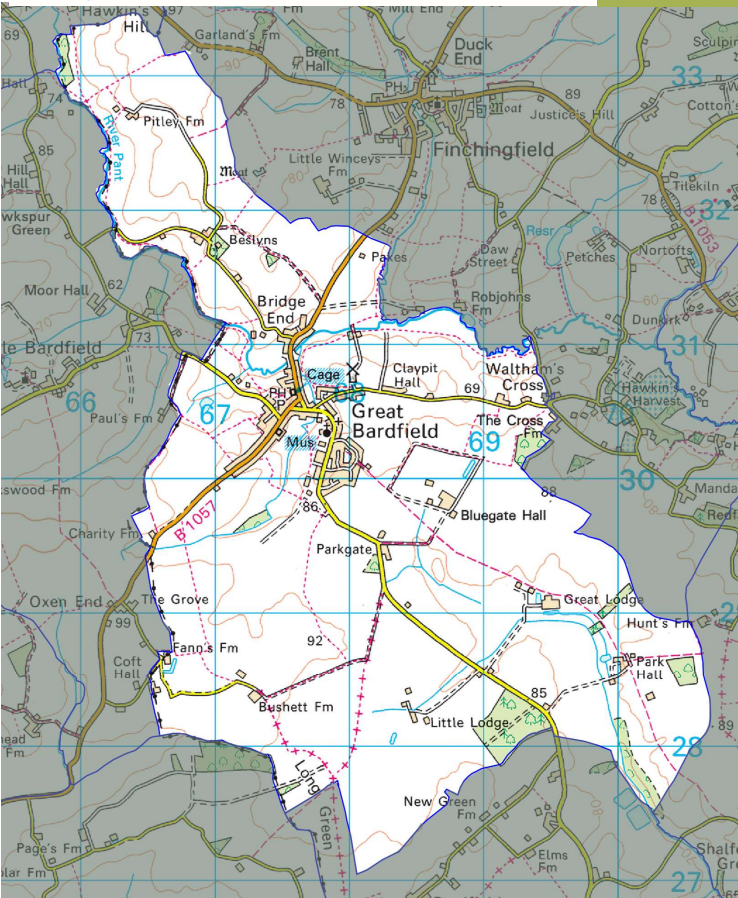


Background to our Plan

- Early in 2018 the Parish Council started to explore the preparation of a Neighbourhood Plan for Great Bardfield.
- In the Spring of 2019 the process gathered pace with the establishment of a committee of volunteers and parish councillors and the designation of the parish as a "neighbourhood area" by Braintree District Council.



It's your Plan

The Parish Council is responsible for preparing the Plan, but your support is going to be needed to ensure we produce a Plan that provides a solid framework to guide how the village evolves over future years

- Progress stalled as a result of the COVID-19 pandemic, which delayed carrying out our Community Questionnaire until earlier this year.
- When complete, the Plan will provide locally based planning guidelines for the location and type of development over future years.

Today we're updating you on progress so far and what's next in the process



Neighbourhood Plans

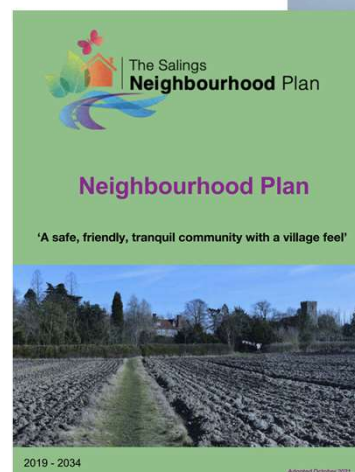
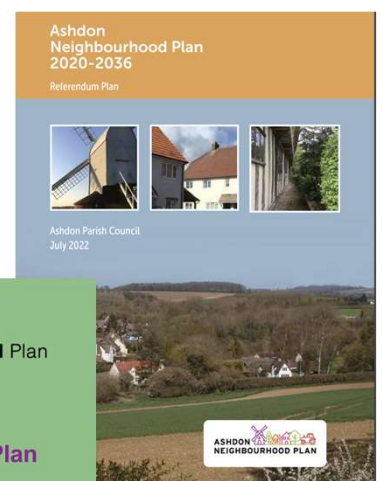
Neighbourhood Plans: are a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.

Neighbourhood Plans: when complete, form part of the statutory development plan for the area, meaning Braintree District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

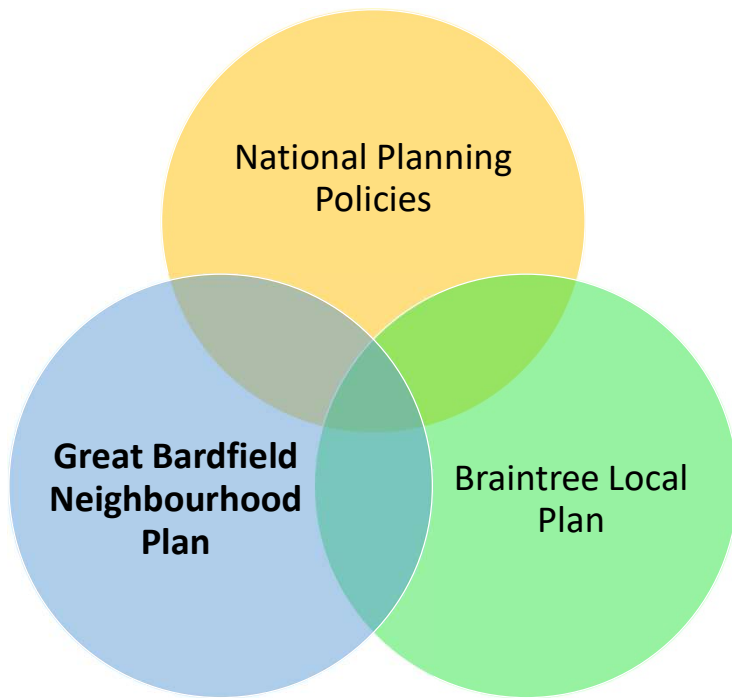
Neighbourhood Plans: rely on community involvement throughout their preparation and must be approved in a parish referendum before they can be used.

Neighbourhood Plans: can, for example, also identify proposals for:

- improving areas;
- providing new facilities;
- sites for new development;
- protecting sites of environmental or historic quality.



Some context



- Neighbourhood Plans contain planning policies for matters that require planning permission
- However, our Plan must not conflict with the policies in Braintree Local Plan or national planning policies.
- Our policies will need to be backed up by evidence that supports what they're seeking to achieve.
- The Committee have commissioned surveys and specialist work to guide the content of the Plan.
- Much of our work has been funded by Government grants.



The display boards that follow will bring you up-to-date with our progress

The Plan Preparation Process

The process for preparing a new neighbourhood plan is guided by government regulations and so there is no short cut.

