

From: [Massow, Alan](#)
To: [Tony Burton](#); [Sarah Gaeta](#)
Cc: [Mike Renow](#); [Johnson, Carolyn](#)
Subject: RE: Hatfield Peverel Neighbourhood Plan review - Examination
Date: 23 January 2024 17:15:22
Attachments: Braintree District Council - Hatfield Peverel Neighbourhood Plan Screening.msg
Braintree District Council - Hatfield Peverel Neighbourhood Plan Screening .msg
443508 NE Response.pdf
[K-HPNDP Regulation 14 working draft 7th June 22.docx](#)

Dear Mr Burton,

Hatfield Peverel Neighbourhood Plan Review – Examination

Thank you for your e-mail of the 10th January 2024. Please see attached and below for responses which Braintree District Council can answer.

I attach the Environmental bodies consultation e-mail dated 25th July 2023 and responses from Natural England and Historic England. No comments were received from the Environment Agency.

The Development Plan for the Neighbourhood Plan comprises the Braintree District Local Plan 2033, The Hatfield Peverel Neighbourhood Plan (Adopted 2019), The Essex Minerals Local Plan (2014), and The Essex and Southend-on-Sea Waste Local Plan (2017).

The Braintree District Local Plan 2033 supersedes the saved policies in the Local Plan (2005) and the Core Strategy (2011) both documents have been replaced by the Braintree District Local Plan 2033.

Braintree District Council considers the Hatfield Peverel Neighbourhood Plan Review to be in general conformity with the strategic policies within the development plan. I attach a document containing comments given to the Neighbourhood Plan in respect of the Regulation 14 working Draft dated 7th June 2022. It should be noted that officers met with the neighbourhood plan group to provide informal advice on the Plan.

Larger scale maps have been sent over by separate e-mail.

In respect of policy ECN 1 – Support for Local Businesses, Braintree District Council officers do not support the loss of B2 or B8 uses to residential. When approving proposals for employment uses in these categories it is common for the Council to remove permitted development rights relating to the conversion of employment uses to residential uses. This approach is supported by policy LPP3 – Employment Policy Areas which states that “*Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be permitted.*” As such the Neighbourhood Plan Policy is in conformity with the adopted Local Plan.

The Section 2 Inspectors report recommended Main Modifications as follows:
“Policy LPP 3 Employment Policy Areas is a criteria-based policy that identifies 20 locations with an approximate combined land area of 283.1ha that are appropriate for business/industrial use. For effectiveness, **MM13** is a necessary amendment to the policy which responds to the changes to the UCO deleting the reference to the former ‘B1 Use Class’ and replacing it with ‘E(g) Use Class’. We have altered the advertised modification to make the necessary consequential changes within the policy and to addresses conflict within the policy in relation to changes of use that are not supported

within Class E in the interests of clarity and to ensure the plan is positively prepared.“

This resulted in the following modification (Additions in bold, removal crossed through) to Local Plan Policy LPP3 – Employment Policy Areas

Employment policy areas are identified on the Proposals Map, where the following uses will be considered appropriate and will be permitted and retained:

a. Office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2) ~~Business (use class B1)~~ (use class E(g))

b. General industrial (use class B2) and storage and distribution (use class B8)

c. Repair of vehicle and vehicle parts

d. Waste management facilities as appropriate taking into account neighbouring uses

e. Services specifically provided for the benefit of businesses or workers based on the employment area

Changes from B2 or B8 to E (other than

E(g) Offices, Research and Development, Light Industrial) will not be permitted.

A similar approach was also taken in respect of policy LPP6 – Business Parks which whilst relating to specific sites was also modified to add reference to use class E(g) office use, research and development e.t.c. meaning that the proposed policy in the Neighbourhood Plan is consistent with the policy approach in the adopted Local Plan.

If you have any further questions, please let me know.

Yours sincerely,

Alan Massow MRTPI

Principal Planning Policy Officer

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

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From: [Massow, Alan](#)
To: consultations@naturalengland.org.uk; ["eastplanningpolicy@historicengland.org.uk"](mailto:eastplanningpolicy@historicengland.org.uk);
Planning.ipswich@environment-agency.gov.uk
Subject: Braintree District Council - Hatfield Peverel Neighbourhood Plan Screening
Date: 25 July 2023 16:29:00
Attachments: Hatfield Peverel NDP Reg 15 SEA_HRA Screening Letter.pdf
Hatfield Peverel NDP SEA_HRA Screening Report_JAN 2023.pdf

Dear Sir/Madam,

Please see attached Screening Report and letter confirming that the Hatfield Peverel Neighbourhood Plan continues to be screened out following changes made after Regulation 14 consultation.

Please let me know if you have any comments.

Thanks in advance.

Alan Massow MRTPI

Principal Planning Policy Officer

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25/07/2023

For the attention of: Alan Massow

RE: Hatfield Peverel Neighbourhood Development Plan (HPNDP) (Regulation 15) – Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report

This letter sets out the formal findings of a re-screening exercise which has been undertaken on the revised Regulation 15 HPNDP, following some amendments to the Plan's policy wording. The below findings are relevant to the 'June 2023' version of the Regulation 15 HPNDP that was issued to Place Services by Braintree District Council for re-screening on 10/07/2023.

1.0 Strategic Environmental Assessment (SEA)

- 1.1 An independent Screening Report was undertaken by Place Services in January 2023 on an early iteration of the Regulation 14 HPNDP. That Screening Report determined that the HPNDP could be 'screened out' for its requirement of SEA in line with the requirements of Directive 2001/42/EC. This was due to the Plan not allocating any land for development purposes and seeking to strengthen the protection and enhancement of assets at the local level and in a local context. This determination was consistent with Planning Practice Guidance on SEA of Neighbourhood Development Plans.
- 1.2 A revised Regulation 15 HPNDP has been re-screened for SEA. Although various policy wording changes have been proposed in the amended Plan, none are considered to warrant the application of the requirements of Directive 2001/42/EC. Ultimately, the Plan continues to not allocate land for development purposes and seeks to strengthen the protection and enhancement of assets at the local level and in a local context. The previous determination of SEA having been 'screened out' is considered to still apply, as is the validity of the SEA/HRA Screening Report undertaken in January 2023.

2.0 Habitats Regulations Assessment (HRA)

- 2.1 The aforementioned Screening Report undertaken by Place Services in January 2023 also considered whether the HPNDP would have Likely Significant Effects on the designated features of a Habitats site, either alone or in combination with other plans and projects. This was in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The requirement for the Plan to undertake further assessment was 'screened out'. This was due to the Plan not allocating any land for development purposes; as such no predicted effects were identified from the Plan alone and no residual effects to consider in combination with other plans and projects.
- 2.2 The changes to the wording of various Plan policies proposed at this Regulation 15 stage have been re-screened as to whether there would be any Likely Significant Effects. The Plan has not been amended to allocate any land for development purposes and as such the previous determination of the Screening Report of January 2023 is considered to still apply. There are no predicted effects identified from the Plan alone and no residual effects to consider in combination with other plans and projects.

If you have any queries regarding the above matters, please do not hesitate to contact me.



Hatfield Peverel Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) & Habitats Regulations (HRA)

January 2023





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1. Introduction

1.1 The Purpose of this Report

This screening report is an assessment of whether or not the contents of the Hatfield Peverel Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Neighbourhood Development Plan is deemed to have a likely significant effect on the environment.

This report will also screen to determine whether the Neighbourhood Development Plan requires a Habitats Regulations Assessment (HRA) in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA screening report is required when it is deemed that likely adverse significant effects may occur on protected Habitats (European) Sites as a result of the implementation of a plan or project.

1.2 The Hatfield Peverel Neighbourhood Development Plan

The Neighbourhood Development Plan will set out planning policies for the Hatfield Peverel Neighbourhood Development Plan area. Once formally adopted, a Neighbourhood Development Plan carries the same legal weight as Local Development Plans adopted by the Local Planning Authority (LPA), in this case Braintree District Council.

The Neighbourhood Development Plan includes a Vision, which expresses the community's aspirations for the plan area. This Vision is included within the Plan as follows:

'Hatfield Peverel in 2038 will be a place where people of any age are happy to live with the ability to easily access facilities, including health and wellbeing, education, and employment. Sustainability will underpin decisions within the Parish with social, environmental, and economic factors all being taken into account.

The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements be prevented by protected open areas. Any new developments in the built environment will be integrated with the landscape and the existing housing.

The village's geographical position in the area's road network is likely to continue to be a challenge during the Plan period. Finding creative and collaborative solutions across local authority borders and agencies will be a high priority.'

A number of economic, social and environmental objectives have been devised for the Neighbourhood Development Plan. These are:

1. To build a strong economic and social centre for both Hatfield Peverel and Nounsley, which will provide sustainability for the community
2. To sustain economic growth by enhancing employment opportunities in the Parish,

having a thriving retail core and increased options for home working

3. To have effective, superfast broadband and excellent mobile telephone provision for all residents and businesses
4. To continue to be separate distinctive settlements with open green areas maintained between Hatfield Peverel, Nounsley, Witham, Boreham and the wider district
5. To retain the rural character of the village with protected open spaces, enhanced natural environment and recreation facilities for health and wellbeing
6. To have effective communication links with well managed traffic and parking, improved walking and cycling routes and a range of travel options
7. To support access for all residents to appropriate education and health services
8. To ensure the provision of high-quality housing suitable for all ages with easy access to essential services where family members can remain living locally
9. To ensure sustainable development for the Parish

1.3 The Braintree District Council Local Plan

The Braintree District Local Plan was adopted in 2022, with a plan period that extends to 2033. The content of the Local Plan relevant to Hatfield Peverel is outlined in the corresponding sub-sections.

1.3.1 Hatfield Peverel in the Local Plan Spatial Strategy & Retail Hierarchy

The Local Plan identifies Hatfield Peverel as a 'Key Service Village' and Nounsley as a village within the 'Third Tier' of the spatial strategy. Key Service Villages are defined within the Local Plan as those large villages which serve a wider rural hinterland. The Plan adds that the ability to meet day to day needs is normally possible in a Key Service Village through the availability of early years care and primary schools, primary health care facilities, convenience shopping facilities, local employment opportunities and links to public transports and road to the larger towns. As such, development is considered sustainable within a Key Service Village, subject to the specific constraints and opportunities of that village.

Third Tier villages are those with a settlement boundary. These are the smallest villages in the District and lack most of the facilities required to meet day to day needs. They often have very poor public transport links and travel by private vehicle is usually required. When considering the tests of sustainable development, these will not normally be met by development within a third tier village.

Hatfield Peverel is also recognised within Policy LPP9 (Retailing and Regeneration) as a 'Local Centre'. Policy LPP9 identifies that Local Centres will be protected from inappropriate development and enhances to provide small-scale shops, services and community facilities for local residents. The Proposals Map further identifies a Local Centre boundary within

which the policy of LPP9 applies.

1.3.2 Development Boundaries

The Local Plan includes Policy LPP1 - Development Boundaries, which sets out that within development boundaries, development will be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material adverse detriment to the existing character and historic interest of the settlement. Development outside development boundaries will be confined to uses appropriate to the countryside whilst also protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils to protect the intrinsic character and beauty of the countryside.

The villages of Hatfield Peverel and Nounsley, both of which are within the Neighbourhood Development Plan area, have development boundaries drawn around their built up areas including those Local Plan allocations which are identified for development within the Local Plan period.

1.3.3 Housing Allocations & The Principle of Growth

A number of Housing Allocations within Hatfield Peverel's development boundary are included within the Local Plan, some of which have been built out / delivered. These allocations correspond to a housing quantum of 464 dwellings, and are identified as:

- HATF 313 Sorrells Field (47 dwellings)
- HATF 314 Land South of Stonepath Drive (140 dwellings)
- HATF 317 Land East of Gleneagles Way (100 dwellings)
- HATF 608 Former Arla Dairy Site (131 dwellings)
- HATF 630 Bury Farm, Bury Lane (46 dwellings)

Policy LPP29 of the Local Plan also sets out a Comprehensive Redevelopment Area in Hatfield Peverel between the A12 and the Greater Anglia Mainline (GEML) with appropriate policy criteria. The extent of this area corresponds to that of the allocations HAT 313, HAT 608 and HAT 630 respectively.

2. Legislative Background

2.1 Strategic Environmental Assessment (SEA)

Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

‘Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.

(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.

(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.’

The Hatfield Peverel Neighbourhood Development Plan may influence frameworks for future development or become used ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the Neighbourhood Development Plan should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that ‘the following Plan & Programme (P&P), and modifications to them, are covered when prepared and/or adopted by an authority and required pursuant to legislative, regulatory or administrative provisions:

- P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the Environmental Impact Assessment-EIA-Directive.
- P&P requiring an assessment under the Habitats Directive (92/43/EEC).
- P&P setting the framework for development consent in respect of projects (not

limited to those listed in the EIA Directive; see above) and determined by "screening" as being likely to have significant environmental effects.'

This report represents this screening process in regard to the content and influence of the Hatfield Peverel Neighbourhood Development Plan.

2.2 Habitats Regulations Assessment (HRA)

Under the provisions of the Habitats Regulations (The Conservation of Habitats and Species Regulations 2017, as amended), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site (also referred to as Habitats sites in the National Planning Policy Framework), in terms of impacting the site's conservation objectives.

The first stage of HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. European sites are also known as Natura 2000 sites.

This HRA Screening Report has been undertaken in order to accompany the Hatfield Peverel Neighbourhood Development Plan in accordance with the Neighbourhood Development Planning (General) Regulations 2012.

The Neighbourhood Development Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with certain obligations, which includes the need to undertake an HRA.

In line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site.

On 23 June 2016, the United Kingdom (UK) held a referendum and voted to leave the European Union (EU). On 26 June 2018, The European Union (Withdrawal) Act 2018 received Royal Assent and the UK left the EU. The European Union (Withdrawal) Act 2018 made sure that UK laws continue to operate following the UK's exit. Relevant EU Directives have been transposed into UK law and those are unchanged until amended by Parliament. The requirements for HRA under the Conservation of Habitats and Species Regulations 2017 (as amended) remain in place with minor changes being affected by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. Parliament is however at liberty to introduce future changes to the Conservation of Habitats and Species Regulations 2017 (as amended) since, after 31 December 2020, the UK is no longer bound by the EU Habitats and Wild Birds Directives.



At the present time the position, under section 6(3) EU (Withdrawal) Act 2018 (as amended), is that the courts in the UK, with the sole exception of the Supreme Court, will continue to be bound by HRA judgements handed down by the CJEU and by domestic courts prior to 31 December 2020 when interpreting the Conservation of Habitats and Species Regulations 2017 (as amended). This is the case as long as the Conservation of Habitats and Species Regulations 2017 (as amended) remain unmodified by Parliament.

There is currently a legal requirement for HRA screening of Plans prior to being adopted so any additional plans or projects which might reasonably interact with the Hatfield Peverel Neighbourhood Development Plan will be considered before post consultation.

3. SEA Screening

3.1 When is SEA Required?

Planning Practice Guidance – Strategic environmental assessment requirements for Neighbourhood Development Plans (Paragraph: 026 Reference ID: 11-026-20140306) states that,

‘In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft Neighbourhood Development Plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations.

One of the basic conditions that will be tested by the independent examiner is whether the making of the Neighbourhood Development Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

To decide whether a draft Neighbourhood Development Plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan’s preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies.

Each consultation body will be able to advise on particular topics relevant to its specific area of expertise and responsibility, and the specific information that it holds.

Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared. A copy of the statement must be submitted with the Neighbourhood Development Plan proposal and made available to the independent examiner.’

Articles 2 and 3 of the SEA Directive set out the circumstances in which a SEA is required. Table 1 sets out the assessment of whether the principle of the Hatfield Peverel Neighbourhood Development Plan will require a full SEA.

Table 1: Exploring whether the Principle of the Plan would warrant SEA

<p>Question 1: Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government?</p>
<p>Yes - The Neighbourhood Development Plan has been prepared for adoption through legislative procedure.</p>
<p>Question 2: Is the Plan required by legislative, regulatory or administrative provision? (Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. The administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.)</p>
<p>Yes - The Neighbourhood Development Plan would be considered as falling within the category of an 'administrative provision'.</p>
<p>Question 3: Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?</p>
<p>Yes to both criteria - The Neighbourhood Development Plan has been prepared for town and country planning and sets a framework for future development consent.</p>
<p>Question 4: Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?</p>
<p>The Neighbourhood Development Plan's likely effect on sites and requirement for an assessment under Article 6 or 7 of the Habitats Directive is explored in Section 4 of this Report.</p>
<p>Question 5: Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?</p>
<p>Yes to one of the criteria - the policies of the Neighbourhood Development Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.</p>
<p>Question 6: Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?</p>

Yes - the Neighbourhood Development Plan has been prepared for town and country planning and sets a framework for future development consent.

Question 7: Is the Plans sole purpose to serve national defence or civil emergency, or is it a financial or budget Plan, or is it co -financed by structural funds or European Agricultural Guidance and Guarantee Fund (EAGGF) programmes 2000 to 2006/7?

The Neighbourhood Development Plan does not serve a purpose related to national defence or civil emergency, a financial or budget Plan. The Neighbourhood Development Plan is not co-financed by structural funds or EAGGF programmes 2000 to 2006/7.

Question 8: Is it likely to have a significant effect on the environment?

Likely significant effects are explored in more detail in Section 3.3 of this Screening Report. The 'conclusions' section of the Report outlines whether the Neighbourhood Development Plan requires SEA or not due in regard to its effects on the environment.

The following section looks at the criteria for assessing the effects of the Neighbourhood Development Plan and the identified effects of the Neighbourhood Development Plan in line with the criteria. Crucially, it will determine whether there are any likely significant effects on the environment.

3.2 Criteria for Assessing the Effects of the Neighbourhood Development Plan

Criteria for determining the likely significant effects on the environment, referred to in Article 3(5) of Directive 2001/42/EC are set out below.

Annex II of SEA Directive 2001/42/EC – Significant Effects

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,

Annex II of SEA Directive 2001/42/EC – Significant Effects

- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - * special natural characteristics or cultural heritage,
 - * exceeded environmental quality standards or limit values,
 - * intensive land-use,
 - * the effects on areas or landscapes which have a recognised national, Community or international protection status.

3.3 Likely Significant Effects resulting from the Neighbourhood Development Plan

The following assessment will consider the likelihood of the Hatfield Peverel Neighbourhood Development Plan (at the time of writing) to have significant effects on the environment. The table below will explore the likelihood of effects on the following required themes, as included within Annex I of the SEA Directive (2001/42/EC):

- Biodiversity;
- Population;
- Human health;
- Fauna;
- Flora;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage including architectural and archaeological heritage;
- Landscape; and
- The interrelationship between the above factors.

Table 2: Assessment of Likely Significant Effects on the Environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>The Plan sets out relevant policies which will be used to determine proposals for development within the Neighbourhood Development Plan area once adopted.</p> <p>A Neighbourhood Development Plan must demonstrate conformity with the strategic policies of the Local Plan and once brought into force, the policies it contains take precedence over existing non-strategic policies only in the Local Plan for that Neighbourhood Development Plan area. The principle of growth is established for Hatfield Peverel as</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>a 'Key Service Village' and 'Local Centre' within the District, and development is identified as appropriate in-principle within the development boundary of Nounsley (a 'Third Tier' village).</p> <p>The adopted Braintree Local Plan identified allocations within the Neighbourhood Development Plan area and these can be considered as constant factors that are beyond the influence of the Neighbourhood Development Plan. The Neighbourhood Development Plan does not allocate any additional land for development purposes.</p> <p>Irrespective of the Neighbourhood Development Plan policies' compliance with those of the Local Plan, which will be considered between the Parish Council and the Local Planning Authority in finalising the Neighbourhood Development Plan and through the independent examination of the Neighbourhood Development Plan, it is considered that the degree to which the Neighbourhood Development Plan sets a framework for development is low. This is primarily due to the Neighbourhood Development Plan not allocating land for development.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The Neighbourhood Development Plan, when/if 'made', will have weight in all planning decisions within the plan area. The Neighbourhood Development Plan provides policies for the Plan area, relevant to a local level only. The Neighbourhood Development Plan does not allocate land for development purposes. Allocations within the Neighbourhood Development Plan area are included within the adopted Braintree Local Plan, indicating that housing needs will be met within the Neighbourhood Plan area to 2033.</p> <p>In consideration of the above, the degree to which the Neighbourhood Development Plan influences other plans or programmes is considered relatively low in the context of the Neighbourhood Development Plan area. This is primarily related to the Plan's position of not allocating land for</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	development purposes.
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>Neighbourhood Development Plans are required to contribute to the achievement of sustainable development. The Neighbourhood Development Plan policies seek to ensure environmental considerations are taken into account. The Neighbourhood Development Plan includes policies related (directly / indirectly) to ensuring environmental considerations will be integrated into any forthcoming development within the Plan area. These are:</p> <ul style="list-style-type: none"> • Policy HPE1 – Natural Environment & Biodiversity • Policy HPE2 – Air Pollution • Policy HPE5 – Flooding and SuDS • Policy DE1 – Design <p>Irrespective of the adequacy of the above policies, adopted Local Plan policies apply within the Neighbourhood Development Plan area, which have been subject to thorough assessment within the Local Plan Sustainability Appraisal and Habitats Regulations Assessment. This ensures that environmental considerations, in particular with a view to promoting sustainable development, will be considered for all development proposals within the Neighbourhood Development Plan area.</p>
<p>Environmental problems relevant to the plan area</p>	<p>The Neighbourhood Development Plan reflects a small area and the Plan’s policy content seeks to address environmental issues. The policy content of the adopted Local Plan will additionally apply to any proposals within the Neighbourhood Development Plan area. Local Plan policies have been subject to Sustainability Appraisal (SA) within the context of the Local Plan. The Neighbourhood Development Plan and this Screening Report identify the following potential (direct / indirect) environmental problems or sources of potential problems relevant to the Neighbourhood Development Plan area:</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<ul style="list-style-type: none"> • The Plan area is within the Impact Risk Zone (IRZs) of several SSSIs that are outside the Plan area. Development proposals within IRZs are required to be consulted on with Natural England, should they be of a type or size that could warrant negative effects on the relevant SSSI. • As a result of this, in many areas of the Plan area any residential developments over 100 dwellings would require consultation with Natural England at the planning application stage. • A number of areas on the Priority Habitat Inventory exist throughout the Plan area, including coastal and floodplain grazing marsh, wood pasture, deciduous woodland and traditional orchards. • There are also small areas of young tree woodland on the National Forest Inventory, as well as woodpasture and parkland Priority habitat. • An area of Ancient / Semi-Natural Woodland exists within the north west and south east of the Plan area. There are also areas of Ancient Replanted Woodland in the north west. • The main built up area of the village of Hatfield Peverel contains approximately 20 Listed Buildings. There are a further 8 Listed Buildings in village of Nounsley. There are approximately 15 further Listed Buildings in more rural parts of the plan area, including Grade II* Listed Hatfield Place and St Andrews Church. • There is also a Scheduled Monument at Hatfield Priory. • The Plan area contains the Grade II* Listed The Priory, and its associated Registered Park and Garden to the south east of the built up area of Hatfield Peverel. • The River Ter flows through the Plan area running north-south to the west of the village of Hatfield Peverel. There are areas of land within Flood Risk

