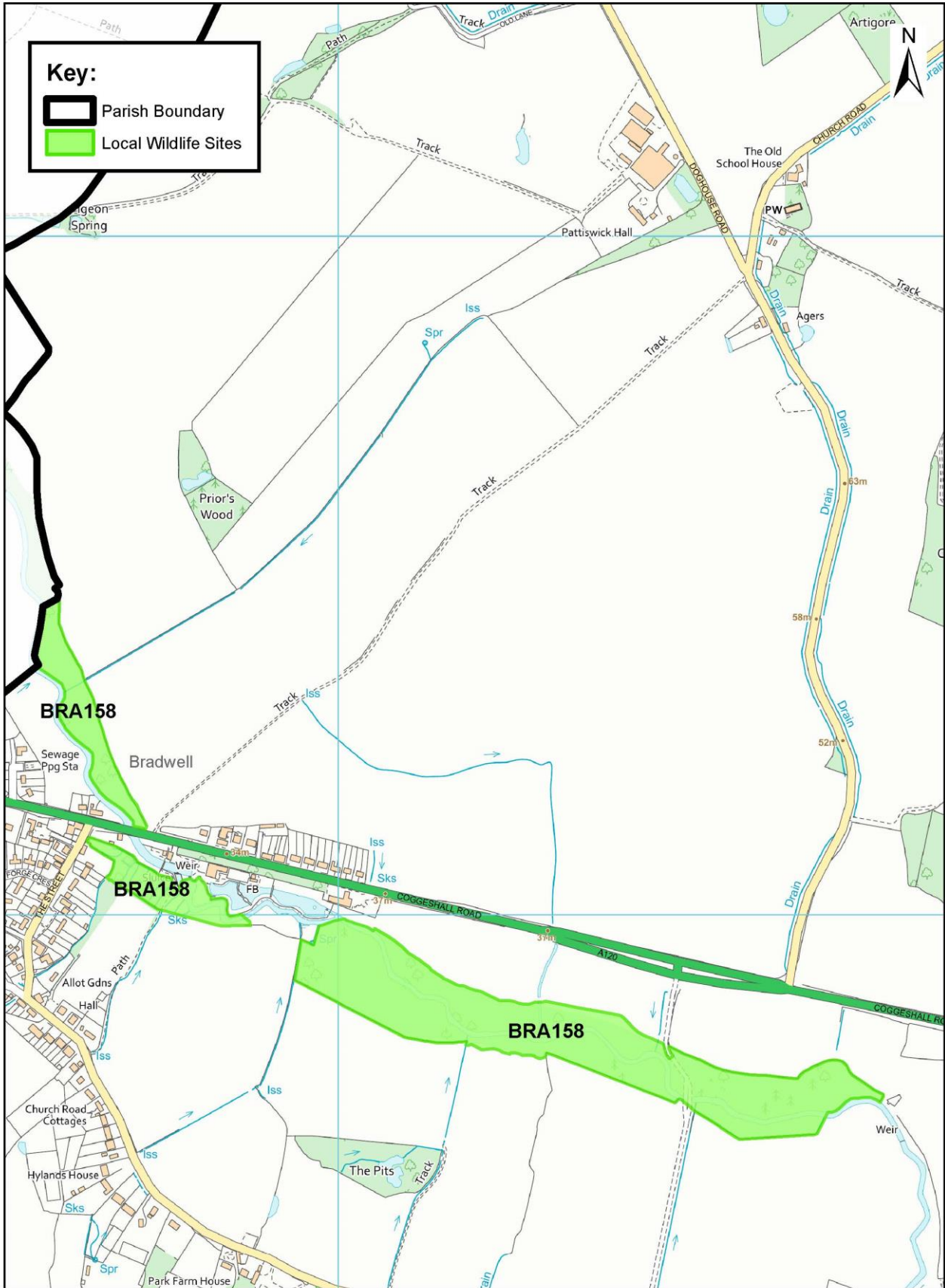
Map 2: Local Wildlife Site: Park House Meadow: (Bra157)



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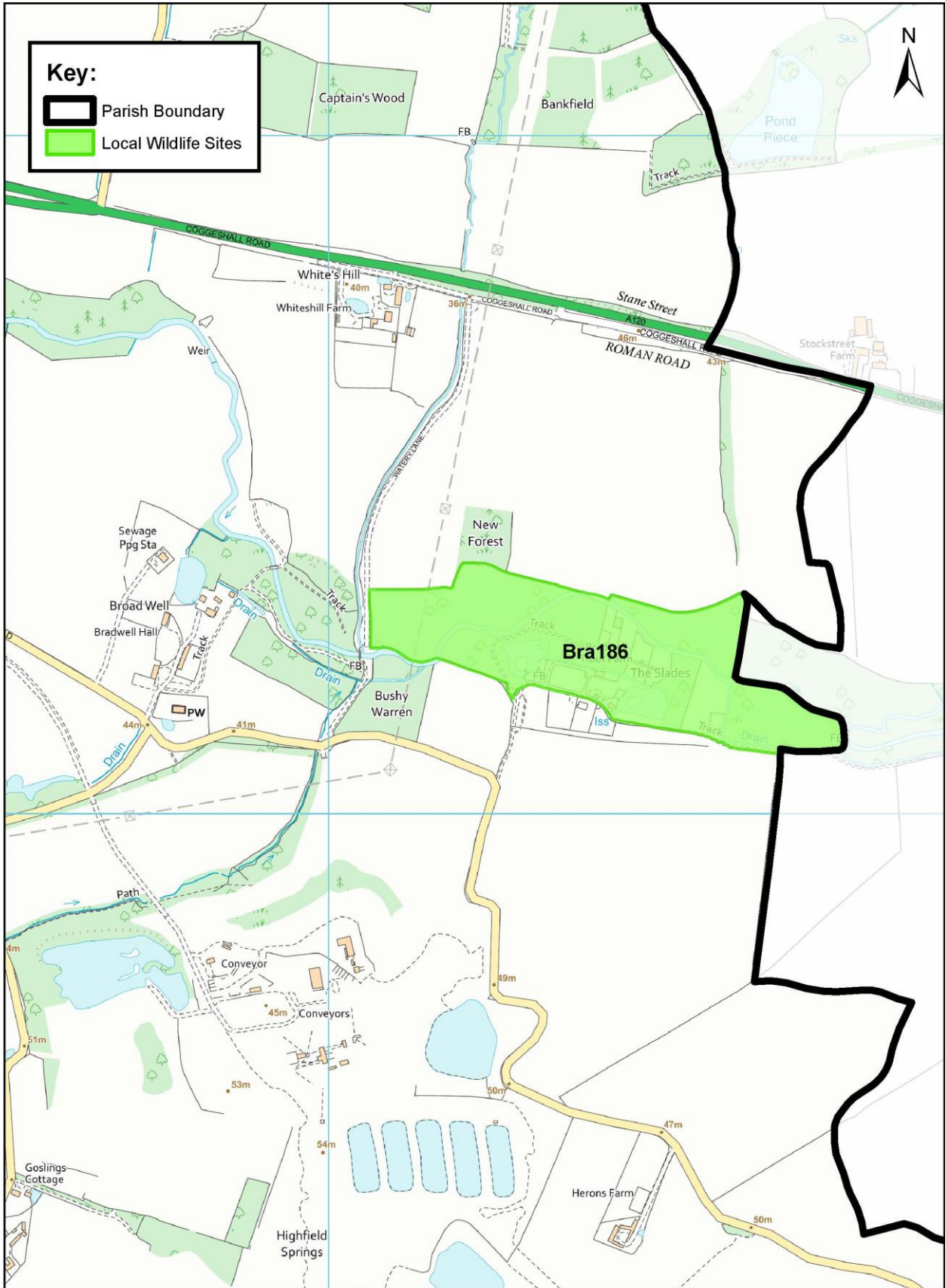
Map 3: Local Wildlife Site: Blackwater Plantation West: (Bra158)