We're here

Community Engagement and feedback

Community Engagement

- Minimum 6 weeks
- Opportunity to comment

Final Consultation by District Council

- Minimum 6 weeks
- Opportunity to comment

Parish Referendum

- Gather evidence
- Identify key issues
- Assess options

- Write the Plan
- Consult on Plan

- Amend Plan and
- Submit to District Council

- Independent Examination

IF REFERENDUM POSITIVE, BRAINTREE DISTRICT COUNCIL ADOPT

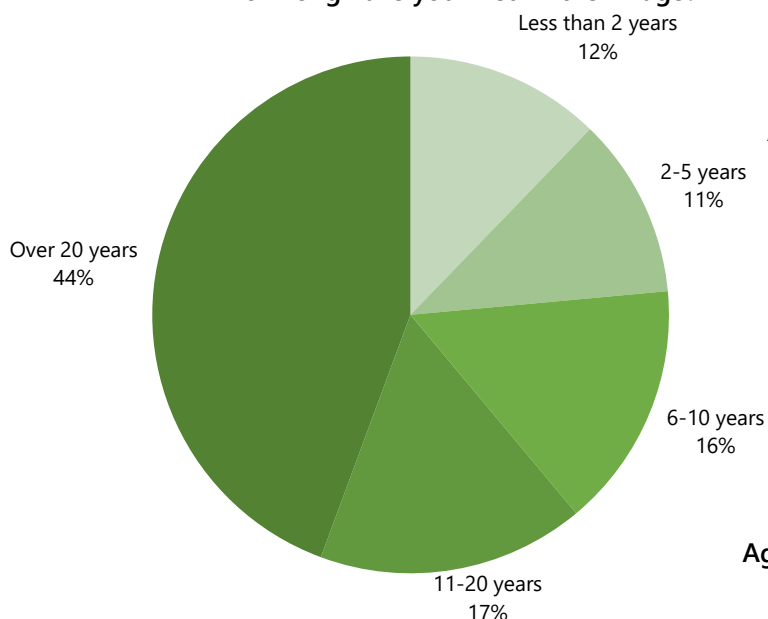
Community Questionnaire



Thanks to everyone that completed the Household Survey

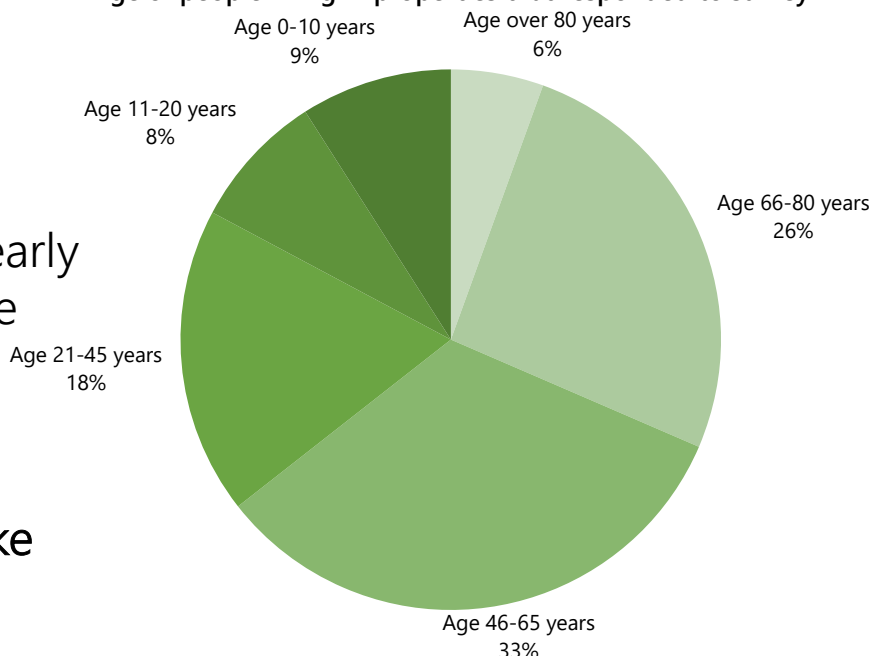
Our survey was delivered to every household in the village and we had 223 responses, a very high proportion of our homes.

How long have you lived in the village?



Almost half of the respondents have lived in Great Bardfield for more than 20 years

Age of people living in properties that responded to survey



The response suggests that nearly one third of our population are aged over 65.

However, latest Government estimates suggest it is more like 20% over 65

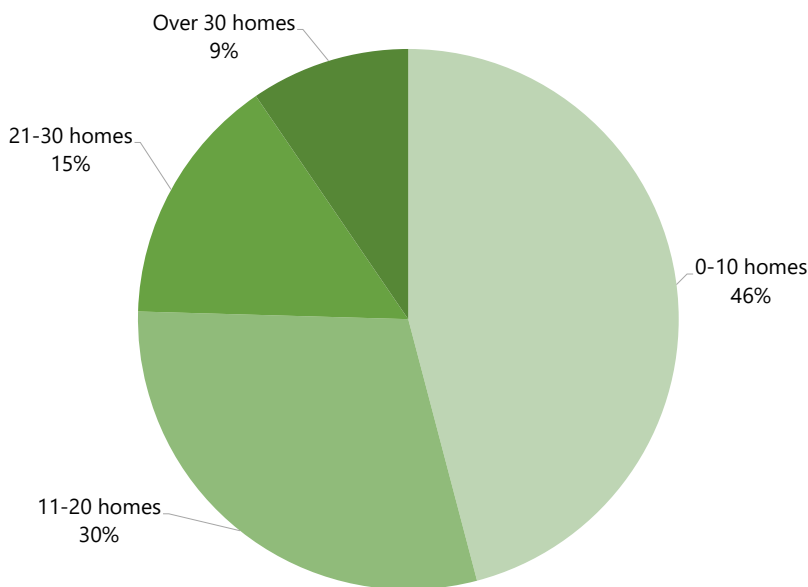
Community Questionnaire

Your thoughts on Housing

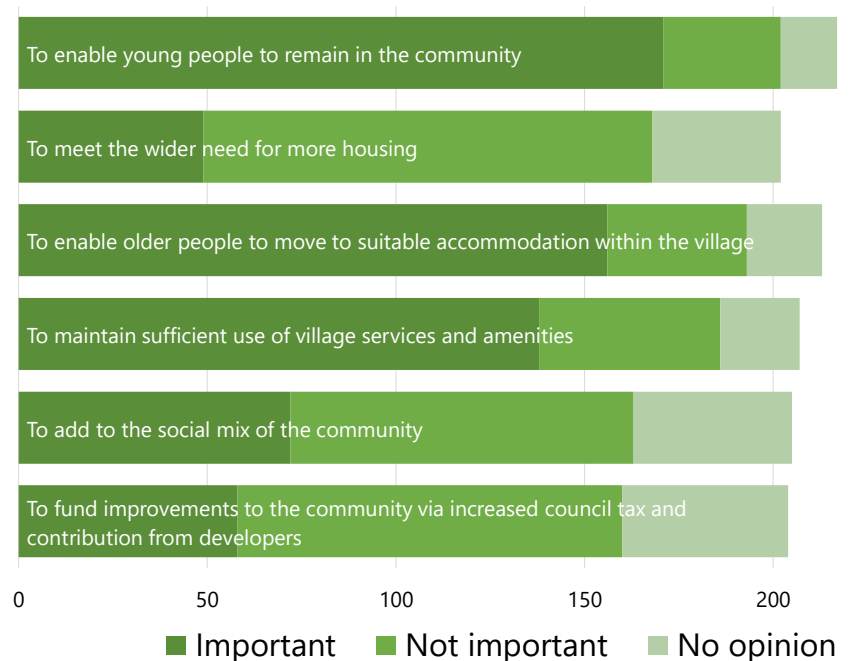
We asked how many new homes you thought should be built in Great Bardfield in the next 10 years.

Almost half the responses favoured 10 or under

How many new homes in the next 10 years?



What importance do you attach to the following reasons for new housing in Great Bardfield parish in the next 10 years?



Community Questionnaire

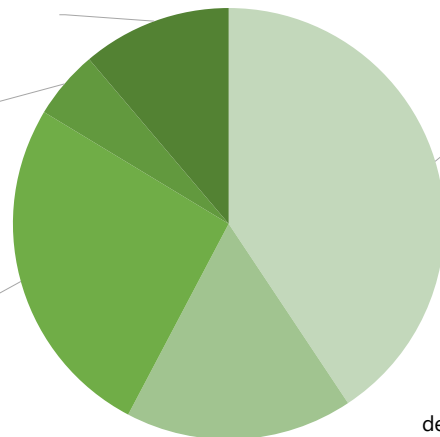
Your thoughts on Housing

Type of future housing development respondents felt would best suit the village

A mixture of medium scale and infill developments
11%

A single larger scale development (30 plus) on the outskirts of the Village
5%

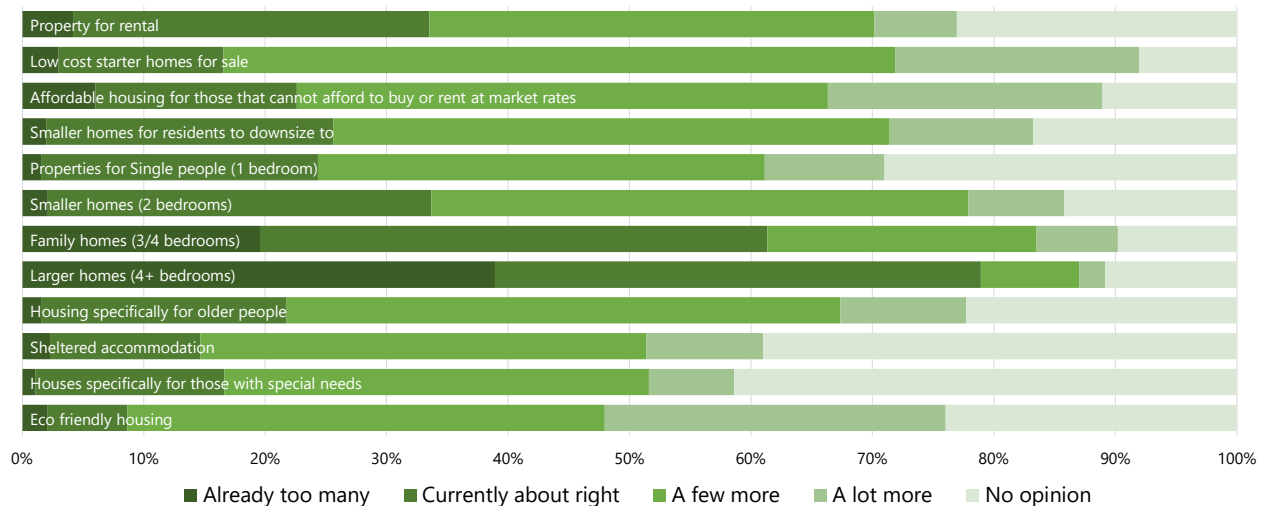
A number of small infill type developments within the village, such as single houses on existing large plots
26%