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>Zones 2 and 3 associated with the river.</p> <ul style="list-style-type: none"> Regarding air quality, of the 12 passive diffusion NO₂ monitoring tubes located in the District, 3 exceeded the annual mean NO₂ objective concentration of 40 g/m³ in 2014. One of these was associated with the A12 at Hatfield Peverel. Part of the south east of the Plan area is within a Source Protection Zone (SPZ) (Zone III - Total Catchment). SPZs are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. The non-developed areas of the Plan area, and those also not in non-agricultural use, are predominantly Grade 2 ('very good') soils. Grade 2 soil represents the best and most versatile soil within the wider District context. The Plan area is located within the South Suffolk and North Essex Clayland National Character Area (NCA). The NCA is characterised as predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows. A strong network of public rights of way provides access to the area's archetypal lowland English countryside.
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g.</p>	<p>The content of the Neighbourhood Development Plan is not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
plans and programmes linked to waste management or water protection).	
The probability, duration, frequency and reversibility of the effects on the following factors:	The following impacts have been identified within this Screening Assessment:
<ul style="list-style-type: none"> Biodiversity 	<p>The Plan includes Policy HPE1 – Natural Environment & Biodiversity which sets out protection objectives and priorities for biodiversity improvements in the Plan area and the impact of development proposals on the local environment, such as securing biodiversity net gain.</p> <p>The Plan area is within the IRZs of several SSSIs not within the Plan area. Any planning applications coming forward within the plan area may require consultation with Natural England should they be of a size or type that meets specific conditions. Nevertheless, the Plan does not allocate any land for development purposes that could potentially conflict with any such requirements.</p> <p>The HRA element of this Screening Report, due to the content of the Plan, outlines that there will be no likely significant effects on the designated features of Habitats sites either alone or in-combination with other plans and projects.</p> <p>In consideration of all of the above effects on biodiversity that would require the full application of the SEA Directive (a SEA Environmental Report) can be screened out.</p>
<ul style="list-style-type: none"> Population 	It is considered that there would be no significant effects on population resulting from the Neighbourhood Development Plan. This is due to the small scale of the Plan area.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<ul style="list-style-type: none"> Health 	<p>The Neighbourhood Development Plan includes Policy HPE3 – Protection of Local Green Spaces which designates existing green spaces and seeks their protection. This can be seen to support the principles of improving health and wellbeing in the plan area. Similarly, Policy HPE4 – Sport and Recreation Provision seeks to protect the quality and quality of existing recreational facilities from development, with positive associated implications for health.</p> <p>There are therefore no significant effects resulting from the Neighbourhood Development Plan regarding human health that would warrant a strategic assessment through SEA.</p>
<ul style="list-style-type: none"> Fauna 	<p>There are no direct impacts resulting from the Neighbourhood Development Plan on fauna that are considered significant at the Plan level. The Plan seeks the protection and enhancement of biodiversity at key sites and does not propose any development that could lead to the direct deterioration of habitats.</p> <p>Possible effects on fauna (outside those associated with Habitats Sites) cannot be considered strategically significant to the extent that Strategic Environmental Assessment would be warranted. Such issues are more appropriate to be considered on a case-by-case ‘project level’ basis at the development management stage and in accordance with relevant development management policies contained within the LPA’s adopted Local Plan.</p> <p>Effects on fauna from the content of the Neighbourhood Development Plan can therefore be screened out.</p>
<ul style="list-style-type: none"> Flora 	<p>Numerous and various areas of Priority habitat exist within the plan area. The Plan seeks to protect and enhance existing biodiversity assets in the Neighbourhood Development Plan area.</p> <p>In addition to the Plan’s policies that seek the protection and enhancement of flora, the Braintree Local Plan policies apply</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>relevant to such matters and the minimisation of effects. As a result, no effects are expected to result from the Neighbourhood Development Plan regarding flora.</p>
<ul style="list-style-type: none"> • Soil 	<p>The non-developed areas of the Neighbourhood Development Plan area consist of predominantly Grade 2 ('very good') soils. Although no thematic policies are included within the Plan that address soil quality, it should be acknowledged that Local Plan policies apply on the matter and that the Neighbourhood Development Plan does not allocate land for development purposes. There are no identified negative implications surrounding soil quality as a result of the Neighbourhood Development Plan.</p>
<ul style="list-style-type: none"> • Water 	<p>Land within Source Protection Zone III makes up a small area of the south eastern part of the Plan area. Source Protection Zones (SPZs) respond to sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</p> <p>The Neighbourhood Development Plan does not allocate any land for development purposes and as such no uses are considered to give rise to ground water pollutants (e.g. give rise to hazardous substances such as pesticides, oils, petrol and diesel, solvents, arsenic, mercury or chromium VI; or non-hazardous substances such as ammonia or nitrates).</p> <p>The HRA element of this Screening Report identifies that there is a potential pathway for development within the Hatfield Peverel Neighbourhood Development Plan area to impact on the Habitats sites within scope of the HRA as the Plan area contains two rivers (the Ter, and the Chelmer) which connect to the Habitats sites within scope. Nevertheless, avoidance measures have been embedded in Policy HPE6 Flooding and SuDS that ensure that any forthcoming development in the Plan area will avoid significant impacts on the designation features of the Habitats sites. Similarly themed and appropriate Local Plan</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	policies also apply.
<ul style="list-style-type: none"> Air 	<p>Although consultation with Natural England is required for any development that could cause air pollution (regarding industrial/agricultural development) in association with the IRZs of SSSIs in parts of the Plan area, no allocations are included within the Plan. If speculative development does come forward within the Plan period, consultation would be required at the planning application stage and is not considered a matter would warrant SEA, as a strategic process, to be undertaken.</p>
<ul style="list-style-type: none"> Climatic factors 	<p>The Plan includes Policy HPE6 – Flooding and SuDS, which seeks the incorporation of appropriate Sustainable Drainage Systems (SuDS), based on an engineering and ground assessment, on all sites.</p> <p>The Neighbourhood Development Plan area contains an area of Flood Risk Zone 3 associated with the River Ter, however this area is distanced from both the Hatfield Peverel and Nounsley development boundaries. No development allocations are proposed within the Plan and it is considered that Policy HPE6 is sufficient in conjunction with adopted Local Plan policies to ensure that any effects are avoided in the first instance and mitigated where that is not possible.</p> <p>It is therefore considered that SEA would not be required regarding matters of flood risk and any speculative development coming forward within the Neighbourhood Development Plan area in the Plan period can be considered at the planning application stage.</p>
<ul style="list-style-type: none"> Material assets 	<p>The Plan area does not contain land within a Minerals Consultation Area (MCA) within the County Council’s adopted Minerals Local Plan. The Plan area similarly does not contain any existing or allocated sites for waste management facilities within the County Council’s adopted</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>Waste Local Plan.</p> <p>Regarding other material assets, the content of the Neighbourhood Development Plan is not considered to have any significant effects due to the extent / size of the Plan area. Such issues are more appropriate to be considered on a case-by-case basis at the development management stage and in accordance with relevant development management policies contained within the LPA’s adopted Local Plan.</p>
<ul style="list-style-type: none"> • Cultural heritage 	<p>The Plan area contains numerous Listed Buildings. The Plan does not allocate land for development purposes that could have any effects on these listings or their settings. The Plan includes the specific thematic Policy HE1 - Heritage, and the historic environment is a recurrent theme throughout the Plan’s various other policies.</p> <p>Irrespective of the adequacy of the Plan’s policy in the conservation and enhancement of the Plan area’s heritage assets and their settings, policy regarding the protection and enhancement of the Historic Environment also exists at the LPA level which additionally applies in the Plan area. The effects on heritage are, as a result, considered a development management issue in the context of the Plan and its content. There are not considered to be any elements of the Plan that would give rise to significant effects on the historic environment at the strategic level that would require the full application of the SEA Directive.</p>
<ul style="list-style-type: none"> • Landscape 	<p>The parish is within South Suffolk and North Essex Clayland National Character Area (NCA) and contains many features synonymous with this NCA’s landscape character. The Plan does not allocate any land for development purposes and includes Policy HPE5 – Protection of Landscape Setting, which seeks the maintenance and enhancement of landscape features within development proposals.</p> <p>In light of the Plan not allocating land for development</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>purposes and in consideration also of the requirements of development proposals in accordance with the adopted Braintree Local Plan, there are no significant strategic landscape effects identified within this Report that would warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.</p>
<p>The cumulative nature of the effects.</p>	<p>The Plan does not allocate any land for development purposes and therefore any negative cumulative effects can be ruled out.</p>
<p>The trans boundary nature of the effects.</p>	<p>The adopted Braintree Local Plan can be seen to support the protection and improvement of conditions relevant to those sustainability factors listed within the SEA Directive. The Neighbourhood Development Plan is broadly aligned with the principles of those wider thematic environmental policies. The HRA Screening element of this Report, which explores in-combination effects with other relevant plans and projects, also identifies no in-combination effects regarding Habitats (European) Sites.</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>It is considered that there is no risk to human health or the environment as a result of the Neighbourhood Development Plan. This is in consideration of the above screening requirements related to sustainability themes. The Neighbourhood Development Plan is unlikely to give rise to any accidents that can be considered to have a significant risk to human health or the environment.</p>
<p>The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>The Neighbourhood Development Plan relates to the local level only. The magnitude and spatial extent of the Plan's content is therefore not considered significant in a wider District context. No effects are highlighted within this SEA screening at either the local or wider geographic area.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> • special natural characteristics or cultural heritage • exceeded environmental quality standards • intensive land use 	<p>As highlighted above in the screening of the Neighbourhood Development Plan per sustainability theme, the Neighbourhood Development Plan has not been assessed as having negative effects associated with environmental themes.</p>
<p>The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Development Plan has not been assessed as having any significant effects on areas or landscapes which have a recognised national, community or international protection status.</p>

4. HRA Screening

4.1 Habitat Regulations Assessment of Development Plans

This section forms a plan level Habitats Regulations Assessment (HRA) as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

This section of this Report aims to:

- Identify the Habitats sites within 20km of Hatfield Peverel Neighbourhood Development Plan area.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Hatfield Peverel Neighbourhood Development Plan for its potential to impact upon a Habitats site.
- Assess the potential for in combination effects from other projects and plans in the area.
- Identify if there are any outstanding issues that need further investigation.

4.2 Court Judgements and their consideration in this Report

4.2.1 CJEU People Over Wind v Coillte Teoranta C-323/17

In line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site.

This HRA Screening Report does not therefore consider mitigation measures within the assessment of Likely Significant Effects resulting from the Hatfield Peverel Neighbourhood Development Plan.

4.2.2 CJEU Holohan C- 461/17

This Court judgement now imposes more detailed requirements on the competent authority at Appropriate Assessment stage:

1. [...] an 'Appropriate Assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.

2. [...] the competent authority is permitted to grant to a plan or project consent which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.

3. [...] where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the 'Appropriate Assessment' must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

Within this Stage 1 HRA Screening report, the assessment determines the requirement whether or not a Stage 2 Appropriate Assessment is needed for the Hatfield Peverel Neighbourhood Development Plan.

4.3 Habitats (European) Sites

Habitats sites is the term used in the (revised) NPPF (2021) to describe any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations. These now form part of the UK national network of sites for nature protection. The aim of the network is to assure the long-term survival of UK's most valuable and threatened species and habitats.

All Special Protection Areas (SPAs) are designated for birds and Special Areas of Conservation (SACs) are designated for other species, and for Habitats. Wetlands of International Importance (Ramsar sites) are also part of the National Network of sites. This is because all SPAs and SACs are comprised of Sites of Special Scientific Interest (SSSIs) and all Ramsar sites in England are SSSIs. Together, SPAs, SACs and Ramsar Sites make up the Habitats sites in England. The following offers a description and explanation of SPAs, SACs and Ramsar Sites.

4.3.1 Explanation of SPAs, SACs and Ramsar Sites

Special Protection Areas (SPAs)

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. Example: Abberton Reservoir SPA is one of the most important reservoirs in the country for overwintering waterfowl. Legislation: The Conservation of Habitats and Species Regulations 2017 (as amended).

Special Areas of Conservation (SACs)

SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species

that are endangered, vulnerable, rare, or endemic. Example: Essex Estuaries SAC has Atlantic salt meadows, mudflats and sandflats. Legislation: The Conservation of Habitats and Species Regulations 2017 (as amended).

Wetlands of International Importance (Ramsar Sites)

Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl Habitats. For example, Colne Estuary (Mid-Essex Coast Phase 2) Ramsar site is important due to the extent and diversity of saltmarsh and the site supports 12 species of nationally scarce plants and at least 38 Red Data Book invertebrate species. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. Legislation: Ramsar Convention (1971) – Wetlands of International Importance and Conservation of Habitats and Species Regulations 2017 (as amended).

4.3.2 Habitats Sites to be considered

There are 11 Habitats sites (SPA/SAC/Ramsar) which lie within 22 km of Hatfield Peverel. These were identified by Braintree District Council Local Development Framework Sustainability Appraisal (SA) scoping report and are shown on the map in Appendix 2. The Plan area lies within the 22km Zone of Influence for the Blackwater Estuary SPA and Ramsar site and 20.8km of the Dengie SPA and Ramsar site.

Table 3: Habitats Sites within 20km to be considered in this assessment

SPA
Crouch and Roach Estuaries
Abberton Reservoir
Colne Estuary
Blackwater Estuary
Dengie
SAC
Essex Estuaries
Ramsar

SPA

Crouch and Roach Estuaries

Abberton Reservoir

Colne Estuary

Blackwater Estuary

Dengie

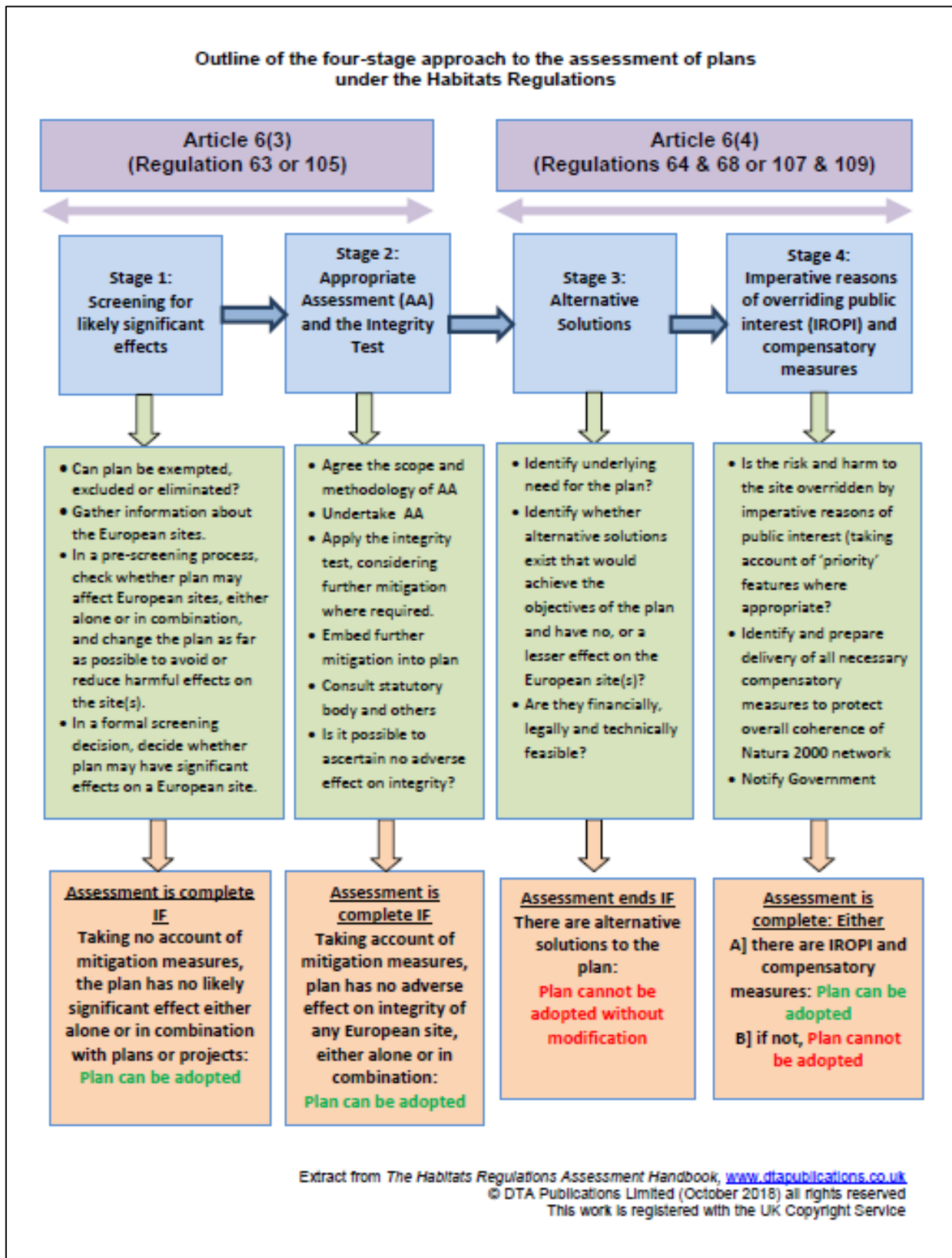
The Hatfield Peverel Neighbourhood Development Plan area lies with the Zones of Influence (ZOI) of 11 Habitats sites (and six SSSIs) as recently revised by Natural England to consider potential impacts on statutory sites. However only three SSSIs are listed by Natural England as in scope for residential development in Hatfield Peverel – the Blackwater Estuary SSSI (SPA and Ramsar) (22km), Dengie SSSI (SPA and Ramsar) (20.8km), and Abberton Reservoir (5km).

Consideration was given to potential impact pathways, Impact Risk Zones (IRZ) for the underpinning SSSIs for the Habitats sites listed in Table 3 and Zones of Influence as confirmed on MAGIC website www.magic.gov.uk. Due to the 5km IRZ, Abberton Reservoir is considered within scope but will be screened out.

4.4 Method and Approach

The Neighbourhood Development Planning (General) Regulations 2012 state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which includes the need to undertake a HRA screening report; this is necessary to ensure the making of the Neighbourhood Development Plan is not likely to have a significant effect on a Habitats (European) site or a Habitats (European) offshore marine site, either alone or in combination with other plans or projects. This document relates only to Stage 1 of the HRA process as set out in Figure 1 below.

Figure 1: Outline of the Four Stage Approach to the Assessment of Plans under the Habitats Regulations (taken from the DTA handbook).



4.4.1 Stage 1: HRA Screening

The screening stage identifies if any significant effects are likely because any policies or projects will have an impact on a Habitats site. Table 4 identifies the different categories assigned to each policy in the plan: Category A identifies those policies or projects that are considered to have No Negative Effect. Category B identifies those policies or projects that will have No Likely Significant Effect. Category C identifies those policies or projects that might have Likely Significant Effect upon a Habitats site either alone or in combination with other plans or projects. Section 4.5 considers each policy or projects and the results of the screening exercise recorded.

Each of the policies in the Hatfield Peverel Neighbourhood Development Plan has been screened to identify whether they would have any effect on a Habitats site and allocated to a category as shown in Table 4.

Table 4: Screening categorisation

Category A: No negative effect
Policies or projects that will not be likely to have any negative effect on a Habitats site.
Category B: No Likely Significant Effect
Policies or projects that could have an effect but would not be likely to have a <i>significant</i> negative effect on a Habitats site alone or in combination. This conclusion could only be reached if the effects, even in combination and taking the precautionary principle into account, are considered trivial.
Category C: Likely Significant Effect
Policies or projects which are predicted to have a likely significant effect on a Habitats site either alone or in combination with other plans and projects and require revision or further assessment (Appropriate Assessment).

4.4.2 Potential impacts of Hatfield Peverel Neighbourhood Development Plan on Habitats Sites

There are a wide range of potential impacts on Habitats Sites that could arise from development plans. These can be summarised as -

- Land take by development;
- Impact on protected species found within but which travel outside the protected sites may be relevant where development could result in effects on qualifying

interest species within the Habitats site, for example through the loss of feeding grounds for an identified species.

- Increased disturbance, for example from recreational use resulting from new housing development and / or improved access due to transport infrastructure projects;
- Changes in water availability, or water quality as a result of development and increased demands for waste water treatment, and changes in groundwater regimes due to increased impermeable areas;
- Changes in atmospheric pollution levels due to increased traffic, waste management facilities etc. Pollution discharges from developments such as industrial developments, quarries and waste management facilities.

Each policy will be assessed against the criteria in the table below.

Table 4: Assessment of potential impacts on Habitats Sites

Nature of potential impact	How the Hatfield Peverel Neighbourhood Development Plan (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
Land take by development	The Hatfield Peverel Neighbourhood Development Plan area is outside the boundaries of the five Habitats sites within scope of this HRA.	No likely significant effects are expected, as no development will be allocated on designated land. It is therefore, considered that impacts from land take by development can be screened out when considered from the Plan either alone or in combination with other plans and projects.
Impact on protected species outside the protected sites	The Hatfield Peverel Neighbourhood Development Plan area does not contain any land providing functional use by designated features of the Habitats sites.	There is no risk of impacts on protected species outside of the protected sites. It is therefore considered that this impact pathway will not result in likely significant effects upon Habitats sites from the Neighbourhood Development Plan. Therefore, impacts on protected species outside the protected sites from the

Nature of potential impact	How the Hatfield Peverel Neighbourhood Development Plan (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
		Neighbourhood Development Plan (either alone or in combination with other plans and projects) on the Habitats sites can be screened out from further assessment.
Recreational pressure and disturbance	The Hatfield Peverel Neighbourhood Development Plan area lies within the Zones of Influence of the Blackwater Estuary SPA & Ramsar and the Dengie SPA & Ramsar. Natural England considers therefore that visitors may travel to these Habitats Sites for recreation.	The Hatfield Peverel Neighbourhood Development Plan does not allocate land for development, so impacts from recreation arising from the NP are screened out when considered from the Plan either alone or in combination with other plans and projects.
Water quantity and quality	There is a potential pathway for development within the Hatfield Peverel Neighbourhood Development Plan area to impact on the Habitats sites within scope of this HRA as the Plan area contains two rivers (the Ter, and the Chelmer) which connect to the Habitats sites within scope.	Avoidance measures have been embedded in Policy HPE6 Flooding and SuDS so that developments will avoid significant impacts on the designation features of the Habitats sites. Local Plan policies also apply.
Changes in pollution levels	It is considered that there is no pathway for development to result in pollution impacts.	No likely significant effects are expected, so changes in air pollution have been screened out when considered from the Plan either alone or in combination with other plans.

4.5 Results from HRA Screening of Neighbourhood Development Plan Policies

Each of the policies in the Hatfield Peverel Neighbourhood Development Plan was screened in turn to identify whether they would have any impact on a Habitats site and the result of this exercise is recorded in Table 5.

Table 5: Assessment of potential impacts from the Plan policies

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
HPB1 – Development Boundaries for Hatfield Peverel and Nounsley	<p>A. Development proposals within the new development boundaries identified in Map 11.1 will be supported where they meet the aims of sustainable development and the requirements set out in other policies of the NDP.</p> <p>B. Outside the development boundaries, proposals for rural exception sites will be supported in sustainable locations adjacent to development boundaries. All other types of development outside the development boundaries which adversely impact the character of the countryside will not be supported.</p>	No, Category A	No specific recommendations
Policy ECN1 – Support for Local Businesses	<p>A. New business uses defined as Class E, Class C1, Class F1 and Class F2 uses, and the expansion of existing businesses will be supported throughout the Parish provided that:</p> <p>i. There is no unacceptable impact on residential amenity</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>ii. Any new buildings are of a scale and design that respects the character and appearance of the area in which it is located in accordance with the Design Guide</p> <p>B. Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be supported.</p> <p>C. Proposals for Class B8 uses, including open air storage will be resisted</p>		
Policy ECN2 – Working from Home	<p>Proposals for new dwellings should include provision to enable a home office to be accommodated and should detail how a homeworking space will be provided. This could be achieved through the design of the building to allow conversion of roof space or similar area into an office or workspace area or by providing space within the internal layout in accordance with the design code. New larger housing schemes should, where appropriate, make provision for work hubs which are readily accessible by foot or by bicycle from new homes and can provide business and social facilities with services for the community.</p>	No, Category A	No specific recommendations
Policy ECN3 – Broadband and Mobile	The development of new, superfast broadband and mobile infrastructure to serve the Parish	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
Connectivity	<p>will be supported. Proposals for new development should demonstrate how they will contribute to, and be compatible with, superfast broadband and high-quality internet connectivity. Where no internet provider is available, as a minimum (subject to viability), suitable ducting that can accept superfast broadband should be provided to the public highway, a community led local access network or another suitable location.</p>		
Policy ECN4 – Protection of Commercial Premises	<p>Change of Use</p> <p>A. Proposals resulting in the loss of Class E, Class F2 or sui generis uses in the Parish will only be supported if it can be satisfactorily demonstrated that:</p> <ul style="list-style-type: none"> i. The use is no longer viable, and the premises has been appropriately marketed for at least six months at a reasonable market rate or ii. There is no longer a need for the facility, or a suitable replacement has been provided in a suitably convenient location elsewhere. <p>Commercial Zones</p> <p>B. Three commercial zones have been identified in Hatfield Peverel and are shown on Map 12.1 of Central Commercial Zones in</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>Hatfield Peverel. Within these areas, growth and diversity of economic activity is encouraged to continue to provide small scale shops, services, and community facilities to meet the needs of the local population.</p> <p>C. Change of use from Class C3 uses to Class E, Class F2 or sui generis uses will generally be supported within these zones.</p>		
Policy ECN5 – Public Realm	<p>A. Businesses will be expected to consider the visual impact they make on the area and to take every opportunity to enhance it through reference to guidance such as the Essex Design Guide¹⁷, the Hatfield Peverel and Nounsley Character Assessment¹⁸, the Hatfield Peverel Design Guidelines and Codes¹⁹, or other relevant guidance as it becomes available.</p> <p>B. This will include elements of the streetscape such as well-designed street furniture and signage, lighting, landscaping, and open spaces. The purpose of any enhancements would be to improve conditions for pedestrians and cyclists moving around the village and help to create focal points for business activity and community interaction.</p>	No, Category A	No specific recommendations
Policy HPE1 –	A. Development should retain and	No,	No specific

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
<p>Natural Environment & Biodiversity</p>	<p>enhance existing trees, hedgerows, and habitats particularly Local Wildlife Sites, priority habitats and ancient woodland (an irreplaceable habitat) which are important for their historic, visual or biodiversity value unless the need for, and the benefits of the development in that location clearly outweigh any loss. Any such loss will be appropriately mitigated.</p> <p>B. Strong support will be given to the retention of natural boundary treatments and the provision of new areas of natural planting and habitat as part of new developments. Planting will be of native species. This will help to promote wildlife corridors and, where appropriate, provide natural screening to help integrate development with existing built-up areas.</p> <p>C. Development proposals should seek to deliver Biodiversity Net Gain in line with national policy. Proposals should demonstrate how biodiversity outputs will be monitored.</p> <p>D. Development should also:</p> <ul style="list-style-type: none"> i. Restrict planting on a development to locally native species ii. Take into account the economic and other benefits of the best and 	<p>Category A</p>	<p>recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>most versatile agricultural land and its contribution to local food security and sustainability</p> <p>iii. Take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity, and geo-diversity of the Parish</p> <p>E. Proposals to develop a network of wildlife corridors alongside Public Rights of Way will be supported</p>		
<p>Policy HPE2 – Air Pollution</p>	<p>A. All major development applications where the existence of/or potential for the creation of air pollution is suspected must be supported by relevant assessments, preferably using automatic measuring equipment capable of reading NO2, PM2.5 and PM10 in real time, over a period of 12 months. Air quality assessments must include modelling to take into account the cumulative impact of development within and outside of the villages of Hatfield Peverel and Nounsley, when it is reasonable to expect traffic movement from those sites to enter the villages.</p> <p>B. Major development proposals will not be supported in areas where the World Health Organisation guidelines and Defra legally binding objectives</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>established under the Environment Bill presented in Table 13.1 are not being achieved, unless it can be demonstrated that any new traffic movement associated with the development would not result in an unacceptable increase in local levels of air pollution.</p> <p>C. Where a developer offers a financial contribution to address harm (calculated in accordance with the Defra model) it will only make the scheme acceptable in terms of air quality subject to tangible evidence that measures will avoid a worsening in air quality</p>		
<p>Policy HPE3 – Protection of Local Green Space</p>	<p>A. Proposals for development which would result in the loss of the identified Local Green Spaces within this plan (Map 13.2 and Table 13.2) will not be supported.</p> <p>B. The identified Local Green Spaces are:</p> <ul style="list-style-type: none"> i. The Green; ii. The Duck Pond; iii. Community Park (former Dannatt’s Quarry); and iv. Community Land between Stonepath development and Hatfield Place. 	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>Policy HPE4 – Sport and</p>	<p>A. Proposals for development which would result in the loss of</p>	<p>No,</p>	<p>No specific</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
Recreation Provision	<p>any recreational facilities (Map 13.3) will be supported only in circumstances where a replacement facility of equal or enhanced quality will be provided.</p> <p>B. The provision of additional sports and recreation facilities will be encouraged in appropriate locations.</p> <p>C. The current allotment sites (Map 13.3) will be protected.</p> <p>D. The Community Park and the Community Land (Map 13.3) will be protected for recreation use.</p> <p>E. No building will be allowed on the Strutt Memorial Recreation Ground (Map 13.4) unless it is to provide for clearly identified and evidenced needs directly associated with recreational use.</p>	Category A	recommendations
Policy HPE5 – Protection of Landscape Setting	<p>A. The landscape setting of the village will be protected. Any proposed development should not detract from the key landscape features identified within the Hatfield Peverel Local Landscape Character Assessment (produced in 2015 and updated in November 2022) and the views identified on Map 13.5 and described in Table 13.3 showing landscape setting.</p> <p>B. Development proposals located within an area identified as an important view should demonstrate</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	the impact of the development on the surrounding landscape.		
Policy HPE6 – Flooding and SuDS	<p>A. Any proposed development should include measures to mitigate against future risk to properties, residents and wildlife from flooding and be located away from areas prone to flooding.</p> <p>B. The use of appropriate Sustainable Drainage Systems (SuDS), based on an engineering and ground assessment will be expected on all sites.</p> <p>C. Should it be demonstrated that infiltration is not possible then surface water should be discharged to a watercourse or if this is not feasible a sewer with appropriate attenuation and treatment to ensure that flood and pollution risk is not increased.</p>	No, Category A	No specific recommendations
Policy HPE7 – Coalescence Safeguarding Zone	A. The Policies Map (Map 13.6) identifies the Coalescence Safeguarding Zone. New development proposals within this area will be supported where it can be demonstrated that the development would not detrimentally impact the character of Hatfield Peverel and Nounsley as separate and distinguishable settlements and will not result in the coalescence of Hatfield Peverel and Nounsley with surrounding settlements including	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>Witham.</p> <p>B. New development within the Coalescence Safeguarding Zone will be subject to a comprehensive assessment of the impacts upon the character and appearance of the surrounding area. To enable this, all new development proposals within the Coalescence Safeguarding Zone must include a detailed assessment of:</p> <ul style="list-style-type: none"> i. the impacts of the development on the character and appearance of the surrounding area, taking into account the design, size, and scale of the proposed development; ii. the potential for the development to result in the coalescence of settlements within the Parish and the surrounding area. The assessment should demonstrate how the development will maintain a clear separation and avoid any potential coalescence between settlements within the Parish and adjoining Parishes. <p>C. Major new development proposals within the Coalescence Safeguarding Zone should include a visual impact assessment, clearly outlining the impact of development on the character and appearance of the surrounding area and demonstrating the impact</p>		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	of the development and proposed mitigation measures on views from settlements within the Parish.		
Policy FI1 – Transport & Access	<p>A. Development proposals must be supported by a Transport Statement or Assessment which must reference ECC Development Management Policies (2011)²⁹, and in particular Policy DM13, which specifies the thresholds (Appendix B) when such statements will be required.</p> <p>B. New development must provide appropriate safe pedestrian and cycle routes to public transport hubs e.g., bus stops and the railway station and recreational, educational, and retail facilities. Where possible these routes should link to other local and national networks. Safe links from Maldon Road to Keith Bigden Memorial Ground and Bury Lane to the station are required. Safe and direct convenient pedestrian and cycle links from Hatfield Peverel to Lodge Farm, Witham are required.</p> <p>C. Access for all should be the standard. Where possible, shared use cycle ways/footpaths should be provided. The needs of those with mobility problems and visual impairment should be considered e.g., Dropped kerbs, textured surfaces. This will also meet the</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>needs of people with pushchairs.</p> <p>D. Developments will be required to implement ‘shared spaces’ or ‘living streets’ to reduce both the speed and dominance of motorised transport, by removing unnecessary street furniture/road markings, introducing specific materials and a speed limit of 20 mph. Church Road from The Street to De Vere Close and New Road are seen as suiting shared spaces.</p> <p>E. Support will be given to proposals where there is an acceptable impact on the local road network including the management of vehicular movements on the surrounding road network to prevent congestion and damage to road surfaces and verges.</p> <p>F. Support will be given to proposals that improve and extend the existing footpath network and create a cycle path and bridleway network, allowing greater access to housing, village centres, green spaces, and the open countryside. Proposals that include appropriately designed and surfaced footpaths through landscaped and open areas will be supported. Where revisions to existing rights of way are necessary to accommodate planned development, alternative</p>		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>routes should seek to avoid the use of estate roads for the purpose wherever possible.</p> <p>G. The loss of existing footpaths and cycle paths will be resisted.</p>		
<p>Policy FI2 - Parking</p>	<p>A. Development will be required to provide vehicular and cycle parking in accordance with the current adopted Essex County Council Parking Standards ³¹ and the Hatfield Peverel Design Guidelines and Codes ³².</p> <p>B. Residential parking</p> <p>i. Off street parking for each dwelling with provision for deliveries and services, guests, healthcare personnel e.g., patient transport pick up/drop off and other transient visitors.</p> <p>ii. Where garages are provided they must be designed to reflect the style of the house they serve and set back from the street frontage.</p> <p>C. General Parking</p> <p>i. Development proposals will be supported where satisfactory access and egress arrangements, vehicular parking and covered, secure cycle parking provision can be provided.</p> <p>D. Opportunities to provide public</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>car parking near community services should be identified when development proposals are considered. Any new public parking areas should provide secure covered cycle bays or storage. Increased secure cycle parking will be provided at local amenities e.g., school and station to meet demand, encouraging residents to use cycles instead of cars.</p> <p>E. Any existing public parking area e.g., Railway Station, Hadfelda Square will be retained unless an equivalent or improved facility is provided nearby.</p> <p>F. Proposals that improve parking facilities enhancing safe and suitable access to the train station will be supported.</p>		
<p>Policy FI3 – Education and Health Infrastructure</p>	<p>A. New development will only be supported where it can demonstrate that there is sufficient appropriate education capacity to provide for the development or that such capacity within the catchment area will be delivered by the development.</p> <p>B. The provision of education facilities for all ages within the Parish will be encouraged in appropriate locations.</p> <p>C. Development proposals supporting improvements to local</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>healthcare services and facilities will be encouraged.</p> <p>D. The provision of new physical and mental healthcare services and facilities within the Parish will be encouraged in appropriate locations.</p> <p>E. Loss or degradation of education or healthcare services and facilities will be resisted.</p>		
<p>Policy FI4 – Retention of Assets of Community Value</p>	<p>A. Proposals that will result in the loss of, or substantial harm to, an ACV will be strongly resisted.</p> <p>B. Loss of an ACV will only be supported when there is no longer a need for that facility or a replacement facility of equal or enhanced quality is available or can be provided as part of any scheme.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>Policy FI5 – Developer Contributions</p>	<p>A. Where appropriate, development proposals will be required to make a proportionate contribution towards the provision of relevant infrastructure in the Parish, including specific infrastructure projects identified in Table 14.1, and avoidance and mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).</p> <p>B. Planning applications should,</p>	<p>No, Category A</p>	<p>No specific recommendations. It is however highlighted that the reference to Essex Coast RAMS should include "disturbance" with a lower case letter.</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>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.</p> <p>C. New development in the Parish should, where appropriate and subject to the requirements of CIL Regulation 122, contribute towards the infrastructure projects listed within Table 14.1. Development proposals which do not provide contributions as set out within Table 14.1 will be required to demonstrate one or more of the following:</p> <ul style="list-style-type: none"> i. that contributions are not required in accordance with CIL Regulation 122; ii. that the provision of the contribution will render the site financially unviable, demonstrated through an open book viability assessment; iii. that the infrastructure will be funded and delivered through other means. 		
Policy HO1 – Housing Mix and Type	A. New residential developments will be considered appropriate if they can demonstrate that the following have been addressed	No, Category A	No specific recommendations



Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>within the proposal:</p> <ul style="list-style-type: none"> i. Provision of a mix of housing types for a socially inclusive community ii. Density of development must have regard to that within the immediate and surrounding area. Where there may be an impact on the natural environment a lower density may be considered acceptable or a higher density where the design is both innovative and of a high standard and in a highly sustainable location <p>B. The provision of older peoples housing within new development proposals will be supported. Proposals for retirement housing, which may include bungalows, should:</p> <ul style="list-style-type: none"> i. Have regard to the accessibility of the site to public transport and to local communal facilities, shops and services; ii. Respect the character of the area; iii. Protect the amenity of neighbouring residents; iv. Provide appropriate landscaping to include outside amenity area(s); and v. Provide unobstructed safe footways within the development 		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>for the use of mobility scooters and wheelchairs.</p> <p>C. The changing needs and lifestyles of the population should be considered, building to the Lifetime Homes Standard in accordance with current national guidance:</p> <p>i. On developments of 10 or more mixed housing types, at least 1 wheelchair unit will be provided per 10 dwellings. (e.g., 27 dwellings = 2 units).</p>		
Policy DE1 - Design	<p>A. All new development proposals in the area should have regard to the Hatfield Peverel Design Guidelines and Codes⁴⁵, the Hatfield Peverel and Nounsley Character Assessment ⁴⁶, Building for a Healthy Life⁴⁷ and the Essex Design Guide ⁴⁸.</p> <p>B. New development proposals will be supported which demonstrate the following:</p> <p>i. Layout, height, and overall elevation design should be in harmony with the character and appearance of the surrounding area, including views into and out of the site. Materials should reflect the development’s context.</p> <p>ii. Innovation to achieve low carbon sustainable design that meets the BREEAM Home Quality</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>Mark Standard Excellent where viable.</p> <p>iii. New development will be encouraged to adopt a ‘fabric first’ approach to reduce energy demand and provide energy in the most cost-effective way by maximising the energy performance of the materials and components of the building.</p> <p>iv. The use of high-quality surface materials is expected in order to help with marking out parking areas and shared spaces.</p> <p>v. The provision of a well-designed landscaping scheme to soften the impact of the development, provide new wildlife habitats and enable cohesion with the existing settlements.</p> <p>vi. Careful consideration should be given to the materials used in marking boundaries on those plots bordering the public realm for visual appearance, safety, and security.</p> <p>vii. Allowance for the efficient functioning of the Braintree District Council waste and recycling scheme with convenient, well screened storage space for bins and recycling.</p> <p>viii. Satisfactory arrangements can be made for the containment and</p>		



Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>disposal of any waste.</p> <p>ix. Good connection and permeability – short, safe and direct routes that encourage low speeds, suitable for all users, including pedestrians, wheelchair users, cyclists and mobility scooters connecting through the development to the rest of the village.</p> <p>C. New residential development proposals will have a minimum private garden size of 100m². Exceptions to this requirement will be:</p> <p>i. One- and two-bedroom dwellings – a minimum private garden area of 50m² will be required.</p> <p>ii. Three bed terrace dwellings – private gardens shall be a minimum depth of 2.5m x the width of the house (except where the provision exceeds the 100m²) to a minimum private garden size of 100m².</p> <p>iii. For flats and apartments – minimum balcony area of 5m² where appropriate with a similar size private area for the ground floor dwelling and a private communal area for all which shall be to a high specification design, hard and soft landscaped garden area of 25m² per flat or apartment.</p> <p>D. New residential development</p>		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>proposals will provide safe play spaces and design out crime. Children’s play space must be well located within a development, where good passive surveillance from surrounding properties is achieved whilst having regard to the residential amenity of properties close by. Secured by Design methods will be incorporated into any new residential development to design out crime and create a feeling of a safe place to live and move through.</p>		
<p>Policy HE1 - Heritage</p>	<p>A. New development proposals should seek to protect and enhance designated and non-designated heritage assets and their setting.</p> <p>B. Development proposals which may have an impact on heritage assets or their setting will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> i. There is no detrimental impact on, or where possible the proposals enhance, the character, appearance, setting, structural stability, and historic features of the heritage asset; ii. There would not be a significant increase in the use of the heritage asset which would result in detriment to its character, appearance, setting, structural 	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	stability, and historic features; iii. The benefits of the proposed development would clearly and convincingly outweigh any identified harm to the character, appearance, setting, and historic features of the heritage asset, taking into account the significance of the heritage asset in accordance with the requirements of the NPPF; and iv. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.		

4.5.1 Recommendations

There are no recommendations for the policies in this Neighbourhood Development Plan as they have all been assigned to Category A. There will therefore be no need for any residential development subsequently coming forward under this Plan to be subject to a project level HRA. As such there is no requirement for this Plan to progress to Appropriate Assessment.

As the Hatfield Peverel Neighbourhood Development Plan does not allocate any land for development purposes, there are no predicted effects from the Plan alone and no residual effects to consider in combination with other plans and projects.

There is therefore no need to identify any relevant plans or projects likely to result in a significant effect on Habitats sites in combination with the Plan.

In the context of this HRA, there are no relevant plans or projects to be considered in combination with Hatfield Peverel Neighbourhood Development Plan.

5. Conclusions

5.1 Strategic Environmental Assessment (SEA)

The Neighbourhood Development Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Development Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Planning Practice Guidance on SEA of Neighbourhood Development Plans indicates that a strategic environmental assessment may be required, for example, where a Neighbourhood Development Plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; or the Neighbourhood Development Plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

The Plan does not allocate any land for development purposes and seeks to strengthen the protection and enhancement of assets at the local level and in a local context.

In consideration of the findings of this Screening Report, the Hatfield Peverel Neighbourhood Development Plan can be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

5.2 Habitats Regulations Assessment (HRA)

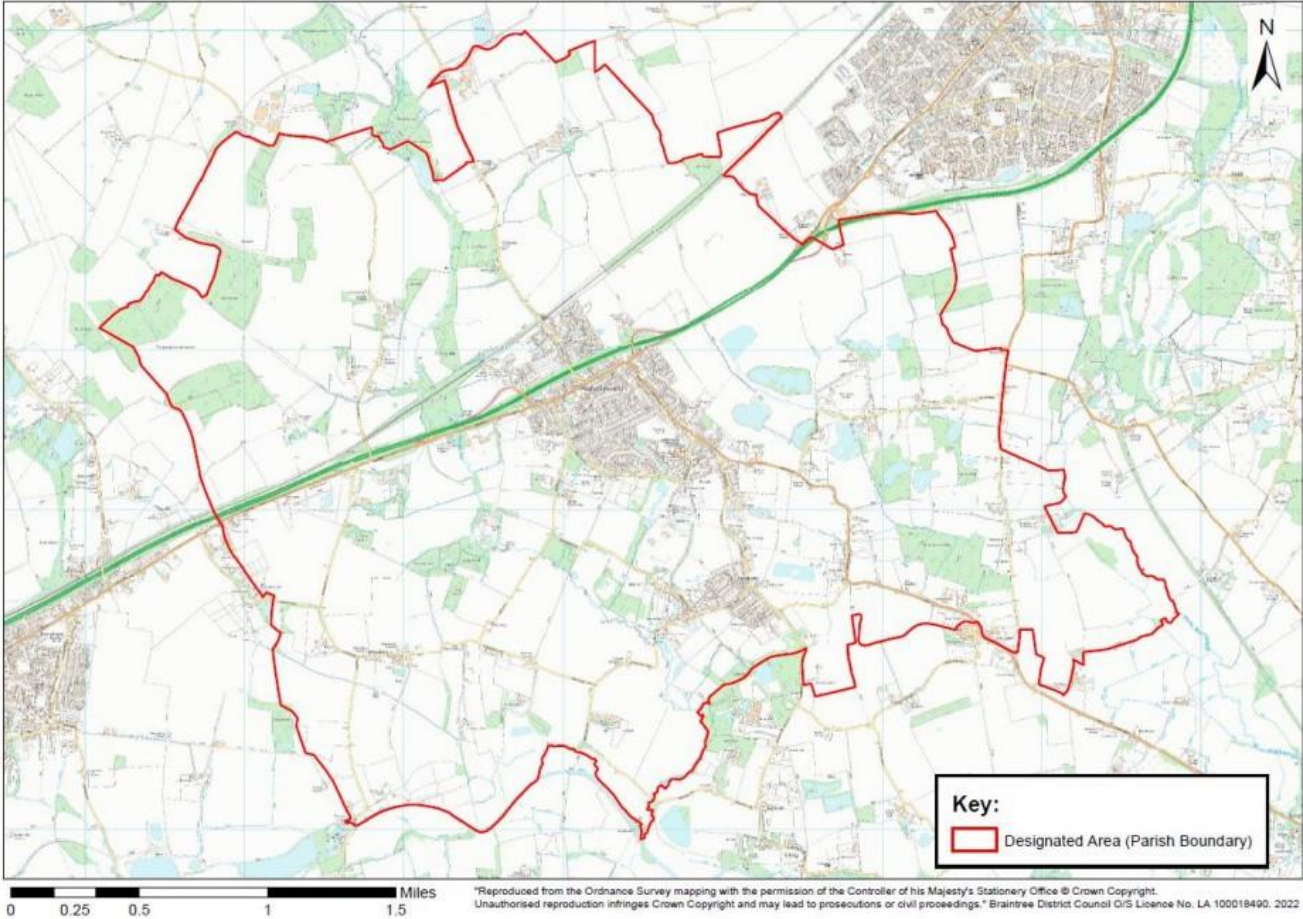
Subject to Natural England's review, this HRA Screening Report, indicates that, without mitigation embedded, the Hatfield Peverel Neighbourhood Development Plan is not predicted to have Likely Significant Effect on the designated features of a Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) is therefore **screened out**.

6. References

- Hatfield Peverel Regulation 14 Neighbourhood Development Plan 2023-2038 (January 2023)
- Hatfield Peverel Neighbourhood Development Plan 2015 – 2033: Post Submission Version SEA/HRA screening report (January 2019)
- Braintree District Council Local Plan (2022)
- Land Use Consultants (Aug 2016) HRA screening report for Braintree District Draft Local Plan
- Land Use Consultants (May 2017) HRA Report for North Essex Authorities Shared Strategic Part 1 for Local Plans Pre-submission (Regulation 19)
- Natural England Conservation objectives for European Sites: East of England Website:
<http://publications.naturalengland.org.uk/category/6581547796791296#content>
- Tydlesley, D., and Chapman, C., (2013) The Habitats Regulations Assessment Handbook, (April 2022) edition UK: DTA Publications Limited

Appendix 1

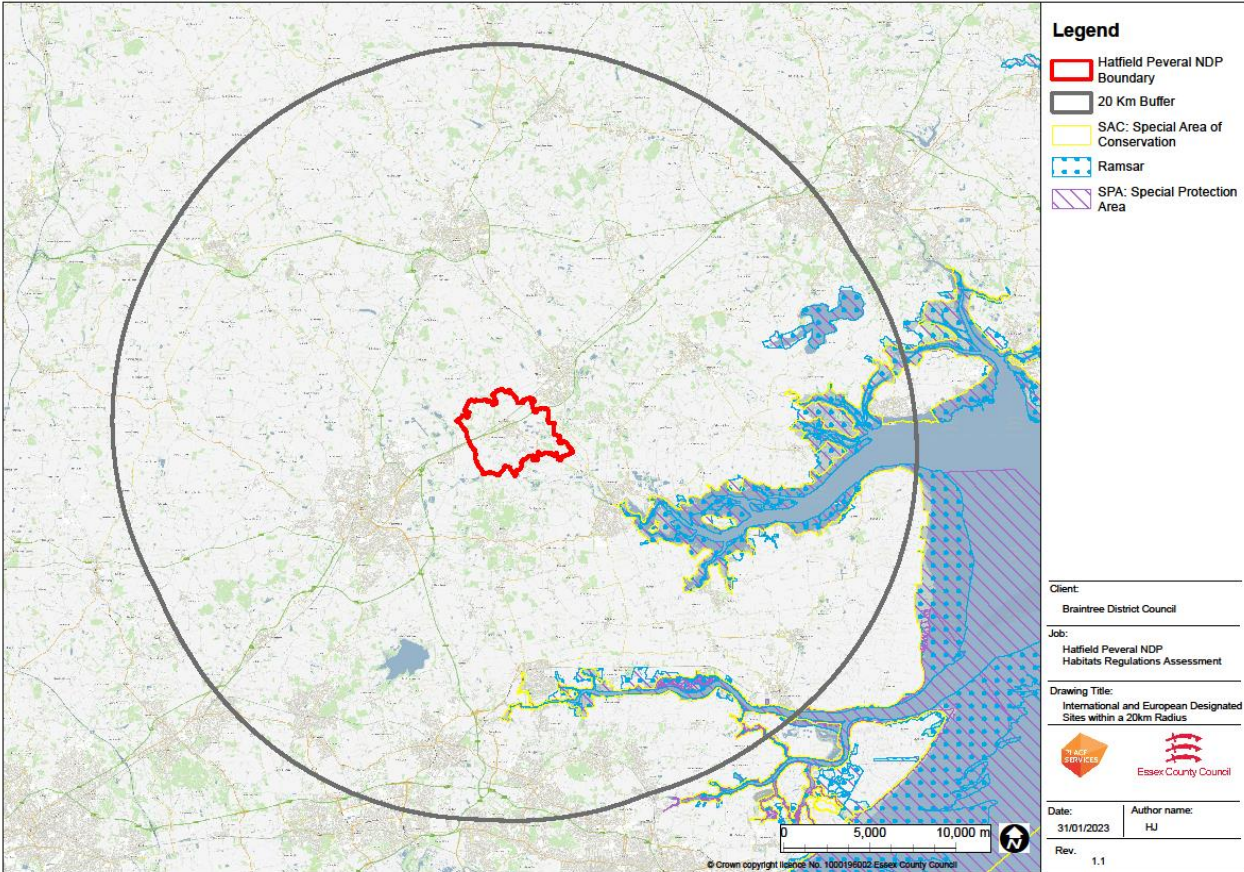
The Hatfield Peverel Neighbourhood Development Plan area



Source: Hatfield Peverel Neighbourhood Development Plan (2023)

Appendix 2

Hatfield Peverel Neighbourhood Development Plan area & Locations of Habitats Sites within 20 km



Source: Place Services (2023)



Place Services

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Essex County Council

Kind Regards,

Jonathan Crane

Principal Planning Consultant
Place Services | Essex County Council

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Web: www.placeservices.co.uk

Place Services provide and coordinate specialist planning advice on behalf of Essex County Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



From: [McGivern, Ross](#)
To: [Massow, Alan](#)
Subject: Braintree District Council - Hatfield Peverel Neighbourhood Plan Screening
Date: 06 September 2023 14:33:03
Attachments: [image523102.jpg](#)
[Hatfield Peverel NDP Reg 15 SEA HRA Screening Letter.pdf](#)
[Hatfield Peverel NDP SEA HRA Screening Report JAN 2023.pdf](#)

You don't often get email from ross.mcgivern@historicengland.org.uk. [Learn why this is important](#)

Good afternoon Alan,

By way of an introduction, I have recently taken over from Edward James as Historic Places Advisor whilst he is seconded to another role.

Thank you for sending through the Hatfield Peverel Neighbourhood Plan Screening report and Reg 15 letter following a review of the NDP in January 23.

I have looked through our system and I cannot see any correspondence relating to the revised January version or a Reg 14 response from ourselves. Would it be possible to please forward the draft January 23 Neighbourhood Plan and any correspondence from us so I may ensure our records are accurate.

Best wishes,
Ross

Ross McGivern (he/him)
Historic Places Advisor
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-



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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From: Massow, Alan <alan.massow@braintree.gov.uk>

Sent: 25 July 2023 16:30

To: consultations@naturalengland.org.uk; EastPlanningPolicy

<eastplanningpolicy@HistoricEngland.org.uk>; Planning.ipswich@environment-agency.gov.uk

Subject: Braintree District Council - Hatfield Peverel Neighbourhood Plan Screening

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Dear Sir/Madam,

Please see attached Screening Report and letter confirming that the Hatfield Peverel Neighbourhood Plan continues to be screened out following changes made after Regulation 14 consultation.

Please let me know if you have any comments.

Thanks in advance.

Alan Massow MRTPI

Principal Planning Policy Officer

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

☎ 01376 552525 Ext. 2577 | www.braintree.gov.uk | ✉ alan.massow@braintree.gov.uk

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All communications sent to or from the Council may be subject to recording and/or monitoring in accordance with relevant legislation.

Date: 23 August 2023
Our ref: 443508
Your ref: Hatfield Peverel Neighbourhood Plan



Mr Alan Massow
Braintree District Council

Hornbeam House
Crewe Business Park
Electra Way
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CW1 6GJ

BY EMAIL ONLY

alan.massow@braintree.gov.uk

T 0300 060 3900

Dear Mr Massow

Hatfield Peverel Neighbourhood Development Plan - SEA & HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 25 July 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

Hatfield Peverel

Regulation 14 Neighbourhood Development Plan

2022-2038



Hatfield Peverel Parish Council and Neighbourhood Plan Area Boundary 2022

Include Parish Boundary Map

WORKING DRAFT

1. Foreword

- 1.1.1 The Hatfield Peverel Neighbourhood Development Plan (HPNDP) was first created by a Neighbourhood Planning Group established by Hatfield Peverel Parish Council (HPPC) in 2014. The process was started with support from Locality and the Rural Community Council of Essex (RCCE). It reflects most of the needs and aspirations voiced by residents of the Parish gathered from a series of interactive engagement events, workshops and surveys organised and written by local volunteers. In December 2019, following consultation, examination and a successful referendum, the Plan was adopted by Braintree District Council becoming part of the legal framework considered when planning applications are determined within the Parish.
- 1.1.2 Alterations made to the draft plan in 2019 as part of the examination process removed some key aspirations of the community. In line with government advice that a Neighbourhood Plan should be reviewed at 5 year intervals, HPPC commenced a review of the Plan in 2019 as part of which the applicable length of the Plan has been extended to 2038. The review has been conducted with professional assistance which seeks to assess the effectiveness of the Plan against the original objectives. This resulted in additions to the evidence base for the Plan including an up to date Housing Needs Assessment, detailed review of the development boundary and a Design Code. Policies have been added to address controlling coalescence between Hatfield Peverel and neighbouring settlements, to ensure that Heritage Assets are fully considered locally, to enhance Housing Policies and ensure Air Quality is given appropriate consideration in and around the built area of the village.
- 1.1.3 NDPs cannot be used to prevent development but give an opportunity to identify the best ways to direct local planning towards community wants and needs, whilst protecting the natural environment and cultural assets, ensuring a more sustainable future for the community. This review will undergo a similar process to the original Plan of consultation, examination and referendum to confirm it meets community objectives where possible and is legally compliant. After this process Braintree District Council will be in a position to adopt the revised plan.
- 1.1.4 It has been decided that as the Assessed Housing Need for the Parish has been met and exceeded for the Plan period and is consistent with Braintree District Council's Local Plan Parts 1 & 2, in that it does not allocate less sites or fail to meet its housing requirements, a call for sites exercise will not be conducted as part of the review process at this time, leaving this issue for future reviews if deemed necessary.
- 1.1.5 The Plan will be subjected to periodic review to ensure it remains capable of reflecting the views of Parish residents as future development plans come forward.
- 1.1.6 A glossary and list of abbreviations has been provided at the end of the document in Appendix 3 and 4 to define technical terms used.

Cllr. Mike Renow, Parish Councillor - Chair of the Neighbourhood Development Plan Executive Committee

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- HPE4 Sport and Recreation Provision
- HPE5 Protection of Landscape Setting
- HPE6 Flooding and SuDS
- HPE7 Coalescence Safeguarding Zone

F11	Transport and Access
F12	Parking
F13	Education and Health Infrastructure
F14	Retention of Assets of Community Value
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HO1	Housing Mix and Type
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The Street

2. Introduction

2.1 What is neighbourhood planning?

2.1.1 Neighbourhood planning is a right for communities introduced through the Localism Act 2011.

There are communities all over the UK that have successfully developed a Neighbourhood Development Plan (NDP) as a tool to influence planning decisions in their area.

2.1.2 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 (BDLP) and other material planning considerations, including the National Planning Policy Framework (NPPF).

2.1.3 Neighbourhood plans must be subject to public consultation, examination, and local referendum prior to adoption, and policies contained within a neighbourhood plan should be supported by evidence-based documents and Strategic Environment Assessment / Habitats Regulation Assessment as necessary. Neighbourhood plans must accord with the overall aims and objectives of the NPPF, particularly in relation to supporting and promoting sustainable development.

2.1.4 The Planning Practice Guidance¹ (PPG) states that a neighbourhood plan must meet the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. The submission of the final version of the Neighbourhood Plan 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 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.

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead²"

2.2 Production of the Hatfield Peverel Neighbourhood Development Plan

2.2.1 In January 2015 Hatfield Peverel Parish Council (HPPC) notified Braintree District Council (BDC) of its intention to produce a NDP. As the qualifying Body HPPC is responsible for the preparation and monitoring of the Hatfield Peverel Neighbourhood Development Plan (HPNDP/the Plan).

2.2.2 On 30th March 2015 BDC approved the HPPC Parish boundary as the Designated Area (referred to as 'the Parish' in the remainder of this document for the HPNDP. It is within this area that the Plan and policies will apply. The Plan was submitted for Examination in 2019 and was determined as having met the Basic Conditions and other statutory requirements set out in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). The Plan was made by Braintree District Council in 2019.

2.3 Neighbourhood Plan Review and Update

2.3.1 Planning Practice Guidance states there is no requirement to review or update a Neighbourhood Plan³. However, neighbourhood plan policies may become out of date when they conflict with policies in a Local Plan adopted after the neighbourhood plan is made. Additionally, material considerations may be given more weight over neighbourhood planning policies which have been in place for a period of time in planning decisions. Planning Practice Guidance advises neighbourhood plan updates to take account of the latest housing need evidence.

2.3.2 Neighbourhood plan updates are divided into three types of modifications⁴:

- Non-material modifications which do not require examination or a referendum;
- Material modifications which do not change the nature of the plan but require examination; and
- Material modifications which change the nature of the Neighbourhood Plan and require both examination and a referendum.