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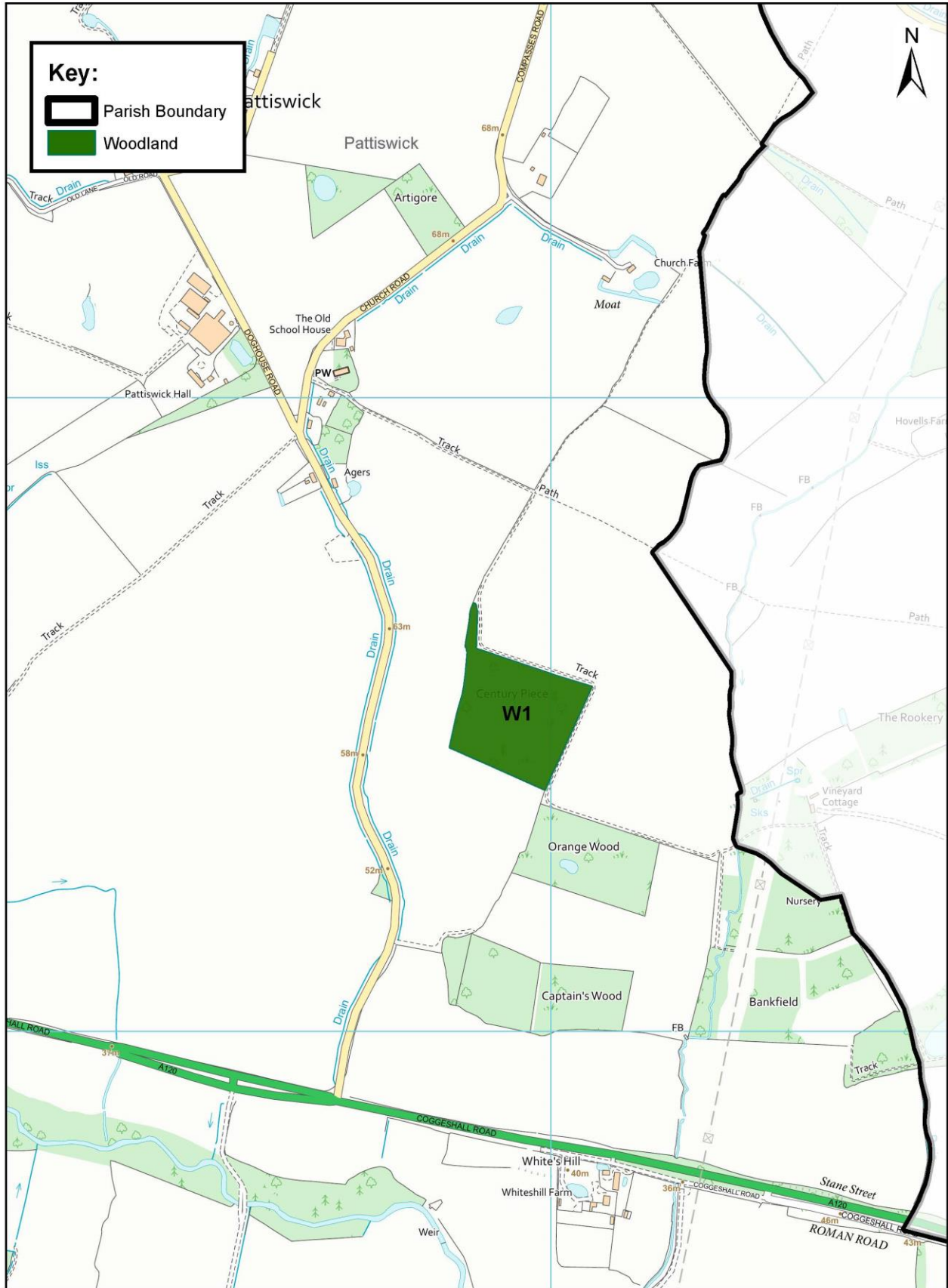
Map 4: Local Wildlife Site: Blackwater Plantation (Bra186)



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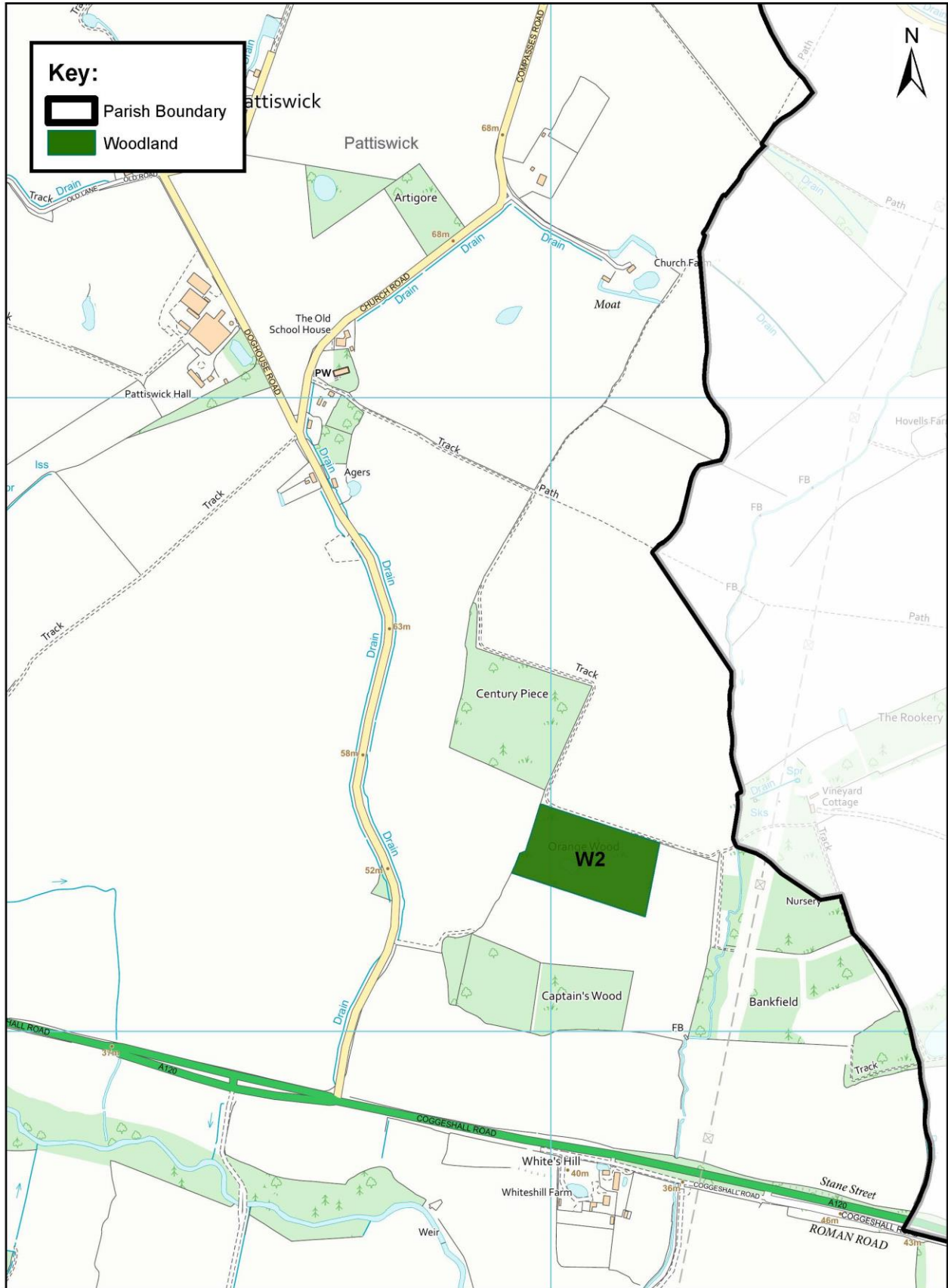
Map 5: Woodland: Century Piece (W1)