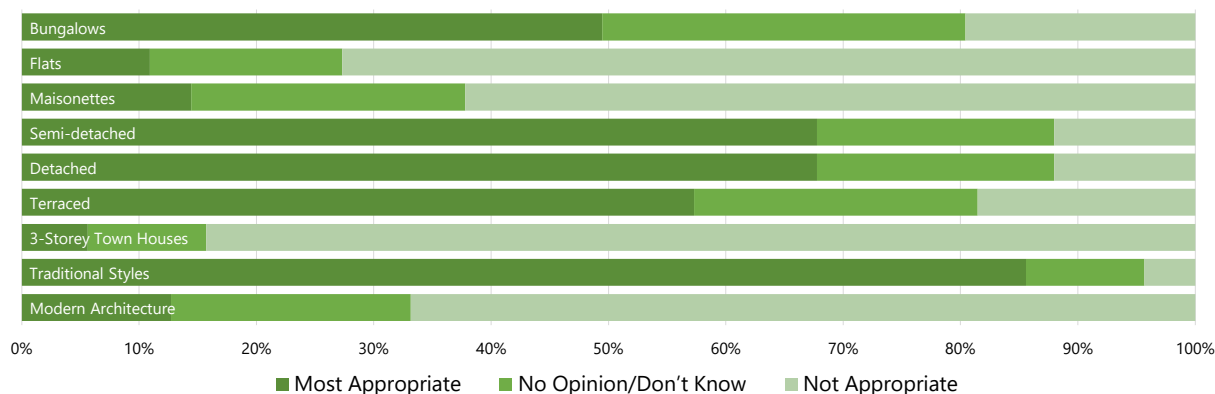
Conversion of existing buildings
41%

A number of medium scale developments (no more than 10 homes on each site) on the outskirts of the Village
17%

Which types of property do you feel are likely to be required in the Parish in the future?



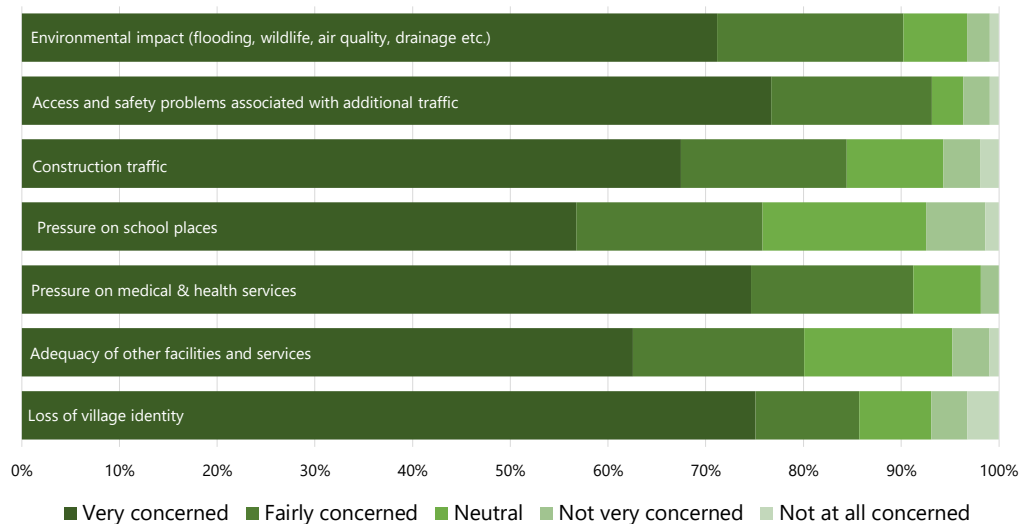
Styles of property would be most appropriate for developments in Great Bardfield



Community Questionnaire

Your thoughts on Housing

How concerned are you about the consequences of new development in Great Bardfield?



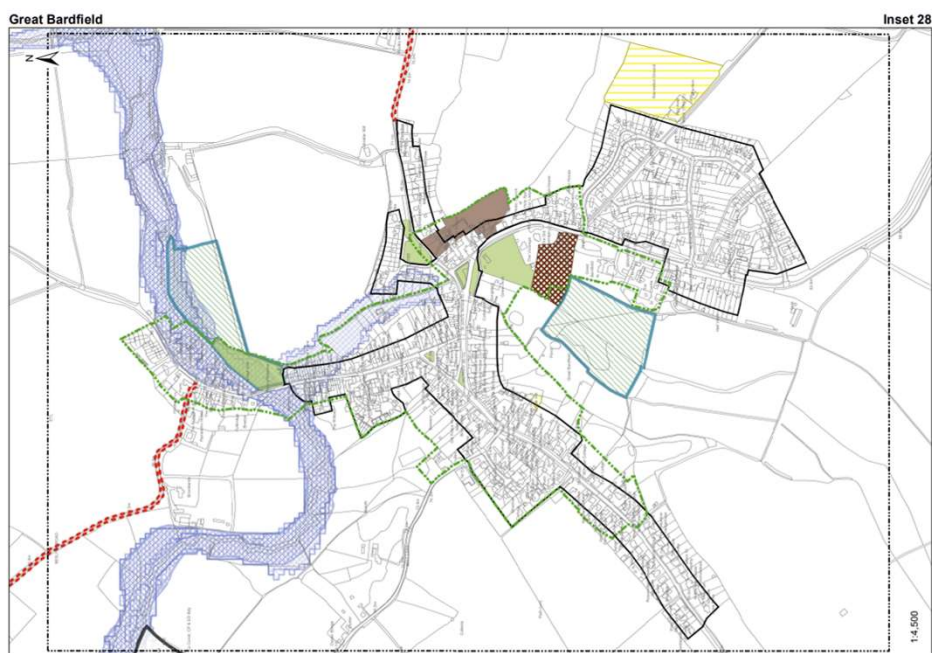
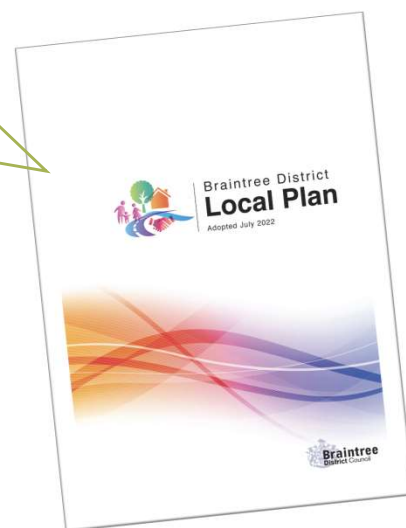
A new Local Plan for the Braintree district has just been adopted.

It designates Great Bardfield as a "Second Tier Village". It says:

"Second Tier villages are those which may not serve a wider hinterland but provide the ability for some day to day needs to be met, although they lack the full range of facilities of a Key Service Villages."

Development of a small scale may be considered sustainable within a Second Tier village, subject to the specific constraints and opportunities of that village."

The Local Plan does not identify any additional sites for housing in Great Bardfield



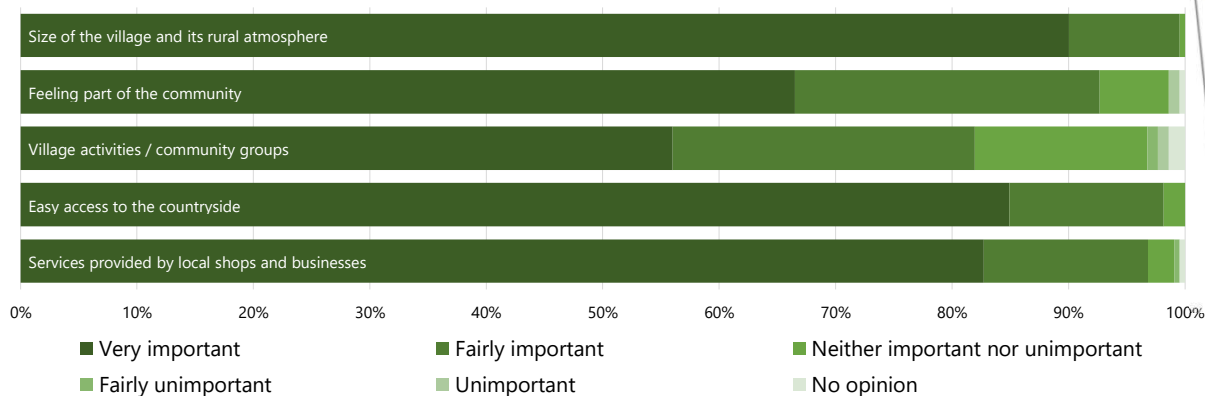
Key: Local Plan 2013-2033

District Boundary	Designer Outlet Centre	Formal Recreation
Inset Map	Strategic Growth Location	Informal Recreation
Development Boundary	Residential Site 10 or more Dwellings	Allotments
Conservation Area	Specialist Housing	Visually Important Space
Road Proposal	Proposed Gypsy/Travellers Site	Structural Landscaping
Halstead Bypass Corridor	Business Use	Local Wildlife Site
Protected Lanes	Employment Policy Area	Cemetery/Churchyard
2033 Cycleway	Comprehensive Development Area	Local Nature Reserve
Local Centre	Special Employment Area	Green Buffer
District Centre	Vehicle Storage	Suitable Accessible Natural Greenspace
Town Centre	Transport Related Policy Area	Site of Special Scientific Interest (SSSI)
Primary Shopping Area	Regeneration Area	Historic Parks and Gardens
Primary Frontage	Education	Scheduled monument
Secondary Frontage	Car Park	Flood Zone 2
Retail & Town Centre Uses	Community Uses	Flood Zone 3
Retail Warehousing	Leisure and Entertainment	Flood Zone 3B