² Planning Practice Guidance Paragraph: 001 Reference ID: 41-001-20190509

³ Planning Practice Guidance Paragraph: 084 Reference ID: 41-084-20190509

⁴ Planning Practice Guidance Paragraph: 106 Reference ID: 41-106-20190509

Hatfield Peverel Regulation 14 Neighbourhood Development Plan 2015-2038

2.3.3 This neighbourhood plan update introduces material modifications which change the nature of the plan. The update introduces new policies, and removes and modifies policies from the original HPNDP. These material modifications require examination, where the examiner will determine if the HPNDP should proceed to a referendum.

2.3.4 The NDP update seeks to provide additional protection for the NDP policies by extending the Plan period from 2033 to 2038. The NDP supports the site allocations within the BDC Local Plan Section 2 and has in addition extended its development boundary to accommodate approved planning applications totalling 614 dwellings on sites of 5 or more dwellings against an indicative housing requirement of 492 up to 2033 and 656 up to 2038. This represents a 25% surplus of housing above the indicative figure up to 2033. Furthermore, includes new and amended policies to reflect local changes since the production of the HPNDP, as well as changes to national planning policy and guidance.

2.4 Regulation 14 consultation

2.4.1 The Neighbourhood Planning (General) Regulations 2012 (as amended) require a draft Neighbourhood Plan to be subject to public consultation before the Plan can be submitted to a Local Planning Authority (LPA) for examination. The requirements for this stage of public consultation are set out within Regulation 14 of the Neighbourhood Planning Regulations.

2.4.2 Once made, the Neighbourhood Plan will form part of the Braintree District Development Plan for the Parish. It will be used alongside National Policy and BDC's Local Plan to determine planning applications in the Parish. The completed Plan will provide a framework to manage development in the area for residents, businesses, HPPC, BDC and the development industry.

Comments can be submitted in the following ways:

- Post: Parish Council Office Village Hall Maldon Road Hatfield Peverel Essex CM3 2HP
- Email: hatfieldpeverelplan@gmail.com

Questions or requests for further information can be submitted to:

- Phone: 01245 382865
- Email: hatfieldpeverelplan@gmail.com

The consultation **deadline is #**

3. Map of the designated HPNDP Area

Map 3.1 HPNDP Designated Area

Include map of the designated Neighbourhood Area here

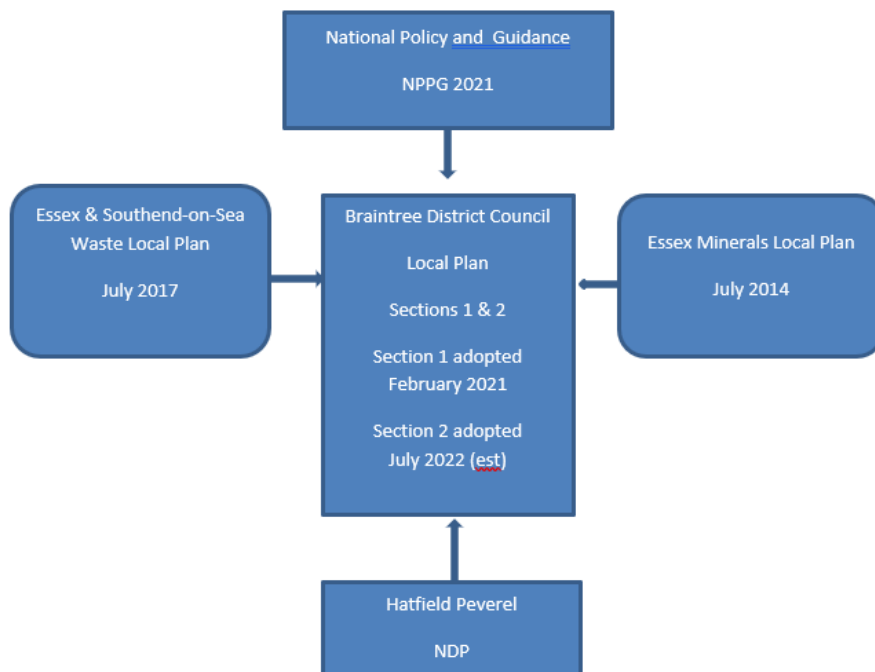
4. How the Plan Relates to BDC's Local Plan

4.1.1 At the time of writing our policies must generally conform to the strategic policies of BDC's Local Plan which is comprised of Sections 1 and 2. Section 1 has been adopted since February 2021 and Section 2 is in the final stages of examination and is anticipated to be adopted in 2022. The BDC plan will be in place to 2033 but will undergo review and revision within 5 years.

4.1.2 The BDC Local Plan refers to Hatfield Peverel as a Key Service Village. The hamlet of Nounsley that falls within the Parish boundary is designated as a 'village'.

Local Plans and Neighbourhood Plans are still being retained at present, but plans will be subject to future planning reforms.

Interaction Plan showing the connection of key plans to meet National Policy.



5. Timeline and Milestones

5.1.1 The HPNDP update will undergo several statutory processes outlined in the Neighbourhood Planning Regulations 2012 . These include:

- Regulation 14 Consultation – A formal 6-week consultation on the draft Plan by the Neighbourhood Plan Group (**current stage**)
- Submission of the Plan to BDC
- Regulation 16 Consultation – A formal 6-week consultation on the draft Plan by BDC
- Independent Examination by an examiner appointed by BDC –
- Referendum – over 50% approval required
- Plan Made (accepted to inform planning decisions) by BDC



Dog walkers on The Rec



New planting and wildlife area by the duckpond

6. Key Issues

6.1.1 Engagement on the made HPNDP informed the key issues. These key issues remain relevant for the update to the NDP, and include:

- Housing - Concern that future development is in the right locations and of the right scale and type for the area
- Merging with other settlements (coalescence) - Hatfield Peverel should not merge with Witham, Nounsley or Boreham
- Design - Development should blend in with the existing setting
- Environment - Special open green spaces and open vistas should be protected to maintain the rural feel of the village in its countryside setting
- Roads - Traffic, particularly on the Maldon Road and The Street is a primary concern
- Connectivity - Reduce the need for car use through better broadband, public transport, footpaths and cycle ways
- Parking - Improve parking provision in the Parish
- Facilities - Enhance community facilities such as the library, school, doctors, village hall, churches, and sports facilities
- Economy - Local shops, businesses and pubs should be retained and enhanced

6.1.2 The key issues and evidence were used to establish the Vision and Objectives for the HPNDP and form the foundations for the policies of the Plan. Steering Group Meetings were held for consultation with residents and to provide regular updates on the progress.

6.1.3 The community also raised many important issues which could not be resolved through planning policies. These are included in the Non Statutory Planning Community Action Plan (Appendix 2) which will be taken forward with support from the Parish Council.



Drop in on the Rec



Inaugural Public Meeting

7. Vision and objectives



St Andrews Church

7.1 Vision

Hatfield Peverel in 2038 will be a place where people of any age are happy to live with the ability to easily access facilities, including health and wellbeing, education and employment. Sustainability will underpin decisions within the Parish with social, environmental and economic factors all being taken into account.

The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements be prevented by protected open areas. Any new developments in the built environment will be integrated with the landscape and the existing housing.

The village's geographical position in the area's road network is likely to continue to be a challenge during the Plan period. Finding creative and collaborative solutions across local authority borders and agencies will be a high priority.

7.2 Objectives

1. To build a strong economic and social centre for both Hatfield Peverel and Nounsley, which will provide sustainability for the community
2. To sustain economic growth by enhancing employment opportunities in the Parish, having a thriving retail core and increased options for home working
3. To have effective, superfast broadband and excellent mobile telephone provision for all residents and businesses
4. To continue to be separate distinctive settlements with open green areas maintained between Hatfield Peverel, Nounsley, Witham, Boreham and the wider district
5. To retain the rural character of the village with protected open spaces, enhanced natural environment and recreation facilities for health and wellbeing
6. To have effective communication links with well managed traffic and parking, improved walking and cycling routes and a range of travel options
7. To support access for all residents to appropriate education and health services
8. To ensure the provision of high-quality housing suitable for all ages with easy access to essential services where family members can remain living locally



The Street

8. Hatfield Peverel Today

8.1 Character

- 8.1.1 Hatfield Peverel is a semi-rural village in mid Essex, located between Chelmsford, 7 miles to the west, Witham, 2 miles to the east and some 4.5 miles to the northwest of Maldon on the coast. The Parish covers approximately seven square miles, unevenly bisected by the A12 and the railway line running through its northern part from the southwest to the northeast.
- 8.1.2 The majority of the built area is located to the south of the A12 bounded by the Chelmer valley to the south and the Blackwater valley to the east. There are two centres of population: the village of Hatfield Peverel itself and Nounsley approximately 3/4 of a mile to the south. The landscape is one of gently undulating agricultural land interspersed with small, wooded areas and a number of substantial woods.
- 8.1.3 The Hatfield Peverel and Nounsley Character Assessment (2016)⁵ and the Hatfield Peverel Design Guidelines and Codes (2022)⁶ provide a detailed analysis of the built environment in the Parish.

⁵ Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne Dunn & Johnson, Chris, 2016

⁶ Hatfield Peverel Design Guidelines and Codes, AECOM, 2022

8.2 Environment

- 8.2.1 The local geology includes sand and gravel beds of glacial origin which have been actively extracted. Clay was once dug from 3 brickfields in the Parish. These activities, mostly to the eastern side of the Parish, have resulted in several lakes being established, some of which are used for recreational fishing.
- 8.2.2 Two rivers flow through the Parish: The Chelmer and the Ter, a small tributary, running roughly north to south to join the Chelmer at Rushes Lock. These waterways are an important green corridor providing ecological networks through the waterways and the species-rich grasses and woodlands which grow alongside them. There is low recorded rainfall in this part of the country but the area beside the rivers has been known to flood in recent time especially the River Ter by The Ford at Nounsley.
- 8.2.3 The highest point of the Parish is recorded as 157 feet and the lowest about 50 feet above mean sea level. Whilst there are no dramatic geographical features within the Parish, the Braintree District Landscape Character Assessment describes the qualities of the landscape. Further information is also available in the Hatfield Peverel Local Landscape Character Assessment (October 2015)⁷.

8.3 Recent development

- 8.3.1 The BDC Draft Local Plan Section 2 allocates the following sites in Hatfield Peverel: HATF313 Sorrells Field, Bury Lane, HATF630 Hatfield Bury Farm, Bury Lane, HATF608 Former Arla Dairy Site, HATF317 Land north east of Gleneagles Way and HATF314 Land south of Stonepath Drive. The allocations are concentrated to the north of the A12 and on the eastern and western edges of Hatfield Peverel. Planning applications have been granted for each site allocation, totalling 481 dwellings. Construction is underway at HATF313 Sorrells Field, Bury Lane and HATF608 Former Arla Dairy Site. A further 117 dwellings have been approved on sites of 5 or more dwellings between 2015 to 2021 in Hatfield Peverel. The evidence base studies⁸ Coalescence Safeguarding Zone Assessment (2021) and the Settlement Boundary Review⁹ (2021) provide further information on recent planning permissions in Hatfield Peverel. A Housing Needs Assessment (2021)¹⁰ assesses existing local housing provision and future local housing need.

⁷ Hatfield Peverel Local Landscape Character Assessment, The Landscape Partnership, 2015

⁸ Hatfield Peverel Neighbourhood Plan Coalescence Safeguarding Zone Assessment (November 2021, DAC Planning)

⁹ Hatfield Peverel Neighbourhood Plan Settlement Boundary Review (November 2021, DAC Planning)

¹⁰ Hatfield Peverel Housing Needs Assessment, July 2021, AECOM.



Hatfield Peverel Aerial View



Nounsley Aerial View

9. Historic Development of Hatfield Peverel



Hatfield Peverel in 1907



Hatfield Peverel in 2016

- 9.1.1 The origins of the village date back to Roman times or earlier originating at the point where the Roman road forded the River Ter. The current A12 follows a similar, if less direct route to the old Roman road which linked Colchester (the Roman capital of Britain) to London. The old road passes directly through the village as “The Street”, the name coming from its Roman connection. A number of older properties, some listed, line this and the other main roads showing how the village has evolved over time (see Map 17.1 Map of Historic Features). Records do point to the establishment of a community in the area shortly after the Norman Conquest in 1066 when a manor was established by Ranulf de Peverel.
- 9.1.2 The village was largely a self-contained rural economy until the latter part of the 20th century. It had farms, brickfields, orchards, a mill (grain and silk), a forge, bakers, butchers and schools all to support the community and provide employment locally.
- 9.1.3 As the railway line and station (first opened in 1940s) were built and roads improved the built up area expanded. It became a popular place for people to stop on journeys between London and Norwich and there were several coaching inns. It became so busy before the A12 bypass was opened in 1974 that in the height of summer it could be difficult to cross the road. The village developed by the end of the 20th century into a largely dormitory area for people commuting to London and other local towns for work.
- 9.1.4 A community spirit has been retained throughout the changes fostered by churches, the uniformed organisations, the schools, local sports groups, various clubs meeting in the village and events such as the Pram Race, a Carnival, May Day, and Party in the Park celebrations.

10. Overview of Policies

10.1.1 The following section includes all the policies of the Plan. Each topic section contains background information arising from the engagement and evidence gathering process. The policies identify: the key issue raised by the community, objectives, the policy, justification and how the policy supports the overall objectives of the Plan.

Ref	Settlement Boundary	Section
HPB1	New Settlement Boundary	11 'Settlement Boundary'

Ref	Economic	Section
ENC1	Support for Local Businesses	12 'Economy'
ENC2	Working from Home	
ENC3	Broadband and Mobile Connectivity	
ENC4	Protection of Commercial Premises	
ENC5	Public Realm	

Ref	Environment	Section
HPE1	Natural Environment and Biodiversity	13 'Environment'
HPE2	Air Pollution	
HPE3	Protection of Local Green Space	
HPE4	Sport and Recreation Provision	
HPE5	Protection of Landscape Setting	
HPE6	Flooding and SuDS	
HPE7	Coalescence Safeguarding Zone	

Hatfield Peverel Regulation 14 Neighbourhood Development Plan 2015-2038

Ref	Facilities & Infrastructure	Section
FI1	Transport and Access	14 'Facilities and Infrastructure'
FI2	Parking	
FI3	Education and Health Infrastructure	
FI4	Retention of Assets of Community Value	
FI5	Developer Contribution	

Ref	Housing	Section
HO1	Housing Mix and Type	15 'Housing'

Ref	Design	Section
DE1	Design	16 'Design'

Ref	Historic Environment	Section
HE1	Heritage	17 'Historic Environment'

11. Settlement Boundary

11.1.1 A settlement boundary, also referred to as a development boundary, is a line drawn around an area of existing development usually comprising a settlement on a Local Plan Policies Map, used to define an area where policies related to that area would apply. The settlement boundary for Hatfield Peverel and Nounsley was reviewed in 2021¹¹ and modifications were recommended to amend errors, improve clarity and reflect recent development proposals.

11.1.2 The modified settlement boundary for Hatfield Peverel and Nounsley is presented in Map 11.1 below.

11.1.3 The Braintree District Publication Local Plan Section 2 (BDLP) defines a development boundary as ‘the designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan’. BDLP Policy LPP 1 Development Boundaries states that development is generally acceptable within development boundaries subject to meeting identified criteria, and development outside of development boundaries will be confined to uses protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, to protect the intrinsic character and beauty of the countryside.

¹¹ See Neighbourhood Plan evidence base document Hatfield Peverel NDP Settlement Boundary Review, DAC Planning, November 2021

Map 11.1 Proposed new settlement boundary for Hatfield Peverel and Nounsley

Include map of new settlement boundary

11.2 HPB1 New Settlement Boundary

Key Issue HPB1

Ensure that settlement boundaries within the Parish are up to date, and accurate, and appropriately reflect recent developments and inform area-based policies within the Neighbourhood Plan.

Objectives

1. To manage development around the settlement boundary of Hatfield Peverel
2. To maintain the countryside character of the surrounding area

Policy HPB1 New Settlement Boundary

- A. Development proposals within the new settlement boundaries identified in Map 11.1 will be supported where they meet the aims of sustainable development and the requirements set out in other policies of the NDP.
- B. Outside the settlement boundaries, proposals for rural exception sites will be supported in sustainable locations adjacent to development boundaries. All other types of development outside the settlement boundaries which adversely impact the character of the countryside will not be supported.

Justification

- 11.2.1 A Settlement Boundary Review was produced in November 2021¹² to support the update to the Hatfield Peverel Neighbourhood Plan. The review assessed the existing settlement boundary and recommended amendments where necessary by identifying inconsistencies in the boundary, reviewing recent development in and around the boundary and improvements to provide clarity for decision making. The review set out a series of minor amendments to the boundary, ensuring it follows the settlement pattern of Hatfield Peverel and Nounsley, and reflects the most recent development affecting the boundary. Recommended amendments were produced in accordance with BDC's criteria for defining development boundaries¹³.
- 11.2.2 The identified settlement boundaries include recent development proposals and site allocations in draft Braintree District Council Publication Local Plan Section 2, and thereby support the provision of housing requirements in the area.
- 11.2.3 The new settlement boundaries follow identifiable and defensible boundaries, including roads, the Great Eastern Main Line, property boundaries and natural features, such as hedgerows.
- 11.2.4 Rural exception sites provide affordable housing in rural areas to meet identified local needs. They are therefore supported in principle as an appropriate type of development outside of settlement boundaries. These sites can deliver any form of affordable housing, supported by evidence of local needs. A small proportion of market housing can be delivered on rural exception sites where necessary to improve the overall viability of the site.

¹² Hatfield Peverel NDP Settlement Boundary Review, DAC Planning, November 2021

¹³ Development Boundary Review, Braintree District Council, 2015

12. Economy

- 12.1.1 Hatfield Peverel contains a range of services used by residents of the surrounding rural area. The Parish looks to Witham as the main town for provision of higher-level services within the Braintree District. Hatfield Peverel's Road connections give access to Chelmsford and Maldon which both provide an alternative range of higher-level services and employment opportunities. 60% of respondents to the Business Survey (2015) stated their catchment area was a 10-mile radius.
- 12.1.2 The local economy shares challenges with the rest of the District including an inadequate road infrastructure, parking, and lack of super-fast broadband¹⁴. Comments made at engagement events expressed a desire for more employment in the Parish to include the younger generation and part time opportunities.
- 12.1.3 Economic activity in the Parish consists of local businesses offering a range of services including vehicle repairs and servicing, leisure, IT development, retailing, environmental control activity, estate agency, dry cleaning, hairdressing, and restaurants. Other businesses, mainly trades services operating as sole traders and those offering commercial, administrative, and financial services, work from residential properties within the Parish. Retail activity is centred on the two main streets with units rarely becoming available and being filled quickly once vacant.
- 12.1.4 Take away food outlets and convenience stores including a Co-op Local are well supported reflecting the volume of passing trade generated from the position of The Street at the junction of the main link from Maldon to the A12.

Economy Key Issues

12.1.5 Planning

- Provide a range of employment opportunities, supporting and encouraging local business activity and growth within the Parish in order to continue to service a growing population, with adequate parking
- Supply of suitable premises required for new start-up businesses and expansion/development of existing premises
- Increase opportunities to work from home to reduce commuting by car and increase local employment options
- Enhanced super-fast broadband connection will help address the constraints currently experienced by businesses and when working from home
- Retain properties for commercial use including retail services in preference to housing within the Plan Area and increase the range of facilities and services available

¹⁴ Braintree District Economic Prospectus 2013/2026

Hatfield Peverel Regulation 14 Neighbourhood Development Plan 2015-2038

- Attention paid to the kerb appeal of the village encourages a more cared for street environment improving the shopping experience and fostering community identity

12.1.6 Non-Planning

- Business premises should be well maintained
- The community needs a hub or centre for people to meet in the daytime. This could be provided by a tearoom or similar facility
- Lack of centre for Nounsley once provided by the Sportsmans Arms
- Advertising and promoting Hatfield Peverel externally to support business
- Improve mobile phone service



The Street

12.2 ENC1 Support for Local Businesses

Key Issue ECN1

Provide a range of employment opportunities, supporting and encouraging local business activity and growth within the Parish in order to continue to service a growing population, with adequate parking.

Objectives

1. To support employment growth through an increase in the number of active small businesses or expansion of existing ones
2. To encourage local working decreasing the need for extended car journeys
3. To meet employment needs of local residents
4. To maintain the rural nature and small scale mix of business premises in an environmentally sensitive way

Policy ECN1 Support for Local Businesses

- A. New business uses defined as Class E, Class C1, Class F1 and Class F2 uses, and the expansion of existing businesses will be supported throughout the Parish provided that:
- i. There is no unacceptable impact on residential amenity
 - ii. Any new buildings are of a scale and design that respects the character and appearance of the area in which it is located
- B. Proposals for Class B8 uses, including open air storage will be resisted

Justification

12.2.1 New businesses are encouraged throughout the Parish subject to a number of criteria which seek to ensure that the impact of any new development is acceptable. Expansion of existing business within the same criteria is supported.

12.2.2 The Use Classes order¹⁵, last amended in August 2021, outlines permitted permanent changes of use. Change of use occurring within the same use class or between specified use classes is not considered development, and therefore does not require planning permission. The use classes relevant to Policy ENC1 are set out in Table 12.1.

Table 12.1 Use Classes order

Use Class	Permitted Permanent Change
B8: Storage and Distribution	To Class C3
C1: Hotels	To a state-funded school falling within Class F.1(a) and back to previous lawful use
C3: Dwelling-Houses	To C4
C4: Houses in Multiple Occupation	To C3
E: Commercial, Business and Service	To mixed use for any purpose with Class E and as up to 2 flats To Class C3 To a state-funded school falling within Class F.1(a) and back to previous lawful use
F1: Learning and non-residential institutions	Temporary change of use only
F2: Local Community Uses	No permitted change

¹⁵ Town and Country Planning (Use Classes) Order 1987 (as amended).

- 12.2.3 The Business Survey indicated that 80% of locally based businesses employed up to 20 people. The Parish Council supports the location of new small businesses where there would be no detrimental impact on parking and traffic resulting from the business. The size and scale of businesses in the area should be in keeping with the small semi-rural character and appearance of the Parish.
- 12.2.4 The type, size and volume of vehicle movements associated with warehousing activity is not considered compatible with the capacity of the road network either within the built up area coming from the main A12 trunk route or onward into the wider rural parish. The sizes of associated buildings are difficult to accommodate without a negative impact on rural surroundings and it is an inefficient use of land space compared to the employment generated.
- 12.2.5 In order to maintain basic employment and business opportunities, reducing the need to commute outside the area, attention should be paid to providing for and improving the retail and commercial services available within the Parish.



Shops on Maldon Road

12.3 ENC2 Working From Home

Key Issue ECN2

Increase opportunities to work from home to reduce commuting by car.

Objectives

1. To encourage any new housing development to allow for future growth of home working, either as a full time business or infrequently on behalf of an employer
2. To decrease the environmental impact of travelling to work through reducing journeys

Policy ECN2 Working from Home



A. Proposals for new dwellings should include provision to enable a home office to be accommodated and should detail how a homeworking space will be provided. This could be achieved through the design of the building to allow conversion of roof space or similar area into an office or workspace area or by providing space within the internal layout. New larger housing schemes should, where appropriate, make provision for work hubs which are readily accessible by foot or by bicycle from new homes and can provide business and social facilities with services for the community.



Justification

- 12.3.1 There has been a significant increase over the last ten years in home working nationally from 2.9 million in 1998 to 4.2 million in 2014¹⁶, further accelerated by the COVID-19 pandemic. This ranges from more people working from home, perhaps for a day a week for an employer or by basing their business at home. Working from home is generally regarded as a non-planning issue because planning permission is not required in most situations. However, enabling working from home has potential to contribute to the achievement of sustainable development.
- 12.3.2 Homeworking can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power as a result of lower commuting costs.
- 12.3.3 Good building design should provide flexibility within the property to enable easy conversion for home working. This widens the employment choices for individuals.
- 12.3.4 A work hub is a flexible workspace offering professional facilities for micro businesses and mobile workers, including those who work from home. A work hub serves more businesses than a traditional office can house. Shared facilities may include bookable 'hot' desks, formal and informal meeting spaces, super fast broadband and costly professional equipment. Work hubs offer an important, professional front for small and start up enterprises. These provide the ability to meet clients, receive business advice and support and have friendly professional staff handling their phone calls and post. They provide a relaxed working environment helping collaboration and the exchange of ideas and are an antidote to isolation.

¹⁶ Office of National Statistics <http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/rel/lmac/characteristics-of-home-workers/2014/rpt-home-workers.html>

12.4 ENC3 Broadband & Mobile Connectivity

Key Issue ECN3

Enhanced superfast broadband connection will help address the constraints currently experienced by businesses and when working from home.

Objectives

1. To maximise the ability of business to operate competitively while based outside a main town environment
2. To improve the quality of life for residents through better connectivity enabling social interaction and inclusion beyond the immediate area

Policy ECN3 Broadband and Mobile Connectivity

A. The development of new, superfast broadband and mobile infrastructure to serve the Parish will be supported. Proposals for new development should demonstrate how they will contribute to, and be compatible with, superfast broadband and high quality internet connectivity. Where no internet provider is available, as a minimum (subject to viability), suitable ducting that can accept superfast broadband should be provided to the public highway, a community led local access network or another suitable location. Where possible additional ducting should be provided that contributes to a local access network for the wider community.



Broadband box Stonepath Drive

Justification

- 12.4.1 Superfast broadband and better mobile connectivity can make a significant difference to those living and working in villages and rural areas. Both the Resident and Business Surveys confirmed that broadband speed in the Parish is slow.
- 12.4.2 In line with Broadband Delivery UK, part of the Department for Culture, Media and Sport, the Government is keen to see improvements to broadband and mobile infrastructure. The NPPF supports high quality communications infrastructure. It specifically states that the development of superfast broadband technology and other communication networks plays a vital role in enhancing the provision of local community facilities and services. BDC also recognises these benefits. Cabinets and Poles should be sited in accordance with the Department For Digital, Culture, Media and Sports revised Cabinet Siting and Pole Siting Code of Practice (Nov 2016).
- 12.4.3 ECC recommends that broadband installation should be provided for all new developments without a distinction between small and large scale development.
- 12.4.4 The policy requires developers have early regard to the connectivity of their proposals.



Mobile Mast near The Vineyards

12.5 ENC4 Protection of Commercial Premises

Key Issue ECN4

Retain properties for commercial use in preference to housing within the Plan Area and increase the range of facilities and services available.

Objectives

1. To recognise three commercial zones within Hatfield Peverel built area (see Map 12.1 on page #) along The Street and Maldon Road
2. To avoid a loss of business and retail premises in these zones
3. To provide a good level of services for a growing community and decrease the need for car journeys

Policy ECN 4 Protection of Commercial Premises

Change of Use

- A. Proposals resulting in the loss of Class E, Class F2 or sui generis uses in the Parish will only be supported if it can be satisfactorily demonstrated that:
 - i. The use is no longer viable and the premises has been appropriately marketed for at least six months at a reasonable market rate or
 - ii. There is no longer a need for the facility or a suitable replacement has been provided in a suitably convenient location elsewhere

Commercial Zones

- B. Three commercial zones have been identified in Hatfield Peverel and are shown on Map of Central Commercial Zones in Hatfield Peverel (page #). Within these areas, growth and diversity of economic activity is encouraged to continue to provide small scale shops, services and community facilities to meet the needs of the local population.
- C. Change of use from Class C3 uses to Class E, Class F2 or sui generis uses will generally be supported within these zones.