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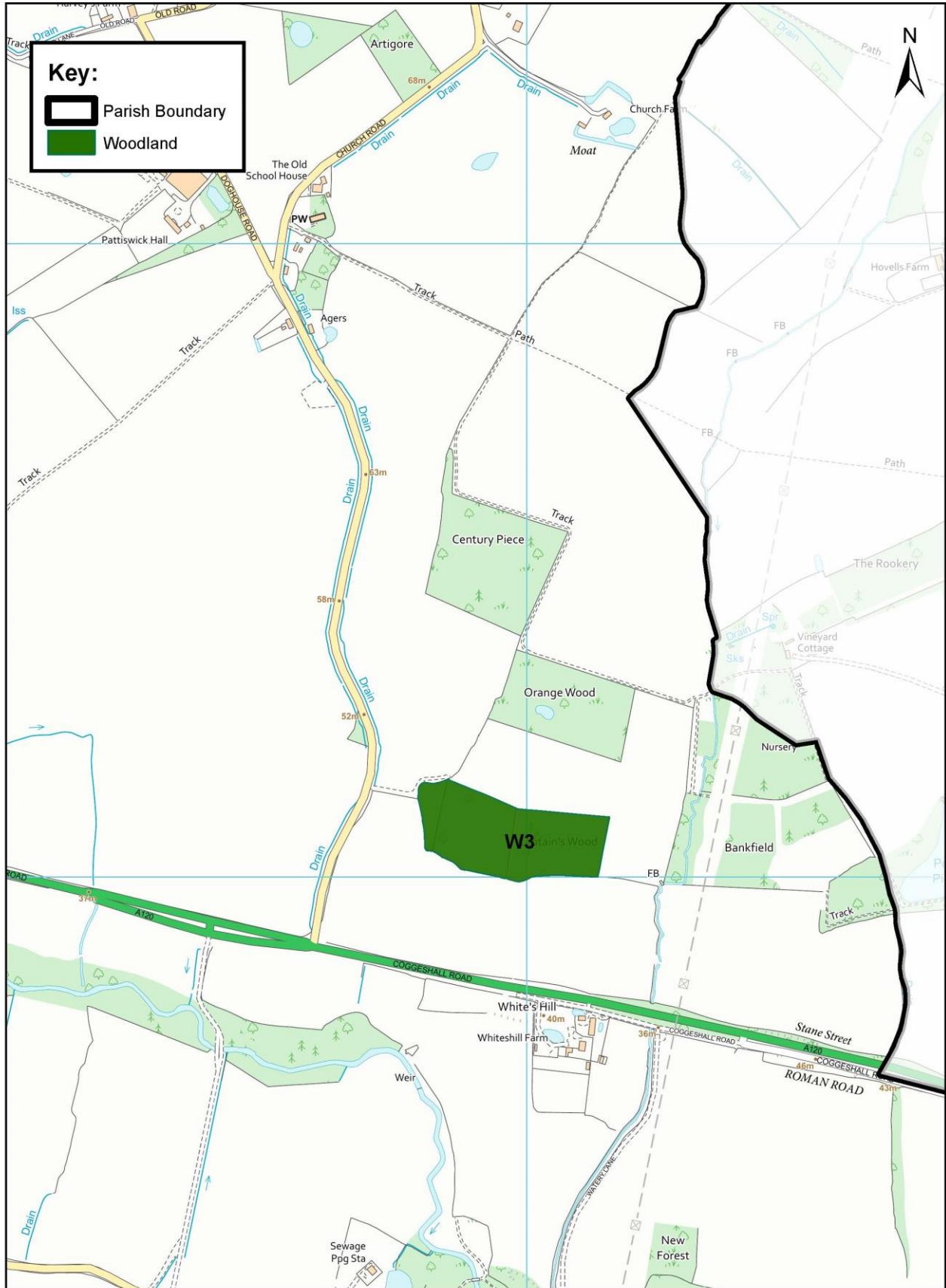
Map 6: Woodland: Orange Wood (W2)