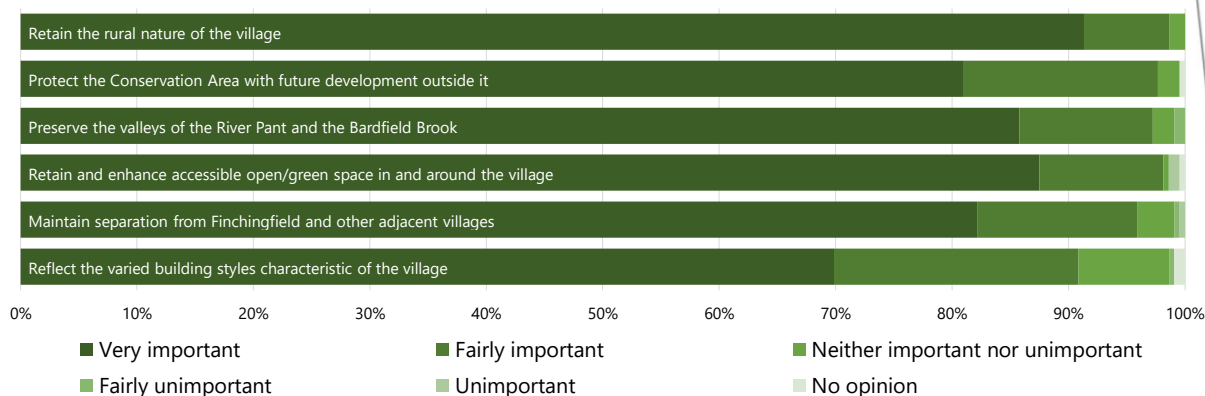
*Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction without Crown Copyright and may lead to prosecution in civil proceedings. Braintree District Council O/S Licence No. LA 100016400, 2022

Your thoughts on living in Great Bardfield

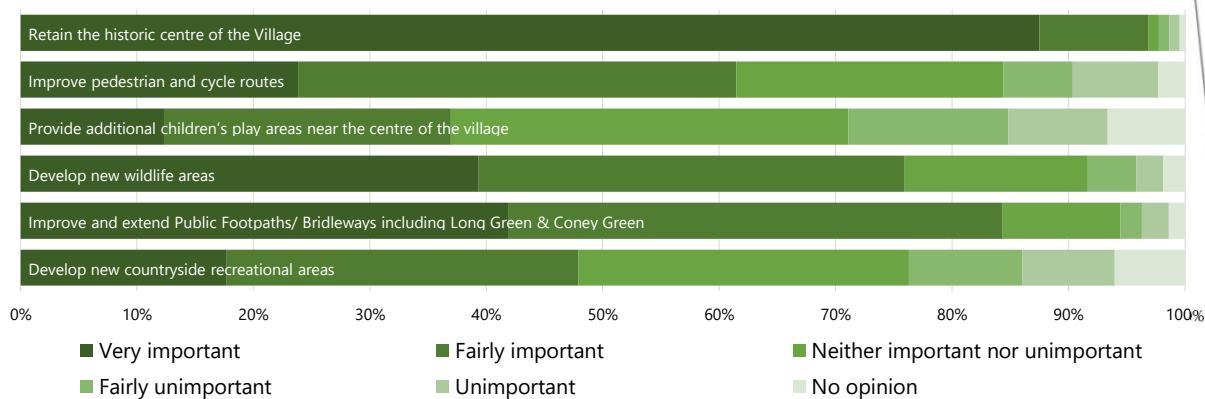
What you value about living in Great Bardfield



Importance of following issues



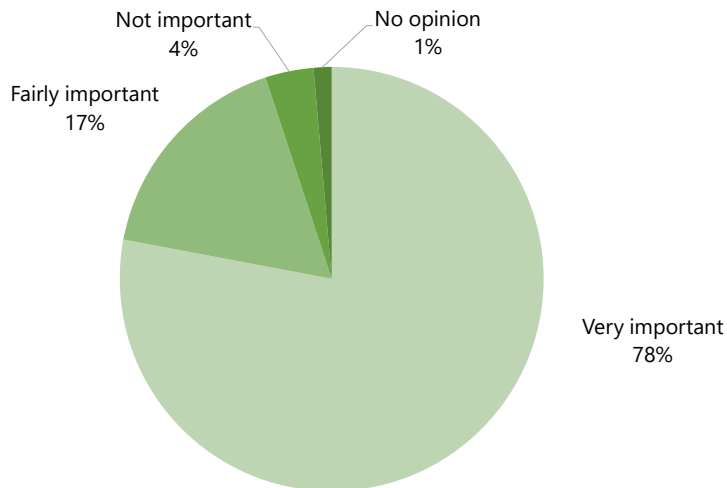
Which areas should be preserved or improved?



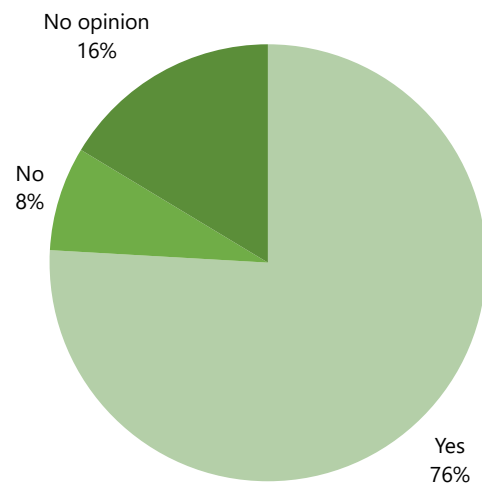
Community Questionnaire

Development Design

How important do you think it is for any new building development to match the styles of surrounding buildings or the character of the village?



Do you feel this hamlet of Waltham's Cross should be protected from any future development?





The Design Guidance and Codes will be referred to in the Neighbourhood Plan, specifically in development design policies for the parish.

As part of the Government's neighbourhood plan support programme, we have had Design Guidance and associated Design Codes prepared for us by professional consultants.

The document's content has been informed by informal consultation with the local community including a short online engagement activity which was facilitated through a dedicated website. The website contained a few pages that summarised an initial analysis of Great Bardfield along key themes of:

- **The Village Centre**
- **Environment & Green Spaces**
- **Heritage & Character**
- **Movement & Access**

An accompanying survey asked questions around the four identified themes. It sought to understand whether the initial assessment of Great Bardfield was an accurate reflection; if there were any key points missing from the analysis; and the views on what makes Great Bardfield special, how Great Bardfield functions, and any design issues they feel require improvement. In total the survey received 38 responses.

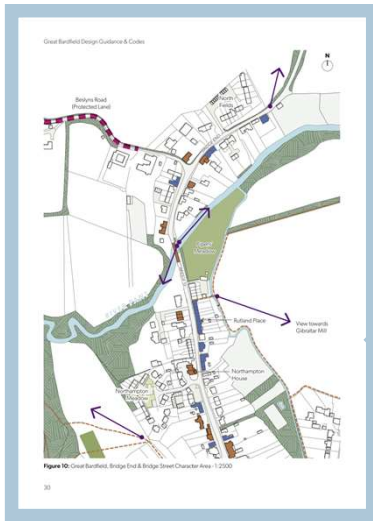
A second consultation event was organised in June 2021, at Great Bardfield Town Hall. 13 people were in attendance including members of the Parish Council Neighbourhood Plan Steering Group, and local residents.

The Design Guidance & Codes has been designed as a simple and accessible document, intended for use by:

- **Developers and applicants**, by providing clear guidance on how proposals can best achieve planning by demonstrating clear expectations and local aspirations in regard to design, that is grounded in an understanding and evaluation of Great Bardfield's defining characteristics;
- **Great Bardfield Parish Council**, in their role as a statutory consultee for planning applications in the parish, by providing guidance on assessing the quality proposals to best promote development that is contextually sensitive and appropriate to Great Bardfield;
- **The Great Bardfield community**, in outlining clear parameters for good design and place-making and therefore help inform responses to consultations on local planning applications;
- **Braintree Council Officers and Members**, in their role as the statutory planning authority for Great Bardfield, by providing guidance in which to assess proposals against National Planning Policy and Local Development Plan expectations in regard to contextually sensitive design.