Justification

12.5.1 In order to provide local shopping and services for the community positive action is required to protect and enhance commercial premises. This contributes to reduced car journeys, providing local employment and training opportunities.

12.5.2 In addition to the two Local Centres identified by BDC the Plan identifies three commercial zones. The zone along Maldon Road incorporates existing retail premises, the Village Hall which runs a cafe and the former Salvation Army Hall which is now the Little Bears Nursery and includes its own

parking. The two zones along The Street incorporate the BDC local centres and expands them to include neighbouring commercial premises. These zones would be best placed for moderate economic growth rather than housing growth.

12.5.3 Commercial activity such as local shopping tends to be concentrated along the main thoroughfares making it easier to access a variety of businesses conveniently. Suitable commercial premises are limited and their loss would tend to decrease the accessibility and attractiveness of services and trades offered. Residents have stated that they would like to see Hatfield Peverel develop more speciality shopping units as in the past it included a butchers, bakers, greengrocers, haberdashers etc. A number of these former businesses are now converted for residential use. A café/tea room has recently opened in Hatfield Peverel and there is potential for further similar businesses in the area.

12.5.4 The Parish Council supports the location of new small businesses where there would be no detrimental impact on parking and traffic resulting from the business. The size and scale of businesses in the area should be in keeping with the small semi-rural character and appearance of the Parish. Small scale shops should therefore reflect and maintain the existing character and appearance of the area.

12.5.5 It is important to maintain a varied selection of commercial premises in the wider Parish to support diversity, local employment and prosperity.

12.5.6 The Use Classes order, last amended in August 2021, outlines the permitted permanent changes of use. Change of use occurring within the same use class or between specified use classes is not considered development, and therefore does not require planning permission. Use classes which do not fall within other specified use classes are grouped under the Sui generis use class. Sui generis uses include theatres, petrol filling stations, waste disposal installations, nightclubs and more. The use classes relevant to Policy ENC4 are set out in Table 12.2.

Table 12.2 Use Classes order

Use Class	Permitted Permanent Change
C3: Dwelling-Houses	To C4
C4: Houses in Multiple Occupation	To C3
E: Commercial, Business and Service	To mixed use for any purpose with Class E and as up to 2 flats To Class C3 To a state-funded school falling within Class F.1(a) and back to previous lawful use
F1: Learning and non-residential institutions	Temporary change of use only
F2: Local Community Uses	No permitted change

Map 12.1 Commercial Zones in Hatfield Peverel

Insert commercial zones map

12.6 ENC5 Public Realm

Key Issue ECN5

Attention paid to the kerb appeal of the village encourages a more cared for street environment improving the shopping experience and fostering community identity.

Objectives

1. To create an appealing environment that people wish to work, shop and stay in
2. To create meeting places
3. To encourage residents and businesses to have a pride in the community

Policy ECN 5 Public Realm

A. Businesses will be expected to consider the visual impact they make on the area and to take every opportunity to enhance it through reference to guidance such as the Essex Design Guide¹⁷, the Hatfield Peverel and Nounsley Character Assessment¹⁸, the Hatfield Peverel Design Guidelines and Codes¹⁹, or other relevant guidance as it becomes available.

B. This will include elements of the streetscape such as well-designed street furniture and signage, lighting, landscaping, and open spaces. The purpose of any enhancements would be to improve conditions for pedestrians and cyclists moving around the village and help to create focal points for business activity and community interaction.

Justification

12.6.1 The streetscape gives visitors their first impression of the village. Residents have said that they feel this now lacks cohesion and continuity and could be improved. An appealing streetscape encourages people to use the businesses and facilities available. To achieve this there needs to be a more co-

¹⁷ Essex Design Guide, Essex County Council, 2008

¹⁸ Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

¹⁹ Hatfield Peverel Design Guidelines and Codes, AECOM, February 2022

ordinated approach. Individual planning applications need to be assessed in the context of the wider public realm, this will include increasing parking space, providing community services, improving signage and visual appeal of the street scene.

12.6.2 Improving the appeal of the area will encourage use of the businesses not just in the commercial zones but also in the wider local area. The community supports improvements to Hadfelda Square as outlined by the BDC Open Space Action Plan (2016).

12.6.3 There has been ongoing discussion around the provision of a Maldon Link road bypassing the village. Residents have said they are in favour of this. This and any road improvement that significantly reduces traffic flow would give the opportunity to enhance the public realm, provided improvements meet the requirements of ECC and Highways Agency.

12.6.4 Development should include provision of sensitive enhancements to the Public Realm along existing roads where appropriate such as: widening of pavements, improved surfacing, tree planting, improved crossing points, traffic calming and the creation of areas of shared surface.

Insert further details (if known) of the particular public realm improvements which the Parish Council are hoping to achieve.



Hadfelda Square

12.6.5

13. Environment

- 13.1.1 A major attraction of the Parish is its rural location while being close to the road and rail networks, open spaces, countryside views and a well established network of paths contributing to the overall appeal (see Map 13.1 Environment and Parish Features page #). It is this character that the community want to retain when considering any developments. A separate document, the Hatfield Peverel Local Landscape Character Assessment (2015) commissioned by the Parish Council identifies areas of particular significance and describes the environment of the Parish. New building outside development boundaries should be appropriate to the countryside to protect and enhance the landscape character and biodiversity, geodiversity and amenity of the countryside.
- 13.1.2 At its southern boundary the village of Hatfield Peverel is separated from Nounsley by a strip of fields. The community wishes to keep this degree of separation. The growth of the town of Witham to the east, also causes concern. The community wish to retain the separate identities and distinctiveness of the settlements.
- 13.1.3 There are three Protected Lanes in the area; Sportsmans Lane (BTELANE2), Bumfords Lane (BTELANE1) and Terling Hall Road (BTELANE3). Sportsmans Lane was re-assessed in 2012 and the protected lane designation was extended along its entire length which increased its archaeological potential. There are no specific bridleways.
- 13.1.4 Open spaces are enjoyed by the community who wish to see them retained for amenity and outdoor pursuits. Opportunities will be sought to expand or improve the sites. BDC's Open Spaces Action Plan (2022) identifies areas in the parish that it will support when funding becomes available through Section 106 contributions.
- 13.1.5 Open views and sites used for recreation that have been identified by the residents as being important will be protected and supported for future amenity and recreational use.

Map 13.1 Environment & Parish Features

Insert environment and Parish features map

Environment Key Issues

13.1.6 Planning

- Prevent the encroachment of the nearest town, Witham and the merging of Hatfield Peverel and Nounsley to protect the uniqueness and separation of these settlements
- Preserve and enhance natural habitats
- The community consider a number of views to be important in preserving the rural landscape setting of the village
- Protect and expand recreation facilities and spaces for community well-being
- The allotments are an important amenity to the Parish as they provide green space and opportunity for health and wellbeing
- The footpaths in the Parish are important for access, health and recreation and have been established over a long period
- The introduction of bridleways could provide more off road routes for horse riders and cyclists
- Concern about development on areas prone to flooding. Storm water management areas to be used to enhance the area and encourage wildlife
- Hatfield Peverel has a long history and its links to that heritage should be protected whilst allowing the Parish to move forward

13.1.7 Non-Planning

- Waterways in the Parish are underutilised as an amenity and recreation facility especially for the younger generation. It is also important they are well maintained
- Allotments off Church Road (old and new sites)
- Footpath to recreation facilities in Wickham Bishops Road.



Footpath from Maldon Road to Spring Lane



Allotments

13.2 HPE1 Natural Environment & Biodiversity

Key Issue HPE1

Preserve and enhance natural habitats

Objectives

1. To protect and enhance biodiversity
2. To protect wildlife through safeguarding and enhancement of green corridors

Policy HPE1 Natural Environment & Biodiversity

A. Development should retain and enhance existing trees, hedgerows and habitats particularly Local Wildlife Sites, priority habitats and ancient woodland (an irreplaceable habitat) which are important for their historic, visual or biodiversity value unless the need for, and the benefits of the development in that location clearly outweigh any loss. Any such loss will be appropriately mitigated.

B. Strong support will be given to the retention of natural boundary treatments and the provision of new areas of natural planting and habitat as part of new developments. This will help to promote wildlife corridors and, where appropriate, provide natural screening to help integrate development with existing built up areas.

C. Development proposals should seek to deliver a minimum 10% biodiversity net gain. Proposals should demonstrate how biodiversity outputs will be monitored.

D. Development should also:

- i. Restrict planting on a development to locally native species
- ii. Take into account the economic and other benefits of the best and most versatile agricultural land and its contribution to local food security and sustainability
- iii. Take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity and geo-diversity of the Parish

E. Proposals to develop a network of wildlife corridors alongside public rights of way will be supported

Justification

- 13.2.1 The countryside is rich in natural flora and fauna. The Hatfield Peverel Local Landscape Character Assessment 2015 has identified a number of key local characteristics to be protected and enhanced including:
- ancient or species-rich hedgerows
 - ancient trees or trees of arboriculture value
- 13.2.2 The Environment Act (2021) requires new development to deliver 10% biodiversity net gain (BNG). The Act is likely to become enacted in 2023, bringing into law the requirement for all new development to provide a 10% minimum increase in biodiversity.
- 13.2.3 Mitigation measures should enable the preservation, restoration and re-creation of wildlife habitats, and the protection and recovery of priority species. The mitigation hierarchy should be adhered to (NPPF paragraph 175 and can be summarised as follows: aim to avoid; then mitigate; and then only compensate in exceptional circumstances after all other options have been considered.
- 13.2.4 Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancements could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, bird and/or bat boxes).
- 13.2.5 There are three lanes, Terling Hall Road, Bumfords Lane, and Sportsmans Lane which have met the threshold for Protected Lane status.
- 13.2.6 Residents have commented on the varied wildlife within the Parish. This includes feral peacocks in Nounsley, deer, buzzards, kites, hedgehogs, bats etc. In a study on the Stonepath Meadow Site (2000 - 2016) 107 faunal species were identified including various rare and some endangered species. Several of the birds are on the RSPB red list.
- 13.2.7 The Parish Council took ownership of the old Dannatt's Quarry (2019) for use as a Community Park. The Parish Council has taken ownership of Community Land adjacent to the Stone Path Meadow development. The area will be used for wildlife habitats and a Community Park and Community Land.

13.3 HPE2 Air Pollution

Background

- 13.3.1 It is recognised that poor air quality is the cause of serious human health conditions and will considerably shorten life expectancy, details of which are more fully set out in the World Health Organisation guidelines published 22 September 2021 and DEFRA's Clean Air Strategy 2019.
- 13.3.2 If we are to reduce the number of people living in locations where concentrations of particulate matter are above $10\mu\text{g}/\text{m}^3$ by 2025 as set out in DEFRA's Clean Air Strategy, careful consideration must be given to where new housing is located.
- 13.3.3 Air pollution is a complex mixture of solid particles, liquid droplets, and gases. It can come from many sources, including household fuel burning, industrial chimneys, traffic exhausts, power generation, open burning of waste, agricultural practices, desert dust, along with many other sources. Different sources can lead to different mixtures of air pollution. Measurable air pollutants include PM2.5 and PM10 (particulate matter with an aerodynamic diameter of equal or less than 2.5, also called fine, and 10 micrometre respectively), ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO) and sulphur dioxide (SO_2).
- 13.3.4 The World Health Organisation²⁰ (WHO) considers air pollution to be the greatest environmental threat to health and a leading cause of non-communicable diseases²¹. Fine particulate matter (PM2.5) can penetrate through the lungs and further enter the body through the blood stream, affecting all major organs. Exposure to PM2.5 can cause diseases both to our cardiovascular and respiratory system, provoking, for example stroke, lung cancer and chronic obstructive pulmonary disease (COPD).

²⁰ The World Health Organisation (WHO) is a United Nations agency that promotes health, seeking to attain the highest level of health for all people. The WHO leads global efforts to expand universal health coverage, direct and coordinate the world's response to health emergencies, and promote healthy living.

²¹ Noncommunicable diseases (NCDs) are conditions that are not mainly caused by an acute infection, resulting in long-term health consequences and often creating a need for long-term treatment and care.

World Health Organisation targets

- 13.3.5 The WHO has developed air quality guidelines to serve as a global target for governments to work towards improving people's health by reducing air pollution. The guidelines are a set of evidence-based recommendations of limit values for specific air pollutants developed to help countries achieve air quality that protects public health. The first release of the guidelines was in 1987. Since then, several updated versions have appeared and the latest global version was published in 2021. The WHO updates the Air Quality Guidelines on a regular basis so as to assure their continued relevance and to support a broad range of policy options for air-quality management in various parts of the world, especially taking into account the breadth of new health studies that have been published.
- 13.3.6 The 2021 update of the WHO air quality guidelines is in response to the continued threat of air pollution to public health. The 2021 guidelines recommend levels and interim targets for common air pollutants particulate matter (PM), ozone (O₃), nitrogen dioxide (NO₂) and sulphur dioxide (SO₂) as presented in Table 13.1 below. The WHO guidelines present helpful recommendations for the consideration of appropriate air pollution levels, however they are currently non-binding in UK legislation.

UK and EU Air Quality Limits

- 13.3.7 The Air Quality Strategy²² sets out air quality objectives and policy options to improve air quality in the UK. The Air Quality Standards Regulations 2010 set out national air quality standards and objectives²³ which all areas of the UK should seek to achieve. The target values are presented in Table 13.1. In 2019 the Government published the Clean Air Strategy²⁴ which outlined how the Government intends to reduce sources of air pollution.

²² The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, DEFRA, 2007

²³ <https://uk-air.defra.gov.uk/air-pollution/uk-eu-limits>

²⁴ The Clean Air Strategy 2019, DEFRA, 2019

Table 13.1 WHO Air Quality Guidelines and DEFRA UK National Air Quality Limits

Pollutant	Time period measured	WHO 2021 guidelines ($\mu\text{g}/\text{m}^3$)	DEFRA National Air Quality Objectives ($\mu\text{g}/\text{m}^3$)
PM2.5	Annual mean	5	25
	24 hour mean	15	n/a
PM10	Annual mean	15	40
	24 hour mean	45	50 not to be exceeded more than 35 times a year
O ₃	Peak season	60	n/a
O ₃	8 hour mean	100	100 not to be exceeded more than 10 times a year
SO ₂	24 hour mean	40	125 not to be exceeded more than 3 times a year
	15 minute mean	n/a	266 not to be exceeded more than 35 times a year
	1 hour mean	n/a	350 not to be exceeded more than 24 times a year
NO ₂	Annual mean	10	40
	1 hour mean	n/a	200 not to be exceeded more than 18 times a year

Key Issue HPE2

To seek to achieve air quality which is consistent with World Health Organisation guidelines published 22 September 2021, and to contribute in meeting the aims and objectives of DEFRA's Clean Air Strategy 2019.

Objectives

1. To ensure that residents are not exposed to NO₂, PM2.5 and PM10 levels above the World Health Organisation guidelines published 22 September 2021.
2. To work with BDC to ensure air quality within the community is monitored at regular intervals.

Policy HPE2 Air Pollution

- A. Major development proposals will not be supported in areas where the World Health Organisation guidelines presented in Table 13.1 are not being achieved, unless it can be demonstrated that any new traffic movement associated with the development would not result in an unacceptable increase in local levels of air pollution.
- B. Where a developer offers a financial contribution to address harm (calculated in accordance with the Defra model) it will only make the scheme acceptable in terms of air quality subject to tangible evidence that measures will avoid a worsening in air quality.
- C. All applications for development where the existence of/or potential for the creation of air pollution is suspected must be supported by relevant assessments, preferably using automatic measuring equipment capable of reading NO₂, PM2.5 and PM10 in real time, over a period of 12 months. Air quality assessments must include modelling to take into account the cumulative impact of development within and outside of the villages of Hatfield Peverel and Nounsley, when it is reasonable to expect traffic movement from those sites to enter the villages.

Justification

13.3.8 The A12 runs through the village of Hatfield Peverel, creating a significant source of particulate matter and nitrogen dioxide related air pollution in the Parish. In addition, the cumulative affect of development within the Parish and adjoining parishes is likely to have a negative impact on air quality. Levels of air pollution have been assessed in various locations in Hatfield Peverel to determine the extent of pollution in the area. NO₂ readings adjacent to the A12 opposite Hatfield Place have previously presented readings in excess of national air quality objectives.

13.3.9 Braintree District Council have recently placed two diffusion tubes to assess nitrogen dioxide levels at both the Bury Lane and Maldon Road sections of The Street in Hatfield Peverel. Monthly monitoring results to date have not indicated that air pollution exceeds DEFRA UK air quality limits. Past NO₂ readings from a diffusion tube situated by the side of the A12, located opposite Hatfield Place on the edge of Hatfield Peverel next to the A12, were above the legal limits imposed within the UK.

13.3.10 Recent planning applications²⁵ have included air quality assessments which tested air quality at receptor locations throughout the village. These assessments identified existing annual mean air pollution levels of between 13-34 µg/m³ for NO₂, 18-20 µg/m³ PM10, and 12-14 µg/m³ for PM2.5. While these levels are below current DEFRA UK air quality limits, they are all in excess of 2021 WHO guidelines.

13.3.11 The Parish Council are concerned that the extent of particulate matter and nitrogen dioxide related air pollution in the area could represent a significant risk to the health of local residents. New development in the area should therefore seek to minimise its impact on local air pollution, and will be expected to contribute towards ongoing air quality monitoring and where necessary, including appropriate mitigation measures to improve air quality in the Parish.

13.3.12 Reports published by the Committee on the Medical Effects of Air Pollutants (COMEAP):

- Advice on health evidence relevant to setting PM 2.5 targets update dated January 2022
- Statement on quantifying mortality associated with long term exposure to PM 2.5 dated January 2022
- Statement on update of recommendations for quantifying hospital admissions with short term exposure to air pollutants dated January 2022

²⁵ Relevant planning applications 16/01813/OUT and 16/02096/OUT

13.4 HPE3 Protection of Local Greenspace

Key Issue HPE3

The community has identified open spaces that it values. Some of these need protecting from development into the future.

Objective

1. To protect and improve identified green spaces to ensure their existence in perpetuity for the benefit of the community and visitors

Policy HPE3 Protection of Local Green Space

Proposals for development which would result in the loss of the identified Local Green Spaces within this plan will not be permitted. The identified areas are:

- i. The Green;
- ii. The Duck Pond;
- iii. Community Park (former Dannatt's Quarry); and
- iv. Community Land between Stone Path development and Hatfield Place.

Justification

13.4.1 Designated Local Green Spaces (LGS) have special significance for the Parish.

13.4.2 The NPPF (Paragraph 102) clearly sets out the criteria for designation of a Local Green Space:



“The Local Green Space designation should only be used where the green space is:



- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.”

Map 13.2 Local Green Spaces

Insert map of designated Local Green Spaces

Table 13.2 Local Green Space

Name Of Local Green Space	Close Proximity To The Community	Demonstrably Special To The Community	Other Characteristics
<p>The Green</p> 	<p>At the junction of Maldon Road and Ulting Road</p> <p>OS Co-ordinates: Easting (x)579975 Northing (y)211322</p>	<p>Open grassed area which gives pleasant aspect on entering the built area of the village from Maldon.</p> <p>Planted with Daffodils in Spring, surrounded by a number of different housing types, some listed (The Brewery), showing how the area has evolved</p>	<p>The Village sign Red telephone box Post box Traditional finger post sign Seating area Small open green area Mature trees New planting</p>
<p>The Duck Pond</p> 	<p>Close to the Strutt Memorial Ground located alongside the access route from Willow Crescent and easily accessible to the whole village</p> <p>OS Co-ordinates: Easting (x)579469 Northing (y)211409</p>	<p>A small, tranquil, wildlife friendly area with a potential for enhancing its benefit to the community.</p> <p>Visiting the ducks has been an enjoyable pastime for families for years.</p>	<p>Has potential as a focus for community based projects, clearing and maintaining the area, pond dipping etc.</p>

<p>Community Land</p> 	<p>Land between the Stone Path Meadow development and Hatfield Place</p> <p><i>Insert OS coordinates</i></p>	<p>Informal public amenity, recreation land. Mature trees and hedgerows. Route of historic pathway to Hatfield Place.</p>	<p>To maintain as meadow. Increase biodiversity.</p>
<p>Community Park</p> 	<p>Old Dannat's Quarry of Wickham Bishops Road</p> <p><i>Insert OS coordinates</i></p>	<p>Ponds formed by previous gravel extraction. Wildlife area.</p>	<p>Potential for recreation, health and wellbeing. Increase biodiversity.</p>

13.5 HPE4 Sport & Recreation Provision

Key Issues HPE4

Protect and expand recreation facilities and spaces for community health and wellbeing.

Protect Strutt Memorial Ground (the Rec) as an open space, allowing for projects that enhance the leisure use/experience of the area to be possible in the future.

Objectives

1. To maintain, improve and develop recreation and sports facilities to meet the diverse recreational needs of an expanding population
2. To protect green, open spaces not covered by the LGS designation
3. To allow for limited buildings to be erected on Strutt Memorial Ground e.g. toilets; changing facilities that will enhance the use of the area for the community

Policy HPE4 Sport and Recreation Provision

- A. Proposals for development which would result in the loss of any recreational facilities will be permitted **only** in circumstances where a replacement facility of equal or enhanced quality will be provided.
- B. The provision of additional sports and recreation facilities will be encouraged in appropriate locations.
- C. The current allotment sites will be protected.
- D. The Community Park and the Community Land will be protected for recreation use.
- E. No building will be allowed on the Strutt Memorial Recreation Ground (the Rec) unless it is to provide for clearly identified and evidenced needs directly associated with recreational use.

Justification

- 13.5.1 The community feels that although there are some good facilities, in particular those identified by BDC and shown on Map 13.4 Green Areas and Recreation (page #). These could be expanded and improved to meet the recreation, health and wellbeing needs of the community in the future. Facilities identified as needed were an outdoor gym, tennis courts, changing facilities and investigating greater use of waterways for recreational purposes.
- 13.5.2 In addition, HPPC secured the Community Park on Wickham Bishops Road in 2019. Improved footpath and cycle access to this and the Keith Bigden Memorial Ground on Wickham Bishops Road is necessary.
- 13.5.3 The Parish Council acquired the Community Land for use as a public open space and recreation ground.
- 13.5.4 The open spaces and associated recreation facilities within the Parish contribute to physical and mental health. It is important for overall wellbeing to maintain areas for both exercise and peaceful relaxation. They also enhance a sense of belonging for individuals.
- 13.5.5 Allotments fulfil both the above criteria as well as providing home grown produce and an enhanced area for nature.
- 13.5.6 It is important to maintain these spaces to meet the diverse recreational needs of an expanding population as well as enhance the biodiversity and rural character of the village.
- 13.5.7 The Strutt Memorial Recreation Ground acts as a “green lung” within the village. It is used extensively for recreational purposes by the community including children and families, joggers and dog walkers providing a safe area in the heart of the village.
- 13.5.8 As the Strutt Memorial Recreation Ground is located next to the Village Hall and is a large area within the centre of the village it is an ideal place for events. It is hoped that in the future more use can be made of this area. It can be both tranquil and vibrant at different times.
- 13.5.9 The Strutt Memorial Ground is owned by HPPC covenanted for use as a public open space and recreation ground in lasting memorial to Edward Gerald Strutt (1937) and the Trinity Memorial Gateway (1949) is to be found on the path leading to Maldon road therefore this area has historic significance. Uses include facilities for exercise, recreation and social activities. The engagement activities identified the need for sports facilities including a tennis court and an outside gym. Changing facilities would also be acceptable.



Map 13.3 Strutt Memorial Recreation Ground

Insert map of the Recreational Ground

Map 13.4 Green Areas & Recreation

Insert map of green areas and recreation

13.6 HPE5 Protection of Landscape Setting

Key Issue HPE5

The community consider a number of views to be important in preserving the rural landscape setting of the village

Objectives

1. To preserve the rural character setting of the village
2. To protect views and open spaces that are valued by the community and form part of the landscape character

Policy HPE5 Protection of Landscape Setting

A. The landscape setting of the village will be protected. Any proposed development should not detract from the key landscape features of the views identified on Map 13.5 Important Views and described in Table 13.3 Important Views showing landscape setting.

B. Development proposals located within an area identified as an important view should demonstrate the impact of the development on the surrounding landscape.

Justification

13.6.1 The engagement process highlighted a desire to protect the rural landscape setting of the built area of the Parish. The Residents Survey asked which views best demonstrated this feature. A photographic competition allowed residents to identify and vote on views taken of the Parish, and a village walkabout helped identify special views for inclusion in this policy along with photographs taken by residents.

13.6.2 The views south and west towards Danbury were noted as being the most aesthetically pleasing. Residents also felt that views to the north and east were important in accentuating the rural feel of the outer Parish around the built areas and that erosion of these by development within the Parish or from neighbouring settlements could threaten the landscape setting in those areas.



Note:

Incorporate conclusions from the review of the Landscape Character Assessment being updated by the Parish Council.