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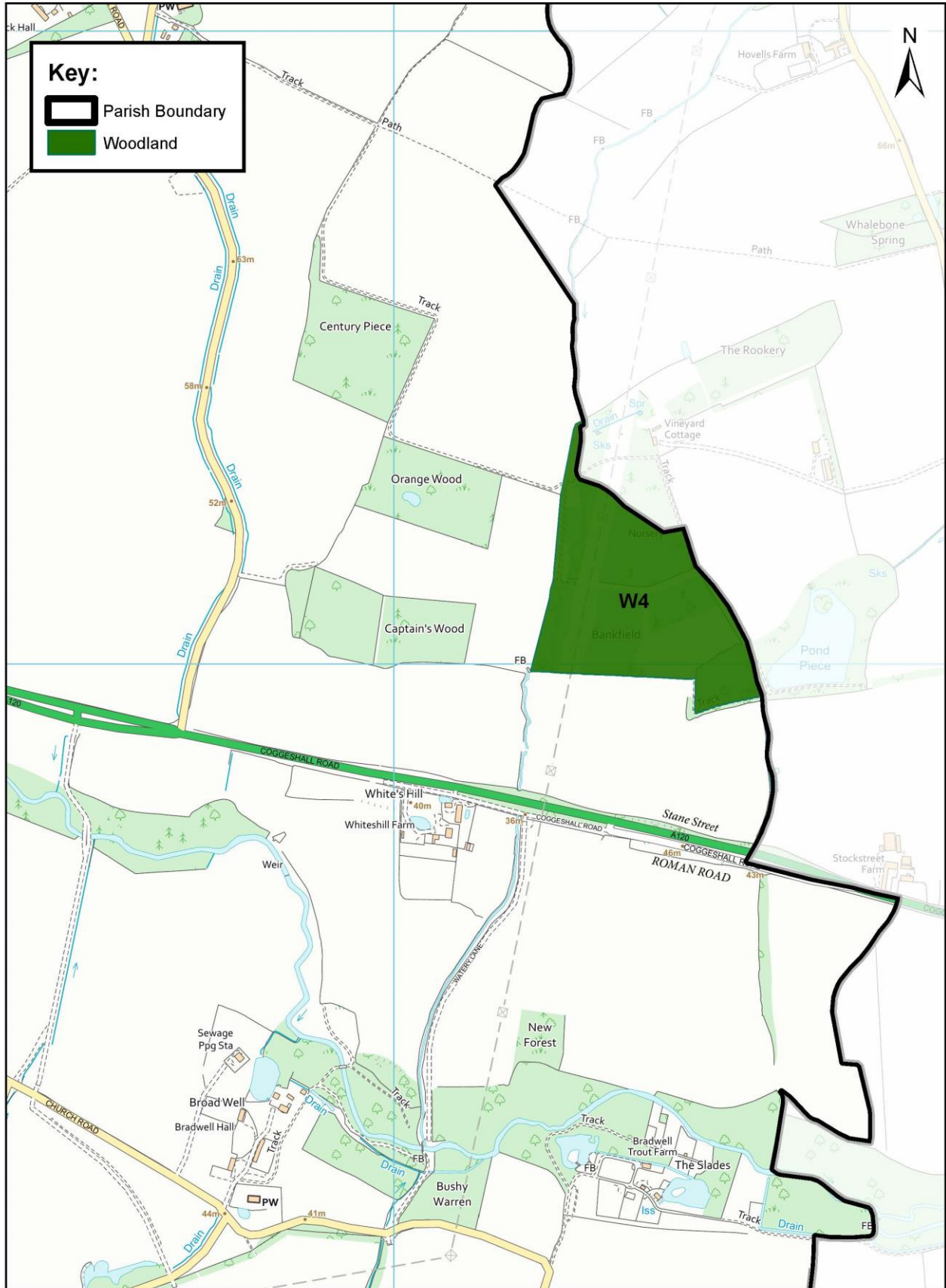
Map 7: Woodland: Captain's Wood (W3)



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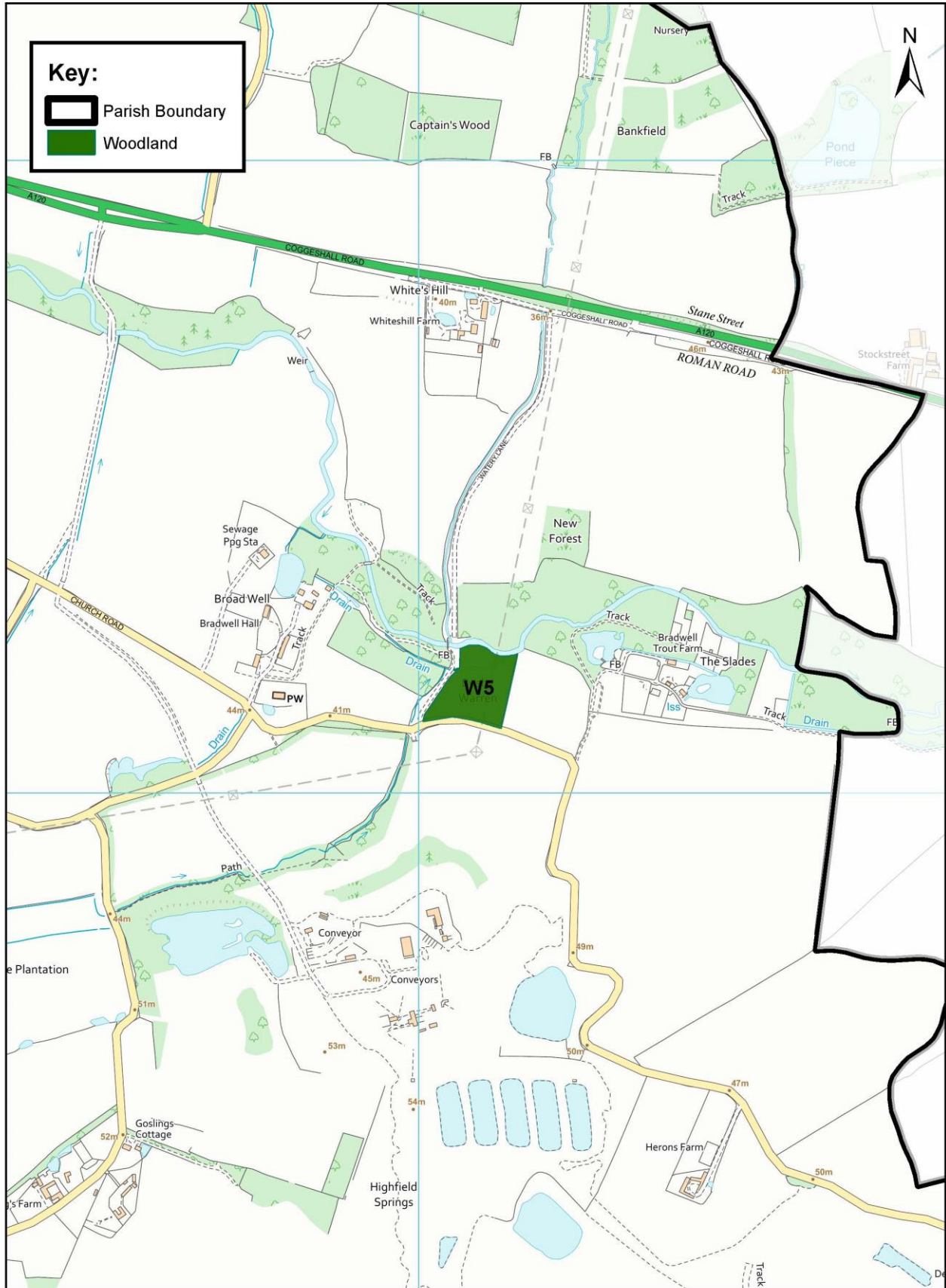
Map 8: Woodland: Bankfield (W4)