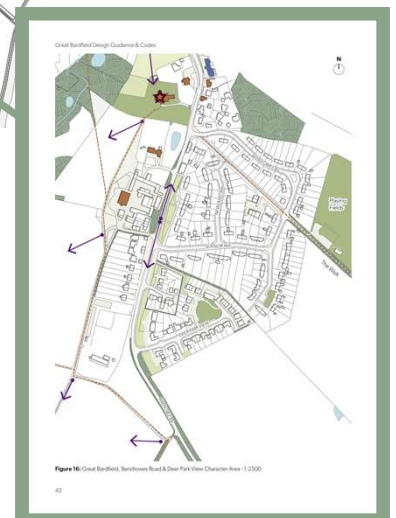
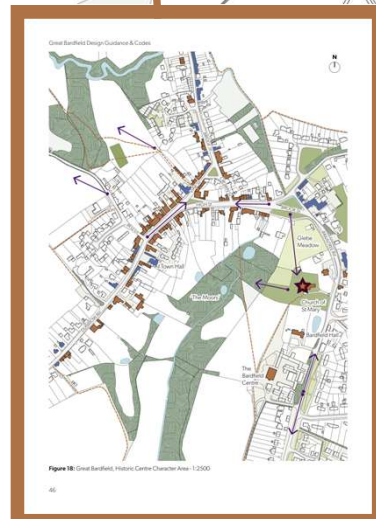
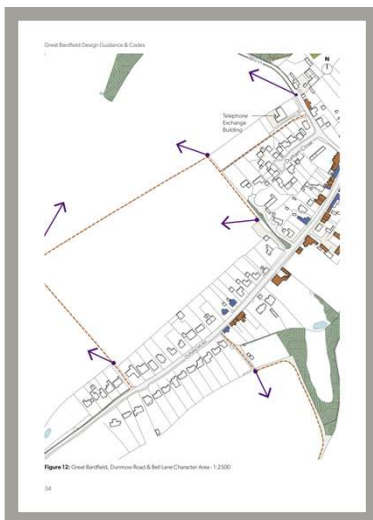
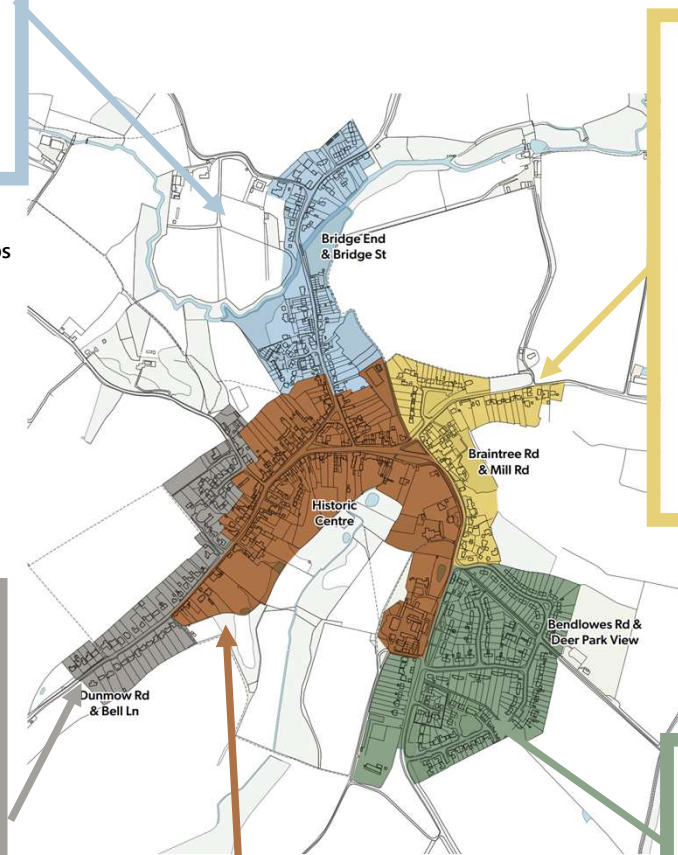
Character Areas

The Design Guidance and Codes identifies five distinct character areas in the main built-up area of the village, as identified on the map. Detailed appraisals of each area are also provided, as illustrated.



Key to Detailed Character Area Maps

- Listed Buildings
- Buildings of Townscape Merit
- Woodland
- Publicly Open Spaces
- Important Visual Open Spaces
- Public Right of Way
- Key Identified Views
- Protected Lane





Design Guidance

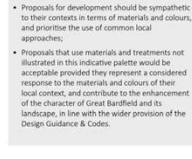
The Design Guidance and Codes provides detailed design guidance for each Character Area as well as the Parish as a whole.

General Design Guidance

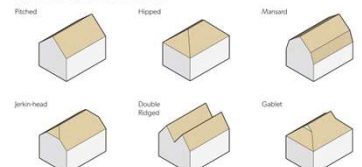
- New developments in Great Bardfield must be sensitive to their local context, responding to the features of both the site and the surrounding areas;
- All proposals should seek to influence their context positively, reinforcing the character and quality of Great Bardfield, its landscape and townscape;
- Development should protect the rural aspect and feel of Great Bardfield, and take particular care to maintain and preserve the tranquillity of the parish;
- Any development within the village of Great Bardfield should reinforce it's character as a rural village well integrated within its landscape setting, and avoid introducing unnecessary urban types of development;
- Proposals should seek to make the most of their site, prioritising the reuse of existing buildings through sensitive restoration, alteration, extension or conversion where this is appropriate;
- Design proposals must be developed and informed by analysis of their local context in Great Bardfield, building on the evidence base of the Great Bardfield Neighbourhood Plan. This should form a critical part of the Design Access Statement of any planning application;
- All proposals submitted for planning should provide an explanation of how they will accommodate the design guidance and coding provided within this document;
- All proposals submitted for planning should provide illustrations, including photo-montages, that demonstrate the visual impact of proposals from surrounding streets, public spaces and from along public rights of way within the surrounding countryside (where visible and appropriate);
- Any proposals for larger developments must be developed on the basis of a masterplan and a detailed design code which should follow the general guidance of the Great Bardfield Design Guidance & Codes. Such proposals must be tailored specifically to the site and developed with the local community. This should be based around a strong, rural-inspired landscape framework that demonstrates how designs would integrate with, and enhance, the character of the parish and the quality of its landscape;
- Applications for contemporary designs would be supported only where they demonstrate a creative and sensitive response to the existing architectural language of Great Bardfield, are well-executed and of an appropriate scale, form, height and materials, and enhance the character and heritage setting of the parish;
- Proposals for new buildings in the rural parts of the parish must integrate with the landscape of Great Bardfield, and minimise their visual impact where possible;
- Developments within existing farms around Great Bardfield should be designed in a holistic way that seeks to preserve examples of high-quality and historic agricultural buildings where present, and develop approaches to building that reference the typology of existing farmyards

There is also guidance covering:

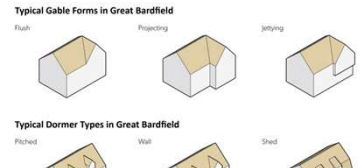
- Heritage and Character
- Nature and Landscape
- Public Space and Amenity
- Street and Movement
- Place Making
- Homes and Buildings
- Materials and Details
- Sustainability and Lifespan