Map 13.5 Important views

Insert updated map of important view




Table 13.3 Important Views showing Landscape Setting

No on Map	Site	Key Features	Value to the Community	Photo
1	From edge of Stonepath Meadow development looking across to Crix and to Baddow Ridge.	The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex).	Edge of Community Land, well documented biodiversity.	
2	From footpath 37 off Church Road leading diagonally to Sportsmans Lane behind the Scout and Guide HQ HPLCA Area 7	The foreground view is open pasture including the Ter valley which is framed by blocks of woodland and hedges associated with the valley slopes and the stream corridor itself Beyond is the view of rural Danbury and Little Baddow Glacial Ridge The Priory, one of the Parish's Grade II* listed properties is visible to the South East	Accessed by many residents every day for recreation, dog walking and access to Nounsley The Scout and Guide HQ is used frequently by residents for events and the car park accommodates recycling facilities	



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<p>3</p>	<p>From footpath 22 off Ulting Road opposite Rose Cottage looking toward Baddow Ridge</p> <p>HPLCA Area 6</p>	<p>The foreground is open arable land that comprises the rural gap between Hatfield Peverel village and the hamlet of Nounsley</p> <p>The mid-ground in the view has a few large ancient oaks</p> <p>The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex)</p> <p>The boundary to the west is the trees and mature shrubs edging the Grade II registered parklands of the historic Hatfield Priory</p>	<p>Accessed regularly by many residents from the footpath. The view is also visible from footpaths 20 and 50</p> <p>An area that the residents wish to preserve to prevent coalescence between the built areas of Hatfield Peverel and Nounsley</p>	
<p>4</p>	<p>From Bovingtons/Ivy Barns looking towards Baddow Ridge</p> <p>HPLCA Area 6</p>	<p>The foreground is grazing meadow</p> <p>The mid ground is of Ivy Barns farms and Nounsley housing</p> <p>The distant view is over the Ter Valley towards the Little Baddow Glacial Ridge (rising to the highest point in Essex)</p> <p>The housing on The Green, Hatfield Peverel is visible to the West</p>	<p>Entrance to the village</p> <p>Rural view seen by many as they enter or leave the built area of the village</p>	



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5	<p>From Gleneagles Way area looking towards Witham</p> <p>HPLCA Area 4</p>	<p>The foreground is open arable farmland with established trees and hedgerow</p> <p>Open fields with several lakes remaining from redundant gravel pits with vegetation around them</p> <p>Line of tall trees</p>	<p>An area that the residents wish to preserve to prevent coalescence with Witham</p> <p>Lakes used for recreational fishing</p>	
6	<p>From the railway footbridge on footpath 40 north of The Vineyards looking across the A12 to Wickham Bishops and south towards Hatfield Peverel</p> <p>HPLCA Area 3</p>	<p>The foreground is open farmland with hedgerow and mature trees bordering the A12</p> <p>Beyond this is a distant view of Wickham Bishops</p> <p>This is the highest point in the village</p>	<p>It is a very popular area for dog walkers who appreciate the views as part of their walk</p> <p>The seasonal changes in the view are of particular merit</p> <p>Confirms rural nature of Parish boundary</p>	
7	<p>From the railway bridge looking towards Terling Hall</p> <p>HPLCA Area 3</p>	<p>Open farmland with a mix of pasture and arable production, fields enclosed by a network of hedgerows and trees along the course of the River Ter, which link with blocks of woodland at the edge of the floodplain</p> <p>Farm buildings.</p> <p>Site of former Arla Dairy now demolished and developed.</p>	<p>View for many from the train and station on their daily commute</p> <p>Rural view on entering or leaving the built area of the village</p>	

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<p>8</p>	<p>From Terling Hall Road looking across to Hatfield Peverel by railway station</p> <p>HPLCA Area 10</p>	<p>The foreground is open arable farmland and countryside.</p> <p>The mid ground is mature trees, hedgerow, farm buildings and cottages</p> <p>The distant view is River Ter valley with trees and rising above them in the distance agricultural fields and the built area of Hatfield Peverel by the railway Station.</p>	<p>Demonstrates the setting of the village in the rural landscape</p>	
<p>9</p>	<p>From footpath 13 near Spitmans Gardens looking to Hatfield Peverel built area across the back of Crix and Hatfield Place</p> <p>HPLCA Area 2</p>	<p>The foreground is arable farmland and countryside</p> <p>The mid ground is woodlands and mature trees The River Ter valley crosses the centre of the view</p> <p>The rear of Crix (Grade II) and Hatfield Place (Grade II*) listed buildings in large parkland can be seen</p> <p>The distant view is fields, trees and housing on the plateau of Hatfield Peverel. The foreground is open arable fields</p>	<p>Important area because of its historic value</p> <p>Used for country pursuits</p>	

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<p>10</p>	<p>From Mowden Hall Lane looking across to Hatfield Peverel and Nounsley</p> <p>HPLCA Area 8</p>	<p>The mid ground is the River Ter Valley and mature trees</p> <p>The distant view is of the built areas, fields and trees of Hatfield Peverel and Nounsley</p>	<p>Demonstrates the setting of the village in the rural landscape</p>	
<p>11</p>	<p>From footpath 20 off Sportsmans Lane looking up towards Hatfield Peverel</p> <p>HPLCA Area 6</p>	<p>The foreground is arable farmland, rising up to the roofline of the built area of Hatfield Peverel</p> <p>The boundary hedge of the Priory is on the north west</p>	<p>The footpath is used daily by residents</p> <p>This area forms the lower part of the gap between Hatfield Peverel and Nounsley</p> <p>Area used by migrating geese in winter</p>	

13.7 HPE6 Flooding and SuDS

Key Issue HPE6

Concern about development on areas prone to flooding. Storm water management areas to be used to enhance the area and encourage wildlife

Objectives

1. To maintain awareness of areas liable to flooding and avoid the risks involved in building there
2. To ensure that Sustainable Drainage Systems (SuDS) are used to improve the area accompanying development
3. To direct development to the lowest areas of flood risk using sequential and exceptions tests and using a risk based approach to ensure development does not exacerbate flooding

Policy HPE6 Flooding and SuDS

- A. Any proposed development should include measures to mitigate against future risk to properties, residents and wildlife from flooding and be located away from areas prone to flooding.
- B. The use of appropriate Sustainable Drainage Systems (SuDS), based on an engineering and ground assessment will be expected on all sites.
- C. Should it be demonstrated that infiltration is not possible then surface water should be discharged to a watercourse or if this is not feasible a sewer with appropriate attenuation and treatment to ensure that flood and pollution risk is not increased.

Justification

13.7.1 There are two rivers that run through the Parish, the Ter and the Chelmer. Both are prone to breaching their banks.

13.7.2 All development proposals need to take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity and geo-diversity of the district.

13.7.3 Map 13.1 Environment and Parish Features (page #) shows the areas in danger of being flooded at the time this document was produced.

13.7.4 Advice should be sought on the most recent assessment of risk from the Environment Agency. Please refer to: www.maps.environmentagency.gov.uk for up to date information.

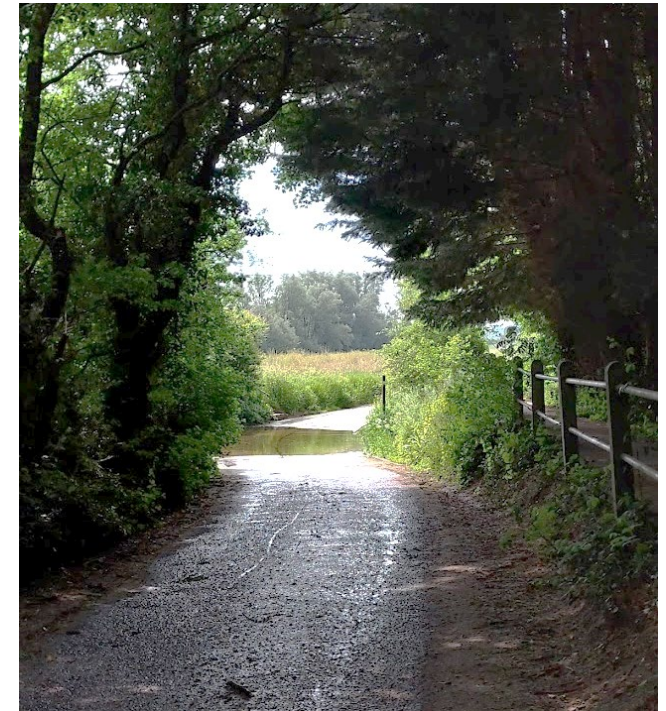
13.7.5 BDC will minimise exposure of people and property to the risks of flooding by following the national guidance laid out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) together with advice from ECC as Lead Local Flood Authority.

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13.7.6 A sustainable drainage system (SuDS) is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. It should be used wherever possible to reduce problems with increased flash flooding after sudden rain, promote groundwater recharge, enhance biodiversity and provide amenity benefit.



SuDS area at Mulberry Green



The Ford, Nounsley

13.8 HPE7 Coalescence Safeguarding Zone

Key Issue HPE7

Concern about the potential for coalescence between the settlements of Hatfield Peverel, Nounsley and Witham.

Objectives

1. To safeguard existing settlements from coalescing
2. To manage the impacts of development on the character and appearance of the Neighbourhood Area

Policy HPE7 Coalescence Safeguarding Zone

- A. The Policies Map identifies the Coalescence Safeguarding Zone. New development proposals within this area will be supported where it can be demonstrated that the development would not detrimentally impact the character of Hatfield Peverel and Nounsley as separate and distinguishable settlements, and will not result in the coalescence of Hatfield Peverel and Nounsley with surrounding settlements including Witham.
- B. New development within the Coalescence Safeguarding Zone will be subject to a comprehensive assessment of the impacts upon the character and appearance of the surrounding area. To enable this, all new development proposals within the Coalescence Safeguarding Zone must include a detailed assessment of:
 - i. the impacts of the development on the character and appearance of the surrounding area, taking into account the design, size and scale of the proposed development;
 - ii. the potential for the development to result in the coalescence of settlements within the Parish and the surrounding area. The assessment should demonstrate how the development will maintain a clear separation and avoid any potential coalescence between settlements within the Parish and adjoining Parishes.
- C. Major new development proposals within the Coalescence Safeguarding Zone should include a visual impact assessment, clearly outlining the impact of development on the character and appearance of the surrounding area, and demonstrating the impact of the development and proposed mitigation measures on views from settlements within the Parish.

Justification

- 13.8.1 The Coalescence Safeguarding Zone Assessment²⁶ assesses the need for additional protection through the HPNDP to prevent the coalescence of Hatfield Peverel with the neighbouring settlements of Nounsley and Witham. The Assessment considers recent development proposals located in the open countryside between the settlements of Hatfield Peverel, Nounsley and Witham and potential impacts arising from these developments. To mitigate the potential for coalescence, the Assessment recommends a Coalescence Safeguarding Zone on land between Hatfield Peverel and Nounsley, and Hatfield Peverel and Witham.
- 13.8.2 The Policies Map (page #) identifies the Coalescence Safeguarding Zone as recommended within the Assessment. The Zone seeks to avoid coalescence between Hatfield Peverel and Nounsley, and Hatfield Peverel and Witham.
- 13.8.3 The Zone covers the areas which would have the greatest impacts on the potential for the coalescence of the settlements to take place from development pressures. The Coalescence Safeguarding Zone follows a clear and defensible boundary along features such as the Great Eastern Main Line, roads, established hedgerows, identified settlement boundaries and the Parish boundary.
- 13.8.4 The policy seeks to manage the impacts of future planning applications on the potential for the coalescence of settlements, and ensure development is appropriately sensitive in design, size and scale.



²⁶ Hatfield Peverel Neighbourhood Plan Coalescence Safeguarding Zone Assessment (November 2021, DAC Planning)

Aerial photo showing the separation between Witham and Hatfield Peverel in 2017

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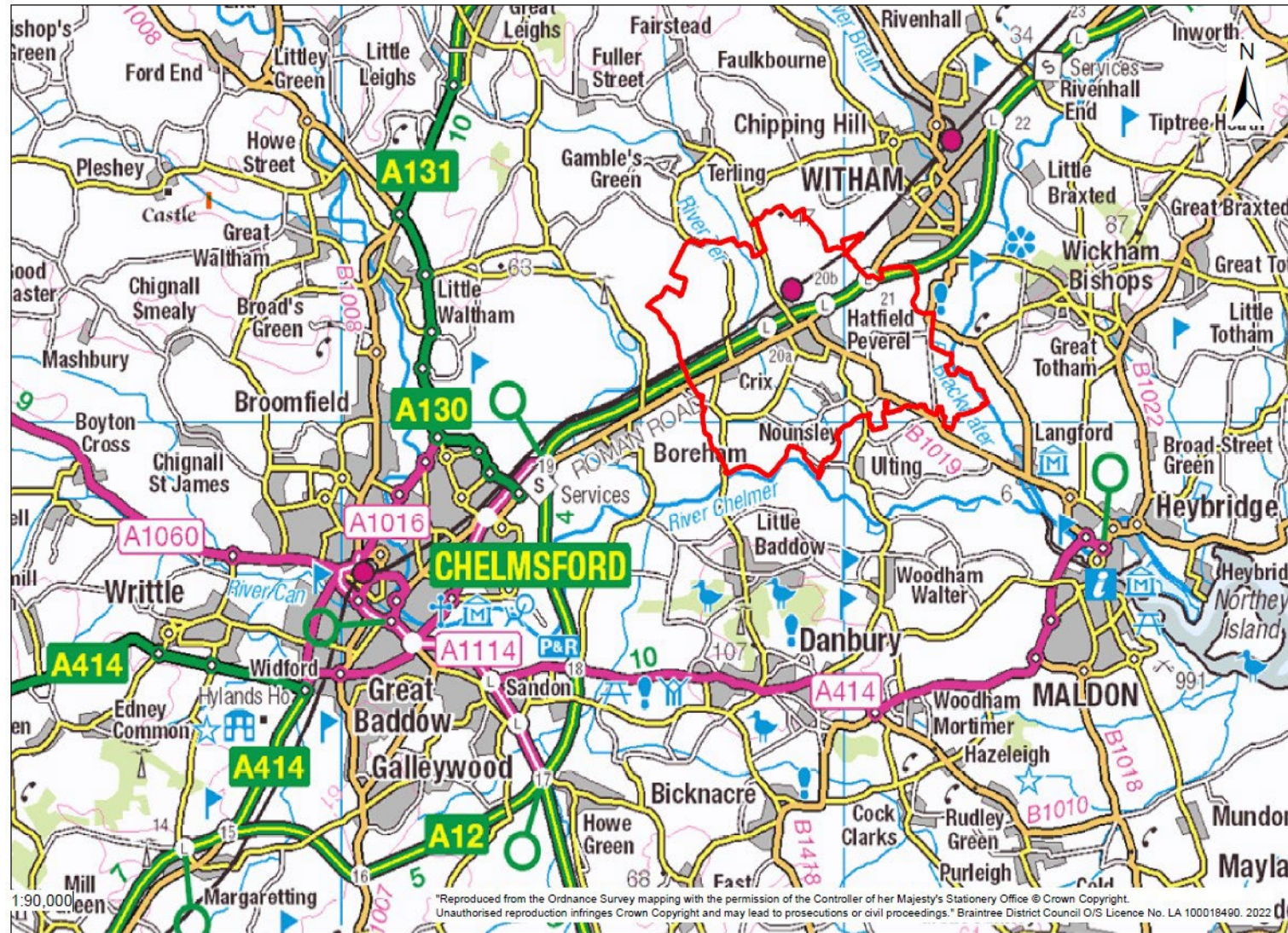
14. Facilities and Infrastructure

- 14.1.1 Facilities and infrastructure enhancements benefit all sections of the community and are of most concern to the residents. Many of these issues cannot be addressed directly by the policies within the Plan but constrain sustainable growth.
- 14.1.2 The most significant transport links for the Parish are provided by the A12 trunk road and the London-Norwich railway line which has a station at Hatfield Peverel. These links give direct access to Chelmsford and onwards to London in one direction and towards Colchester, Ipswich, Norfolk and the coast in the other (see map showing location of Hatfield Peverel and Road network page #).
- 14.1.3 The railway station is both an economic and social asset, as well as being of local historic interest. A significant percentage of the village commute by train (17.7% Hatfield Peverel commuters travel over 40Km to work compared to 11.1% for Essex and 4.9% for England)²⁷. Bus routes serve the Parish with links to Chelmsford, Witham, Colchester and Maldon, providing transport for commuters, school children and the elderly. Local taxi firms also provide a service to residents and a taxi bus service can be booked. For the community to remain sustainable easy access to various modes of transport is required.
- 14.1.4 Hatfield Peverel currently provides access to the A12 to and from Maldon District. The Parish has experienced an increased volume in traffic flow over the last few years as evidenced by ECC highway surveys and counts. Hatfield Peverel is designated by ECC /Highways England as an emergency route when there is a closure of the A12. The government announced a proposal to widen the A12 from Boreham to Marks Tey. The provision of a spur from the proposed new junction 21 could provide for a Maldon Link road bypassing Hatfield Peverel. Improvements to the A12 and the creation of a bypass are considered by residents as important to mitigate traffic problems.
- 14.1.5 There is a perception of speeding within the Parish. Hatfield Peverel had an active Speedwatch group, which operated a Police approved speed camera, together with four Speed Indicator Devices (SIDs) which recorded passing car speeds and has resulted in further action being taken.
- 14.1.6 In addition to being a thoroughfare Hatfield Peverel also has parking problems. Restricted parking on a number of streets, and double yellow lines near junctions, the school and other areas has partially addressed some of the issues. Pavement parking is a problem on Maldon Road and The Street. Hatfield Square car park is the only public parking area in the village centre and is currently limited to 2 hours free parking.

²⁷ Distance Travelled to Work (census 2001, UV35), Travel to Employment Centres Department of Transport 2011 Bus

Map 14.1 Hatfield Peverel & Road Network

Hatfield Peverel and Road Network



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14.1.7 The Parish is proud of its education provision. There are currently three day nurseries that provide after school clubs and early years care. Hatfield Peverel Infant School (4-7 yrs.) and St Andrew's C of E Junior School (7-11yrs) are near capacity and the current sites do not allow for expansion. There is no secondary school within the Parish. Pupils either use public transport, provided buses or private transport to access their allocated or chosen school. Education should not just be considered for the young and the Parish supports adult education provision.

14.1.8 Hatfield Peverel Sidney House Surgery and its partner surgery, The Laurels, in nearby Boreham provide Primary Care services for both villages and the wider area. The surgery has a dispensary which offers a service for residents outside a one-mile radius. Those inside the one-mile radius are able to use the nearby pharmacy in Hadfelda Square. There is a NHS dental practice, which has capacity for new patients but no optician in the Parish. Chiropody services are available. Secondary Care is provided at Broomfield Hospital, Chelmsford. A 'Dial a Ride' service and the Chelmer Valley Park and Ride provide transport links to the hospital. The Parish has an ageing population and growth following development will increase demands on already stretched health care provision. It is very important to the community that these local facilities are protected and enhanced.

14.1.9 Other facilities and organisations in Hatfield Peverel help to create a strong community, for details see 'Appendix 1'. HPPC owns a number of facilities which are held in perpetuity for the benefit of the community. The provision of a vibrant core to the village and the retention of open spaces for recreation help to mitigate the negative effects of isolation (including mental health issues) experienced by all sections of the population. A Map of Hatfield Peverel Amenities can be found below on page #.



Hatfield Peverel Station

Map 14.2 Amenities

Insert amenities map

Key Issues

14.1.10 Planning

- The impact of traffic including vehicle size, volume and speed on the movement of Parish residents is a cause of concern
- Improvements to footpath, cycling and public transport opportunities to access employment, amenities and recreation in order to reduce over-reliance on private cars
- The railway station must be a long term feature of the Parish and the provision of a frequent and reliable service should be a priority. The layout of the main roads through the village has developed from old street patterns with housing very close to the road which reduces pavement width in places, increasing risks to pedestrians and property and restricts expansion
- Commuter parking on residential streets, parking to access healthcare care facilities, and general lack of availability of parking is of concern
- The Parish does not currently have a public electric vehicle charging point
- Provision of local schools, nurseries, surgery and pharmacy in the village is important. Impact of new development will affect their ability to cope
- Lifelong learning opportunities are encouraged within the Parish
- Air quality as a result of infrastructure changes
- A site has been identified for a new Primary School as part of strategic development at Lodge Farm, Witham. The route to the proposed school is alongside the A12 trunk road and is unguarded. School journeys would therefore be likely to involve driving and parking would be an issue
- Hatfield Peverel lies very close to Witham south which is already experiencing significant housing growth. The GP surgery boundary encompasses this area of growth and is at capacity
- The GP surgery was extended in 1994, but due to site limitations cannot be further extended
- Both Hatfield Peverel and Nounsley need to have flexible centres (hubs) to foster social interaction and cater for a wide range of people including a tea room/café, meeting place, events venue and enhanced facilities at the Village Hall
- Concern about the loss of local assets and amenities and the benefits of retaining these for community use (e.g. Sportsmans Arms)
- More sports facilities are needed e.g. outdoor gym
- Many of the issues raised by the community are important and can be resolved through the use of developer contributions - financial or direct provision

14.1.11 Non-Planning

- Motorists do not observe the speed limits and fail to stop at the zebra and school crossings
- The slip road on to the A12 towards Witham is hazardous because of the road layout and speed of traffic
- High level of noise and air pollution from the A12 could increase with the proposed 3-lane improvements
- HGV movements cause traffic problems, congestion, road damage due to the size of the vehicles and air pollution
- The current car parking facility at the railway station is considered too expensive and consequently this leads to increased on road parking in some local residential streets

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- The bus services are inadequate to meet the needs of the community, especially the more rural areas. There is no bus service running in tandem with the railway timetable
- A considerable number of children in the Infant and Junior Schools are from outside the village although relocating them is unlikely to provide sufficient places to accommodate the residents of Hatfield Peverel and Nounsley due to extensive the development of housing
- Parking in the vicinity of the school is a problem. There is only limited on-site parking for staff members
- Travel out of the area to secondary schools is by car, bus or train. Public transport costs are of concern
- Expansion of neighbouring towns and villages may impact on Hatfield Peverel children when they come to apply for secondary places because the Parish is not in a priority school catchment
- NHS funding reduction is an issue for the GPs and the staffing levels needed to support the surgery services required in this community
- The existing GP surgery will struggle to cater for any further population growth as the patient list is now operating at full capacity. The closure of a GP walk-in service in nearby Springfield has exacerbated the situation
- There can be a long wait for an appointment with a specific doctor due to the way the surgery operates its appointment system
- Residents of Nounsley using public transport to access the village GP surgery or neighbouring towns for the opticians are limited to a bus service operating every two hours
- The Village Hall is an important facility that needs on-going investment and community support. Its use should be continuously reviewed and creative ideas for future development to ensure sustainability e.g. relocating the library, café/ tea room, public toilets
- The Sportsmans Arms, Nounsley, has historically been a valuable resource and was protected as an Asset of Community Value but this has lapsed. It has been identified as a Non Designated Heritage Asset in a planning application. This could be an important hub and community centre for the future which would have to be replaced with an alternate site if proposed for residential development
- There are a large number of cyclists in the village and it would be good to encourage a club/group to form
- The village would benefit from having a public toilet especially near the Rec



Dentist



Doctor



Library

Key Issue FI1

The impact of traffic including vehicle size, volume and speed on the movement of Parish residents is a cause of concern. Improvements to footpath, cycling and public transport opportunities to access employment, amenities and recreation in order to reduce over-reliance on private cars.

Objectives

1. To support, promote and encourage alternative travel options
2. To encourage more sustainable modes of transport, by improved connectivity, providing links to public transport and better walk and cycle infrastructure (including safe storage)
3. To ensure that routes to schools are safe for families
4. To reduce traffic and parking issues
5. To ensure streets are designed to be places rather than just corridors for traffic
6. To manage and mitigate adverse effects of development on the roads of the Parish
7. To maintain/increase the network of footpaths, cycle paths and bridleways

Policy FI1 Transport and Access

- A. Development proposals must be supported by a Transport Statement or Assessment which must reference ECC Development Management Policies (2011)²⁸, and in particular Policy DM13, which specifies the thresholds (Appendix B) when such statements will be required.
- B. New development must provide appropriate safe pedestrian and cycle routes to public transport hubs e.g. bus stops and the railway station and recreational, educational and retail facilities. Where possible these routes should link to other local and national networks. Safe links from Maldon Road to Keith Bigden Memorial Ground and Bury Lane to the station are required. Safe and direct convenient pedestrian and cycle links from Hatfield Peverel to Lodge Farm, Witham are required.
- C. Access for all should be the standard. Where possible, shared use cycle ways/footpaths should be provided. The needs of those with mobility problems and visual impairment should be considered e.g. Dropped kerbs, textured surfaces. This will also meet the needs of people with pushchairs.
- D. Developments will be required to implement 'shared spaces' or 'living streets' to reduce both the speed and dominance of motorised transport,

²⁸ Development Management Policies, Essex County Council, 2011

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by removing unnecessary street furniture/road markings, introducing specific materials and a speed limit of 20 mph. Church Road from The Street to De Vere Close and New Road are seen as suiting shared spaces.

E. Support will be given to proposals where there is an acceptable impact on the local road network including the management of vehicular movements on the surrounding road network to prevent congestion and damage to road surfaces and verges.

F. Support will be given to proposals that improve and extend the existing footpath network and create a cycle path and bridleway network, allowing greater access to housing, village centres, green spaces and the open countryside. Proposals that include appropriately designed and surfaced footpaths through landscaped and open areas will be supported. Where revisions to existing rights of way are necessary to accommodate planned development, alternative routes should seek to avoid the use of estate roads for the purpose wherever possible.

G. The loss of existing footpaths and cycle paths will be resisted.



A12 looking towards Witham



Cycle Storage at Station

Justification

- 14.2.1 Traffic flows through the village in peak hours are consistently high. Development within the Parish needs to avoid increasing local traffic. Highways England consultation on the A12 widening²⁹ shows main junctions along The Street are unable to meet demand at peak times. The reliance on cars and the restrictive street pattern in the village creates a need for alternatives to private car use to be provided. Partnership working to ensure safety, reduce pollution from queuing cars and create free flow of traffic is required. There is only one cycle route (along the A12) and no bridleways in the Parish. This policy aims to encourage a reduction in car use and increase the use of bus and train services which the community would like to see maintained and enhanced.
- 14.2.2 Public Rights of Way (PROW), footpaths, bridleways and quiet lanes will be protected and maintained by ECC as the highway authority. Any amendment to an existing or provision of a new PROW will be advertised, and the Parish Council will provide comments accordingly.
- 14.2.3 Various footpaths that lead to the surrounding countryside are highly valued and used frequently by residents. When asked to rank the importance of the different open spaces, the local footpaths came third highest. ECC has stated that they consider the footpaths to be protected.
- 14.2.4 It is essential we make our streets safer and more welcoming. Being able to walk and cycle safely improves the quality of life and fitness of the whole community. Access for all standards will ensure people with disabilities are able to mobilise within the community. Through designing 'shared spaces' users will feel that, taking due care, they can move through a space freely and with confidence.
- 14.2.5 Encouraging families to walk to school through the enhancement and proper maintenance of existing walking routes and the creation of appropriate paths from any new development site will reduce some of the parking issues around the schools. This can be encouraged through the preparation of a school Travel Plan. The ECC's Statement of Education Policy August 2015 states the legal definition of an available walking route is a route along which, accompanied as necessary, a child can walk with reasonable safety to school. A parent has a right to challenge the availability of such a route.



Multiuse path alongside A12 towards Witham

²⁹ https://highwaysengland.citizenspace.com/he/a12-chelmsford-to-a120-wideningscheme/supporting_documents/A12%20Chelmsford%20to%20A120%20Options%20Assessment%20Report%20OAR.pdf

14.3 FI2 Parking

Key Issue FI2

Commuter parking on residential streets, parking to access healthcare care facilities, and general lack of availability of parking is of concern. The Parish does not currently have a public electric vehicle charging point

Objectives

1. To retain and increase public parking areas in the village particularly in the vicinity of important community facilities
2. To ensure adequate parking is provided within the site perimeter for all new developments
3. To discourage on-street parking by commuters within residential development by providing adequate affordable parking for the railway station
4. To maintain free flow of traffic
5. To provide charging facilities for electric vehicles
6. To provide for the anticipated increase use of eco-friendly vehicles

Policy FI2 Parking

- A. Development will be required to provide vehicular and cycle parking in accordance with the current adopted Essex County Council Parking Standards³⁰ and the Hatfield Peverel Design Guidelines and Codes³¹.
- B. Residential parking
 - i. Off street parking for each dwelling with provision for deliveries and services, guests, healthcare personnel e.g. patient transport pick up/drop off and other transient visitors.
 - ii. Where garages are provided they must be designed to reflect the style of the house they serve and set back from the street frontage.
- C. General Parking
 - i. Development proposals will be supported where satisfactory access and egress arrangements, vehicular parking and covered, secure cycle parking provision can be provided.

³⁰ Parking Standards, Essex County Council, 2009, or subsequent replacement documents.

³¹ Hatfield Peverel Design Guidelines and Codes, AECOM, 2022, or subsequent replacement documents.

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- ii. Opportunities to provide public car parking near community services should be identified when development proposals are considered. Any new public parking areas should provide secure covered cycle bays or storage. Increased secure cycle parking will be provided at local amenities e.g. school and station to meet demand, encouraging residents to use cycles instead of cars.
- iii. Any existing public parking area e.g. Railway Station, Hadfelda Square will be retained unless an equivalent or improved facility is provided nearby.
- iv. Proposals that improve parking facilities enhancing safe and suitable access to the train station will be supported.