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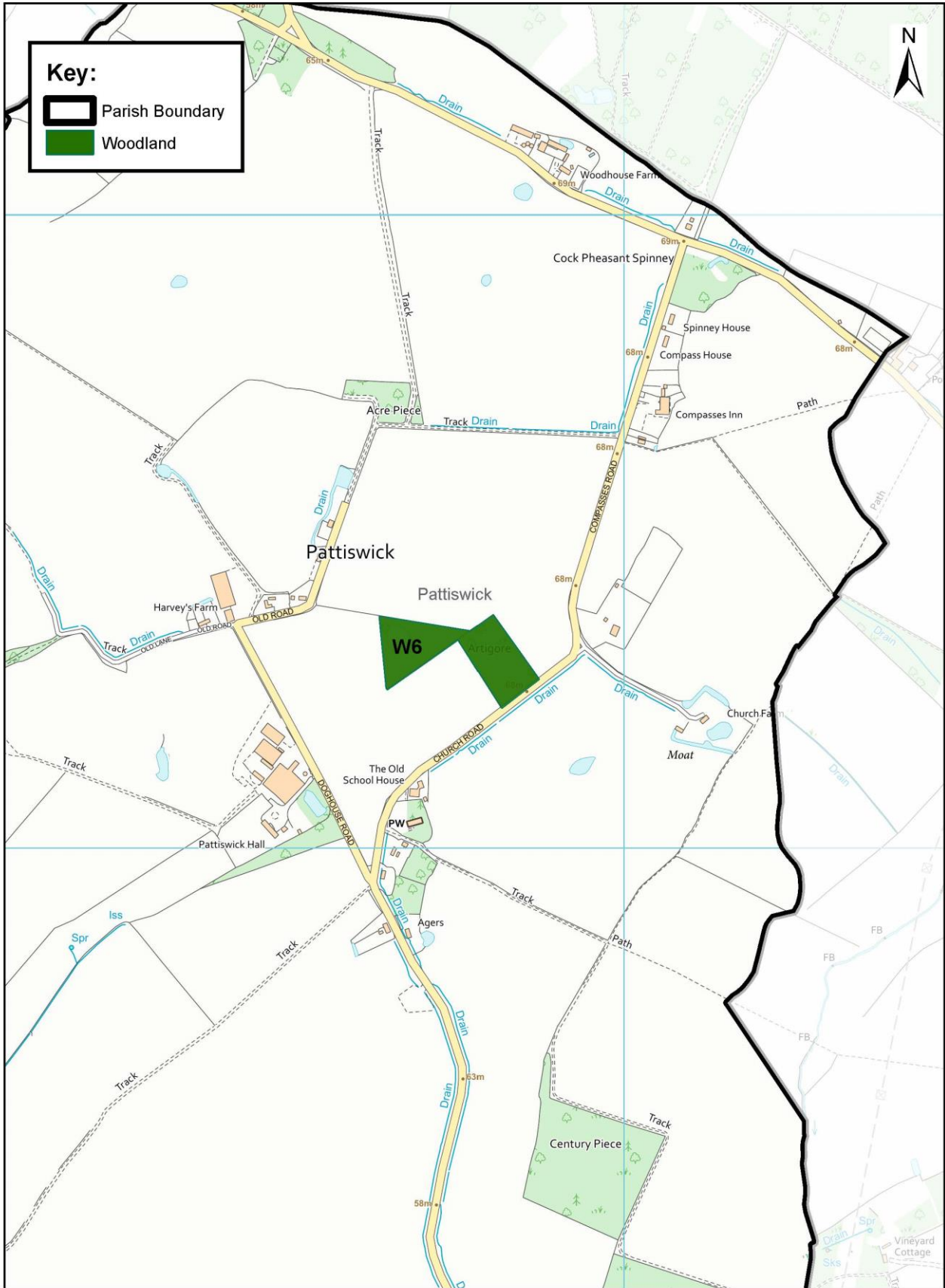
Map 9: Woodland: Bushy Warren (W5)



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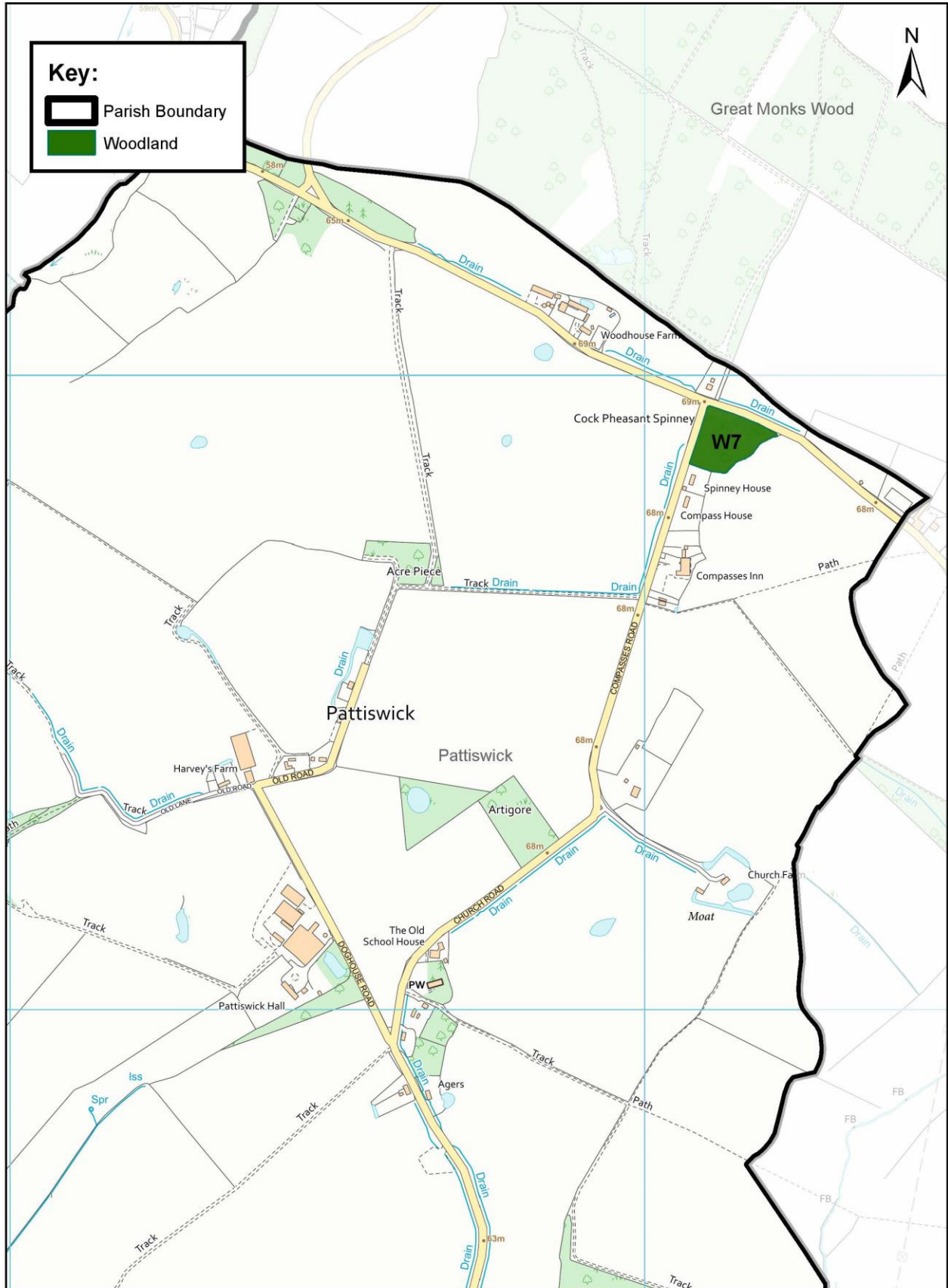
Map 10: Woodland: Artigore: (W6)