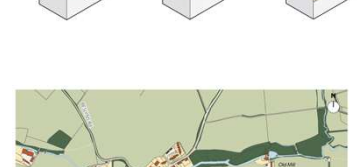
Typical Roof Types in Great Bardfield



Typical Gable Forms in Great Bardfield



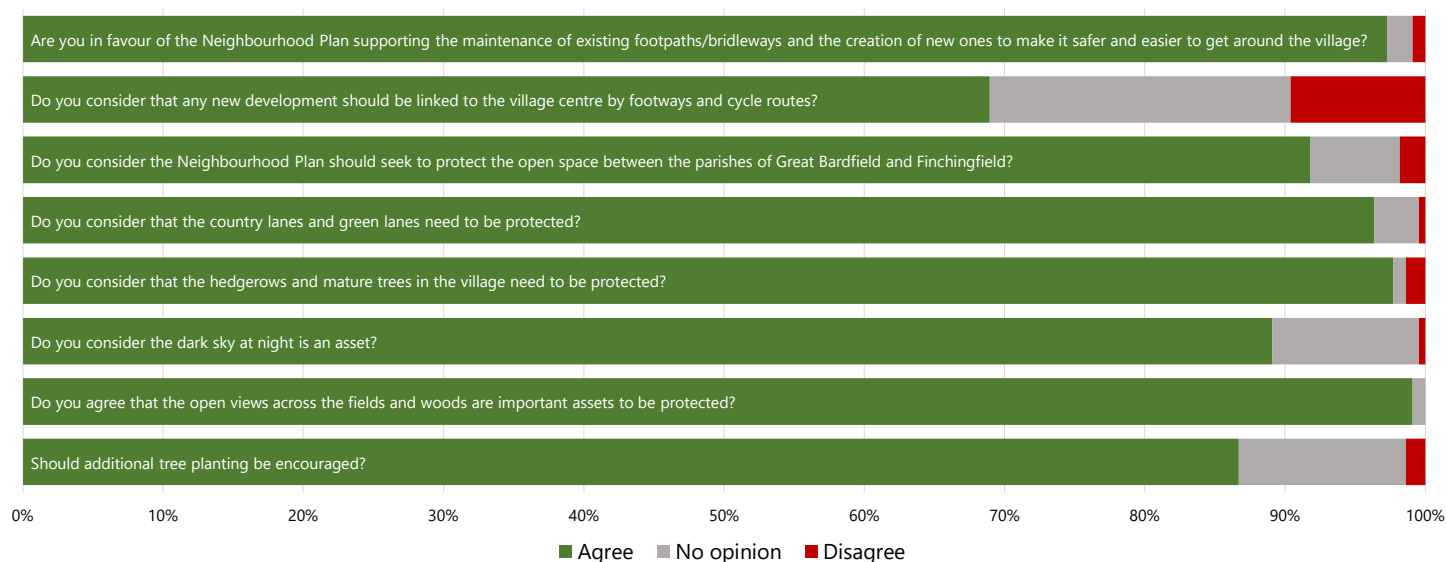
Typical Dormer Types in Great Bardfield



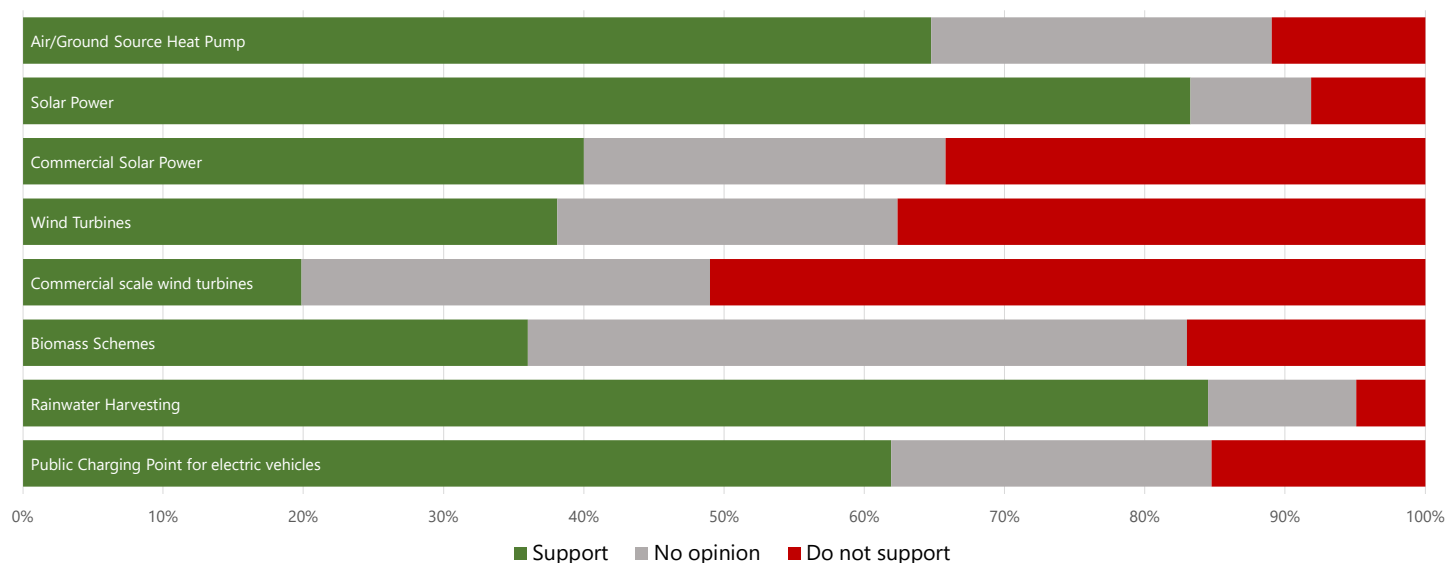
Community Questionnaire

Our Countryside

Opinion on the following statements related to the environment and landscape of the village and surrounding countryside



Do you support the use of the following energy sources on either a domestic or a larger scale basis in your local community?

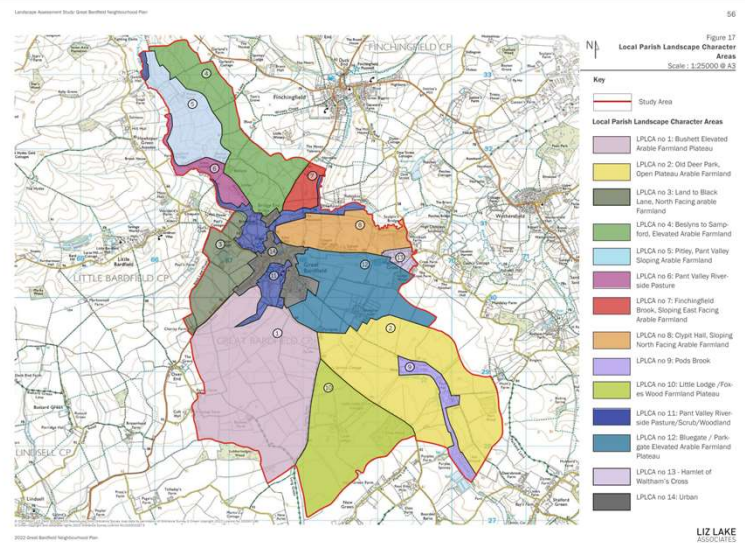
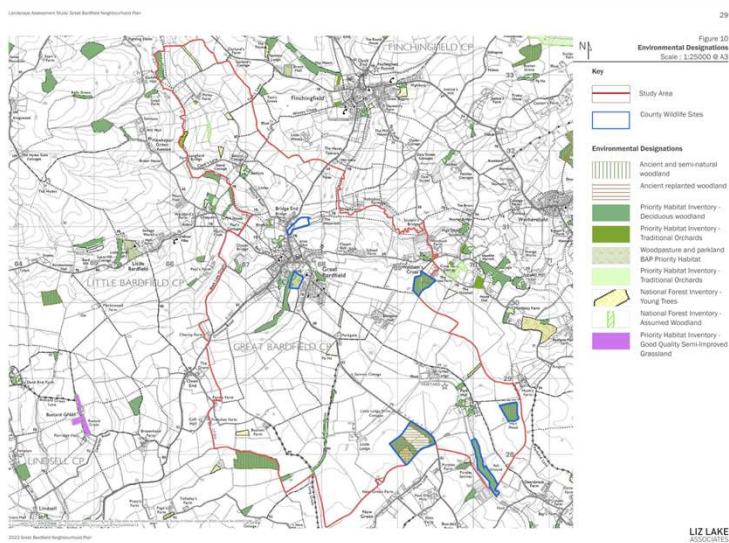


Community Questionnaire



In addition to the Design Guidance, we have also had a Landscape Character Assessment (LCA) and landscape sensitivity assessment, of the landscape of the Parish.

This detailed study will be referred to in the Neighbourhood Plan to ensure that new development has regard to the sensitivity of our landscape and assess the potential impact on the landscape setting of the village.



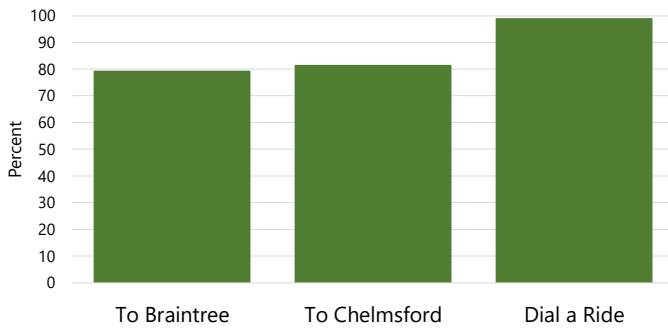
Key characteristics which contribute towards the landscape's special qualities include its:

- Strongly undeveloped rural character, with some areas of considerable time-depth; historic field patterns, extensive network of lanes and pathways and mature trees and hedgerows which all provide a strong sense of historic continuity, integrity and cultural value;
- The village occupies a discrete position alongside the Pant, which often results in it having little influence on the surrounding countryside, reinforcing the open rural nature of this landscape;
- Visual amenity value, with attractive panoramic views across the countryside as well as more intimate, enclosed views within the valley floors. Closer-range views of the edge of Gt Bardfield village, the Conservation Area and important listed buildings such as the Gibraltar Mill and the Church of St Mary the Virgin;
- Biodiversity value; and
- Agricultural value