Justification

- 14.3.1 BDC have adopted the Essex Parking Standards (in the process of being updated) which are considered to be acceptable for new developments within the Parish at the time of writing.
- 14.3.2 Adequate parking provision including visitor/delivery spaces within the perimeter of all new housing is considered to be an essential requirement to prevent vehicles impacting surrounding roads with overflow parking. New developments need to address the full range of vehicle movements required including: emergency services, refuse collections, delivery services.
- 14.3.3 Residents report high volume of commuter parking in residential streets. There is a desire to find solutions to this problem through planning or non-planning measures. There are also parking issues around healthcare facilities. Staff and patients have reported that they frequently find it difficult to park within the vicinity of the surgery as parking was restricted nearby due to commuter parking. Parking on pavements has been reported, preventing access for people with mobility problems, visual impairments and pushchairs.
- 14.3.4 High traffic flow and demand for parking at certain times of the day has been highlighted through community engagement. The Street and Maldon Road are both narrow roads with limited parking places for shops and businesses. On street parking blockages create safety and traffic flow issues.
- 14.3.5 The rise in electric car ownership has nationally which gives rise to the need for charging points for hybrid or all electric vehicles.



Station Car Park

Key Issue F13

Provision of local schools, nurseries, surgery and pharmacy in the village is important. Impact of new development will affect their ability to cope. Lifelong learning opportunities are encouraged within the Parish.

Objectives

1. To facilitate sustainable schooling provision which can provide places for all early years and primary age children within the Parish
2. To promote education facilities for all ages
3. To support and promote the provision of health care facilities in the Parish
4. To encourage facilities for promotion of mental health

Policy F13 Education and Health Infrastructure

- A. New development will only be permitted where it can demonstrate that there is sufficient appropriate education capacity to support the development or that such capacity within the catchment area will be delivered by the development.
- B. The provision of education facilities for all ages within the Parish will be encouraged in appropriate locations.
- C. Development proposals supporting improvements to local healthcare services and facilities will be encouraged.
- D. The provision of new physical and mental healthcare services and facilities within the Parish will be encouraged in appropriate locations.
- E. Loss or degradation of education or healthcare services and facilities will be resisted.

Justification

14.4.1 Sustainable schooling should provide places for all Early Years and Primary age children within the Parish. Where children have to be transported from outside the area to a local school and vice versa there is a potential impact on traffic congestion, the environment, health, safety and wellbeing. Various factors mean that a number of children come from further afield to local schools leading to children within the Parish being unable to take up places. Further development will increase the need for school places. At present ECC have said that they have no plans to expand local schools within the Parish. The possible move to Academy or

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other similar status during the plan period may provide an opportunity for reviewing the options to increase capacity which could include development. The current sites have limited space for expansion. Lifelong learning can be delivered in many different ways and provides a useful social function promoting wellbeing and mental health. It can also assist with change of employment direction and other lifestyle changes. Provision for lifelong learning is supported.

14.4.2 Healthcare facilities e.g. surgery, pharmacy and dentist are of importance to residents. It is strongly desired that the current levels of service are maintained and improved. The impact of an ageing population and housing development will require management to avoid diminishing the service.

14.4.3 The redevelopment of existing education and health sites to increase capacity is supported. Relocation of existing provision to an alternative site in the Parish is supported provided it is in place before redevelopment of the existing site takes place and is within the centre of the village.

14.4.4 Over the Plan period there is the potential for significant change in the provision and funding of education and healthcare facilities. This policy seeks to ensure that positive benefits from these changes are achieved for the residents of the Parish.



Hatfield Peverel Infants School and St Andrews Junior School

14.5 FI4 Retention of Assets of Community Value

Key Issue FI4

Concern about the loss of local assets and amenities and the benefits of retaining these for community use.

Objective

1. To support Assets of Community Value (ACV) being identified, retained and operated by or on behalf of the community

Policy FI4 Retention of Assets of Community Value

- A. Proposals that will result in the loss of, or substantial harm to, an ACV will be strongly resisted.
- B. Loss of an ACV will only be permitted when there is no longer a need for that facility or a replacement facility of equal or enhanced quality is available or can be provided as part of any scheme.

Justification

“Under the Localism legislation, voluntary and community organisations and parish councils can nominate an asset to be included in a ‘list of assets of community value’. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period.”³²

14.5.1 There is strong community support to safeguard village assets. The Parish is fortunate to have a number of assets but only the Sportsmans Arms, in Nounsley, was listed as an ACV with BDC but it has lapsed and it was supported by an active local group seeking to bring it back into use to provide a community hub. It was identified by Place Services as a NDHA (Non Designated Heritage Asset) in 2020 as the result of a planning application. The NPPF confirms that the planning system

³² Locality Quick Guide to the Community Right to Bid <http://locality.org.uk/wp-content/uploads/Right-to-Bid-a-quick-guide.pdf>

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plays an important role in facilitating social interaction and the importance of planning positively for the provision and use of shared space including community facilities and services.

- 14.5.2 Other sites/buildings suitable for inclusion on the list of ACVs within the Parish will continue to be considered by the Parish Council throughout the Plan period. The community are encouraged to nominate buildings or land that are considered important to social wellbeing as ACV's accepting that such assets will require community support and funding if they become at risk in the future and are to be retained. The benefit of listing community assets is that it effectively stops the clock on the sale of assets to allow community groups to make a bid to purchase the asset and so preserve its social value. Such assets may be for instance the local shop, library, pub, church buildings, heritage building or open space.



The Sportsmans Arms before closure

Designated as ACV (now lapsed)

14.6 F15 Developer Contribution

Key Issue F15

Many of the issues raised by the community are important and can be resolved through the use of developer contributions - financial or direct provision.

Objective

1. To ensure that where there is support available as the result of a developer contribution - financial or in kind (Section 106 Agreement/Community Infrastructure Levy (CIL)) or successor it is used for the greatest benefit of the Parish

Policy F15 Developer Contribution

- A. Where appropriate, development proposals will be required to make a proportionate contribution towards the provision of relevant infrastructure in the Parish, including specific infrastructure projects identified in Table 14.1, and avoidance and mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- 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.
- C. New development in the Parish should, where appropriate and subject to the requirements of CIL Regulation 122, contribute towards the infrastructure projects listed within Table 14.1. Development proposals which do not provide contributions as set out within Table 14.1 will be required to demonstrate one or more of the following:
 - that contributions are not required in accordance with CIL Regulation 122;
 - that the provision of the contribution will render the site financially unviable, demonstrated through an open book viability assessment;
 - that the infrastructure will be funded and delivered through other means.

Justification

14.6.1 Developers will be expected to contribute towards new and existing infrastructure in the area to mitigate the impacts of new developments. Developer contributions will be provided through Section 106 agreements with Braintree District Council and Essex County Council, where applicable.

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- 14.6.2 New development proposals will be expected to demonstrate the impact of the proposals on infrastructure in the local area, including impact on traffic volumes, noise pollution and air quality. They will be required to outline how appropriate infrastructure improvements can be implemented to mitigate the identified impacts.
- 14.6.3 Contributions secured as a result of new development shall be prioritised towards the delivery of targeted community objectives wherever possible. It is acknowledged that not all new developments will be able to contribute towards infrastructure needs in the Parish due to the financial viability considerations, the particular infrastructure needs of the proposal, and the restrictions of the CIL Regulations³³. New housing development will put additional demands on services such as healthcare and education, community facilities, utilities and infrastructure. To mitigate these demands, developer contributions will be sought to ensure the Parish is a thriving sustainable community. Contributions are in proportion to the scale of development. The requirements of the community will change over the Plan period. A list of varying scaled projects has been identified and is kept up to date and reviewed by the Parish Council which can be found on the Parish Council website. Development contributions for use by the Parish should be used to implement items from this list as prioritised by the Parish Council.
- 14.6.4 The appropriate contributions to be provided by a developer will vary depending on the type, location, and financial viability of the development. To assist developers and decision-makers in considering infrastructure needs in the Parish, Table 14.1 below outlines local infrastructure projects which are required in the Parish to support existing residents and future new development in the Parish.

³³ CIL Regulation 122 states that a development contribution (S106 planning obligation) must be: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.



Cemetery Fencing



Play Equipment

Table 14.1 Local infrastructure projects required to support both existing residents and future development in the area

Insert a list of local infrastructure projects which could benefit from developer contributions. One project proposed at the workshop was 'Improvements to the Village Hall'.

14.6.5 The BDC Open Spaces Action Plan sets out a list of outline proposals for the provision and enhancement of spaces within the Parish, which enables BDC to demonstrate where financial contributions from developments under their Open Spaces Supplementary Planning Document will be spent. These open spaces are enjoyed by the community who wish to see them retained and improved. The Parish Council input in the periodic review of the Open Space Action Plan.

14.6.6 Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy³⁴ (RAMS) has been prepared on behalf of all Essex local authorities to identify where recreational disturbance of European Sites³⁵ is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of mitigation measures. New development proposals in this area will be required to contribute towards measures relating to 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.

³⁴ Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document, May 2020, Place Services

³⁵ European Sites refers to designated Special Areas of Conservation and Special Protection Areas.

15. Housing

Housing needs and requirements for Hatfield Peverel

- 15.1.1 BDC has provided an indicative housing requirement of between 492 to 656 homes up to 2038 for Hatfield Peverel. The emerging BDC Local Plan allocates five sites for development in the Parish: HATF608, HATF313, HATF314, HATF630 and HATF317, which have planning permissions for 481 dwellings (see Map 15.1 on page #). Alongside other recent approvals for residential development, new development proposals in the Parish will exceed the identified local housing requirement and contribute significantly to the needs of the District.
- 15.1.2 A Housing Needs Assessment (HNA) was produced in 2021 to inform the Hatfield Peverel Neighbourhood Plan. The HNA is the starting point for the site allocations process by identifying the level of housing demand in the area. As of 2021, 485 dwellings were under construction or permitted between 2021-2026. The HNA determined if this current build out rate persists, development in Hatfield Peverel will surpass the indicative housing target. Since 2017³⁶, in excess of a combined total of 618 dwellings have been approved for development in the Parish.
- 15.1.3 The latest Housing Delivery Test (HDT) results were published in January 2022. The new results (which include an allowance for the impact of the Covid-19 pandemic) confirmed that Braintree District achieved 125% supply against its target, and therefore the usual 5% buffer can be maintained. The Council's five year housing land supply (FYHLS) position was considered at an appeal in January 2022³⁷, where it was concluded that housing /delivery in the area between 2021-2026 would be in excess of the 5,352 dwelling requirement. As of January 2022, the Council could therefore demonstrate 5.1 years of housing land supply.
- 15.1.4 BDC's FYHLS position does not include emerging Local Plan site allocations without planning permission or a resolution to grant planning permission. Following the adoption of the Local Plan, greater weight can be applied to the consideration of Local Plan site allocations within the Council's FYHLS where there is evidence that there is a realistic prospect that the housing will be delivered on the site within five years. The adoption of the Local Plan will therefore further increase BDC's housing land supply position.

The need for policies and allocations to meet the housing requirement

- 15.1.5 In light of the evidence set out in the HNA, the extent of Local Plan site allocations and planning permissions in Hatfield Peverel, and BDC's current FYHLS position, there is no need for this NDP update to allocate further sites for residential development in Hatfield Peverel to meet the identified local housing requirement. NDP Policy HPB1 positively supports the development of sites allocated in the Local Plan and with extant planning permission, ensuring development can take place in the area to meet the identified housing requirement.

³⁶ The draft Braintree District Local Plan was submitted in 2017.

³⁷ Appeal Reference: APP/Z1510/W/21/3281232. See paragraph 54 of the Inspectors report.

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15.1.6 Through this approach, and in accordance with the conclusions of the recent High Court Judgement *Thurston Parish Council v Mid Suffolk District Council* from 18th February 2022 (see further details below), this NDP update has a sufficiently positive strategy towards supporting growth in the area to ensure that, where necessary in the future, the requirements of NPPF paragraph 14(b)³⁸ have been sufficiently met without the need to allocate additional new development sites within the Plan.

Case study: High Court Judgement Thurston Parish Council v Mid Suffolk District Council (ref: EWHC 352), 18th February 2022

The court granted permission to Thurston Parish Council to apply for judicial review of outline planning permission by Mid Suffolk District Council for the development of up to 210 dwellings on land to the south of Beyton Road, Thurston, Suffolk. Under Ground 2 of the challenge, the Parish Council contended that the District Council Committee was given misleading advice by Council Officers relating to paragraph 14(b) of the NPPF and the application of the tilted balance in a case in which granting planning permission for a housing development would be in conflict with the neighbourhood plan. In the determination of the application, the District Council considered that paragraph 11(d) applied because the neighbourhood plan did not include site allocations as required in paragraph 14(b).

The court considered that it was not necessary for the Thurston NDP to include additional site allocations in order to meet the requirements of NPPF paragraph 14(b), as the neighbourhood plan policies and spatial strategies built on the existing pipeline of sites expected to be delivered in the early years of the emerging draft Babergh and Mid Suffolk Joint Local Plan 2018-2036. Therefore, the court concluded that the Thurston NDP was sufficiently positive to fulfil the requirements of paragraph 14(b) of the NPPF.

While paragraph 97 of the PPG states that ‘policies and allocations within other development plan documents, for example strategic site allocations or windfall development set out in a local plan or spatial development strategy, will not meet criterion 14b of the National Planning Policy Framework’³⁹, the High Court decision concluded that the guidance in the PPG did not apply where it was clear that a Neighbourhood Plan is

³⁸ NPPF paragraph 14(b) requires a neighbourhood plan to ‘contain policies and allocations to meet its housing requirement’.

³⁹ Paragraph: 097 Reference ID: 41-097-20190509

positively supporting Local Plan allocations which will sufficiently provide for the local housing requirement.

Housing in Hatfield Peverel

- 15.1.7 The HNA assessed the dwelling mix in the Parish and found over half are detached and semi-detached (35% detached, 28% semi-detached), 18% are bungalows, and a near even split between flats (8.5%) and terraced houses (9.5%). The assessment also found that 25% of dwellings are 4 bed, 40% 3 bed, 30% 2 bed and 5% 1 bed. With 69% of dwellings occupied by family households and 26% by single person households, the HNA identified a need for 3 bedroom dwellings. In regards to occupancy, 81% of dwellings are under-occupied, with 85% of those aged 65 and over under-occupying their home. Population growth among the 65 and over age group is predicted to grow by 69% over the plan period.
- 15.1.8 In terms of affordable housing, the HNA recommends the delivery of 142 affordable homes over the Plan period, composed of 10% rented and 90% ownership, to meet identified need in Hatfield Peverel. In terms of the quantum of affordable housing, the recommendations of the HNA will be met in the Parish through the delivery of the Local Plan housing allocations.
- 15.1.9 The community has identified that there is a need for more options for the older population to downsize into bungalows or ground floor accommodation and starter homes for the younger population of the Parish. It is recognised that the provision of affordable housing is primarily achieved through a mix of housing types on larger sites. Meeting these housing requirements within the Parish will help stem the trend of outward migration, enhance the local economy and keep facilities in use. A thriving community relies upon a mix of ages and skills to be sustainable, with exchange of experience and knowledge.
- 15.1.10 Hatfield Peverel was not identified in the Braintree District Council Core Strategy 2011 as a growth area unlike the settlement of Witham, whose development to the south west brings Witham closer to Hatfield Peverel.
- 15.1.11 National Policy supports development of brownfield over greenfield sites. Brownfield sites identified within the Parish are: land adjacent to the Co-op Store on The Street (formerly Cowards Garage) and the former Arla site. During the engagement and consultation process the community has shown support for the redevelopment of the former Arla site for mixed use. The site is now under development for residential purposes. The land adjacent to the Co-op Store had planning permission granted for 9 dwellings on 18 August 2016.
- 15.1.12 Any policy compliant development on sites not allocated in BDC's emerging Local Plan should be small scale, where the size of the development should be in keeping with the small semi-rural character and appearance of the Parish.

Map 15.1 Braintree District Council - Site allocations Proposal Dec 16

Insert map of BDC site allocation

Housing Key Issues

15.1.13 Planning

- Family members are unable to move locally due to the gap between house prices and income
- Accessibility/inclusiveness should be actively promoted e.g. flats or apartments built in the area should have lifts to cater for those with mobility difficulties, buggies or heavy shopping
- There is a shortage of suitable housing for the ageing population which leads to under occupancy, older residents living in unsuitable homes and the local market becoming stagnant
- There is a need for bungalows in the Parish to support independent living for residents with a disability or for downsizing from larger family homes
- Easy access to local amenities is important to the ageing population
- The lack of affordable housing (see Glossary) in the Parish is resulting in younger people having to live with parents or move out of the area
- Residents are concerned that there is trend to smaller gardens and private areas leading to increased density of building and decreased amenity which is not in keeping with the village character
- Residents want to continue to live in and move around the Parish safely

15.1.14 Non-Planning

- There is a need for property to rent at affordable prices to avoid people having to move away
- The split between rented and intermediate for the affordable housing in the Parish is set too low to take account of the apparent limited capacity to secure lending
-



The Street



Mulberry Green

15.2 HO1 Housing Mix and Type

Key Issue HO1

There is a shortage of suitable housing for the ageing population which leads to under occupancy, older residents living in unsuitable homes and the local market becoming stagnant.

Objectives

1. To provide housing that enables owner occupiers to downsize to smaller, easily managed properties, near to services and facilities enabling independent living
2. To provide accessible and adaptable homes suitable for changing needs and lifestyles

Policy HO1 Housing Mix and Type

- A. New residential developments will be considered appropriate if they can demonstrate that the following have been addressed within the proposal:
- Provision of a mix of housing types for a socially inclusive community
 - Density of development must have regard to that within the immediate and surrounding area. Where there may be an impact on the natural environment a lower density may be considered acceptable or a higher density where the design is both innovative and of a high standard and in a highly sustainable location
- B. The provision of older peoples housing within new development proposals will be supported. Proposals for retirement housing, which may include bungalows, should:
- Have regard to the accessibility of the site to public transport and to local communal facilities, shops and services;
 - Respect the character of the area;
 - Protect the amenity of neighbouring residents;
 - Provide appropriate landscaping to include outside amenity area(s); and
 - Provide unobstructed safe footways within the development for the use of mobility scooters and wheelchairs.
- C. The changing needs and lifestyles of the population should be considered, building to the Lifetime Homes Standard in accordance with current national guidance:
- On developments of 10 or more mixed housing types, at least 1 wheelchair unit will be provided per 10 dwellings. (e.g. 27 dwellings = 2 units).

Justification

- 15.2.1 The effects of changing needs and lifestyles can be mitigated through good initial property design ensuring adaptations are easily accommodated. Lifetime Homes give clear guidance to meet these requirements. The Lifetime Homes Standard promotes the design of accessible and adaptable dwellings for all. The standards include criteria for inclusive design in regard to access to housing and adequate space within and between rooms.
- 15.2.2 Older people need a variety of options to enable them to live full lives within the community and encourage downsizing. Well-designed houses and environment will improve their independence and accessibility to the wider community. Developments need to be in the right location: near shops, services and transport links. Limited downsizing opportunities keeps larger properties out of the market. This makes it difficult for people to meet changing requirements at different life stages. Our community wishes new developments to provide a number of bungalows allowing our ageing population to stay locally where families, social connections and familiar facilities exist.
- 15.2.3 Due to high under-occupancy levels, particularly among older age groups, the HNA identified the opportunity for larger dwellings to be freed as residents 65 and over downsize to smaller properties. However, the lack of suitable properties means that older residents or those with a disability have no option other than to stay in larger family homes or move out of the Parish. This is compounded by a projected increase in households with a reference person aged 65 or over⁴⁰.
- 15.2.4 Community Housing figures⁴¹ show there are just 12 specialist older person and 13 one bed bungalow housing association homes in the Parish. Small bungalows rarely appear for sale on the open market and are often subjected to redevelopment to two storeys. The HNA identifies a future need for specialist housing between 133 to 165 units during the Plan period, 38 of which are housing with care and 95 as sheltered housing.
- 15.2.5 Engagement results showed a desire for 2 or 3 bed bungalows with generous living space as a practical replacement for their 3 to 5 bedroom house. Families staying together within the Parish enables them to share caring responsibilities for both young and older members, helping to preserve communities.

“If communities are to work for today’s and tomorrow’s older populations, planners must focus on how we can ensure that our communities are places that deliver much more than the basics.”
(David Sinclair and Jessica Watson ‘Making our Communities Ready for Ageing - a call to action’ 2014).”

- 15.2.6 Planning Practice Guidance states that “the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing”⁴². Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish. Supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that

⁴⁰ Hatfield Peverel Housing Needs Assessment, July 2021, AECOM.

⁴¹ https://www.braintree.gov.uk/housingstatnav/downloads/file/325/Hatfield%20Peverel%20kehousing_needs_stastics_2015

⁴² Planning Practice Guidance Paragraph: 001 Reference ID: 63-001-20190626

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are under occupied. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.

15.2.7 There is an identified need for affordable housing in Hatfield Peverel, with an expected rate of 8.6 households per annum over the NDP period who may be interested in affordable home ownership⁴³. The recommended tenure mix in the Housing Needs Assessment for 90% rented and 10% ownership conforms with the adopted and emerging BDC Local Plan.



Hatfield Grove



Bungalow Stonepath Drive

⁴³ Hatfield Peverel Housing Needs Assessment, July 2021, AECOM.

16. Design

- 16.1.1 The design policy seeks to ensure the delivery of high quality, sustainable and well-designed new development which enhances the existing character of the Parish. The policy encourages development which reflects the surrounding built environment and incorporates sustainable design solutions.
- 16.1.2 The Hatfield Peverel and Nounsley Character Assessment (2016)⁴⁴ gives a detailed study of the landscape in and around the Parish and supports policies within the Plan. The Hatfield Peverel Design Guidelines and Codes⁴⁵ provides a comprehensive analysis of the built and natural environment in Hatfield Peverel and sets out design guidelines for future development in the Parish. These two studies document the unique character of the Parish, and consider character areas, important views, architectural styles and materials.
- 16.1.3 High quality design can contribute to a strong sense of place. This can be achieved with design that reflects and enhances local character with the use of local materials and design features sensitive to the surrounding historic character. Hatfield Peverel has various Grade II* and Grade II Listed Buildings located along Maldon Road, The Street and in Nounsley. Remnants of the architectural styles and building materials such as timber framing with pastel coloured render, red brick and red clay roofing tiles can be seen on the older buildings within the Parish. The 1970s saw an increase in residential development in the Parish of mixed design. Nounsley has its own more rural identity.
- 16.1.4 Good quality design is essential for creating and maintaining safe environments and promoting healthy lifestyles. Well-designed communities can promote healthier lifestyles with appropriate layouts by encouraging walking and cycling, and providing access to a private garden, green infrastructure and local amenities. Additionally, well-designed layouts create a strong sense of place and promote social interaction, important for maintaining safe environments.

The NPPF (para 92) states that planning policies should create safe and accessible environments where “crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”.

Key Issues

16.1.5 Planning:

- Concern that new developments would detract from the rural nature of the Parish. Smaller, creatively designed developments, with less impact are preferred over larger sites
- Concern that there is a trend to smaller gardens and private areas leading to increased density of building and decreased amenity.
- Residents want to continue to live in and move around the Parish safely.

⁴⁴ Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne & Johnson, Chris, 2016

⁴⁵ Hatfield Peverel Design Guidelines and Codes, AECOM, 2022, or subsequent replacement design related documents.

Key Issue DE1

Concern that new development would detract from the rural nature of the Parish. Smaller, creatively designed developments, with less impact are preferred over larger sites.

Objectives

1. To ensure the development of new homes or extension of existing developments adds to or maintains the rural nature of the Parish
2. To create safe, well designed and easily accessible places to live
3. To prevent over development of an area affecting the environment of the village and the wellbeing of the residents

Policy DE1 Design

- A. All new development proposals in the area should have regard to the Hatfield Peverel Design Guidelines and Codes⁴⁶, the Hatfield Peverel and Nounsley Character Assessment⁴⁷, Building for a Healthy Life⁴⁸ and the Essex Design Guide⁴⁹.
- B. New development proposals will be supported which demonstrate the following:
 - i. Layout, height and overall elevation design should be in harmony with the character and appearance of the surrounding area, including views into and out of the site. Materials should reflect the development's context.
 - ii. Innovation to achieve low carbon sustainable design that meets the BREEAM Home Quality Mark Standard Excellent where viable.
 - iii. New development will be encouraged to adopt a 'fabric first' approach to reduce energy demand and provide energy in the most cost effective way by maximising the energy performance of the materials and components of the building.
 - iv. The use of high quality surface materials are expected in order to help with marking out parking areas and shared spaces.
 - v. The provision of a well-designed landscaping scheme to soften the impact of the development, provide new wildlife habitats and enable cohesion with the existing settlements.
 - vi. Careful consideration should be given to the materials used in marking boundaries on those plots bordering the public realm for visual appearance, safety

⁴⁶ Hatfield Peverel Design Guidelines and Codes, AECOM, 2022

⁴⁷ Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne Dunn & Johnson, Chris, 2016

⁴⁸ Building for a Healthy Life, Homes England, 2020

⁴⁹ Essex Design Guide, Essex County Council, 2008

- and security.
 - vii. Allowance for the efficient functioning of the BDC waste and recycling scheme with convenient, well screened storage space for bins and recycling.
 - viii. Satisfactory arrangements can be made for the containment and disposal of any waste.
 - ix. Good connection and permeability – short, safe and direct routes that encourage low speeds, suitable for all users, including pedestrians, wheelchair users, cyclists and mobility scooters connecting through the development to the rest of the village.
- C. New residential development proposals will have a minimum private garden size of 100m². Exceptions to this requirement will be:
- i. One and two bedroom dwellings – a minimum private garden area of 50m² will be required.
 - ii. Three bed terrace dwellings – private gardens shall be a minimum depth of 2.5m x the width of the house (except where the provision exceeds the 100m²) to a minimum private garden size of 100m².
 - iii. For flats and apartments – minimum balcony area of 5m² where appropriate with a similar size private area for the ground floor dwelling and a private communal area for all which shall be to a high specification design, hard and soft landscaped garden area of 25m² per flat or apartment.
- D. New residential development proposals will provide safe play spaces and design out crime. Children’s play space must be well located within a development, where good passive surveillance from surrounding properties is achieved whilst having regard to the residential amenity of properties close by. Secured by Design methods will be incorporated into any new residential development to design out crime and create a feeling of a safe place to live and move through.

Justification

- 16.2.1 The two main settlements of Hatfield Peverel and Nounsley have a distinctive character which is worthy of protection. The community is committed to both maintaining and enhancing the quality of the environment. Any new development will be expected to make a positive contribution and be of a high design quality. Developments must create places that are visually attractive, safe, functional, accessible and inclusive.
- 16.2.2 The Hatfield Peverel Design Guidelines and Codes was produced in 2022. The report identifies six character areas in the Parish and sets out a series of design guidelines and codes for future development proposals. The design guidelines and codes identify appropriate materials and colours for development proposals in the six character areas. The NPPF (para 128) encourages the production and use of tools such as design codes and guides to inform development proposals and create high quality design. Design tools should be consistent with the National Model Guide and National Model Design Code.
- 16.2.3 Where it is proposed to add to an existing development it is important that the same criteria are applied to ensure quality of design, permeability and connectivity. The living experience of both existing and incoming residents should be enhanced by good design and opportunities taken to provide improved amenities.
- 16.2.4 Building for a Healthy Life is a design tool produced for the NHS to update Building for Life 12. The place making tool encourages healthy lifestyles and the creation of healthy communities through improved active transport and public transport links, lower carbon emissions and improved air quality.
- 16.2.5 A Fabric First approach is the maximisation of the performance of a building’s fabric (materials and components) before the use of mechanical and electrical building serviced systems. The approach is considered to reduce costs and carbon emissions while also improving a building’s energy performance.