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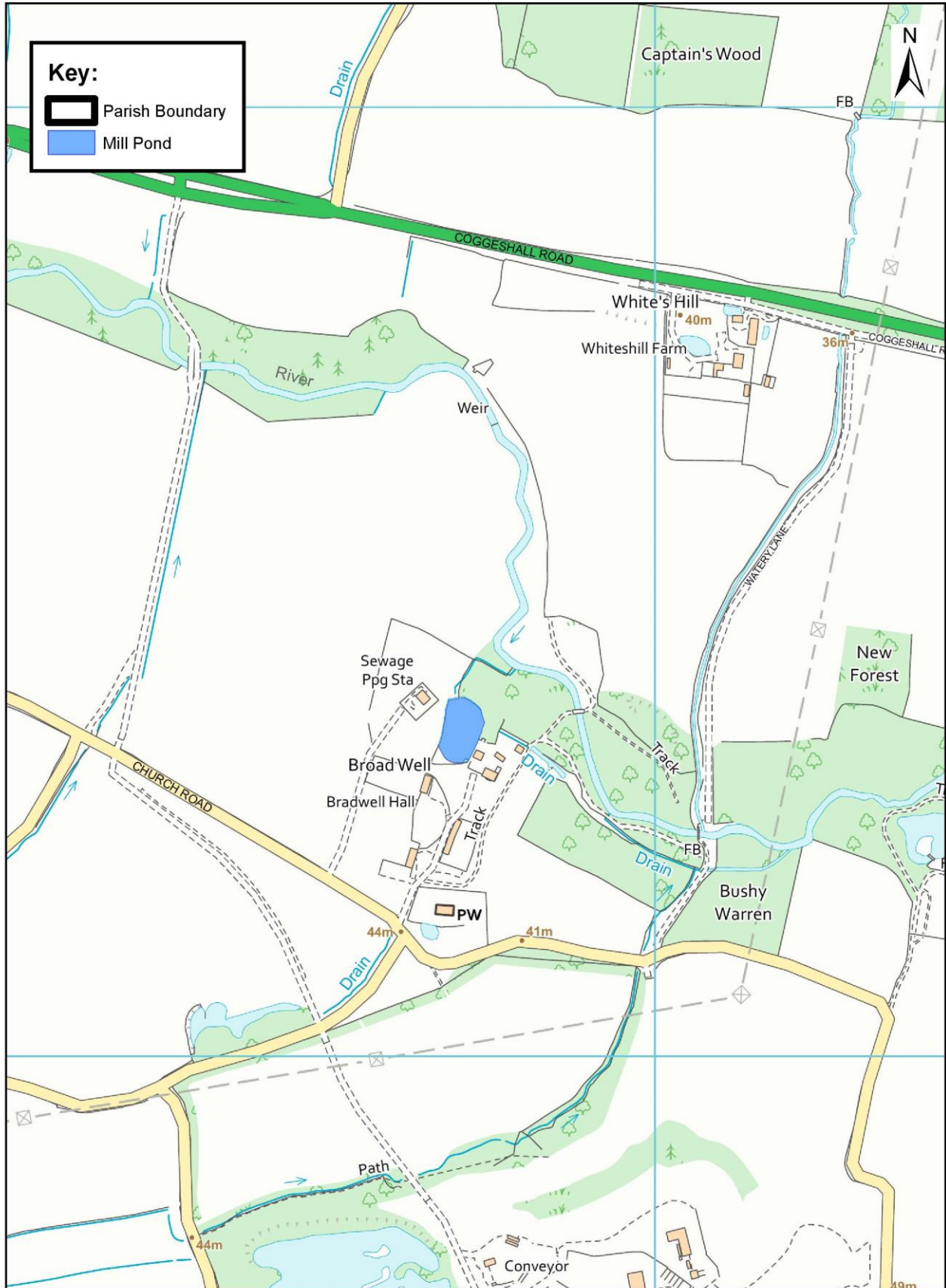
Map 11: Woodland: Cock Pheasant Spinney (W7)



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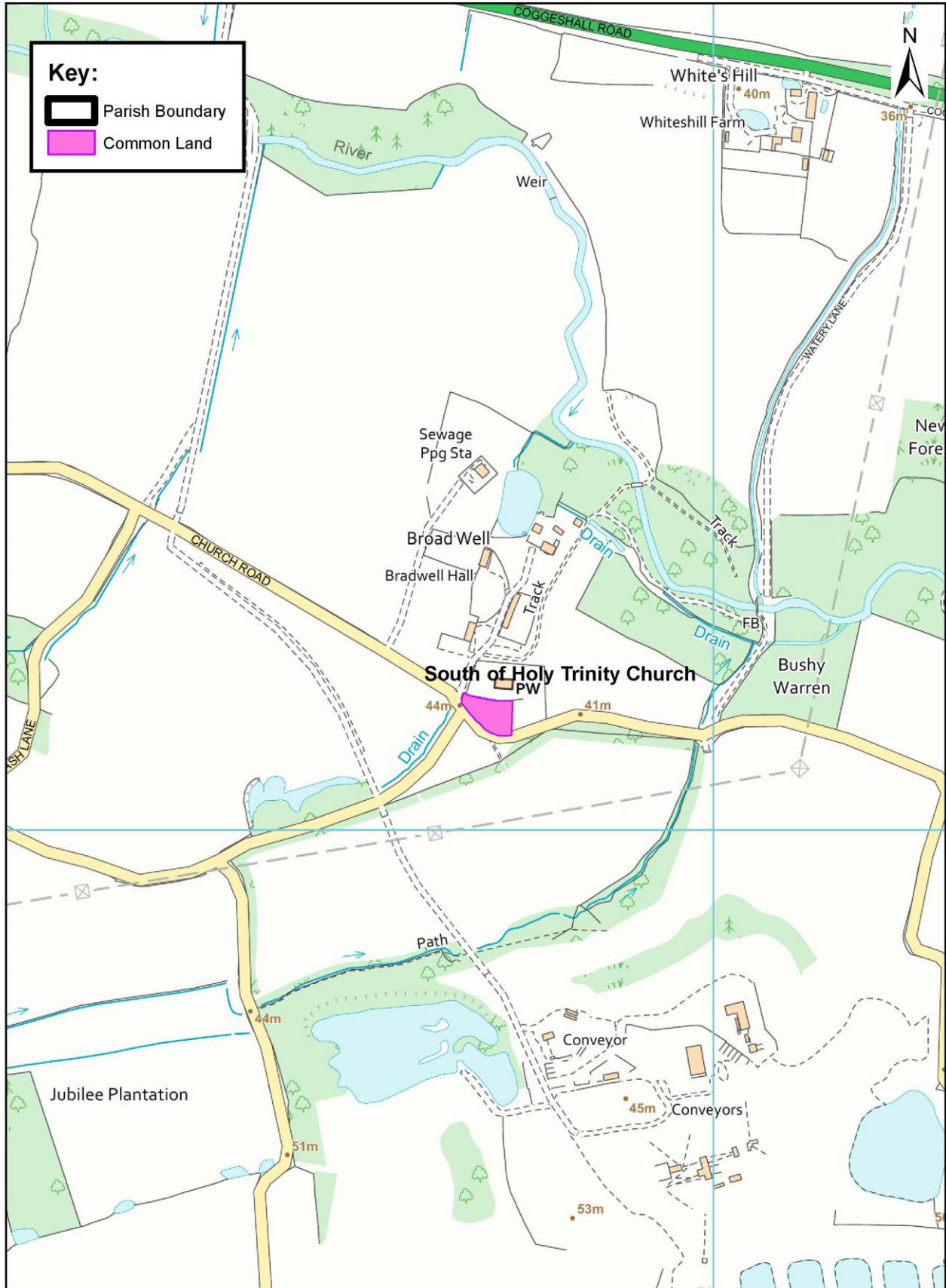
Map 12: Mill Pond