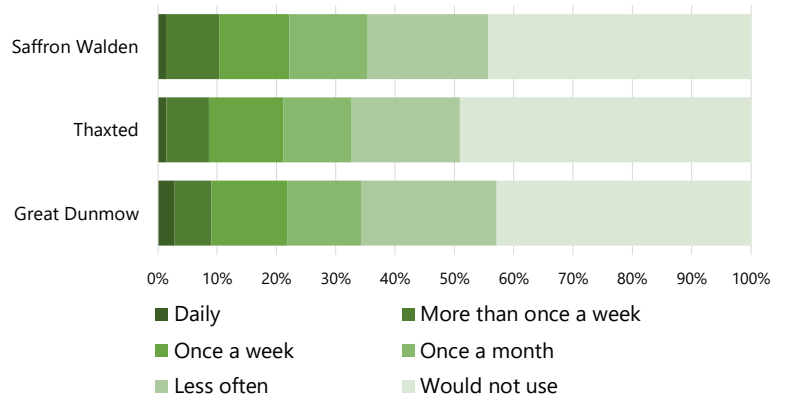
Community Questionnaire

Transport and Travel

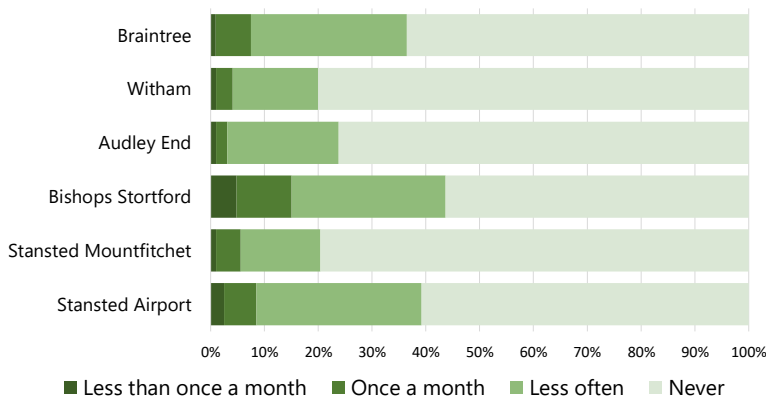
Percentage of respondents never using these bus services



Would you use bus services to the following.....



Use of train services from.....

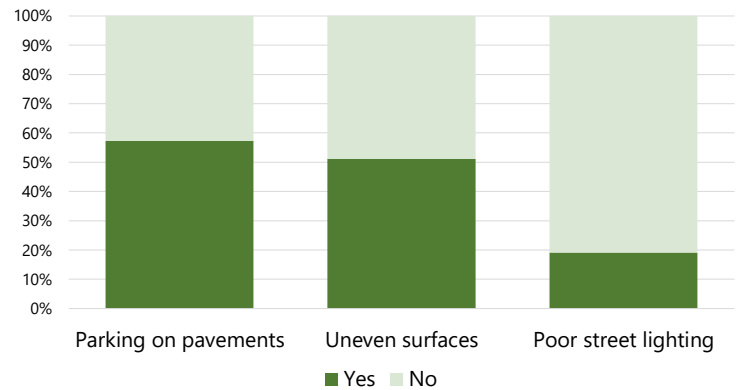


Community Questionnaire

Transport and Travel



Do you experience difficulties in getting about the village due to.....



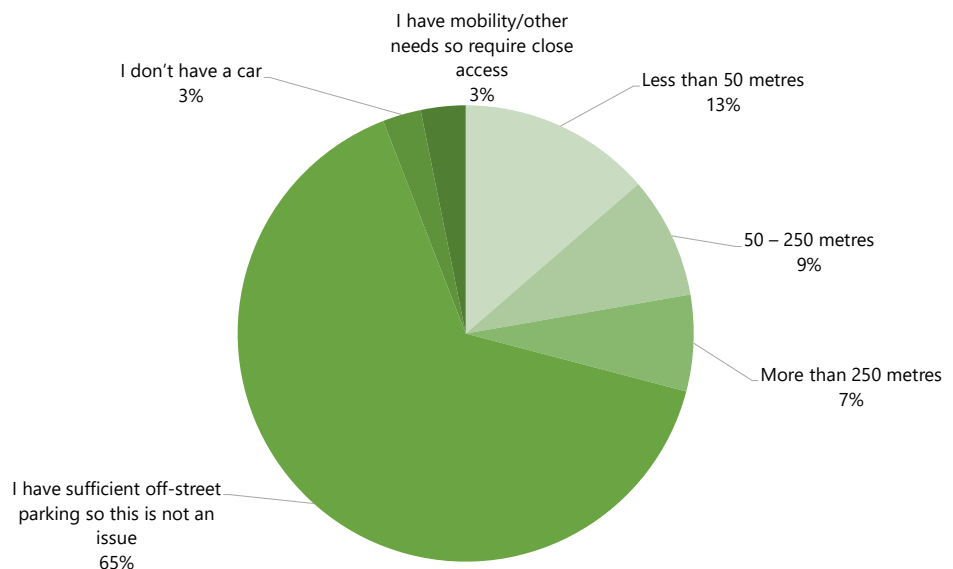
Increased development will ultimately increase traffic movement and parking pressures in the village.

Which of the following measures would you support/recommend in helping to solve these?

(Illustrated in order of popularity with most popular first)



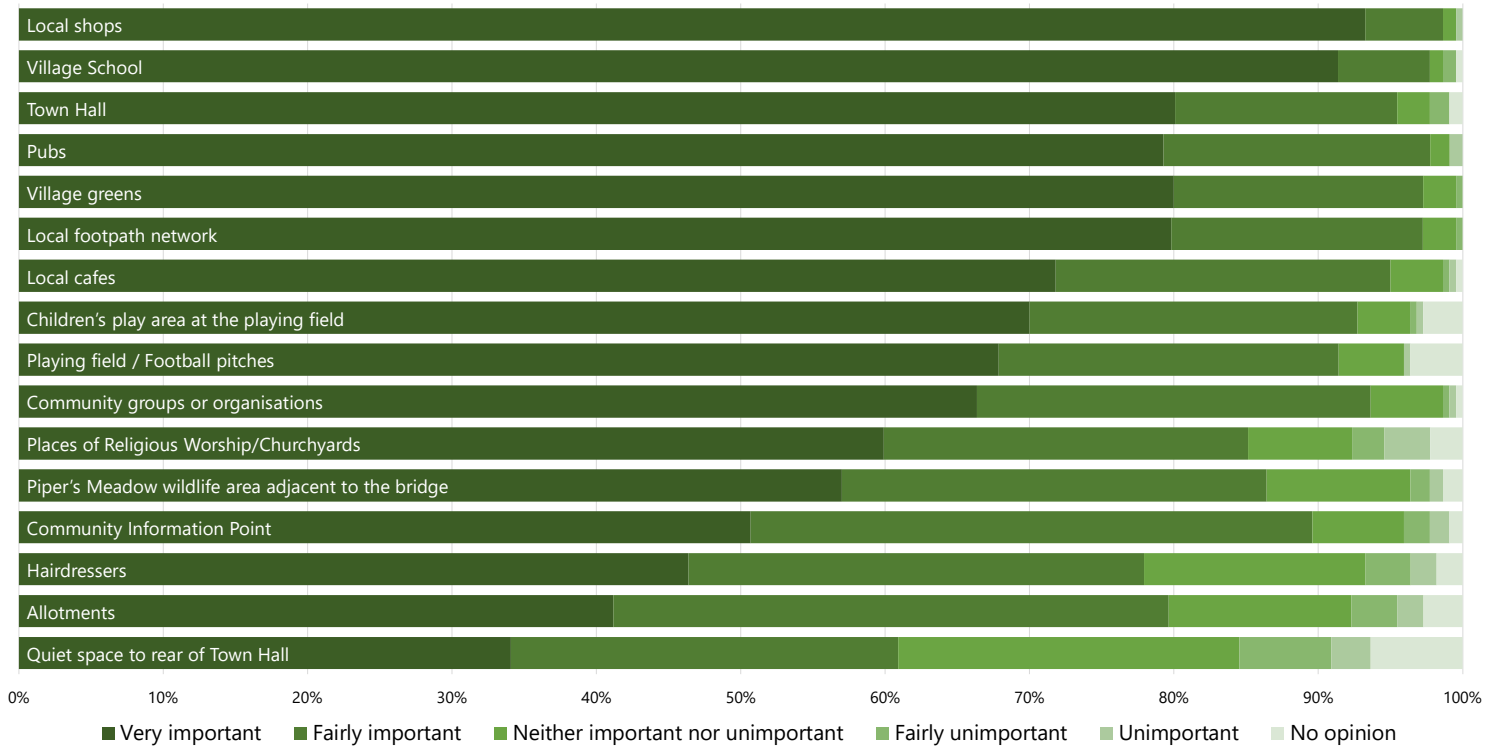
How far would you be prepared to walk to park your car?



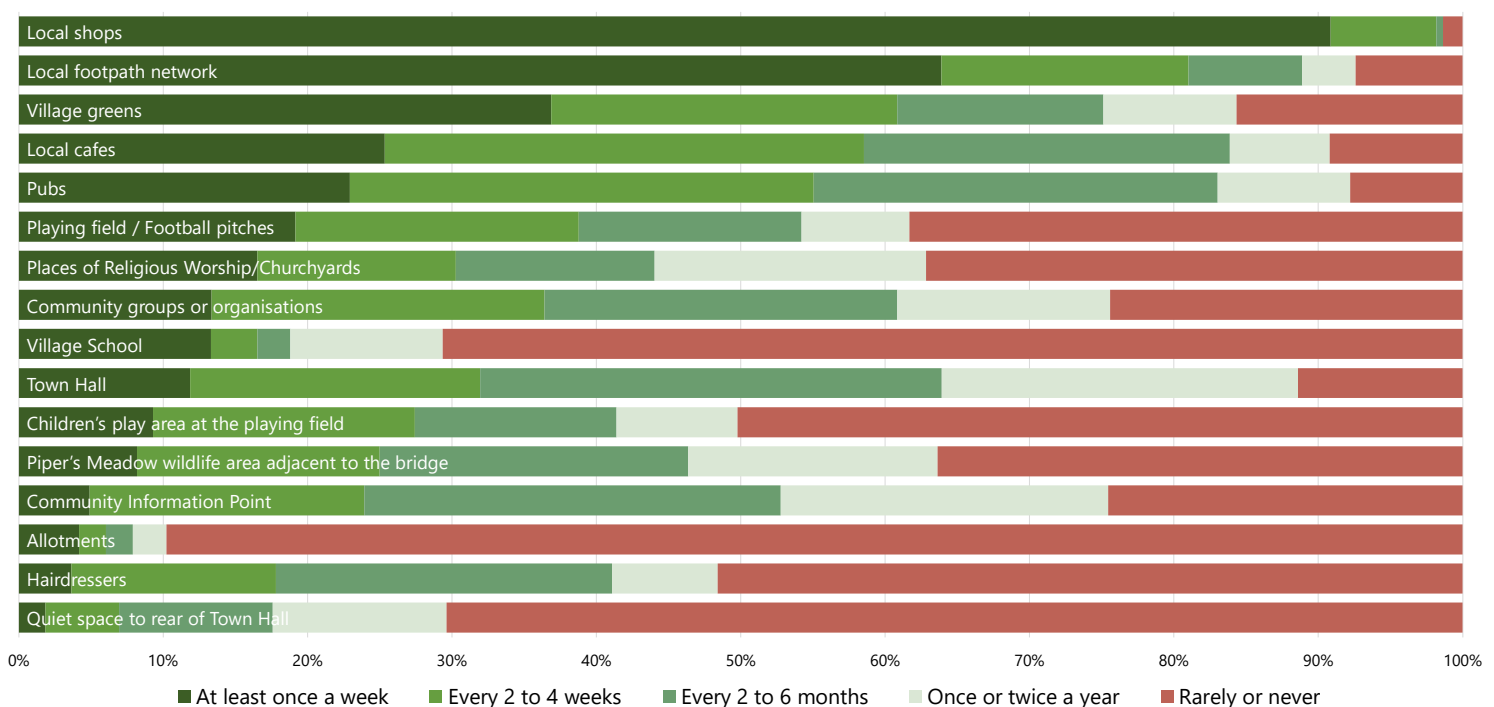
Community Questionnaire

Services and Facilities

Importance of the following to the village and community



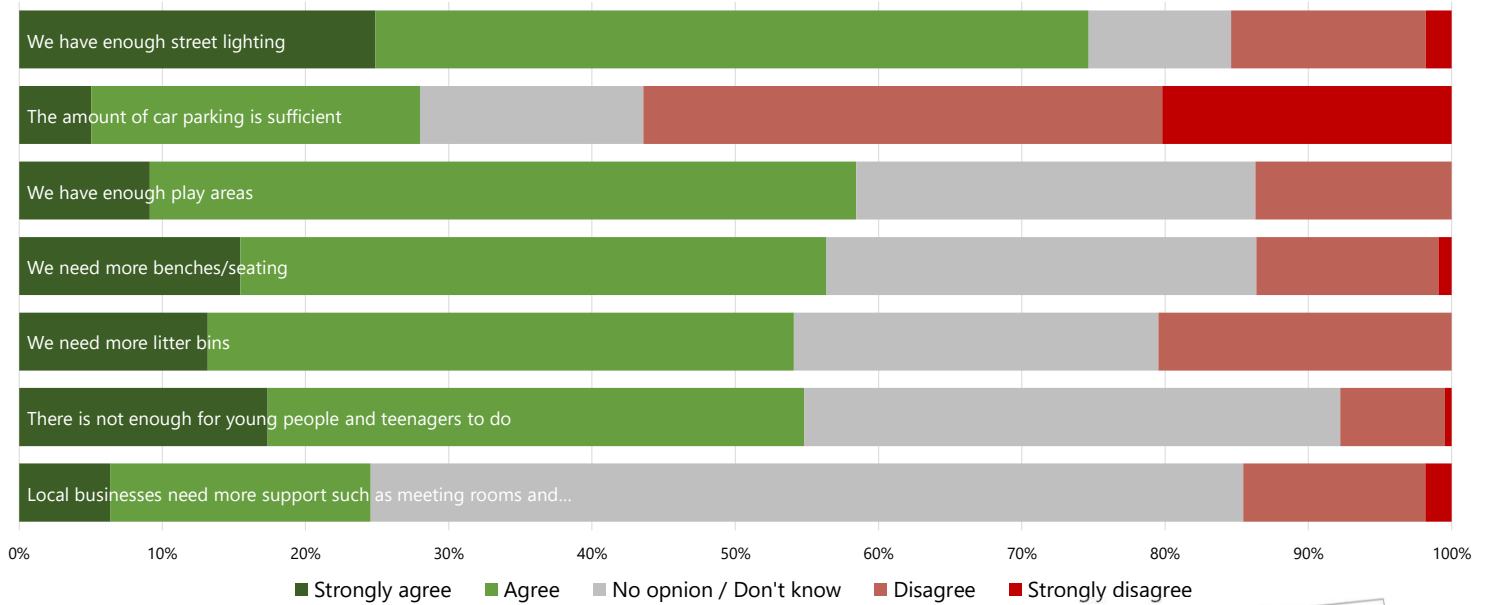
How often facilities are used



Community Questionnaire

Services and Facilities

Do you agree/disagree with the following statements about village services



What next?

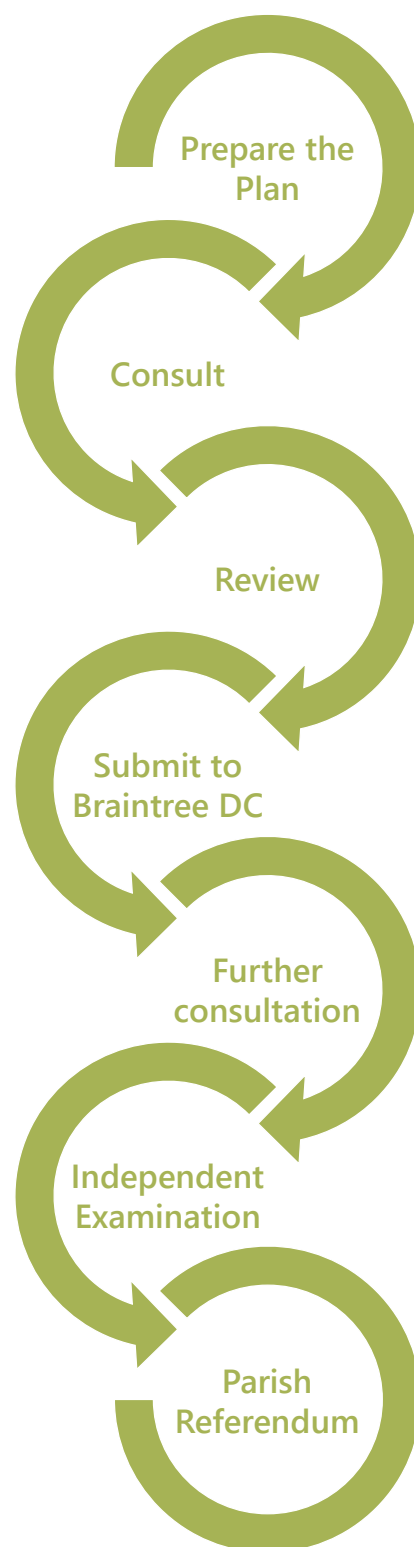
We have some further information to gather in the coming months, for example about green spaces, but we are now in a position to start thinking about what the Plan will cover.

The results of the Community Questionnaire have to be analysed in detail to identify potential community projects that could also be included in the Plan.

We have secured Places4People Planning Consultancy to help us write the Neighbourhood Plan, again paid for by Government Grant.

When the Draft Plan is ready, we will publicise the consultation widely and hold another community drop-in event at the start of the six-weeks consultation.

Your views on the draft Plan at that time will be especially welcome, even if you fully support everything that's in it.



Your feedback

We'd welcome your comments and feedback on what you've seen displayed today.

Please use the post-it notes to provide comments.

If there's a comment already there that you agree with, place a green dot on the note ●

If you disagree with a comment, use a red dot ●