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- 16.2.6 BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method for assets including buildings and infrastructure. Assets are evaluated by a third party certification against environmental, social and economic sustainability performance indicators. Assets are then rated according to their performance using a series of categories. Ratings range from Acceptable to Pass, Good, Very Good, Excellent to Outstanding.
- 16.2.7 The village is valued for its rural setting. Historically many of the properties have had large gardens which contribute to the feeling of openness. Not everyone wants a large garden but high density build with small amenity spaces gives rise to a cramped and closed environment. Gardens are important for many reasons especially for health and mental well-being: access to fresh air, a safe place for families to play, a place for tranquillity and relaxation, exercise, gardening and growing food, wildlife habitats, education and outside living space.
- 16.2.8 The Essex Design Guide has recommended minimum garden sizes of 100m² as a requirement for most new housing types since 1973. This size has been found to provide an acceptable and workable minimum standard to accommodate most household activities and offer an area associated with the property for private relaxation space. BDC relies on the Essex Design Guide to inform its policies on minimum garden sizes, however within the guide is also a reference to private amenity space which allows for a smaller area to be provided for new dwellings. This reduced provision led to the approval of a housing scheme with less than desirable amenity area which the community have voiced they do not wish to see repeated in the village.
- 16.2.9 It is good sense and good planning that opportunities to remove the risk of crime are incorporated into any new development. 'Designing out Crime' looks at the relationship between private space and public space, environmental design and physical security. Any measures that reduce the vulnerability of people and property should be incorporated into new developments to improve people's quality of life.
- 16.2.10 If communities feel safe with facilities and services within easy access by foot or cycle then more people will be encouraged not to use their vehicles for short journeys.
- 16.2.11 Secured by Design is “the official UK Police Flagship initiative which combines the principles of designing out crime with physical security” (Secured by Design Website 2016)



Church Road

17. Historic Environment

- 17.1.1 The origins of Hatfield Peverel likely stretch to Roman times or earlier. The village is located near the Roman road which ran between London and Colchester, a road now largely followed by the A12. The settlement of Hatfield is mentioned in the Domesday Book (1086) for 78 households, a substantial size at the time. The village was subsequently referred to as Hatfield Peverel, after the Peverel family. The Norman knight Ranulph and his son William were feudal barons holding land in Hatfield Peverel. The Peverel family founded a college for secular canons in the village, which was later changed into a Benedictine priory until the Dissolution when it was significantly demolished. The priory grounds remain in private ownership. Adjacent to the priory is the Norman St Andrew's Parish Church.
- 17.1.2 Development in Hatfield Peverel was historically concentrated along the A12 and clustered around The Priory. The opening of the train station in the 1840s brought increased passage through Hatfield Peverel and the arrival of new residents looking to commute to London and nearby towns for work. By the second half of the 20th century, the village had expanded in a nucleated settlement pattern. Economic activity in the Parish is concentrated on The Street and Maldon Road.
- 17.1.3 Hatfield Peverel is a historic village with a settlement pattern focused inwards towards The Street and Maldon Road, and with a rural character which provides regular views and connections to the surrounding open countryside. Hatfield Peverel's character sets it apart from the smaller village of Nounsley. Separated by open agricultural fields and registered historic parkland, the two settlements are distinguished by a separate history and development pattern. Nounsley has a distinctly rural character, with low density dispersed development and regular views and connections to the surrounding open countryside and the dispersed field patterns with medieval origins.
- 17.1.4 There are five Grade II* listed buildings and over 40 Grade II listed buildings (see Map 16.1) in Hatfield Peverel; the Grade II* St Andrew's Parish Church built in the 12th century and The Priory from 1770 and Grade II listed adjacent buildings, park and garden, and wall, and a Scheduled Monument. The other Grade II* listed buildings include Hatfield Place, a late 18th century house, The Crown Public House William B restaurant, originally a house or an inn from the 15th century, and Termitts Farmhouse, a 15th century house.
- 17.1.5 The majority of the Grade II listed buildings in Hatfield Peverel are agricultural buildings, notably farmhouses, barns and stables, and timber framed cottages on Sportsmans Lane, Church Road and The Street built between the 14th and 18th centuries. Other Grade II listed buildings include almshouses from the 1820s and Brewery House, a late 18th century house with adjoining brewery buildings, including a malthouse, in operation until the 1920s.

Map 17.1 Map of historic Features

Insert map of historic features

17.2 HE1 Heritage

Key Issue HE1

Protect, promote and enhance the historic environment.

Objectives

1. Protect and enhance listed heritage assets and the wider historic environment
2. Recognise and protect non-designated heritage assets
3. To identify areas, features and buildings which contribute to the character of the Parish and need conservation

Policy HE1 Heritage

- A. **New** development proposals should seek to protect and enhance designated and non-designated heritage assets and their setting.
- B. Development proposals which may have an impact on heritage assets or their setting will be supported where it can be demonstrated that:
 - i. There is no detrimental impact on, or where possible the proposals enhance, the character, appearance, setting, structural stability, and historic features of the heritage asset;
 - ii. There is no loss of important views of the heritage asset from the surrounding area;
 - iii. There would not be a significant increase in the use of the heritage asset which would result in detriment to its character, appearance, setting, structural stability, and historic features;
 - iv. The benefits of the proposed development would clearly and convincingly outweigh any identified harm to the character, appearance, setting, and historic features of the heritage asset, taking into account the significance of the heritage asset in accordance with the requirements of the NPPF; and
 - v. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.

Justification

17.2.1 Heritage assets include both designated and non-designated heritage features. A designated heritage asset refers to a Scheduled Monument, Listed Building, Registered Park and Garden, Protected Lane or Conservation Area designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are identified as having some heritage significance by a plan-making body, however they do not meet the criteria for designated heritage assets. Non-designated heritage assets can be identified through the neighbourhood planning process.

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17.2.2 Designated heritage assets contribute to the character and sense of place in Hatfield Peverel. Non-designated heritage assets in Hatfield Peverel also have local significance to the history and growth of the Parish, and may have features of architectural or cultural interest. The identification of non-designated heritage assets based on sound evidence is helpful in informing the decision-making process.

17.2.3 A list of potential non-designated heritage assets is currently in the assessment and determination stage. A list of potential non-designated heritage assets in the assessment / determination stage is provided - without prejudice - in **Appendix X**.

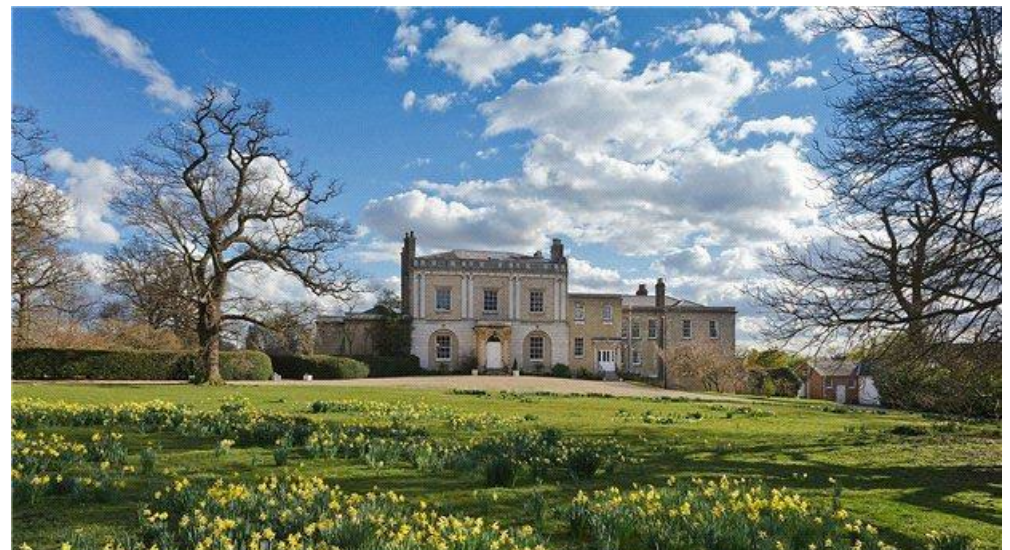
17.2.4 Heritage assets are all surrounded by a setting. Setting contributes to the significance of heritage assets. Setting has a visual relationship with the associated heritage asset and is linked by a historic connection, and as such, may evolve. Setting is also understood as an experience of a heritage asset's surroundings.

17.2.5 Key views are identified in Policy HPE5 Protection of Landscape Setting.

17.2.6 It can be prohibitively expensive to maintain and restore heritage assets. Creative uses to make them self-sustaining (e.g., café /tearoom, parkland / buildings for events or ceremonies; boutique shops; gardens etc.) will be supported where it can be demonstrated that no harm will come to the asset. These solutions will stop any loss of significance and secure the positive contribution that conservation of heritage assets can make to the Parish



The Alms Houses, Maldon Road



Hatfield Place

Other Facilities and Organisations in Hatfield Peverel

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- 18.1.1 The Strutt Memorial Ground (known as the Rec) is a large green open space in the centre of the village beside the Village Hall. It provides a green area for recreation and is also used for large events like Party in the Park. The Rec has play equipment purchased with grants obtained by HPPC. It has the potential for further leisure and recreational development.
- 18.1.2 The Keith Bigden Memorial Ground is situated further from the centre of the village, and provides an area for the Football and Bowls Clubs to meet. The disadvantage is that the access to the ground is along an unlit footpath beside Maldon Road and a country lane. The area has the potential for further leisure and sports use.
- 18.1.3 Nounsley Play Area has play equipment purchased with grants obtained by HPPC. This area also has the potential for further leisure and recreational development.
- 18.1.4 The Hatfield Peverel Review provides information on events and is circulated to every home in the Parish bi-monthly.
- 18.1.5 The Village Hall was provided by and for the community on a self-help basis in the 1980s and is used for the benefit of the community as a whole. There is a large main hall with a stage, built with a high roof for sports use, several smaller meeting rooms and a lounge bar for events. The facility is now beginning to suffer from lack of support both financially and from community involvement. This amenity has potential for greater use.
- 18.1.6 There are 2 allotment sites on leased ground off Church Road run by the Allotment Association and a Horticultural Society which meets regularly and holds a Spring and Autumn Show.
- 18.1.7 There are various Clubs and Societies who meet regularly: Hatfelda Ladies Choir, Wine and Flower Clubs, W.I., Every Members Club, Mother & Toddler Groups, Edward Bear Club, in the Village Hall, Church Hall or the Scout & Guide HQ. Bingo, and darts are available. Hatfield Peverel Art Group meet regularly and hold exhibitions. Other Sports and Activities include: Football, Exercise, Dance, Bowling, Table Tennis, Badminton and Tai Chi groups. The Cricket Club meet on their leased ground in Church Road. Hatfield Peverel Walkers lead organised walks in the area.
- 18.1.8 There are two churches: St Andrews (C of E) and Methodist Church (Reality Church) which have services and groups of their own for various ages. They often hold coffee mornings.
- 18.1.9 Uniformed Organisations including Beavers, Cubs, Scouts and Explorers for boys and girls, and Rainbows, Brownies and Guides are well represented in the Parish and meet at their HQ in Church Road. There is also a branch of the British Legion.
- 18.1.10 The Library puts on various events but is now only open 3 days per week. Book and Knitting groups use the facility.
- 18.1.11 WEA (Worker's Educational Association) has had a long time presence in the village providing regular courses, day time and evening on a wide variety of subjects.
- 18.1.12 Helen Rollason Centre provides support to those affected by cancer.
- 18.1.13 Map 14.2 Hatfield Peverel Amenities can be found on page #.

Non Statutory Planning Community Action Plan (NSPCAP)

18.2.1 This section provides an Action Plan arising from the non-planning issues identified during the engagement phase of preparing the HPNDP that residents consider should be addressed to improve the quality of life and wellbeing in the Parish. Taken together with the policies of the Plan, the Action Plan will inform residents and other stakeholders on how the community seeks to move forward.

18.2.2 This Action Plan does not form part of the development and land use policies in the Plan and is not subject to the examination process or referendum.

18.2.3 The Action Plan sets out how delivery of these projects is envisaged, the stakeholders considered necessary to achieve the desired result, and how any required funding if identified will be secured.

18.2.4 The Action Plan sets out projects in four categories:

1. Business and Services Projects (Economic)
2. Countryside & Environmental Projects
3. Community Wellbeing Projects (Infrastructure)
4. Road & Transport Projects

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Village Identity & Pride	Public Realm	Encourage community pride in having an attractive village	Support activities such as Guerrilla Gardening, Britain in Bloom, Open Gardens	Horticultural Society Community Groups Flower Group	Fundraising
Heritage	Environment	Raise awareness of the historic interest of buildings, structures, sites and features across the Parish.	Support activities such as local history talks: interpretive signage displays; and history trails.	Residents. Parish Council. Landowners.	Grants
Broadband	Economy	Improve Broadband connection across all areas to superfast quality	Lobby Providers, Developers working with community groups Investigate community network Support and enforce HPNDP Broadband policy on new housing development applications	Local Businesses Residents Network Providers	Grants
Business and Retail Marketing	Public Realm	Advertising and promoting Hatfield Peverel internally and externally to support business	Develop Hatfield Peverel Marketing Strategy Consult with businesses and local economic partners	Hatfield Peverel marketing strategy Consult with businesses and local economic partners	Local Businesses Parish Council funds
Live/Work Opportunities	Community and Wellbeing	Work / Social Enterprise Hubs throughout Hatfield Peverel e.g. Village Hall Tea Room/Café	Appropriate support to be given to community group or commercial enterprise seeking to establish a Tea Room/Café or work hub within the village.	Parish Council Local Business Groups Development partners	Self-financing Grants
Sports Facilities	Community and Wellbeing	More Sports facilities are needed e.g. Outdoor Gym, Tennis Club	Consult further with Community e.g. Party in the Park	Sports groups Residents Parish Council	Developer Contributions Fundraising
Biodiversity	Environment	Protect and Improve Biodiversity Carry out Bio Diversity Survey and develop a plan to support wildlife corridors e.g. improve	Create working groups Engage with the community, schools and other stakeholders Encourage greater awareness of the importance of wildlife habitat and green	Parish Council Community Groups Residents Landowners	Grants Fundraising

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
		the area around, and including, the duck pond, Strutt Memorial Recreation Ground and other green spaces	corridors Follow up support and evidence from Residents Survey Promote at events i.e. Party in the Park		
Community Park	Environment	Develop Danatt's quarry as a Community Park Improve access and footpaths	Continue to develop site	ECC Parish Council Landowner	ECC Parish Council funds
Footpaths	Environment	The footpaths in the village are important for access, health and recreation and have been established over a long period	Continue to maintain and promote footpaths and extend the network	Parish Path Partnership ECC	
Waterways	Environment	Improve the waterways as an amenity and recreation facility It is also important they are well maintained	Work with waterway user groups	Environment/Waterway agencies	Grants
Bridleways	Environment	Investigate provision of a series of Bridleways	Contact User Groups	Horse riders Cyclists	Fundraising
Lamp Standards Safety and Security	Public Realm	Lamp maintenance and repair for community safety and security	Consideration of their age and suitability for upgrade to LED	Parish Council County Council	Grants Developer Contributions
Village Hall	Community and Wellbeing	Enhance village hall as a meeting place and improve facilities Creative ideas for future use to ensure longevity e.g. tea room/café, public toilets and relocating the library etc.	Review provision of services and use. Feasibility study Consult user groups. Seek support from the community e.g. at Party in the Park	Parish Council User Groups Community	Grants Developer Contributions Parish Council funds
Keith Bigden Leisure/ Recreational Facilities	Community and Wellbeing	Encourage Youth Club or other Sports, Community Activities Creation of permissive path to Keith Bigden Memorial Ground	Identify Volunteer Group. Promote opportunities at Keith Bigden Memorial Ground as leisure area Negotiate with current landowner for access path	Parish Council Landowner Community Volunteers	Parish Council funds Grants

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Play Areas	Community and Wellbeing	Improve Play Areas e.g. Nounsley Play area, Strutt Memorial Recreation Ground Play Area, (other Community Assets)	Maintenance and Support initiatives e.g. support provision of adult exercise and play equipment	Parish Council Community Children User Groups	Grants Developer Contributions Parish Council funds
Community Assets	Community and Wellbeing	Retention of Community Assets	Parish Council supported and community led nominations for Assets of Community Value Consult with landowner and support in developing site for community use Challenge any proposed development of the site Encourage involvement at Parish events	Parish Council Community User Groups	
Infant and Primary Schools	Education	Ensure sufficient infant and primary school places for children that live in the village Parking in the vicinity of the school is a severe problem A considerable number of children in the infant and junior schools are from outside of the village	Work with key stakeholders to identify suitable options to deliver the required additional primary school places and if necessary, seek ways to bring these forward through planning process	Schools Essex County Council School Governors and other interested stakeholders	
Secondary Schools and Further Education	Education	Ensure there are sufficient secondary school places for Hatfield Peverel children in neighbouring towns and villages, notably Witham, Boreham, Chelmsford and Maldon Reduce transport costs associated with children	Support the provision of good quality educational facilities for all ages Lobby to ensure secondary school catchments for neighbouring villages with secondary schools include Hatfield Peverel	Schools Essex County Council School Governors and other interested stakeholders	

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
		attending secondary schools			
GP Surgery	Healthcare	Ensure GP services can cater for any further population growth Car parking is an issue for both Surgery Staff and Patients due to problems caused by train commuters	Lobby Providers Developers working with community groups	NHS England GP Surgery Parish Council	
Pharmacy	Healthcare	Improved pharmacy arrangements	Work with key stakeholders to improve services	Boots GP Surgery NHS England	
Cycling	Roads and Transport	Develop safe cycle routes around the village and encourage cycling to school Provide adequate cycle storage facilities e.g. near school and also railway station to encourage rail users to consider travelling to the station by bike rather than by car Link cycle routes to Sustrans National Cycle Route Network	Encourage a cycling club/group to form Identify community groups interested in developing a cycling strategy. Identify suitable sites and funding for bike racks and safe cycling routes	Schools Residents Community Groups Sustrans	Developer Contributions Community Fundraising
A12 Road Congestion, Noise and Slip Road Safety	Roads and Transport	Decrease high levels of noise from the A12 Control potential increase with proposed 3-lane improvements Special surfacing of the road adjacent to the village and speed reduction in the area Improve the slip road on to the A12 towards Witham	Encourage joined up thinking to address traffic issues Work with BDC and Highways and interested stakeholders to find ways of improving traffic congestion	Essex County Council Highways England Parish Council	

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Road Safety	Roads and Transport	Motorists to observe speed limits More Speed Indicator Devices (SIDs), Vehicle Activated Signs (VAS) and traffic safety measures Investigate other devices to monitor/log speed especially when A12 closed	SIDs and VAS units owned by HPPC	Speedwatch volunteer Team/group overseen by Essex Police	Grant Funding
Railway	Roads and Transport	The railway station must be a long term feature of the village and the provision of a frequent and reliable service should be a priority It would encourage people within the village to use the rail service more and thus avoid private means of transport, which in turn would help to alleviate traffic and congestion through the village	Negotiations with railway operators and other relevant parties re maintaining station for the long term	Rail Operators Parish Council	
Collaborative Transport Projects	Roads and Transport	Encourage collaborative transport projects to look at congestion and overuse of main roads	Lobbying Highways Involve MP	Parish Council Braintree District and Maldon District Council	
Bus Shelters & Services	Roads and Transport	Bus Shelters - for safety, security and shelter Ensure the bus services within the villages are adequate to meet the needs of the community, especially the more rural areas	Creative solutions need to be found to enhance sustainability of public transport options - shuttle bus to the station, village surgeries or neighbouring towns for other services scheduled in tandem with railway timetables	Community Transport Operators Parish Council	Grant Funding Developer contributions

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Name	Topic	Aspiration	Hatfield Peverel Parish Action	Stakeholders	Funding
Car Parking	Roads and Transport	<p>Existing car parks to be protected</p> <p>Reduce commuters on street parking in residential areas</p> <p>Need to improve parking for businesses and retail on the street</p> <p>Consideration should be given to where the use of single and double lines would help alleviate the parking problems</p>	<p>The parking restrictions throughout the village should be reviewed</p> <p>Discussion with BDC/Highways</p> <p>Propose protection of Hadfelda Square car park, train station car park as community assets</p> <p>Work with stakeholders and landowners</p> <p>Ensure provision of appropriately designed parking to support new developments and adequate controls in HPNDP Policies</p> <p>Ensure provision of appropriately designed parking to support new developments and adequate controls in HPNDP policies</p> <p>Investigate and record car parking abuse</p>	<p>Parish Council</p> <p>Landowners</p> <p>BDC</p> <p>Essex County Council</p> <p>Highways Agency</p> <p>Developers</p>	
Air Quality	Roads and Transport	<p>Reduce air pollution from cars and lorries coming through the village</p> <p>Consider providing an electric vehicle charging point in the village</p>		<p>Braintree District Council</p> <p>Developers</p>	<p>Developer Contributions</p>

18.3 Appendix 3

Glossary

Affordable Housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), e.g. housing associations, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning.

Amenity – An element that contributes positively to the overall character or enjoyment of an area.

Biodiversity – Degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity general tends to reduce biodiversity so special measures often need to be taken to offset the impact of development on natural habitats.

Braintree District Council – The Local Planning Authority for Hatfield Peverel.

BREEAM Home Quality Mark – Building Research Establishment Environmental Assessment Method Home Quality Mark is a rigorous and relevant standard for new homes, using a simple 5–star rating to provide impartial information from independent experts on a new home’s design and construction quality and running costs. It will also show the impact of the home on the occupant’s health and wellbeing, as buildings become more airtight, respiratory conditions rise and our population gets older. It will demonstrate the home’s environmental footprint and its resilience to flooding and overheating in a changing climate. In addition, the Mark will evaluate the digital connectivity and performance of the home as the speed, reliability and connectivity of new technology becomes ever more critical. The Home Quality Mark will enable housing developers to showcase the quality of their new homes, and identify

them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate.

Brownfield – Previously developed land.

Building for a healthy life – A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

Coalescence – The merging or coming together of separate towns or villages to form a single entity.

Community Facilities – Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

Community Infrastructure Levy (CIL) – Allows Local Authorities to raise funds from developers undertaking new building projects in an area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure facilities.

Core Strategy – A development plan document forming part of the Braintree District Council Local Plan which sets out a vision and core policies for the development of the District.

Designated Heritage Asset - a World Heritage Site, Scheduled Monument, Listed Building (Grades I, II*, II) protected wreck site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Design out Crime – A resource created to help professionals understand more about how design can be used to combat crime.

<http://www.designcouncil.org.uk/resources/guide/designing-out-crime-designers-guide>

Development – Defined under the 1990 Town and Country Planning Act as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission.

Development Plan – A document setting out the policies and proposals for the development and use of land in the area.

Evidence Base – The researched, documented, analysed and verified evidence for preparing the Neighbourhood Plan.

Examination – An independent review of the Neighbourhood Plan carried out in public by an independent examiner.

Fabric First – A building's fabric is intended to be the longest standing part of the construction, so the adoption of a fabric first approach is designed to ensure long-term performance that will help reduce energy demand to the lowest possible level, and provide energy in the most cost-effective way.

Green Corridors – Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. Green corridors connect green spaces together.

Green Wedge – These comprise the open areas around and between parts of settlement which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.

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

- Affordable housing
- Broadband
- Community and social facilities
- Cultural facilities, including public art
- Drainage and flood protection
- Education and childcare
- Emergency services
- Facilities for specific sections of the community, such as youth or the elderly
- Footways, cycleways and highways
- Green infrastructure
- Live/work units and lifetime homes
- Open space
- Public Transport
- Sports, leisure and recreation facilities
- Waste recycling facilities
- Public realm enhancements

Intermediate Housing – See definition under Affordable Housing.

Lifetime Homes – The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.

Local Green Spaces – Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and

holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.

Localism Act – An Act of Parliament introduced in November 2011. The Act gives communities the right to draw up ‘Neighbourhood Development Plans’ for their local area.

Local Plan – A collection of documents prepared by Braintree District Council for the use and development of land and changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Market Housing – Properties for sale or rent where prices are set in the open market.

Non Designated Heritage Asset – A building, monument, site, place, area or landscape identified by a plan-making body as having a degree of significance that merits consideration in planning decisions but does not meet the criteria for designated heritage assets.

Public Realm – Space that is free and open to everyone, publicly accessible, including streets, squares, forecourts, parks and open spaces.

Secured by Design – Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. SBD has produced a series of authoritative Design Guides to assist the building, design and construction industry to incorporate security into developments to comply with the Building Regulations in England, Scotland and Wales and meet the requirements of SBD.

Service Village – The larger villages in the District (over 3000 population) which act as local centres for the smaller villages and rural areas around. There are 5 proposed Service Villages in the Braintree District. Previously known as key service villages.

Shared Space – A street or place designed to improve pedestrian movement and comfort by reducing the dominance of motor vehicles and enabling all users to share the space rather than follow the clearly defined rules implied by more conventional designs.

18.4 Appendix 4

Abbreviations

ACV Assets of Community Value

BDC Braintree District Council

BREEAM Building Research Establishment Environmental Assessment Method

CA Character Assessment

CIC Community Interest Company

CIL Community Infrastructure Levy

CLT Community Land Trust

DPD Development Plan Document

DfT Department for Transport

ECC Essex County Council

FYHLS Five Year Housing Land Supply

HNA Housing Needs Assessment

HPLCA Hatfield Peverel Landscape Character Assessment

HGV Heavy Goods Vehicles

HPNDP Hatfield Peverel Neighbourhood Development Plan

HPPC Hatfield Peverel Parish Council

JSNA Joint Strategic Needs Assessment

Hatfield Peverel Regulation 14 Neighbourhood Development Plan 2015-2038

- KSV Key Service Village
- LAA Local Area Agreement
- LCA Landscape Character Assessment
- LDF Local Development Framework
- LGS Local Green Space
- NDP Neighbourhood Development Plan
- NPPF National Planning Policy Framework
- PPG Planning Practice Guidance
- SuDS Sustainable Drainage Systems
- WHO World Health Organisation



18.5 Appendix 5

Accompanying Documents

- Settlement Boundary Review, DAC Planning, November 2021
- BDC Open Spaces Action Plan, Braintree District Council, 2022
- Braintree District Council Local Plan 2013-2033: Section 1 Local Plan (February 2021) and Section 2 Local Plan
- Building for a Healthy Life, Homes England, 2020
- Coalescence Safeguarding Zone Assessment, DAC Planning, November 2021
- Core Strategy, Braintree District Council, 2011
- Development Management Policies, Essex County Council, 2011
- Essex Design Guide, Essex County Council, 2008
- Hatfield Peverel Design Guidelines and Codes, AECOM, March 2022 Hatfield Peverel and Nounsley Character Assessment, Dunn, Yvonne Dunn & Johnson, Chris, 2016 Hatfield Peverel Local Landscape Character Assessment, The Landscape Partnership, 2015
- Housing Needs Assessment, AECOM, July 2021
- Local Plan Review, Braintree District Council, 2005
- Parking Standards, Essex County Council, 2009

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Sean Osborne
Helen Peter
Louise Poulton
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Cllr Mike Renow (Chairman)
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Cllr Mike Renow (Chairman)
Cllr Diane Wallace
Margaret Freeman (Heritage Warden)
Helen Peter
Mark East