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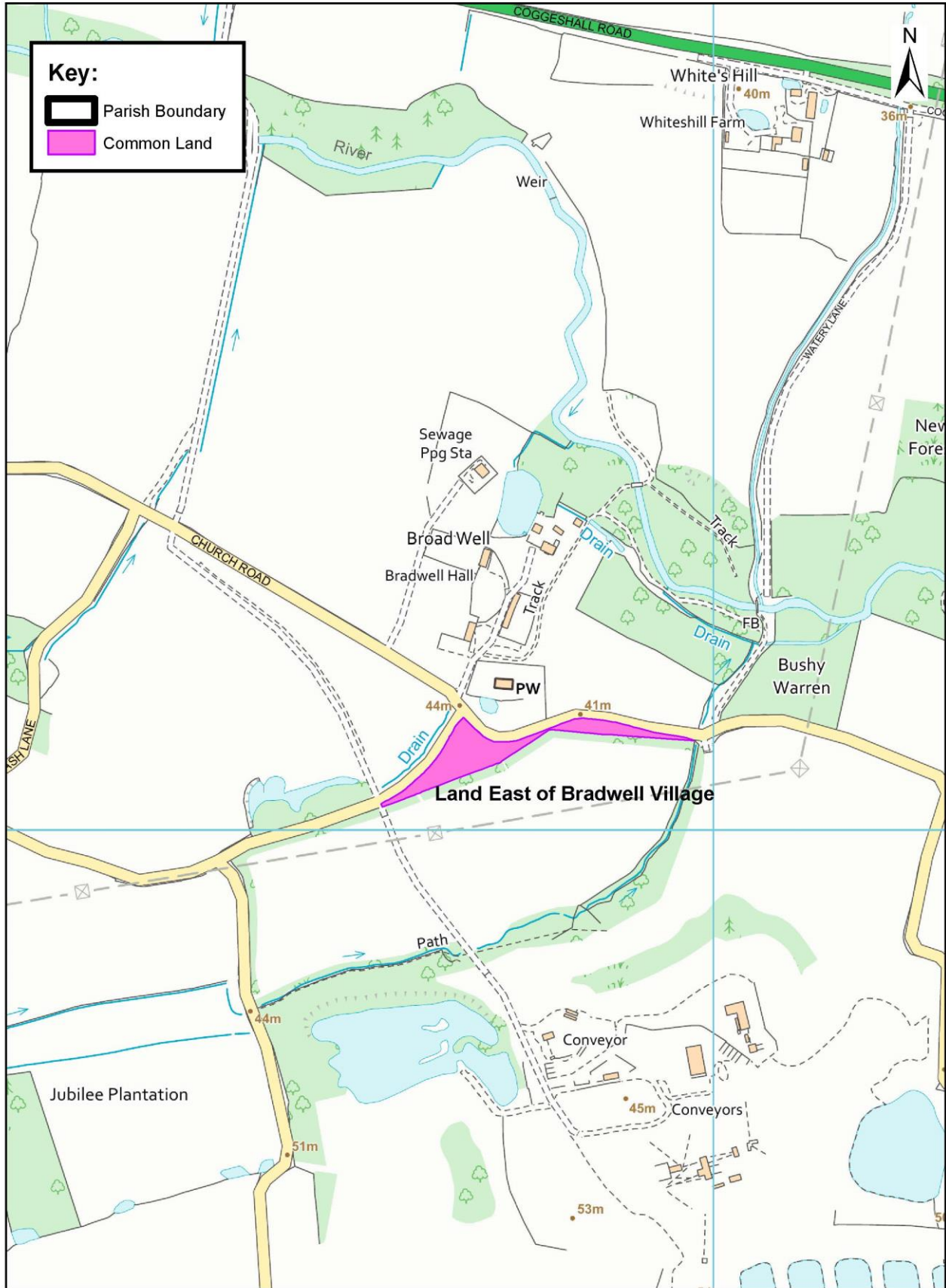
Map 13: Common Land: Land South of Holy Trinity Church



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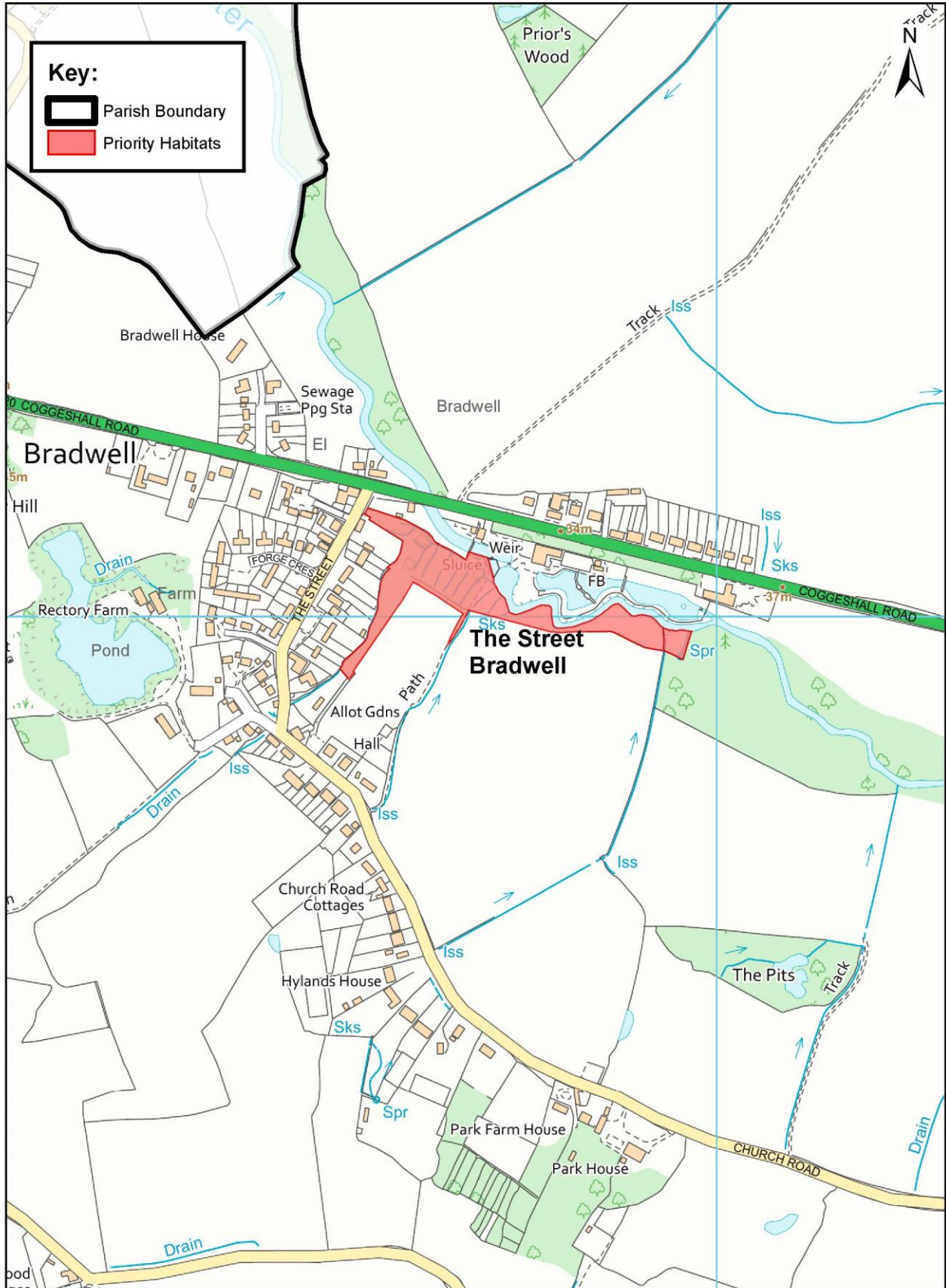
Map 14: Common Land: Land East of Bradwell Village



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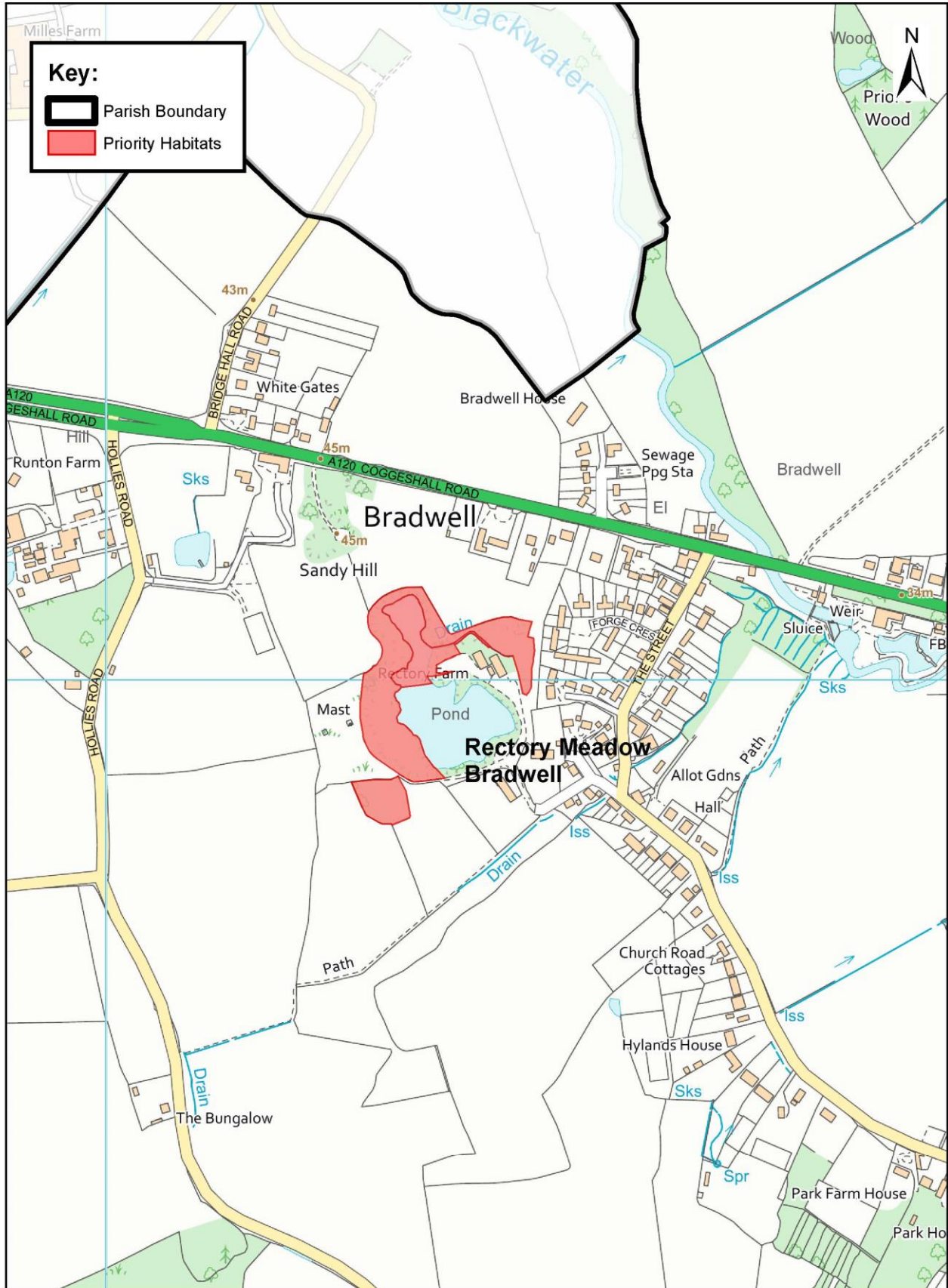
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Map 15: Priority Habitat: The Street, Bradwell



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Map 16: Priority Habitat: Rectory Meadow, Bradwell



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Annex 4:

- a. Cropmarks Baytree Farm and Withies Farm;



- b. Cropmarks South of Pattiswick;



c. Cropmarks South of Whiteshill Farm;



d. Cropmarks at Perry Green;



e. Cropmarks North-East of Bridge Hall;



f. Cropmarks North-East of Bradwell Hall:



