

# Great Bardfield

## Neighbourhood Plan

### CONSULTATION STATEMENT

MARCH 2025

Great Bardfield Parish Council



Prepared for Great Bardfield Parish Council by  
Places4People Planning Consultancy  
January 2024



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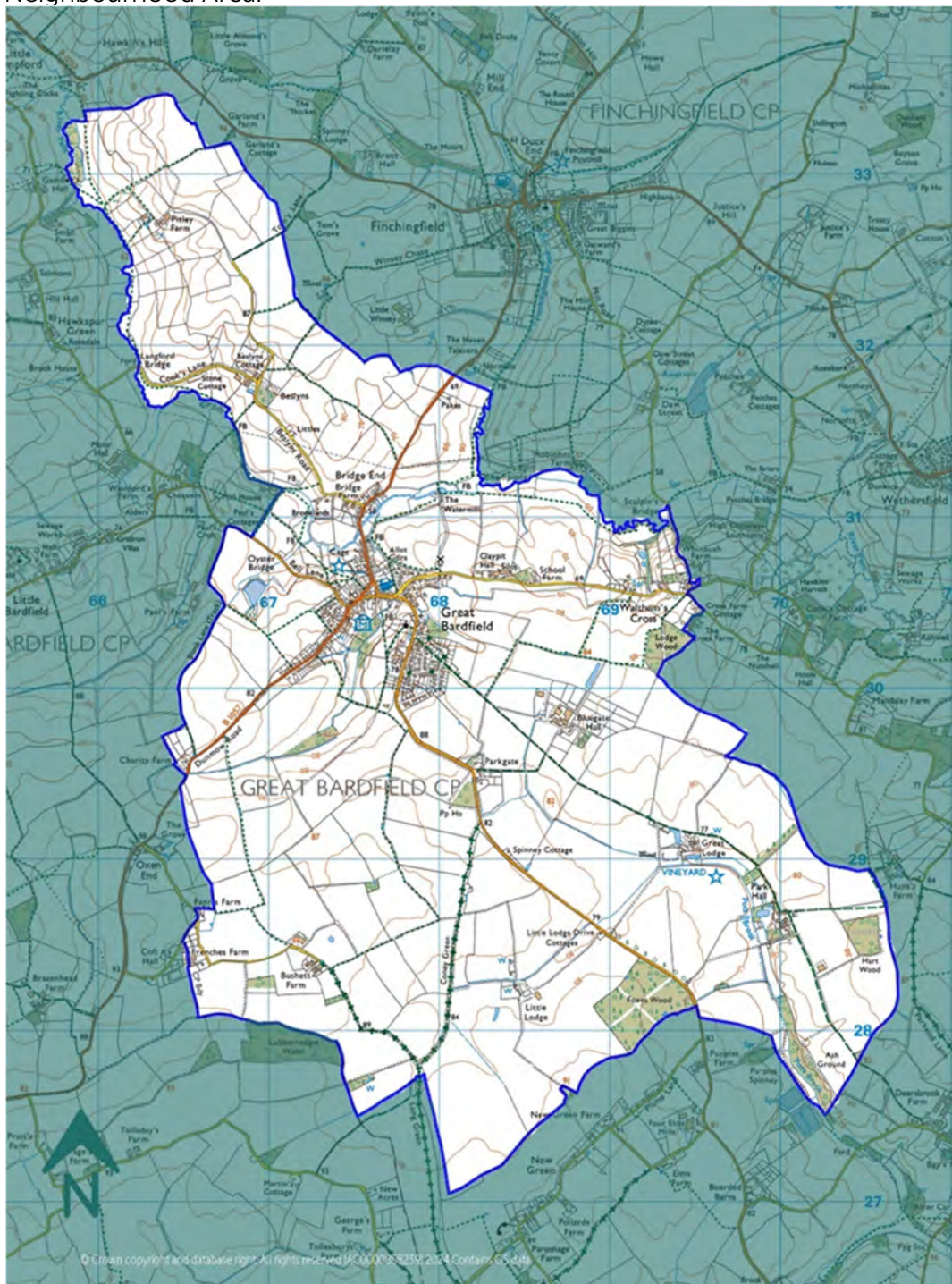
# 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Great Bardfield Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of engagement and consultation with residents of Great Bardfield as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

## 2. Background to the Preparation of the Neighbourhood Plan

2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.

2.2 In April 2019 Great Bardfield Parish Council resolved to prepare a Neighbourhood Plan for the parish, to be prepared by a Neighbourhood Plan Committee of parish councillors and volunteers. An application was made to Braintree District Council to designate the whole of the parish as the Neighbourhood Area, the area covered by the Plan, in the same month and the District Council formally designated the area on 15 April 2019. Map 1 identifies the extent of the Neighbourhood Area.



Map 1 – Great Bardfield Neighbourhood Area

- 2.5 Since the area was designated, work has been carried out to gather information and evidence to support the content of the Plan and, in particular, its planning policies. This includes:
- A household survey in Summer 2022
  - Housing Needs Assessment prepared by Urban Vision Enterprise CIC – April 2020
  - Design Guidance prepared by AR Urbanism as part of the Government’s Neighbourhood Planning support package – November 2021
  - Landscape Appraisal by Liz Lake Associates and also funded by the Government’s Neighbourhood Planning support package – April 2022

In addition, a number of events have taken place within the community to gather views and opinions including a feedback event in September 2022. The display from this event is reproduced in Appendix 1.

### **3. Regulation 14 Pre-Submission Consultation**

3.1 The statutory consultation on the third draft Pre-Submission Plan commenced on Friday 14 June 2024 and lasted until Friday 2 August, a period of just over seven weeks.

#### **How we publicised the consultation**

3.2 The consultation was publicised by a leaflet (reproduced in Appendix 2) that was distributed to every household and business in the Parish. The leaflet summarised the main purpose and content of the Plan, what had changed since the previous consultation and ensured recipients were informed as to how the actual Plan could be viewed, and how they could comment on it and when the consultation ended. The consultation was also launched with a well-attended drop-in event held at the Town Hall on Saturday 14 June. The display boards for the drop-in event are included as Appendix 3 of this Statement.

3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from the Community Information Point and at Between the Lines Bookshop, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form were produced, with paper copies of the form being available at the drop-in event and the above locations.

3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Braintree District Council, were consulted. The full list these bodies consulted is shown in Appendix 4. The email content used to notify them is included at Appendix 5.

3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

## 4. Pre-Submission Consultation Responses

4.1 A total of 44 residents responded to the consultation along with 12 organisations or statutory bodies.

Responses from the following residents/individuals were received:

M Edwards	S Keynton	P Nelson
B Blackwell	P Keynton	J Walmsley
D Hockley	T Donohoe	P Walmsley
C Tyler	C Stuttle	S Cass
S Olney	M Ward	M & H Hilary
K Farnfield	J Mules	I Graham
R Farnfield	S Watson	Mr & Mrs N Mant
S Aldred	T Evans	C Oldroyd
I Couldridge	A Taylor	E Wright
C Couldridge	R Prior	J Tickner
K Fox	T Watson	V Felton
Anonymous	N Holland	J Maidman
C Ruffle	P Euesden	L Joyce
R Egger	A Euesden	I Ruffle
M Gell	J Dyson	

4.2 The following statutory bodies and organisations responded to the consultation:

- Braintree District Council
- Essex County Council
- Essex Police
- National Highways
- Natural England
- Historic England
- Anglian Water
- National Gas Transmission
- National Grid
- Dedham Vale and Suffolk and Essex Coast & Heaths National Landscape
- Silver End parish Council
- White Colne Parish Council

4.2 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the questions is illustrated in Appendix 6. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 7 of this Statement. As a result of the consultation, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Appendix 8 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

# Appendix 1 – September 2022 Feedback Event Display



Great Bardfield  
**Neighbourhood Plan**

# Welcome



## 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:** can, for example, also identify proposals for:

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

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





## 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.

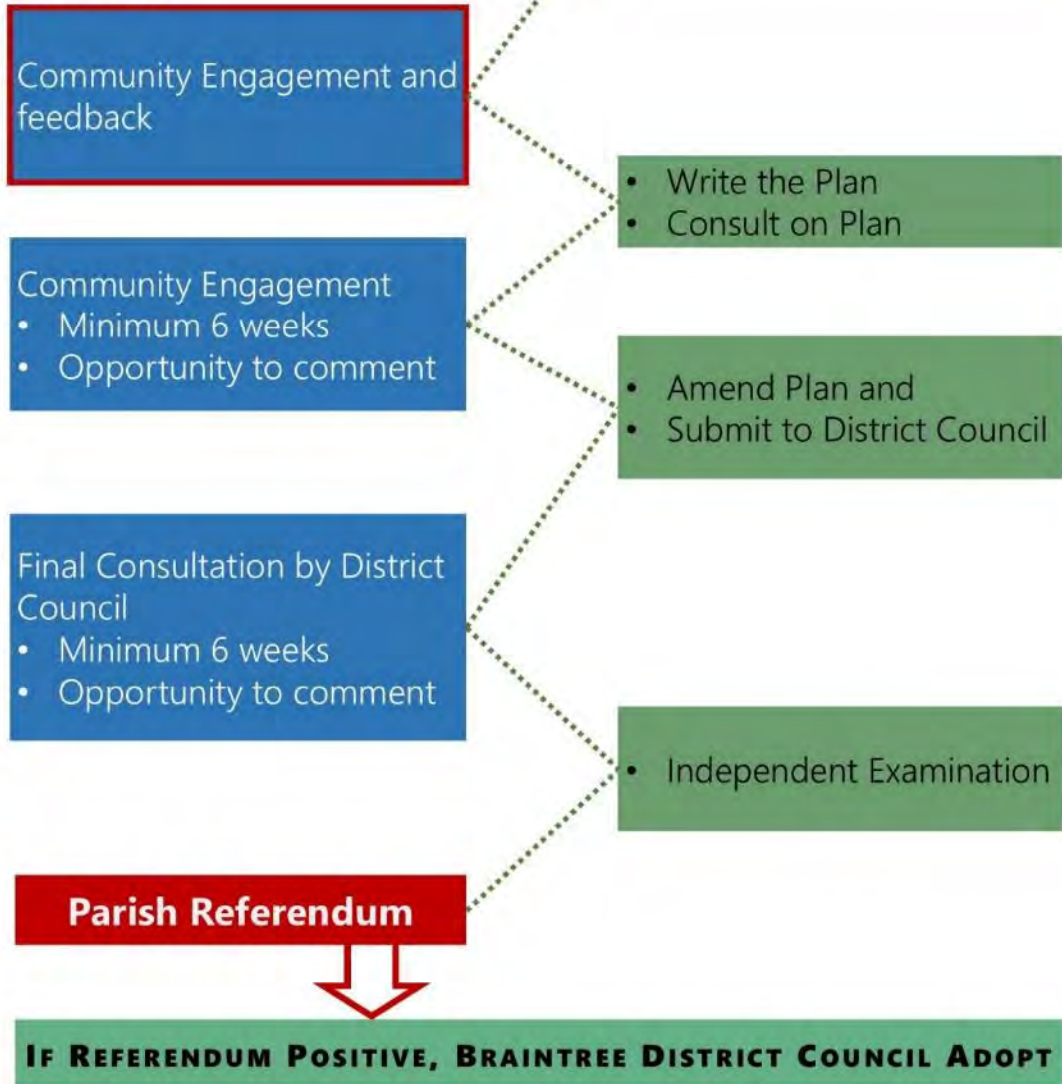
*The display boards that follow will bring you up-to-date with our progress*



# 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





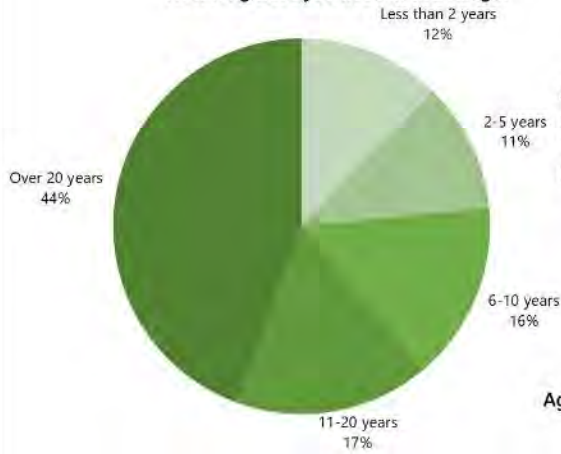
# Community Questionnaire



Thanks to everyone that completed the Household Survey

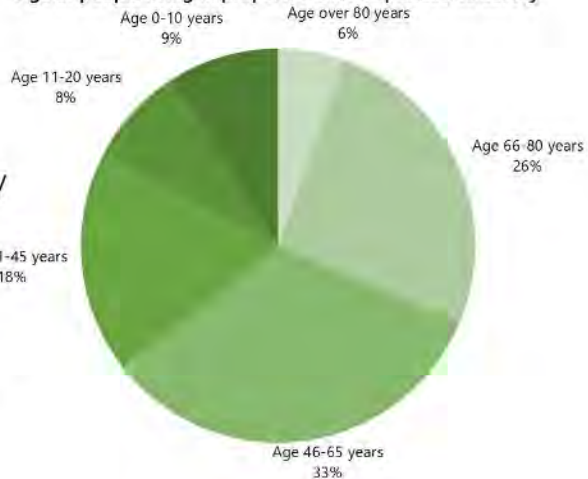
Our survey was delivered to every household in the village and we had 223 responses, a very high proportion of our homes.

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

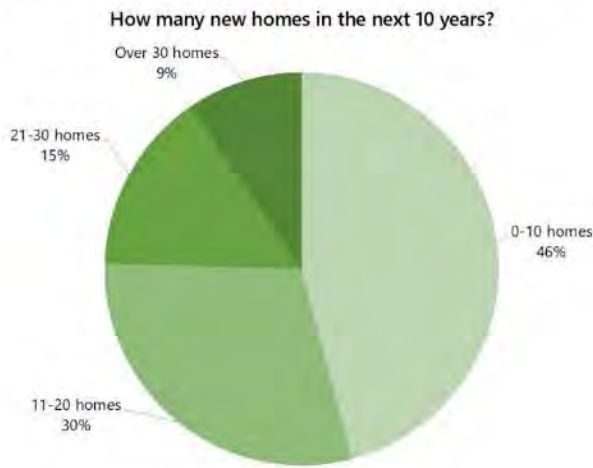


# Community Questionnaire

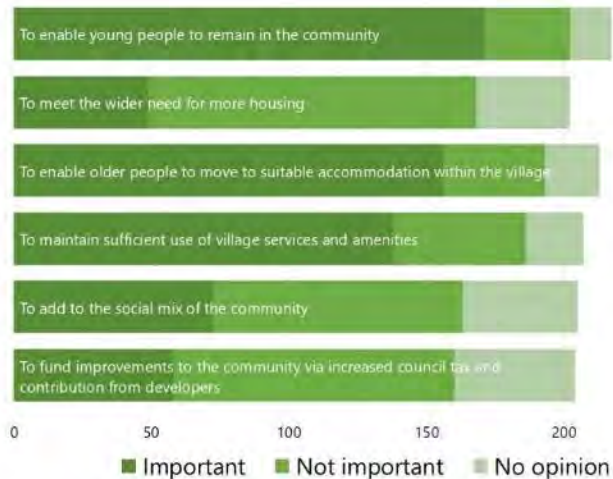
## Your thoughts on Housing

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



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

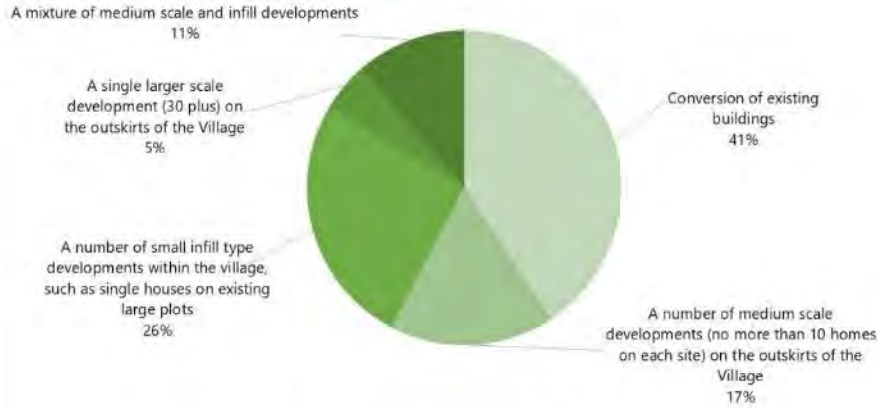




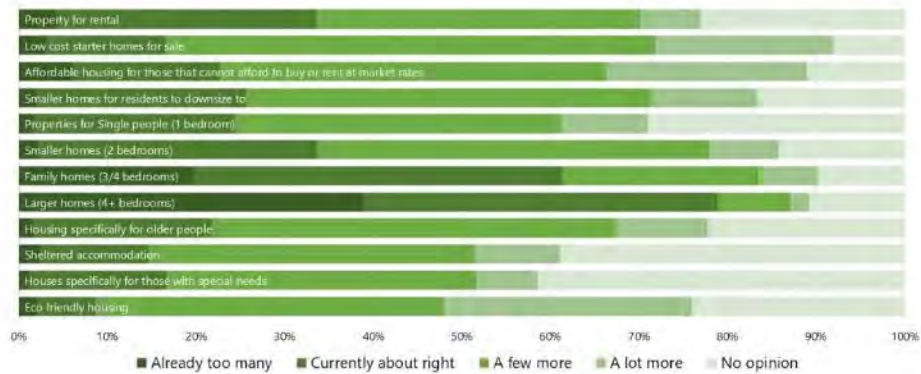
# Community Questionnaire

## Your thoughts on Housing

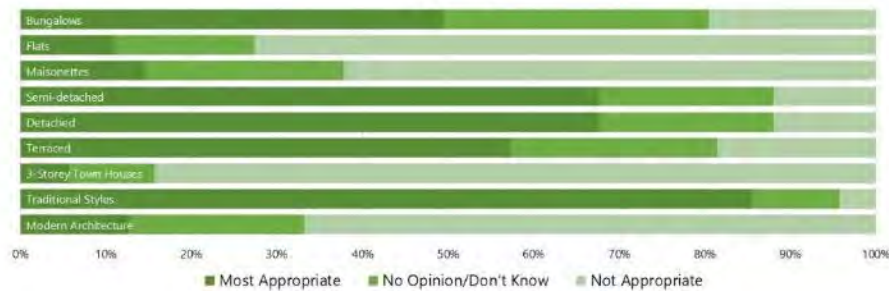
### Type of future housing development respondents felt would best suit the village



### 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

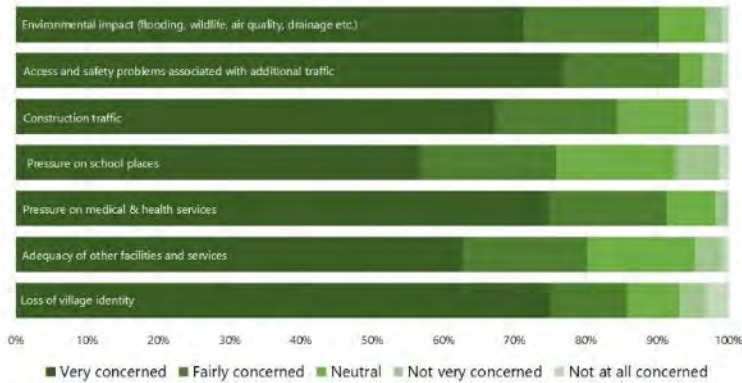




# Community Questionnaire

## 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**

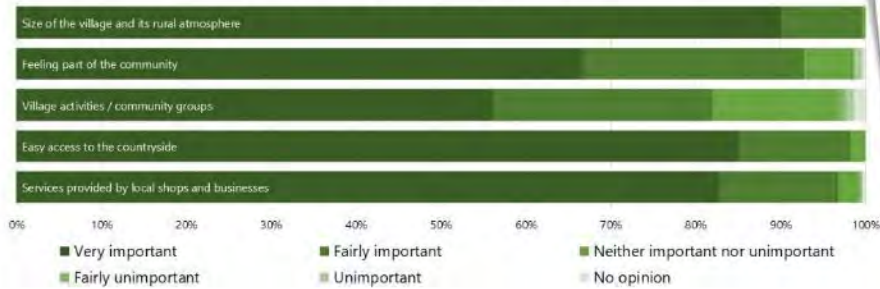


**Key: Local Plan 2013-2033**

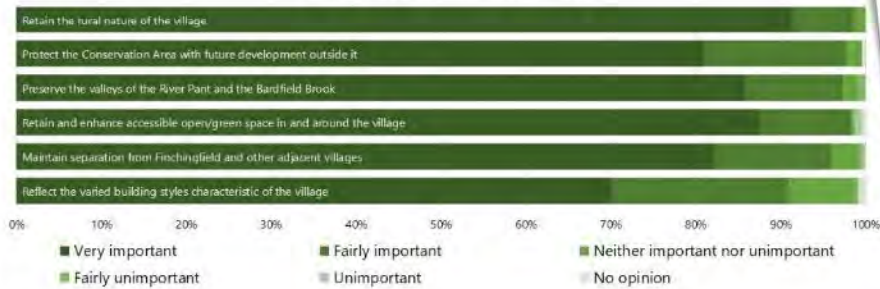
Devall Boundary	Designer Quality Corridor	Formal Recreation
Iron Way	Strategic Growth Location	Informal Recreation
Development Boundary	Residential Site 10 or more Dwellings	Alignments
Conservation Area	Specialist Housing	Visually Important Space
Road Proposal	Proposed Open/Transfer's Site	Structural Landscaping
Historical Suburbs Corridor	Business Site	Local Wildlife Site
Prohibited Lanes	Employment Policy Area	Canalside Character
2015 Cycleway	Comprehensive Development Area	Local Nature Reserve
Local Centre	Special Employment Area	Green Buffer
District Centre	Vehicle Storage	Suitable Accessible Natural Drainage
Town Centre	Transport Related Policy Area	Site of Special Scientific Interest (SSSI)
Primary Shopping Area	Regeneration Area	Historic Parks and Gardens
Secondary Shopping Area	Education	Scheduled Monument
Retail & Town Centre Uses	Car Park	Flood Zone 1
Retail Warehousing	Community Uses	Flood Zone 2
	Leisure and Entertainment	Flood Zone 3

## Your thoughts on living in Great Bardfield

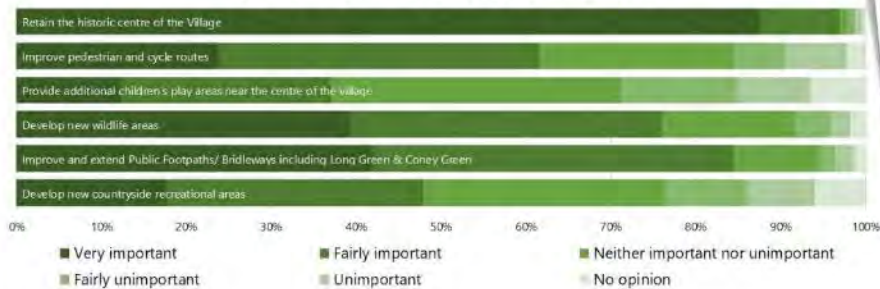
### What you value about living in Great Bardfield



### Importance of following issues



### Which areas should be preserved or improved?

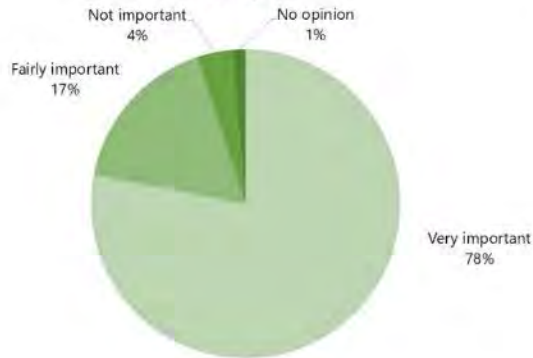




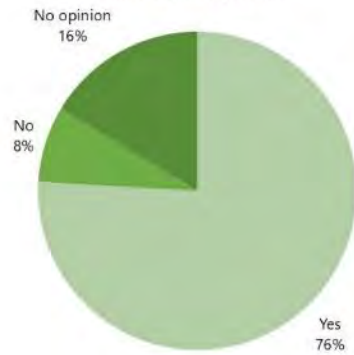
# Community Questionnaire

## 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.

## Development Design

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.

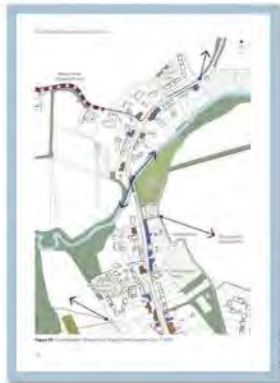
A second consultation event was organised in June 2021, at Great Bardfield Town Hall. 13 people were in attendance including members of the Parish Council Neighbourhood Plan Steering Group, and local residents.

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.

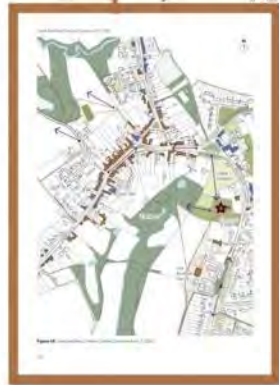
## Character Areas

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 tranquility of the parish;
- Any development within the village of Great Bardfield should reinforce its 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

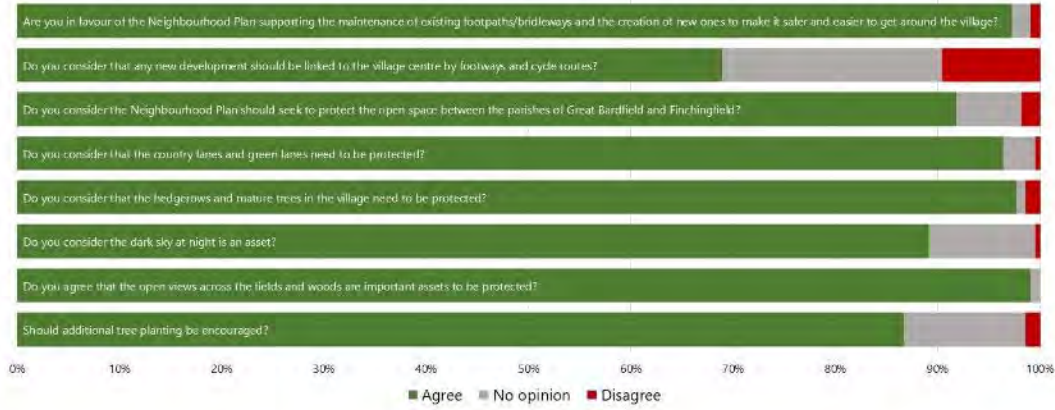




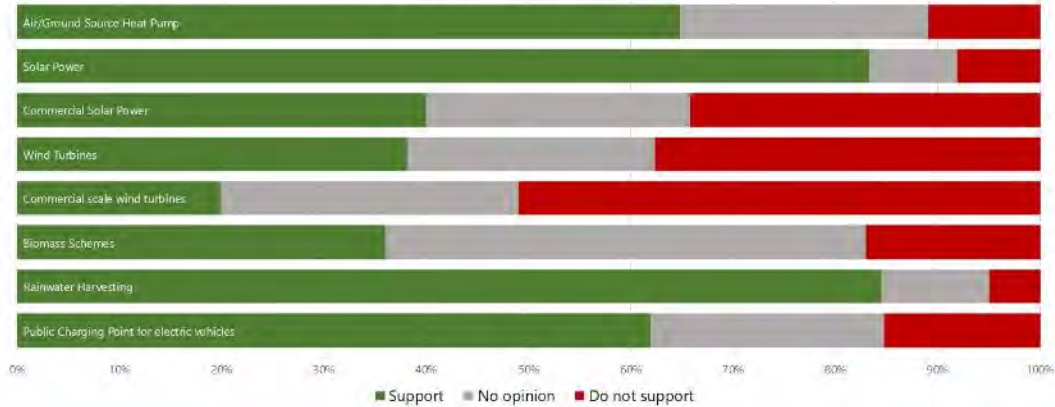
# Community Questionnaire

## 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?



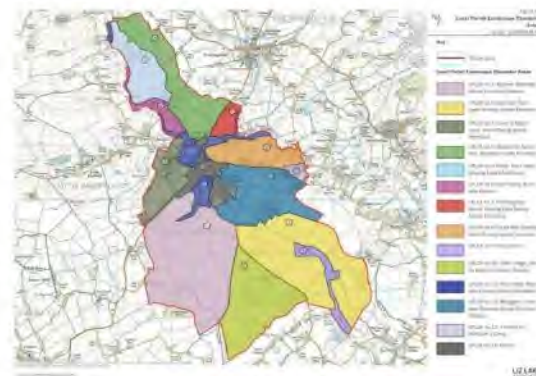


# Community Questionnaire



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.

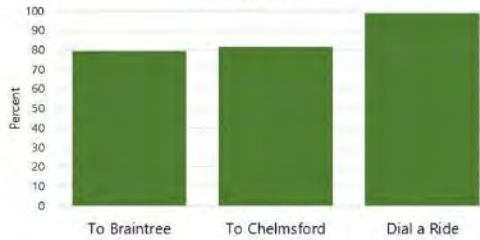


Key characteristics which contribute towards the landscape's special qualities include its:

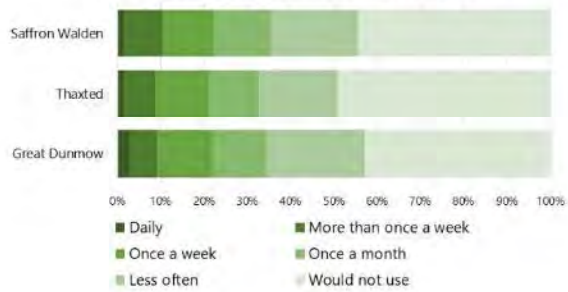
- Strongly undeveloped rural character, with some areas of considerable time-depth; historic field patterns, extensive network of lanes and pathways and mature trees and hedgerows which all provide a strong sense of historic continuity, integrity and cultural value;
- The village occupies a discrete 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

## Transport and Travel

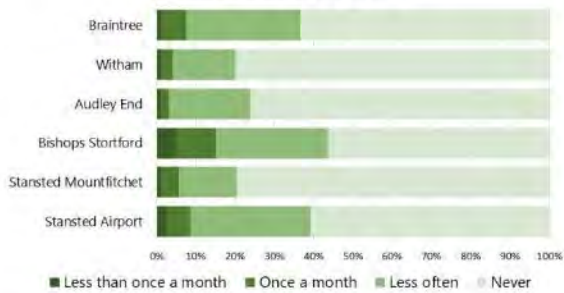
Percentage of respondents never using these bus services



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



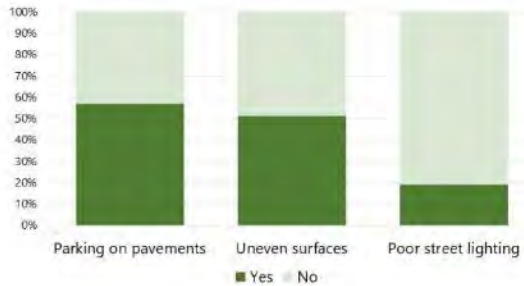
Use of train services from....



## Transport and Travel



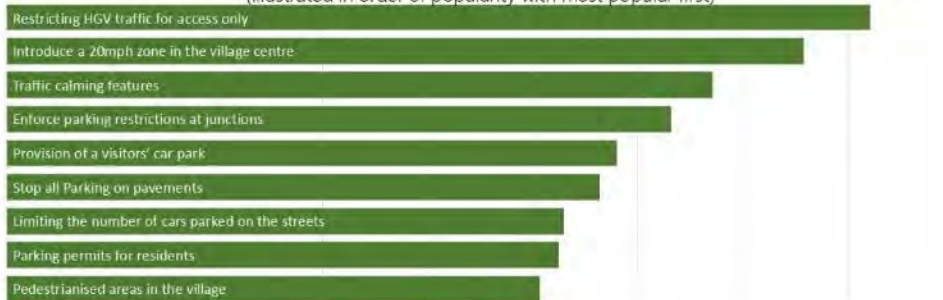
Do you experience difficulties in getting about the village due to.....



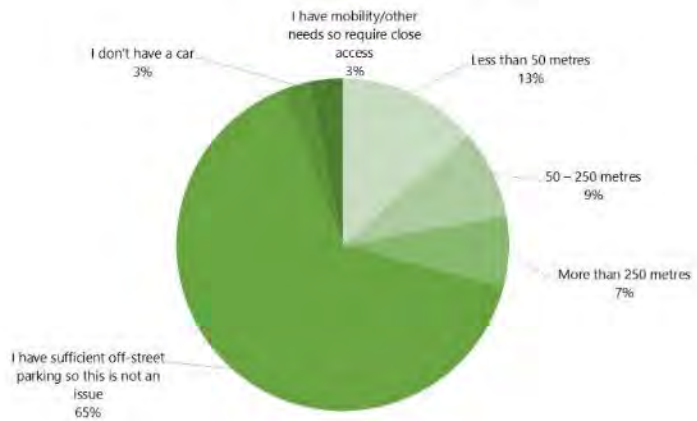
Increased development will ultimately increase traffic movement and parking pressures in the village.

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

(Illustrated in order of popularity with most popular first)

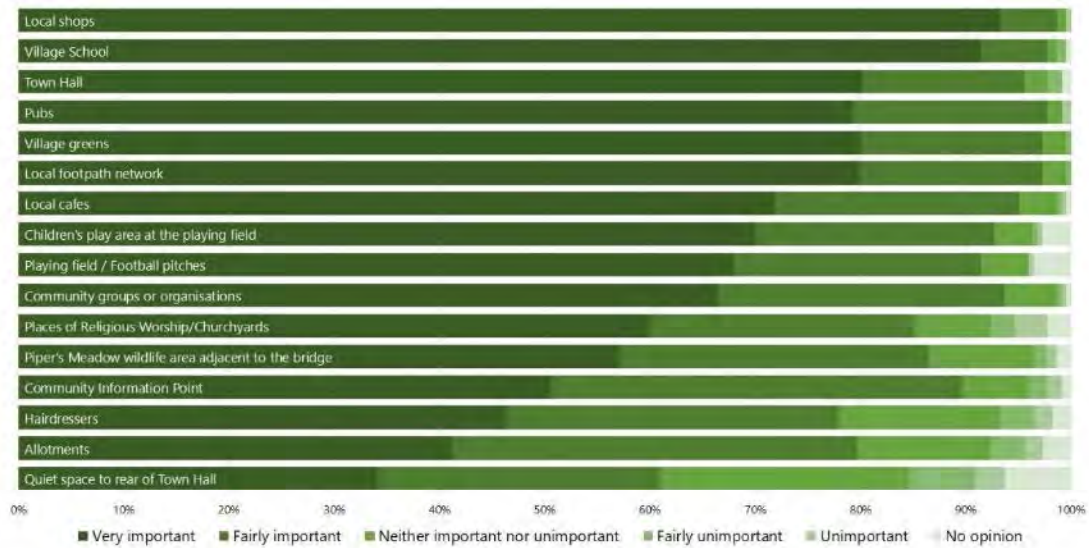


How far would you be prepared to walk to park your car?

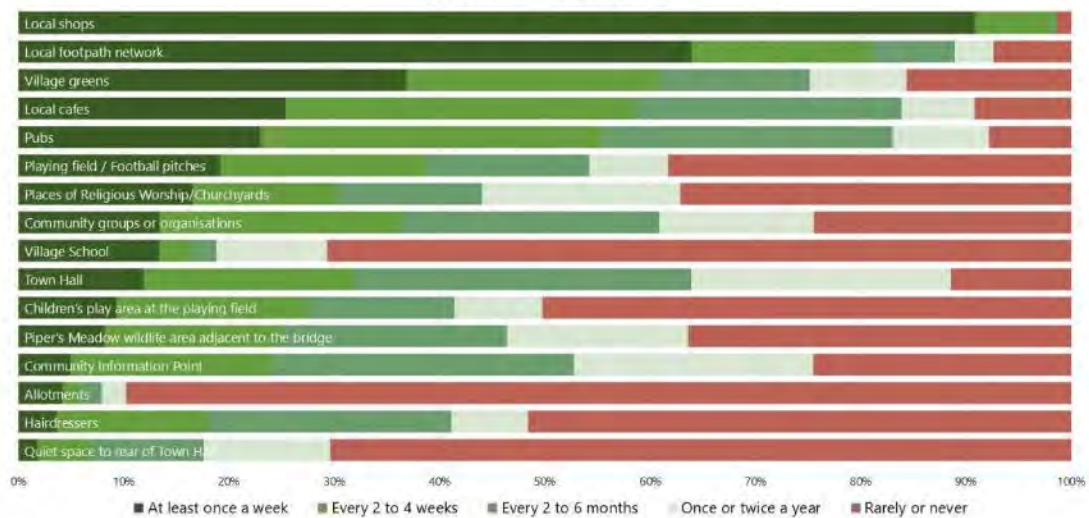


## Services and Facilities

Importance of the following to the village and community

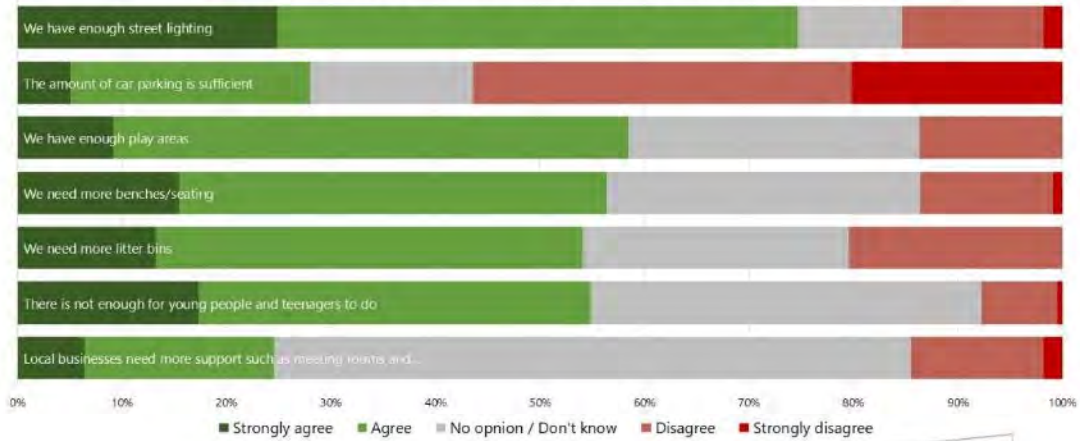


How often facilities are used



## 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 ●

# Appendix 2 – Consultation Leaflet

## HOW TO COMMENT

The full version of the Plan will be available to download at <https://www.greatbardfield-pc.gov.uk/> or by using this QR code from a mobile device from 14 June where an online comments form will also be available to complete.



If you don't have access to the internet, paper copies of the Plan will be available to borrow for a short period from:

- Community Information Point - open 10.00 – 12 noon Thursday and Saturday
- Between The Lines Bookshop which - open 7 days a week 10.00 – 16.00

### Drop-in Event

We'll be at the Town Hall on 15 June between 10.00 and 14.00 where you'll be able to find out more about the Plan over a cup of tea or coffee. During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete. You can also collect a paper response form at the Drop-in Event or from the Community Information Office or Between the Lines bookshop. The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan. **COMMENTS MUST BE RECEIVED BY 2 August - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**

Following this consultation, all comments will be reviewed and necessary changes made before the Plan is submitted to the District Council, who will carry out further consultation and then send the Plan to an Independent Neighbourhood Plan Examiner for review. Residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum on whether the Plan should be used by the District Council when deciding planning applications.

## Great Bardfield Neighbourhood Plan

Your chance to comment on the Draft Plan Public Consultation - 14 June to 2 August

Drop-in Information Event  
15 June  
Town Hall  
10.00 to 14.00

Great Bardfield Parish Council



Since early 2021, the Parish Council has been progressing with the preparation of a neighbourhood plan with the help of volunteers and professional support.

A neighbourhood plan is a community-led plan for guiding future development of an area. Once complete it will become part of the legal planning framework for the area, sitting alongside the Braintree Local Plan and used when planning applications are decided by the District Council.

We've now reached a major milestone in preparing the Neighbourhood Plan and are commencing consultation on the Draft Plan. It commences on 14 June and lasts until 2 August, a period of 7 weeks. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

This leaflet provides a high-level summary of the Plan but we urge you to read it.

The back page of this leaflet explains how you view the Plan and can submit comments.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

The Neighbourhood Plan covers the following key themes: Each theme is supported by planning policies that will be used in determining planning applications. In addition, the Plan contains "community aspirations" addressing non-planning concerns that were raised by residents when we carried out surveys.



We need your comments by 2 August



## Neighbourhood Plan Vision

To conserve and protect Great Bardfield's characteristics as a village within its rural environment whilst ensuring that it is a vibrant, safe, welcoming and greener community, providing an attractive location for people of all ages to live, learn and work.



Proposed Bridge End Development Boundary

**Development Location:**

The Braintree Local Plan already defines a "development boundary" drawn tightly around the centre of the village, within which the Local Plan states that development proposals are generally acceptable in principle. However, the previous Local Plan identified a development boundary around the houses at Bridge End which was not carried forward to the Local Plan approved in 2022. We feel that it is important to reinstate the development boundary at Bridge End (illustrated on the map) to provide greater clarity for homeowners and the District Council when development is considered. The Plan reinstates this development boundary.

**Community Services and Facilities:**  
Local facilities and services are valued by residents. The Neighbourhood Plan includes a policy to protect the loss of such facilities except in specified circumstances.



**Housing:**  
In line with the Braintree Local Plan, the Neighbourhood Plan does not allocate any new sites for housing development.  
  
There may be opportunities for infill housing within the development boundaries, subject to impact on the historic and natural environment, neighbouring properties and infrastructure.  
  
The affordability of housing to enable people to stay in the village was identified as an issue during the preparation of the Plan. Existing planning policies provide mechanisms for the delivery of affordable housing and the Neighbourhood Plan does not need to include additional proposals to deliver affordable housing schemes.

**Local Economy:**  
There are a number of businesses based across the parish although there is no one significant concentration in any one location or one single major employer. Tourism plays an important part of the local economy, albeit in relation to day visits and, in part, due to the connection with the "Great Bardfield Artists".  
  
Given that the Local Plan already provides policies for the consideration of employment and tourism related proposals, the Neighbourhood Plan does not include any policies for such proposals.



**Landscape and Natural Environment:**  
We know that the parish is rich in wildlife habitats and that the landscape is such that there are extensive views and important woodlands. In support of the Neighbourhood Plan, a Landscape Assessment has been prepared.  
  
The Plan seeks to conserve the rural landscape and will require any proposals outside the Development Boundaries to be accompanied by a Landscape and Visual Impact Assessment that demonstrates how the proposal can be built without having a significant adverse impact on the character and appearance of the countryside.  
  
A number of important views from public areas are identified, the key elements of which must be preserved.  
  
New Government legislation now requires most development to provide measurable biodiversity net gain in their proposals. The Plan encourages development which is exempt from the national requirements to also deliver net gain in biodiversity. The Plan also identifies a large number of "Local Green Spaces" will be protected from development.

**Built Environment and Conservation:**  
The parish contains 102 listed buildings, of which 73 are within the Great Bardfield Conservation Area, which covers much of the built-up area of the village. A previously prepared Village Design Statement is already used by Braintree when determining planning applications, but the more recent Conservation Area Appraisal and our specially prepared Neighbourhood Plan Design Guide and Codes (available to view on the Parish Council's website) provide a more thorough and up-to-date approach to understanding the character of the built-up areas of the parish and how development should be designed to minimise impact on identified character areas in the village. The Neighbourhood Plan Residents' Survey highlighted that nearly 90% of respondents said it was very important to retain the historic centre of the village, with most supporting traditional styles of design.  
  
The Plan provides policies for the consideration of proposals in the Conservation Area and to ensure that development reflects the content of the Great Bardfield Design Guide and Codes.

**Highways and Travel:**  
The Neighbourhood Plan is limited on what it can contain on this theme given that most highway works do not require planning permission. However, the Residents' Survey identified that most considered that the amount of car parking is insufficient. The Neighbourhood Plan contains a policy to protect off-street car parking and garages from being lost.

## Welcome



### The story so far:

- The Parish Council has been preparing a Neighbourhood Plan for Great Bardfield.
- We have now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **Friday 2 August**, a period of 8 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community aspirations that are contained in the Plan.

## What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning for their area.

When complete, the Plan will 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 they consider planning applications.



Over the next 7 weeks you have an opportunity to read the Plan and submit your comments.



**WE NEED YOUR VIEWS BY 2 AUGUST**  
**Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?**

# Plan Preparation Process



## How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



# The Plan



## Plan Contents

The Plan itself runs to 60 pages and is necessarily quite complex in places. This is because it will be used by Braintree District Council and Government Planning Inspectors to decide whether planning applications should be approved.

Based on the issues identified by you during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified.

- **Development Location and Housing**
- **Landscape and Natural Environment**
- **Built Environment**
- **Community Services and Facilities**
- **The Local Economy**
- **Highways and Travel**



The Plan contains:

### Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

### Community Aspirations

These are non-planning matters that will address matters of concern raised by residents during the preparation of the Plan.

*All the Planning Policies and Community Aspirations are reproduced on the boards that follow.*



# What the Local Plan says



A Local Plan for the Braintree district was adopted in 2021.

It designates Great Bardfield as a “Second Tier Village”, and states:

*“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.*

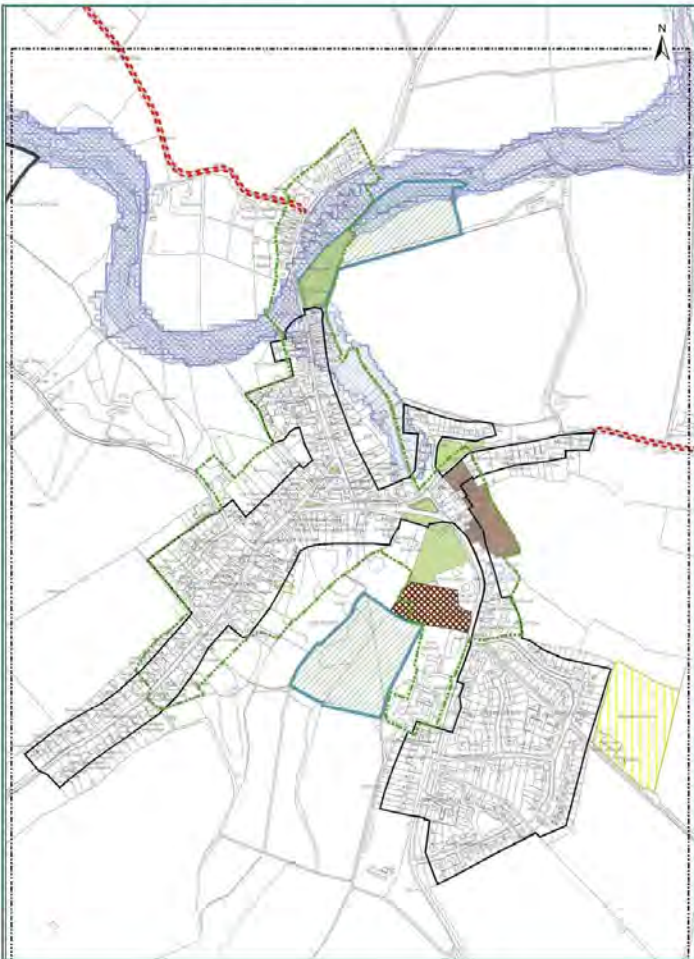
*Development of a small scale may be considered sustainable within a Second Tier village, subject to the specific constraints and opportunities of that village.”*

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



Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.



The map illustrates the Local Plan designations for Great Bardfield.

The black line illustrates the “Development Boundary”.

Local Plan Policy LPP 1 - Development Boundaries states:

*“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.”*

**Key: Local Plan 2013-2033**

□ District Boundary	□ Designer Outlet Centre	□ Formal Recreation
□ Street Map	□ Strategic Growth Location	□ Informal Recreation
□ Development Boundary	□ Residential Site 18 or more Dwellings	□ Allotments
□ Conservation Area	□ Specialist Housing	□ Visually Important Space
□ Road Proposal	□ Proposed Gypsy/Traveller Site	□ Structural Landmarking
□ Historical Busstop Corridor	□ Business Use	□ Local Wildlife Sites
□ Flooded Levels	□ Employment Policy Area	□ Cemetery/Churchyard
□ 2025 Cycleway	□ Comprehensive Development Area	□ Local Nature Reserve
□ Local Centres	□ Special Employment Area	□ Green Buffer
□ District Centres	□ Vehicle Storage	□ Sustainably Accessible Natural Greenspace
□ Town Centres	□ Transport Based 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 Use	□ Flood Zone 3
□ Retail Warehousing	□ Leisure and Entertainment	□ Flood Zone 3B

# Vision and Objectives



## Neighbourhood Plan Vision

To conserve and protect Great Bardfield's characteristics as a village within its rural environment whilst ensuring that it is a vibrant, safe, welcoming and greener community, providing an attractive location for people of all ages to live, learn and work.

### The Vision translates into the following Objectives that cover the six Plan themes

#### Development Location and Housing

- To support the development of small scale housing sites in the Parish to meet local needs which are at an affordable level relative to the average local income.
- To ensure that any new housing scheme includes an appropriate mix of housing types suitable for all age groups.

#### Landscape and Natural Environment

- To protect and enhance the countryside within the Parish, including important ecological sites, trees, hedgerows and watercourses, together with the village greens and other green spaces in Great Bardfield.
- To encourage green initiatives within the community for a cleaner and healthier future.
- To protect important views from both outside and within Great Bardfield, particularly those featuring in the works of the Bardfield artists.

#### Built Environment

- To protect and enhance the parish's many heritage assets and ensure that any development serves to make a positive contribution to the existing environment.
- To ensure that the landscape surrounding the Great Bardfield conservation area is not fundamentally altered to the detriment of the future.
- To encourage and facilitate the installation and uptake of renewable energy for the existing housing stock and business properties.
- To ensure that the design, style and density of any new housing scheme is in keeping with the character of Great Bardfield and built to a high sustainability standard.
- To ensure that all planning applications for new housing in the Parish shall include renewable energy technology for each unit built.

#### Community Services and Facilities

- To continue to provide opportunities for all ages for cultural, leisure, community, sport, religious and other activities within the Parish to foster a sense of community.
- To support enhancement and growth of education facilities in the village for all age groups.
- To sustain a vibrant, safe and welcoming village.
- To consider how best to accommodate green infrastructure such as electric car charging points in the village given the growth in this sector.

#### The Local Economy

- To promote the provision of high speed broadband in the Parish to aid local businesses and home workers.
- To support and enhance opportunities for local businesses and to encourage home working.
- To strengthen and enhance the existing village centre.
- To support and enhance the visitor economy, building on the legacy of the Bardfield artists.

#### Highways and Travel

- To improve car parking, traffic management and public transport for Great Bardfield.
- To improve conditions for walking and cycling through the village including promoting lower speed limits in the core of Great Bardfield.
- To ensure that any new developments do not exacerbate the current problems with parking, speeding and road safety.

**DO YOU SUPPORT THE VISION AND OBJECTIVES?**



# Development Location



## Context

- The adopted Local Plan identifies “Development Boundaries” for settlements which “mark the existing built form of a town or village and represent the distinction between a built-up area and its surrounding countryside.”
- Outside of the development boundaries, areas are considered to be ‘countryside’. In these locations, development 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.
- Prior to the adoption of the Local Plan in 2022, the 2005 Braintree Local Plan defined a Development Boundary around the cluster of houses at Bridge End. Evidence of a grouping of houses around Bridge Farm north of the River Pant is clear on the 1897 Ordnance Survey map and today there are around 40 dwellings in this area.
- Preparing the Neighbourhood Plan has provided an opportunity to reinstate the Development Boundary for Bridge End, as illustrated on the map on the right.

## Policy GBD 1 – Bridge End Development Boundary

A Development Boundary is defined at Bridge End, as identified on Map 2. Within The Development Boundary, 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.



## Waltham's Cross

- Waltham's Cross is a small group of dwellings and farmsteads located to the east of the main village, as illustrated to the right.
- The Local Plan includes a policy (LPP39) concerning infill development within hamlets, which are defined as a nucleus of at least ten existing dwellings. However, it further states that:  
*“Properties which are situated substantially away from the classified road frontages, set within large grounds with a sizeable gap to neighbouring properties, or which are part of very small groups of less than ten dwellings, are not considered to form part of a hamlet.”*
- There is no nucleus of ten dwellings in this area that would meet the definition of a hamlet for the purposes of Policy LPP39.
- Proposals for development in this area will be considered as being in the countryside and against the second paragraph of Local Plan Policy LPP1, reproduced on an earlier board.



**DO YOU SUPPORT POLICY GBD 1?**

# Housing

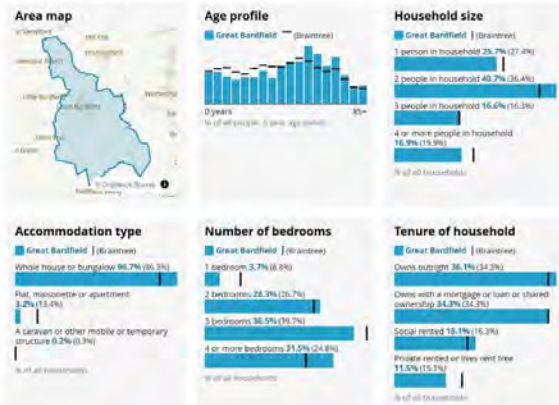


## Context

- In 2020 the Parish Council secured the preparation of a Housing Needs Assessment as part of the Government's Neighbourhood Plan support package.
- The Assessment looked at the overall need for additional housing in the parish, affordability of housing and the needs of older households and those requiring specialist housing.
- The report forms part of the suite of evidence documents that support the Neighbourhood Plan and is available to view on the Neighbourhood Plan pages of the Parish Council website.
- In summary, the Housing Needs Assessment concluded that:
  - There is no need for additional housing to meet the general needs of the population;
  - There is some need for affordable housing both as affordable housing for sale and for rent; and
  - The provision of specialist housing (meaning residential care for the elderly, sheltered affordable rental housing or private retirement scheme) in the parish is not feasible.
- Given this evidence, and in accordance with the Settlement Strategy of the Local Plan, **the Neighbourhood Plan does not allocate any further sites for housing development during the period to 2033.**



## Great Bardfield



The Local Plan contains a number of up-to-date policies relating to the design and delivery of housing meaning that this Neighbourhood Plan does not need to repeat them.

In summary, those policies of relevance to Great Bardfield are:

- Policy LPP 32 Affordable Housing in Rural Areas
- Policy LPP 35 Housing Mix, Density and Accessibility
- Policy LPP 36 Residential Alterations, Extensions and Outbuildings
- Policy LPP 37 Replacement Dwellings in the Countryside
- Policy LPP 38 Rural Workers Dwellings in the Countryside
- Policy LPP 39 Infill Development in Hamlets
- Policy LPP 40 Residential Conversion of Buildings in the Countryside

Source: Office for National Statistics - Census 2021



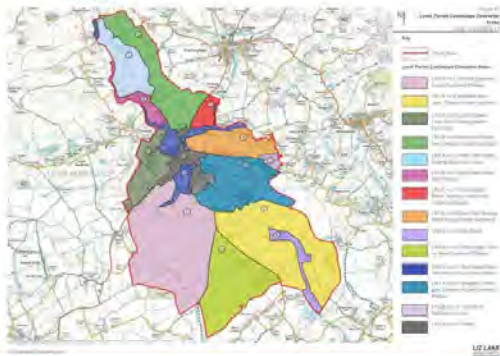
# Landscape & Natural Environment 8

## Context

- There are six County Wildlife Sites in the parish; Bridge End Meadows; Great Bardfield Marsh; Ash Ground; Foxes Wood; Lodge Wood; and Hart Wood.
- The latter three sites are also classified as ancient woodland.
- The Local Plan designates parts of Mill Road, Bell Lane, Beslyns Road and Cooks Lane as "Protected Lanes".
- Across the parish there are a number of deciduous woodlands that are identified as priority habitats and two small areas of traditional orchard.
- We had a Landscape Assessment prepared to support the content of the Plan.
- It identifies that "Great Bardfield's landscape setting on the valley-slopes of the River Pant and its tributary, the Bardfield Brook, is still overwhelmingly rural in character. There are numerous significant views out from the historic core of the settlement into the wider landscape, particularly to Gibraltar Mill and the Pant Valley and Bardfield Mill, as well as from the footpaths that run along the boundary of the Conservation Area."

## Our landscape

- The Neighbourhood Plan Landscape Appraisal contains a set of generic guidelines for landscape management applicable across the whole parish, and which will be applied in relation to considering planning applications.
- Those guidelines are:
  - Conserve and manage the ecological structure of woodland, copses and hedgerows within the study area;
  - Conserve and enhance the existing hedgerow pattern where appropriate to local landscape character, and strengthen through planting with hawthorn where gappy and depleted;
  - Conserve and manage the ecological structure of pasture and meadows alongside the Pant and its tributaries;
  - Conserve historic lanes and unimproved roadside verges;
  - Use traditional management practices where possible.
  - Establish arable field margins as important nature conservation habitats.
  - Narrow, single track roads could be designated as Quiet Lanes.



## Policy GBD 2 – Maintaining and Improving Great Bardfield's Landscape Character

Proposals that enhance the character of the landscape will be supported.

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, as proportionate to the development:

- demonstrate how the landscape characteristics of the site and its vicinity have informed the design of the proposal; and
- conserve and enhance the rural and landscape character and the setting of the built-up areas of the parish, having regard to Great Bardfield Landscape Assessment (August 2022).

Proposals for new buildings outside the Development Boundaries will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.



**DO YOU SUPPORT POLICY GBD 2?**

# Landscape & Natural Environment 9

## Important Views

- Both the Landscape Assessment and Great Bardfield Conservation Area Character Appraisal identified important views into and out of the built-up area of the village from publicly accessible points.
- There could be circumstances where a development proposal would have a significant detrimental impact on the key features of a view identified in the Appraisal and such a proposal would not be supported.

### Policy GBD 3 - Protection of Important Views

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on Map 5 [right]. Development will not be supported where it would have a detrimental visual impact on the key landscape and built development features of these views, as identified in the Great Bardfield Landscape Assessment (August 2022).



## Wildlife Habitats

- The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area.
- The Environment Act 2021 places a statutory requirement for all appropriate developments to deliver a minimum 10 percent measurable net gain in biodiversity.
- The Neighbourhood Plan therefore supplements the requirements of the Local Plan by requiring new development to, as appropriate, deliver a minimum ten percent of measurable net gains in biodiversity. It also encourages development that is exempt from the national regulations to deliver biodiversity net gain.
- The Neighbourhood Plan therefore supplements the requirements of the Local Plan by requiring new development to, as appropriate, deliver a minimum ten percent of measurable net gains in biodiversity. It also encourages development that is exempt from the national regulations to deliver biodiversity net gain.
- While the parish has a good stock of trees it is important that we do not become complacent.
- The planting of new trees is encouraged if that characteristic is to remain for future generations. The Parish Council can play an important role in facilitating additional tree planting across the parish.

### Policy GBD 4 – Protection of Trees, Hedgerows and other Natural Features

Qualifying development proposals are required to achieve a biodiversity net gain of at least 10 per cent, or the advised national minimum amount, whichever is greater, measured using the national biodiversity net gain calculation methodology.

Where previously developed land is exempt from biodiversity net gain under the relevant regulations, a minimum net gain will be encouraged but not be required, unless the site supports at least one protected or priority species population or habitat, or an assemblage of species with an otherwise demonstrably high biodiversity value.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

### Community Aspiration 1 – Tree Planting

The Parish Council will proactively seek locations to continue tree planting throughout the parish and encourage residents, where possible, to plant appropriate local species in their gardens.

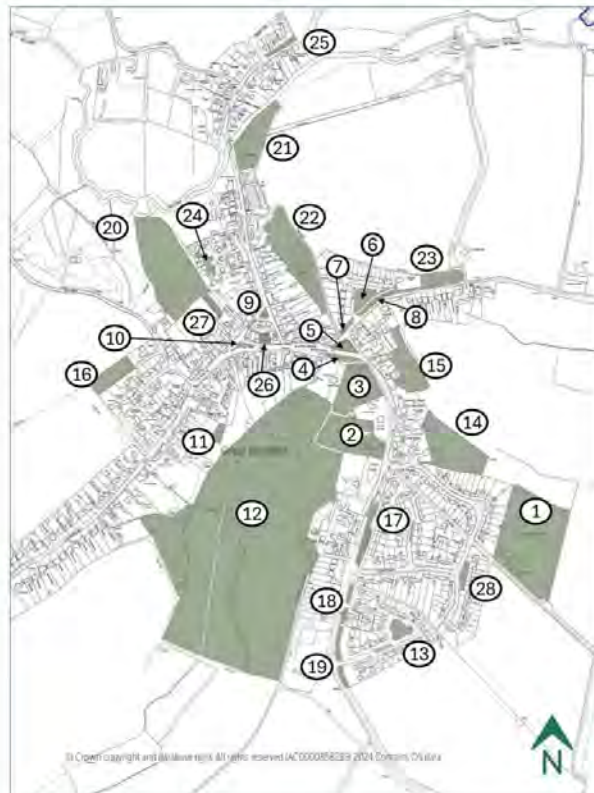


**DO YOU SUPPORT POLICIES GBD 3, GBD 4 AND COMMUNITY ACTION 1?**

# Local Green Spaces



- National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.
- Government policy states that the designation should only be used where the green space is:
  - *in reasonably close proximity to the community it serves;*
  - *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*
  - *where the green area concerned is local in character and is not an extensive tract of land.*
- It is recognised that the designation of Local Green Spaces should not be used simply to block development.
- Such designations rule out new development other than that allowed for if it were designated Green Belt, in very special circumstances.
- Our background work has identified 28 spaces that we feel meet the criteria.



## Policy GBD 5 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on Map 6:

- |   |                                    |
|---|------------------------------------|
| 1 Recreation Ground/Playing Field/Children's Playground | 15 School Playing Field            |
| 2 St. Mary's Churchyard                                 | 16 Land Rear of Telephone Exchange |
| 3 Glebe Meadow  | 17 St. Mary's Villas Verge         |
| 4 Causeway Green  | 18 Castle Shot Verge               |
| 5 School Green  | 19 Deer Park View Verge            |
| 6 Mill Close Green                                      | 20 Vine Meadow and allotments      |
| 7 Mill Close Verge                                      | 21 Piper's Meadows                 |
| 8 Mill Road Verge                                       | 22 Land rear of Bridge Street      |
| 9 Crown Green   | 23 Land near Gibraltar Mill        |
| 10 Memorial Green                                       | 24 Northampton Meadow Green        |
| 11 Quiet Space  | 25 North Field Verge               |
| 12 The Valley of Bardfield Brook                        | 26 Quakers Burial Ground           |
| 13 Deer Park View Green                                 | 27 The Vine Garden                 |
| 14 Land off Bendlowes Road                              | 28 Land at top of Aleinor Avenue   |

Development in the Local Green Spaces will be consistent with national policy for the Green Belt.

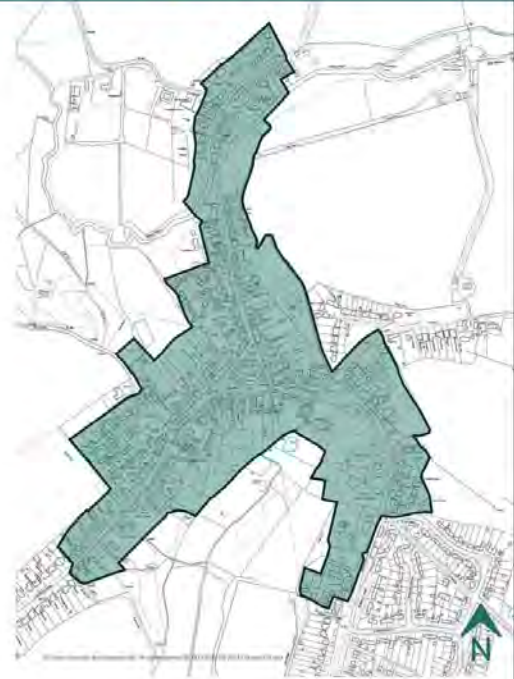
**DO YOU SUPPORT POLICY GBD 5?**

# Built Environment



## Context

- The built environment covers both the historic buildings and features of the parish as well as the design of new development that will come forward during the lifetime of the Neighbourhood Plan.
- The parish contains 102 listed buildings, of which 73 are within the Great Bardfield Conservation Area which covers much of the built-up area of the village. A Conservation Area Appraisal was completed for the District Council in 2020
- The Conservation Area Appraisal identified six potential non-designated heritage assets in the Conservation Area, namely:
  - The Primary School, Braintree Road
  - Stone House, Braintree Road
  - Townsends, Braintree Road
  - Brookside and Meadowside Cottages, Mill Road
  - The Town Hall, High Street
  - Old Granary, Bridge Street
- The District Council commenced the process of creating a Local Heritage List in 2017 that could include these properties but, at the time of preparing the Neighbourhood Plan, there remained no Local Heritage List for Great Bardfield.



### Community Aspiration 2 – Local Heritage List

The Parish Council will work with Braintree District Council to prepare a Local Heritage List for Great Bardfield to include the six potential non-designated heritage assets identified in the Conservation Area Appraisal and any other buildings in the parish and features considered worthy of inclusion.

- Policy LPP 53 of the Local Plan states that the preservation and enhancement of the character and appearance of designated Conservation Areas and their settings will be encouraged



### Policy GBD 6 – Great Bardfield Conservation Area

Proposals within, affecting the setting of, or affecting views into or out of, the Conservation Area, as illustrated on Map 7 [above], should:

- retain, and, where appropriate, enhance features that contribute positively to the area's special character, appearance and setting, including as identified in the Great Bardfield Conservation Area Appraisal; and
- where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area; and
- assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape of the Conservation Area; and
- aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

With the exception of provision for visitor parking, proposals that rely on on-street provision in the Conservation Area to meet the Essex Vehicle Parking Standards will not be supported.

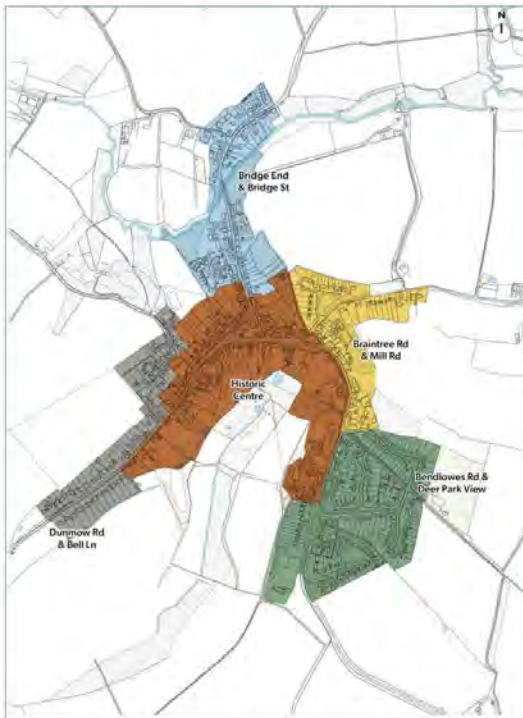
**DO YOU SUPPORT POLICY GBD 6 AND COMMUNITY ASPIRATION 2?**

# Built Environment



## Context

- Design Guidelines and Codes have been prepared for the parish by AR Urbanism design consultants and grant funded.
- The document is published as supporting evidence to the Neighbourhood Plan and seeks to inform the design that any future development should follow.
- The Design Guidance and Codes build upon the work and content of the Village Design Statement, in particular updating the extent of the character areas identified in the Village Design Statement and the Conservation Area Appraisal.
- It provides guidance for identified character areas as well as providing parish-wide guidance.
- Development proposals will be expected to have regard to the design guidance for the character areas, reproduced below, as well as the parish-wide guidance.



The Character Areas

### Policy GBD 7 – Design Considerations

*Proposals for new development must, as appropriate to the proposal, demonstrate how the proposal addresses the Character Area Guidance, as identified in the Great Bardfield Design Guidelines and Codes, and create and contribute to a high quality, safe and sustainable environment.*

*In addition, all planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan.*



**DO YOU SUPPORT POLICY GBD 7?**

# Community Services & Facilities

# 13

## Context

- The village has a wide range of services and facilities that meet the day to day needs of residents as well as the many visitors to the village.
- These include a primary school, local supermarket, specialist shops, public houses and the Town Hall. It is vital that the facilities that serve residents' needs are maintained and, where feasible, complemented with additional facilities to maintain a level of self-sufficiency for the village to support the wider parish.
- During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and there might be no demand, or it is not viable, for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven. Policy GBD 8 provides criteria which, together with the policies in the Braintree Local Plan, will be used to determine any such proposals.

## Policy GBD 8 – Protecting Existing Services and Facilities

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where:

- it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months on realistic terms first agreed with the Local Planning Authority; and
- it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

## Community Aspiration 4 – Outdoor Community Spaces

The Parish Council will:

- encourage use and enhancement of existing outdoor spaces and support the inclusion of facilities such as an outdoor gym; and
- review the maintenance of the Quiet Space; identify any additional planting and promote its use.

# The Local Economy

## Context

- The 2021 Census noted that some 60% of Great Bardfield's residents aged 16 years and over were "economically active", defined as being either in employment or unemployed, compared with 63% for Braintree district as a whole.
- There are a number of businesses based across the parish and tourism plays an important part of the local economy.
- The Local Plan focuses on locating most employment growth to the main centres of the district.
- The Neighbourhood Plan does not include additional policies relating to proposals for economic development or tourism.



**DO YOU SUPPORT POLICY GBD 8 AND COMMUNITY ASPIRATION 4?**

# Highways and Travel



## Context

- Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.
  - The adopted Local Plan seeks to promote sustainable modes of travel and to better integrate all forms of transport and improve roads and public transport and to promote cycling and walking.
  - It requires that "Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks. Priority should be given to cycle and pedestrian movements and access to public transport".
- 
- The Neighbourhood Plan addresses the specific issue of the shortage of off-street car parking in the Conservation Area and the potential impact that the loss of any off-street parking provision could have in exacerbating the high levels of on-street parking that is causing congestion and blocking footways.

### **Policy GBD 9 – Off-street parking in the Conservation Area**

*Proposals within the Conservation Area that would result in the loss of off-street car parking spaces and/or garages will only be acceptable where it can be shown, to the satisfaction of the Local Planning Authority, that these car parking spaces are being re-provided in an equal or better position to serve that main use.*



## Community Aspirations

- The volume of traffic passing through the village centre and, in places, its speed has a significant detrimental impact on the quality of life for residents.
- Combined with frequent occurrences of pavement parking, the result is a Conservation Area dominated by traffic.
- The pedestrian environment is especially compromised where footways are narrow and users with pushchairs or mobility scooters can get passed cars parked on pavements.
- The village centre does not have the benefit of dedicated off-street car parking for visitors', and this has an impact on the ability to reduce on-street parking as well as limiting the ability for visitors of shops and services to be able to park and stay.

### **Community Aspiration 5 – Traffic Management**

*The Parish Council will seek to work with the County Council Highways Department to establish and agree a strategy for the management of pavements and seek to repair, at minimum, those most in need of resurfacing work.*

### **Community Aspiration 6 – Pavements**

*The Parish Council will continue to seek a suitable piece of land for a car park for the use of residents and visitors.*

### **Community Aspiration 7 – Car Parking**

*The Parish Council will continue to seek a suitable piece of land for a car park for the use of residents and visitors.*

- Beslyns Road and Mill Road are designated as "Protected Lanes" in the Local Plan in order to conserve the traditional landscape and nature conservation character.

### **Community Aspiration 8 – The Protection of Lanes**

*The Parish Council will seek the appropriate management of verges:*

- a) through protection from erosion through increased traffic and large vehicles.*
- b) only mowing verges after flowers and grasses have seeded unless considered a road safety risk, such as where visibility is impaired.*

Walking provides an important opportunity for people to have a healthy lifestyle, as well as potentially reducing car use. The parish has a good range of public rights of way that provide both links to neighbouring villages as well as recreational circular walks

### **Community Aspiration 9 – Public Rights of Way**

*The Parish Council, working with the County Council rights of way team and landowners, will promote the use of public rights of way and ensure they are accessible along the network.*

**DO YOU SUPPORT POLICY GBD 9 AND THE COMMUNITY ASPIRATIONS?**

# What Next?



## Consultation on the Neighbourhood Plan ends on

**2 August**

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Braintree District Council.

## Further Consultation

Braintree District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

## Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



## Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Braintree District Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote at an election will be asked whether the Neighbourhood Plan should be approved.

No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and returning it to the Community Information Point or Between The Lines Bookshop.

**Why not complete a form today?**

## Appendix 3 – Statutory consultees and other bodies notified of Regulation 14 Consultation

### Representative / Organisation

Wickham St Paul PC  
Ashen PC  
Black Notley PC  
Borley PC  
Coggeshall Parish Council  
Cressing PC  
Finchingfield PC  
Great Bardfield PC  
Little Yeldham, Tilbury Juxta Clare & Ovington Parish Council  
Panfield Parish Council  
Ridgewell Parish Council  
Sible Hedingham PC  
Stambourne PC  
Steeple Bumpstead PC  
White Notley & Faulkbourne PC  
Witham Town Council  
Clare Town Council  
Felsted Parish Council  
Glemsford Parish Council  
Great Cornard Parish Council  
Great Sampford & Little Parish Council  
Great Tey Parish Council  
Hempstead PC  
Kedington Parish Council  
Langford & Ulting Parish Council  
Lindsell Parish Council  
Little Baddow Parish Council  
Little Bardfield Parish Council  
Little Cornard Parish Council  
Messing Cum Inworth PC  
Mount Bures Parish Council  
Stebbing Parish Council  
Stoke by Clare Parish Council  
Wickham Bishops Parish Council  
Long Melford Parish Council  
Tiptree Parish Council  
Boreham Parish Council  
Castle Camps Parish Council  
Castle Hedingham Parish Council and Burial Board  
Cavendish Parish Council  
Chappel Parish Council  
Copford with Easthorpe Parish Council  
Great & Little Leighs Parish Council

## Representative / Organisation

Great Braxted Parish Council  
Great Waltham Parish Council  
Haverhill Town Council  
Little Braxted Parish Council  
Marks Tey Parish Council  
Shudy Camps Parish Council  
Sudbury Town Council  
Wakes Colne Parish Council  
Wixoe Parish Council  
Woodham Walter PC  
Babergh & Mid Suffolk District Council  
Dedham Vale AONB (national Landscapes)  
Essex County Council  
Maldon District Council  
South Cambridgeshire District Council  
Greater Cambridge Shared Planning  
Cambridgeshire County Council  
Tendring District Council  
West Suffolk Council  
Suffolk County Council  
Uttlesford District Council  
Colchester Borough Council  
Braintree District Council  
Chelmsford City Council  
District Councillor, Rayne Ward  
District Councillor, Three Fields Ward  
District Councillor, Three Fields Ward  
Councillor, The Colnes Ward  
Environment Agency  
Highways England  
Historic England Stat Consultee  
Marine Management Organisation (MMO)  
Natural England  
Network Rail  
Homes England  
Active Travel England  
Anglian Water Services Limited  
Arqiva Ltd  
Braintree Association of Local Councils  
British Gas Connections Ltd  
British Telecommunications plc  
Department for Innovation, Universities and Skills & Department for Children, Schools & Families  
Department for Transport  
East of England Ambulance Service  
EE Ltd  
EPN South Highway services

## Representative / Organisation

ES Pipelines Ltd  
Essex Fire & Rescue Service  
Essex Gardens Trust  
Essex Police  
Hutchinson 3G UK Ltd  
National Gas Transmission  
National Grid - Spencer Jefferies  
National Highways  
Network Rail  
NHS Hertfordshire ICB  
NHS Mid & South Essex ICB  
NHS Suffolk and North East Essex ICB  
NHS Hertfordshire and West Essex ICB  
NHS Property Services Ltd (NHSPS)  
Police Fire and Crime Commissioner for Essex  
Sport England  
Transport Focus  
UK Broadband Ltd  
UK Power Networks  
Virgin Media  
Vodafone  
Essex & Suffolk Water  
Federation of Communication Services  
Joint Radio Company Limited  
MLL 40 GHz Limited  
Mobile Broadband Network Limited  
Telefonica UK Ltd  
The Gardens Trust

## **Appendix 4 – Statutory Consultee Consultation Notice**

GREAT BARDFIELD (ESSEX) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Great Bardfield Parish Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. Braintree District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed here together with information on how to send us your comments.



This Pre-Submission Consultation runs until Friday 2 August 2024.



We look forward to receiving your comments. If possible, please submit them online at [www.smartsurvey.co.uk/s/Great\\_Bardfield\\_NP](http://www.smartsurvey.co.uk/s/Great_Bardfield_NP) or, if that is not possible, please send them in a reply to this email.




Clerk



Great Bardfield Parish Council



## Appendix 5 – Summary of Responses to Consultation Questions

Do you have any comments on Chapters 1, 2, and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		9.76%	4
2	No		90.24%	37




Do you support the Vision and Objectives in Chapter 4?				
Answer Choices			Response Percent	Response Total
1	Yes		97.67%	42
2	No		2.33%	1
3	No opinion		0.00%	0

Do you support Policy GBD 1 – Bridge End Development Boundary?				
Answer Choices			Response Percent	Response Total
1	Yes		90.91%	40
2	No		4.55%	2
3	No opinion		4.55%	2


Do you have any other comments on Chapter 5 – Development Location and Housing?				
Answer Choices			Response Percent	Response Total
1	Yes		30.23%	13
2	No		69.77%	30

Do you support Policy GBD 2 – Maintaining and Improving Great Bardfield's Landscape Character?				
Answer Choices			Response Percent	Response Total
1	Yes		97.67%	42
2	No		0.00%	0
3	No opinion		2.33%	1


### Do you support Policy GBD 3 - Protection of Important Views?

Answer Choices		Response Percent	Response Total
1	Yes		95.35% 41
2	No		2.33% 1
3	No opinion		2.33% 1


### Do you support Policy GBD 4 - Protection of Trees, Hedgerows and other Natural Features?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 43
2	No		0.00% 0
3	No opinion		0.00% 0



### Do you support Community Aspiration 1 – Tree Planting?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 42
2	No		0.00% 0
3	No opinion		0.00% 0


### Do you support Policy GBD 5 – Local Green Spaces?


Answer Choices		Response Percent	Response Total
1	Yes		100.00% 43
2	No		0.00% 0
3	No opinion		0.00% 0



### Do you have any other comments on Chapter 6 - Landscape and Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		23.81% 10
2	No		76.19% 32




### Do you support Community Aspiration 2 - Local Heritage List?



Answer Choices		Response Percent	Response Total
1	Yes		97.67% 42

Do you support Community Aspiration 2 - Local Heritage List?				
2	No		0.00%	0
3	No opinion		2.33%	1



Do you support Policy GBD 6 - Great Bardfield Conservation Area?				
Answer Choices			Response Percent	Response Total
1	Yes		97.67%	42
2	No		2.33%	1
3	No opinion		0.00%	0

Do you support Community Aspiration 3 - Street Furniture Review?				
Answer Choices			Response Percent	Response Total
1	Yes		95.12%	39
2	No		0.00%	0
3	No opinion		4.88%	2



Do you support Policy GBD 7 - Design Considerations?				
Answer Choices			Response Percent	Response Total
1	Yes		90.70%	39
2	No		2.33%	1
3	No opinion		6.98%	3

Do you have any other comments on Chapter 7 - Built Environment?				
Answer Choices			Response Percent	Response Total
1	Yes		17.07%	7
2	No		82.93%	34



### Do you support Policy GBD 8 – Protecting Existing Services and Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		97.67% 42
2	No		0.00% 0
3	No opinion		2.33% 1



### Do you support Community Aspiration 4 – Outdoor Community Spaces?

Answer Choices		Response Percent	Response Total
1	Yes		97.67% 42
2	No		0.00% 0
3	No opinion		2.33% 1



### Do you have any other comments on Chapter 8. Community Services and Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		20.00% 8
2	No		80.00% 32



### Do you have any comments on Chapter 9 - Local Economy?

Answer Choices		Response Percent	Response Total
1	Yes		12.20% 5
2	No		87.80% 36



### Do you support Policy GBD9 – Off-street parking in the Conservation Area?

Answer Choices		Response Percent	Response Total
1	Yes		95.12% 39
2	No		0.00% 0
3	No opinion		4.88% 2



### Do you support Community Aspiration 5 - Traffic Management?

Answer Choices		Response Percent	Response Total
1	Yes		90.24% 37
2	No		9.76% 4
3	No opinion		0.00% 0



### Do you support Community Aspiration 6 - Pavements?

Answer Choices		Response Percent	Response Total
1	Yes		97.62% 41
2	No		2.38% 1
3	No opinion		0.00% 0


### Do you support Community Aspiration 7 - Car Parking?

Answer Choices		Response Percent	Response Total
1	Yes		90.48% 38
2	No		9.52% 4
3	No opinion		0.00% 0



### Do you support Community Aspiration 8 - The Protection of Lanes?

Answer Choices		Response Percent	Response Total
1	Yes		97.62% 41
2	No		0.00% 0
3	No opinion		2.38% 1



### Do you support Community Aspiration 9 - Public Rights of Way?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 42
2	No		0.00% 0
3	No opinion		0.00% 0



### Do you have any comments on Chapter 10 - Highways and Travel?

Answer Choices		Response Percent	Response Total
1	Yes		25.00% 10
2	No		75.00% 30



### Do you have any comments on the Appendices or Glossary?

Answer Choices		Response Percent	Response Total
1	Yes		9.76% 4
2	No		90.24% 37

### Do you have any other comments on the Neighbourhood Plan?

Answer Choices		Response Percent	Response Total
1	Yes		30.00% 12
2	No		70.00% 28

Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want Braintree District Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

Answer Choices		Response Percent	Response Total
1	Yes		97.67% 42
2	No		2.33% 1
3	Unsure		0.00% 0

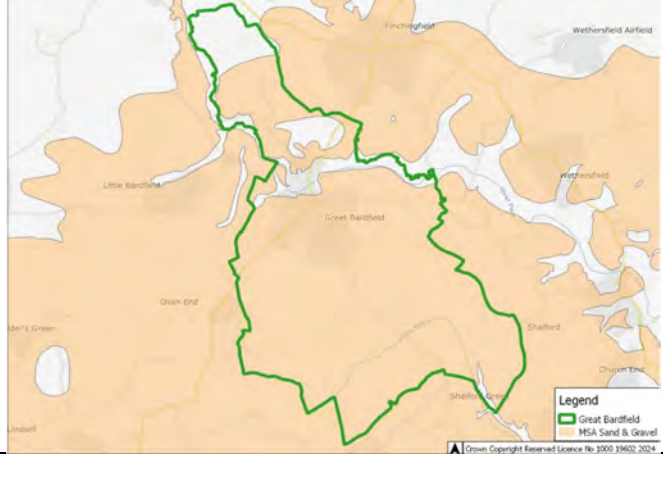
## Appendix 8- Responses received to Pre-Submission Consultation and responses to comments

The tables in this appendix set out the comments that were received during the Third Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
<b>Chapters 1, 2 and 3</b>				
C Ruffle		All good	Noted	None
J Dyson		I'm pleased to see that there is a strong awareness of the historical significance of the village of Great Bardfield and the importance of taking this into account in any planning decisions.	Comment welcomed	None
P Walmsley		Chapter 3 para 3.6. I think it is key to follow the settlement hierarchy and consider that large scale (when compared to the village size and layout) development such as Deer Park View is not suitable for this location and local infrastructure cannot support it. Small infill development should only be considered for Gt Bardfield.	Comment noted – the NP objectives seek to support the development of small scale housing sites in the Parish to meet local needs, as appropriate to the size and function of the settlement and its position in the settlement hierarchy.	None
I Ruffle		Chapter 1 (para 1.1 - 1.3) If the Parish Council's policies are at odds with the Local Plan or National Strategic Local Plans will they carry any weight or just be ignored? 1.4 - 1.7 I am pleased to see that the PC have gone to great lengths to seek public opinion from the community.	Para 30 of NPPF states that once a NP is in force the policies it contains take precedent over existing non-strategic policies in the local plan covering the	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			neighbourhood area, where they are in conflict, unless they are superseded by strategic or non-strategic policies that are adopted subsequently.	
Spatial Planning Team	Essex County Council <sup>1</sup>	<p>ECC, as the Minerals and Waste Planning Authority (MWPA), notes that paragraph 3.7 refers to the Development Plan for Great Bardfield as also comprising the adopted Essex Minerals Local Plan (2014) (MLP) and the Essex and Southend-on-Sea Waste Local Plan (2017) (WLP) and is welcomed.</p> <p>A MLP Review has commenced to extend the plan period from 2029 to 2040. A second Regulation 18 public consultation was subject to public consultation until 9 April 2024 and was extended until 24 July 2024. The Plan area does not contain any `candidate sites` for the MLP Review.</p> <p>Following this consultation, the following stages could include:</p> <ul style="list-style-type: none"> <li>• a more detailed technical assessment on candidate sites in light of comments received.</li> <li>• moving towards selecting Preferred Site allocations to inform a further consultation (Regulation 19 – Pre-Submission), which may take place late 2024 or early 2025.</li> </ul> <p>The Plan area includes land within a Mineral Safeguarding Area (MSA) due to the presence of sand and gravel deposits beneath the ground (see Appendix 1 below). The Plan area contains no sites that are subject to Mineral or Waste Consultation Areas</p>	Comments noted	None

<sup>1</sup> ECC representation includes a number of suggested changes new text underlined and deleted text struck through, in addition to numerous links to various documents which have not copied across.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
				
<b>Vision and Objectives</b>				
L Joyce		In particular Highways & Travel, very important.	Comment noted	None
J Maidman		I support small scale housing sites but recognise that some of these may be outside the current village envelope.	Comment noted	None
J Dyson		I strongly agree with the vision statement and the objectives.	Comment welcomed	None
P Walmsley		Yes for the most part. But, I don't agree with adding any additional parking nor a decrease in the speed limit through the village. Speeding drivers will ignore any limit regardless of what it is whilst the remaining motorists will suffer an unnecessarily slow journey adding to pollution through inefficient vehicle speed. With regard to community services and facilities; there should be no further development in Gt Bardfield until the existing infrastructure is repaired. The roads and footpaths are in disrepair. With regard to development location and housing; there should be no construction over 2 storeys and no more than 2 bedroom properties as there are already many large houses in the village.	Comment noted. The PC does support the reduction of the speed limit in the village centre and will continue to campaign for this to happen.	None
I Ruffle		They are all very worthy objectives.	Comment welcomed	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Designing Out Crime Officer	Essex Police HQ	The DOCO acknowledges the inclusion of <i>safety</i> within the Vision for Great Bardfield: <i>'To conserve and protect Great Bardfield's characteristics as a village within its rural environment whilst ensuring that it is a vibrant, <b>safe</b>, welcoming and greener community, providing an attractive location for people of all ages to live, learn and work.'</i>	Comment welcomed	None
	Braintree District Council <sup>2</sup>	<p>Built Environment and Conservation Objectives – bullet 5</p> <p>To ensure that all planning applications for new housing in the Parish shall include renewable energy technology for each unit built.</p> <p>When the Braintree Local Plan was submitted for Examination it included a requirement to ensure that new dwellings were provided with renewable energy generation to a level of 20% above the 2013 Building Regulations. The Examining inspectors considered that the Local plan policy should not be couched in terms of requiring "renewable energy" provision for each dwelling, but in terms of technology allowing a "renewable and low carbon energy performance" of 19% above the 2013 Regulations. Thus, the alteration of the policy (LPP72 as altered) was required in order to make the plan sound. It was considered important that the target could be reached by a combination of both types of provision ie renewable energy and low carbon provision. As worded, the plan refers to renewable energy provision only and there are concerns that the plan could be judged to be unsound as a result.</p> <p>Further, since the plan was adopted, the Building Regulations have been updated such that they require standards which are greater than the 19% specified in the policy. As such the local</p>	The PC feel that it is important to increase the use of renewable energy technology, but acknowledge the need for the policy to be both aspirational and achievable. Bullet 5 will be amended change this bullet point to include "strongly encourage" instead of "ensure" and include reference to low carbon technology.	Amend bullet 5 of the Built Environment and Conservation Objectives to include "strongly encourage" instead of "ensure" and include reference to low carbon technology.

<sup>2</sup> Braintree District Council's comments have been copied as submitted – although some do not seem to be complete?

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>plan policy is out of date and will be part of the review which is now taking place.</p> <p>I am concerned that the Neighbourhood plan requirement for all housing to be provided with renewable energy could, in these circumstances and without a robust evidence base behind it, be at risk of being considered unsound. As mentioned above, Braintree District will be looking at their policy and no doubt this issue could be revisited in the future. In the meantime I would suggest some of the following as reference material. This is not intended to be an exhaustive list but to assist in understanding the Council's position-</p> <ol style="list-style-type: none"> <li>1. Braintree District Council Report on the Examination of the Braintree (<a href="https://www.braintree.gov.uk/downloads/file/3519/braintree-s2-inspectors-report">https://www.braintree.gov.uk/downloads/file/3519/braintree-s2-inspectors-report</a> ) and Section 2 Inspectors Schedule of Main Modifications - Section 2 <a href="https://www.braintree.gov.uk/directory-record/1061147/section-2-inspectors-schedule-of-main-modifications">https://www.braintree.gov.uk/directory-record/1061147/section-2-inspectors-schedule-of-main-modifications</a> documents</li> <li>2. Planning and Energy Act 2008</li> <li>3. Economic Viability Study, June 2017</li> </ol> <p>Chapter 7 objectives p27 Issue - To ensure that all planning applications for new housing in the Parish shall include renewable energy technology for each unit built</p>		
Spatial Planning Team	Essex County Council	<p><u>Development Location and Housing</u> ECC seeks to ensure that housing and communities are accessible and inclusive over the life course and that new homes are suitable for ageing households and those with</p>	Comments welcomed	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>disabilities so that they can live in their homes for longer if their mobility reduces.</p> <p>ECC supports objective 2 of providing an appropriate mix of housing types for all age groups, but recommend reference is also made to people with disabilities. It is noted in paragraph 5.11 that the Housing Needs Assessment concluded that the provision of specialist housing (meaning residential care for the elderly, sheltered affordable rental housing or private retirement scheme) in the parish is not feasible. However, any new development should be adaptable for a variety of life stages.</p> <p><i>To ensure that any new housing scheme includes an appropriate mix of housing types, <u>sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care.</u></i></p> <p><u>Landscape and Natural Environment</u> ECC recommend Objective 2 is amended to read: <i>To encourage <u>multifunctional</u> green initiatives within the community for a cleaner and healthier future.</i></p> <p>Green Infrastructure (GI) should be approached from a multifunctional perspective, combining uses such as sustainable drainage, public open space, walking and cycling routes and biodiversity conservation to combine functional uses with amenity benefits. The importance of multifunctional GI is reinforced by the:</p> <ul style="list-style-type: none"> <li>• National Green Infrastructure Framework (January 2023)</li> <li>• GI Principles: the why, what and how of good GI.</li> </ul>	<p>The objective will be amended as suggested</p> <p>The objective will be amended as suggested</p> <p>Comment noted</p>	<p>Amend Objective 2 as suggested by ECC</p> <p>Amend Objective as suggested by ECC</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> <li>• GI Standards: guidance on national standards for GI quantity and quality.</li> <li>• GI Maps: mapped environmental, socio-economic datasets to support the standards.</li> <li>• GI Planning and Design Guide: practical, evidence-based advice on how to design good quality GI.</li> <li>• GI Process Journeys: guides on how to apply all the products in the GI Framework.</li> <li>• Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (June 2022).</li> </ul> <p>These documents champion for the enhancement, protection, and creation of an inclusive and integrated network of green spaces. Applying Essex's nine GI principles will help to ensure quality and consistency in the provision, management, and stewardship of GI an essential part of place-making and place-keeping for the benefit of people and wildlife. ECC has suggested some amendments to the design codes on this matter in Section 3. Nature and Landscape.</p> <p><u>Built Environment and Conservation</u>  ECC recommend objective 1 is amended to make reference to the contribution made by the `setting' of designated and non-designated heritage assets consistent with National Planning Policy Framework (NPPF), paragraph 200 and 201 and Section 16 – Conserving and enhancing the historic environment.  <i>To protect and enhance the parish's many heritage assets and their setting and ensure that any development serves to make a positive contribution to the existing environment.</i></p> <p>Objective 5 seeks to encourage renewable energy in each new home that is built but there is no subsequent policy to implement this aspiration, or is this covered by the reference in</p>	<p>The objective will be amended as suggested</p> <p>The adopted Local Plan adequately addresses this objective</p> <p>Comment noted</p>	<p>Amend Objective as suggested by Essex CC</p> <p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>ECC, as lead authority for Education, has the responsibility for school place planning. ECC identifies the need for school places and identifies surpluses or deficits through the 10 Year Plan for Essex school Places currently covering the period 2024-2033. ECC also has a legal duty to assess the sufficiency of childcare looking at local demographics, demand and quality of childcare. The 2023 Childcare Sufficiency Assessment can be viewed here.</p> <p>ECC recommend Objective 2 is re-phrased as below to seek to protect education facilities, particularly given that the Plan is not proposing any housing growth and the role of ECC outlined above. <i>To support the retention of existing education facilities in the village for all age groups.</i></p> <p>ECC recommend the Plan makes further reference to electric vehicle (EV) charging given its reference in Objective 4 in terms of how best to accommodate green infrastructure such as electric car charging points in the village given the growth in this sector. Is this objective better placed under Highways and Travel given its only reference to EV charging.</p> <p>The current Essex Planning Officers Association (EPOA) Parking Standards are being reviewed and are scheduled to be published in September 2024, and will be placed on the ECC website. They include details covering EV charging requirements and standards for both residential and non-residential uses, including on and off-street locations. Once these standards have been approved it is expected that they will be a material consideration to which new development will need to have regard to at an early stage of the design process. ECC has prepared an Electric Vehicle Charge Point Strategy to deliver 'the Right Charger in the Right Place' so that by 2030</p>	<p>Local Plan Policy LPP 42 – 'Sustainable Transport' already makes provision for EV charging and the Building Regulations also require provision</p> <p>The PC feel strongly that the EV objective is seeking to improve EV charging infrastructure for existing residents and</p>	<p>Amend Objective 2 as suggested by Essex CC</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>residents, businesses and visitors in Essex, where car travel is necessary, will be able to use EV and be assured there is an accessible, reliable, easy-to-use, safe and fairly priced charging network. The Strategy will be refreshed by 2025 (Phase 2 Strategy) to look at longer-term private car use and EV uptake. It will explore the supply of renewable energy to EV charge points and how the conversion of public transport, taxis and freight vehicles to cleaner fuels can be achieved. Separate strategies will be developed to provide for alternative clean and zero emission fuels, such as hydrogen.</p> <p>ECC recommend the following policy be considered for inclusion in the Regulation 16 Plan.</p> <p><i>Electric Vehicle charging point infrastructure</i>  <i>The Council will have regard to the standards set out in the Essex Part 1 Parking Guidance when determining planning applications.</i>  <i>New buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:</i></p> <ul style="list-style-type: none"> <li>• Residential development shall provide 1 active charging point per unit</li> <li>• <i>Non-residential development shall provide active charging points for a proportion of the total number of parking spaces</i></li> <li>• <i>Apartments with more than 10 associated parking spaces, and all non-residential development, shall include ducting and infrastructure to install additional charging points when demand arises All charging points should use specialised charging infrastructure and have a minimum rated output of 7kw</i></li> <li>• <i>Public charging points should be located in highly visible, accessible locations close to building entrances</i></li> </ul>	<p>not solely for new developments. It is assumed that the ECC policy on EV charging would be applicable to any new application regardless of whether it's included in the NP or not. The amendment is not considered necessary given the existence of Policy LPP 42 in the Local Plan</p> <p>Comment noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><u>The Local Economy</u>  ECC welcome objective 1 subject to the suggested amendments below. ECC published its Digital Strategy for Essex (2022) which sets the following infrastructure delivery targets to boost digital connectivity by 2025:</p> <ul style="list-style-type: none"> <li>• Superfast speeds available at all premises in Essex;</li> <li>• Gigabit-capable services available at more than 85% of premises in Essex;</li> <li>• 4G services available at over 99% of the Essex geography; and</li> <li>• 5G services available at all key employment locations and in identified priority areas.</li> </ul> <p>Digital Essex (DE) is the rebranded superfast Essex programme led by ECC. DE has a current investment of £1.9m until March 2026. The programme is funded by ECC, Central Government and Openreach and Gigaclear, as well as some funding contributions from local councils. The programme seeks to ensure that new, faster services, delivered by gigabit-capable or 5G technology, reaches everyone in Essex. Currently it's forecasted that the commercial rollout of gigabit-capable broadband will only reach 80% of Essex leaving behind the hardest-to-reach areas. DE helps to support commercial rollouts and develop projects to help reach rural homes and businesses in the hardest-to-reach areas of the county.</p> <p>ECC recommend Objective 1 is amended to read:</p> <p><i>To promote the provision of <u>gigabit high speed broadband and 4G / 5G mobile connectivity in the Parish to aid local businesses and home workers.</u></i></p> <p>ECC recommend the Plan includes an aspiration and/or policy consistent with the objective above in Chapter 9 – The Local Economy.</p>	<p>The Parish Council disagrees with the suggested change</p> <p>Comment noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><u>Highways and Travel</u></p> <p>ECC note that objectives 1, 2 and 3 make reference to improving car parking, traffic management (including speeding and road safety), walking and cycling, and public transport for Great Bardfield.</p> <p>ECC recommend that any local issues should be put through the Braintree Local Highways Panel (BLHP) unless they relate to a specific planning application for development. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRow improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested 6 measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHLHP will prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the BLHP link above.</p>		
<b>Chapter 5 – Development Location and Housing</b>				
L Joyce		This seems to cover requirements. Particularly 5.12	Comment noted	None
J Tickner		Small pockets of development only - affordable properties	Comment noted	None
M & H Hilary		<p>We are in favour of infill housing opportunities where appropriate, providing the character of the village remains intact.</p> <p>We acknowledge the necessity for affordable housing to be a</p>	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		priority for local families, without extending sprawl further into the surrounding countryside.		
M Gell		Any housing development should two car parking spaces per dwelling	Comment noted	None
Anonymous		Should be ringfenced for the specific needs of the village and be flexible as demographics change.	Comment noted	None
J Dyson		I support the development of small scale housing sites to meet needs of local people in all age groups.	Comment welcomed	None
P Walmsley		I support the chapter and agree there is no further need for development in the Parish.	Comment welcomed	None
I Ruffle		Any increase in housing, traffic and pollution should be regulated so as not to be detrimental to the village and its residents.  I would say there is a greater need for affordable housing rather than a small need, and that there is a need for specialist housing particularly for elderly people to be able to remain in the village and free up housing for younger families. More bungalows or warden assisted accommodation.	The Parish Council agrees that there is a need for specialist housing and an objective of the Plan will be revised to encompass this.	Amend housing objective to emphasise need for affordable housing to meet local needs
	Braintree District Council	Para 5.7 Map 3  Issue - This is not a hamlet with reasons why. They state (more or less) that the area shown on the map be subject to countryside polices.  Final Response - Hamlets are not identified in the local plan, instead being part of the countryside designation as it would be onerous and unnecessary to identify each hamlet within the district. Waltham's Cross has been identified in the Neighbourhood plan as a Hamlet. The Planning Authority would not wish to express agreement or otherwise with the	The Neighbourhood Plan does not identify Waltham's Cross as a hamlet, so we don't understand the premise of these comments.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>neighbourhood plan, for purposes of consistency, it is not clear whether the nucleus is greater than 10 dwellings and assessment is needed as to whether the settlement represents scattered development. In addition, the number of residential properties in a locality can occasionally change due to conversion of existing buildings or provision of agricultural buildings where permitted according to local plan policies and thus could alter whether the settlement could be considered a hamlet.</p> <p>When considering the settlement status, any buildings happening not to be in Greater Bardfield Parish but forming part of the group would be counted as part of the 10.</p>		
Spatial Planning Team	Essex County Council	<p>The Housing Needs Assessment concluded that the provision of specialist housing (meaning residential care for the elderly, sheltered affordable rental housing or private retirement scheme) in the parish is not feasible.</p> <p>ECC has commissioned a '<i>Supported and Specialist Housing and Accommodation Needs Assessment</i>'. The work commenced May 2024 and is expected to be completed by January 2025. The evidence base will include data on Braintree residents who need specialist accommodation to meet their needs due to their age, health, disability, mental health, cognitive ability or living with Learning Disability or Autism. The outputs will enable ECC to provide more detailed evidence of the need for and the type of specialised and supported housing required in Braintree, which can inform the preparation of the Regulation 16 Plan (depending on timescales) and the Braintree Local Plan Review.</p>	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Designing Out Crime Officer	Essex Police HQ	<p>When considering new housing proposals, it is essential that locations are not made vulnerable to crime and antisocial behaviour due to poor design and layout. Location of housing should incorporate well maintained landscaping, appropriate egress and access, and maximise upon natural surveillance.</p> <p>The DOCO acknowledges that whilst no new sites have been allocated for Great Bardfield within the Local Plan, there may be the potential for windfall sites to be identified. If so consideration should be given to the implementation and accreditation of the relevant Secure By Design scheme, while using the principles of CPTED to design and build future properties. This will enable future homes to be safe and secure and not endorse the fear of crime for residents and the broader community.</p>	Comments noted	None
<b>Policy GBD 1 – Bridge End Development Boundary</b>				
T Donohoe		<p>I live at Rivervale House-marked as The Bungalow in Beslyns Road. The red line boundary -is drawn along by my garden patio it does not reflect the boundary of my actual garden. The rest of the properties follow their actual garden boundaries so I do not understand why that doesn't include mine? Please advise and take this into consideration.</p>	<p>The boundary is as previously designated by BDC. We are asking for the development boundary to implemented as shown. The development boundary proposed is consistent with the approach used throughout Great Bardfield to keep it tight to the built form.</p>	None
S Aldred		It shouldn't happen in this area.	Comment noted.	None
J Dyson		It is really important to preserve the integrity of this hamlet and its relationship to the main village of Great Bardfield.	Comment noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
<b>Chapter 6 Landscape and Natural Environment</b>				
L Joyce		Absolutely agree	Comment welcomed	None
M & H Hilary		It is vital that we protect & support all flora & fauna with which we are fortunate to co-exist within the parish and surrounding areas.	Comment noted.	None
B Blackwell		It upsets me greatly that important parts of the village's green space - specifically Vine Meadow - is fenced off from the public. There is no direct access to the river Pant for people who do not own properties abounding it.	This is private land	None
C Ruffle		Beware of creeping infrastructure such as pylons and phone masts.	Comment noted.	None
	Braintree District Council	Para 6.1 Issue - Great Bardfield Landscape Assessment Study –  Final Response – is this an additional NP document? Yes. Does it take 2016 study into account	The Parish Council does not understand tis comment	None
Spatial Planning Team	Essex County Council	As referenced in paragraph 6.16 the Greater Essex Local Nature Partnership (GELNP) is preparing a Local Nature Recovery Strategy (LNRS) including the delivery of biodiversity net gain (BNG), multifunctional green infrastructure, sustainable land management and tree planting. The GELNP will contribute to the delivery of the recommendations in the ECAC report Net-Zero: Making Essex Carbon Neutral (July 2021). The LNRS is planned to undertake public consultation in September 2024 with publication by the end of 2024 and may be able to inform the Regulation 16 Plan.	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Designing Out Crime Officer	Essex Police HQ	<p>Essex Police welcomes the inclusion of the Plans ambition to protect and enhancing the landscape and public realm spaces, however, it is important that such spaces should be designed with residents' and the community's safety in mind, whilst making all areas inclusive for all. The DOCO would like to bring to your attention, the Home Office strategy of reducing 'Violence Against Women and Girls' (VAWG).</p> <p>The strategy aims to improve wellbeing and perception of crime for women and girls, thus ensuring their safety within their community. Therefore, it is recommended when designing new public realm and green spaces (inclusive of cycling, walking and play areas,) that consideration should be given to environmental design so that women and girls feel included and comfortable using the spaces.</p> <p><i>"Women and girls often do not feel safe in parks and so use them less. This is not just because they fear crime, whether that's rape, assault, or harassment. They also feel uncomfortable, unwelcome, and judged. Women are three times more likely than men to feel unsafe in parks during the day, and that gets worse after dark".</i></p> <p>Safer Parks Improving access for woman and girls: Safer Parks Executive Summary (<a href="http://greenflagaward.org">greenflagaward.org</a>)</p> <p>It is important to ensure the design of all public realm areas balance appropriate levels of connectivity with permeability, and do not encourage crime and ASB.</p> <p>Essex Police acknowledges the importance placed upon protecting Great Bardfield's heritage and design characteristics, however it is essential that the areas such as '6.11 quite lanes' are not hampered by early design and are safe to use while not promoting the fear of crime.</p>	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>As referenced in the Design Code there are several areas within Great Bardfield which require improved signage and cycle provision. Improving signage will enhance wayfinding which will allow users to feel safe and secure using designated walking and cycling routes. Incorporating lighting uniformity (cognisant of ecological considerations) will improve routes and enhance the feeling of safety whilst improving surveillance.</p> <p><i>'Cycling provision through and around Great Bardfield is currently poor, with no clear lanes or routes, and little signage. There is very limited cycle parking provision for recreational visitors to Great Bardfield, especially within the village centre. Existing bus stops in Great Bardfield are of poor quality, with no provision for seating or shelter. 5 Streets and movement' Page 73</i></p>		
<b>Policy GBD 2 – Maintaining and Improving Great Bardfield’s Landscape Character</b>				
C Oldroyd		Landscape character must be preserved.	Comment noted	None
J Dyson		The most important aspect of this policy is that any new proposals should require a landscape and visual impact statement reducing adverse impact of any new buildings.	Comment noted	None
<b>Policy GBD 3 - Protection of Important Views</b>				
J Dyson		I consider this policy to be extremely important in ensuring that future development will not have a detrimental visual impact on the key landscape and built features of Great Bardfield.	Comment noted	None
P Walmsley		Whilst I support this I think it important to add that the biodiversity net gain should not be allowed to be "offset" by purchasing points from another location. The gain should be achieved within the development boundary.	Policy GBD4 refers to biodiversity net gain and includes : Qualifying development proposals are required to achieve a	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			<p>biodiversity net gain of at least 10 per cent, or the advised national minimum amount, whichever is greater, measured using the national biodiversity net gain calculation methodology.</p> <p>Planning Practice Guidance notes that; "Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures".</p>	
<b>Policy GBD 4 - Protection of Trees, Hedgerows and other Natural Features</b>				
I Ruffle		It is important to maintain a variety of natural features to support the biodiversity of the animal/insect/plant population. That is why people like to live here.	Comment noted	None
C Murphy	Anglian Water	Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing green infrastructure. We would also support	We agree that these policies are important and are part of the Development Plan and	None



Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>The Gain Plan sets out what and how that gain will be delivered. Although it would be helpful to see this at the submission of an application, it is not required until after a decision has been reached (but before implementation has commenced). The householder forms come with the exemption already set out.</p> <p>It is recommend therefore that the paragraph is reworded to remove reference to the submission stage and to mention the Gain Plan.</p> <p>This paragraph mentions Local Nature Recovery Strategies. The draft strategy is now out to public consultation and while it does identify broad locations it does not propose specific locations for improvement. It is recommended therefore that the reference to finding specific locations is removed.</p> <p>It would be useful to mention the status of Local Nature Recovery Strategies. Once adopted, Local Planning Authorities must have regard to Local Nature Recovery Strategies.</p>	<p>As above</p> <p>Paragraph 6.16 will be amended as suggested</p> <p>Paragraph 6.16 will be amended as suggested</p>	<p>As above</p> <p>Amend Para 6.16 to clarify status and content of Local Nature Recovery Strategy</p> <p>As above</p>
	Braintree District Council	<p>Issue – policy in general</p> <p>Final Response - It is recognised that the policy is intended to supplement rather than repeat Local Plan policy and that the mitigation hierarchy is covered in the Local Plan.</p> <p>The policy's second paragraph refers to exemptions from the biodiversity net gain requirement in urban areas. Householder proposals would fall into this category. If an exemption from BNG is given by statute, attempts to achieve net gain from such a source could not be delivered by the plan and may be viewed by an Inspector as unlawful. It may be appropriate to reword the policy to express that BNG which does come forward from such proposals would be supported.</p>	<p>Comment noted</p> <p>The policy states that BNG will be encouraged but not required. It will be amended to clarify support for BNG in exempt development.</p>	<p>None</p> <p>Amend policy to clarify requirements of development not required to deliver BNG</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Where hedge planting on splays returns compromises highway safety (eg if its eventual height negates the effect of the splay) it is not likely to be appropriate to insist on such planting and another solution may be desired. To allow for such cases it may be appropriate to word the policy to allow an alternative approach in some circumstances such as realignment of splays, replacement planting, providing a wall/fence	The policy will be clarified in relation to highway standards.	Amend policy to ensure reference to highway standards on visibility is included
Spatial Planning Team	Essex County Council	ECC welcome reference to the re-planting of hedgerows where new access is created or widened to maintain their continuity in paragraph 3. However, interested parties should work with ECC highways officers to ensure that the right trees/hedgerows are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users consistent with NPPF paragraph 136. Reference should be made to the Essex Design Guide: Highways Technical Manual - Planting in sight splays to ensure that any planting does not detrimentally impact on sight splays and that highway officers are consulted upon any proposals. Further guidance is provided on visibility within the Essex Design Guide - Highways Technical Manual - Visibility.	The policy will be amended to include a reference to the relevant Design Guide document	Amend policy to ensure reference to highway standards on visibility is included
<b>Community Aspiration 1 – Tree Planting</b>				
J Maidman		The verge to the south of Dunmow Road seems to be a suitable location for tree planting.	Comment noted	None
C Oldroyd		More info needed	Comment noted.	None
M & H Hilary		Additional tree planting wherever appropriate & possible should be encouraged to assist with carbon capture.	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Spatial Planning Team	Essex County Council	ECC supports the parish council to proactively seek locations to continue tree planting throughout the parish and encourage residents, where possible, to plant appropriate local species in their gardens. The Essex Forest Initiative commenced in 2020 and is due to be completed by 2025. ECC would welcome communication from the parish council whether they are able to provide land, plant trees, or help with events. For the latest news and information or to get in touch, please email <a href="mailto:environment@essex.gov.uk">environment@essex.gov.uk</a> or follow the Essex Forest Initiative Facebook page.	Comment noted	None
<b>Policy GBD 5 - Local Green Spaces</b>				
L Joyce		Absolutely agree	Comment welcomed	None
J Maidman		Yes but area 8 may be a suitable location for some parking.	Comment noted	None
C Murphy	Anglian Water	<p>The Policy designates a number of areas of Local Green Spaces (LGS) within the neighbourhood plan area. The Policy is explicit that manging development within a LGS should be consistent with national policy for Green Belts.</p> <p>It is noted that the supporting text states <i>"The identification of these spaces as Local Green Space means that development is restricted to that which can be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation."</i></p> <p>Anglian Water has assets forming part of our water and water recycling network (e.g., rising mains and sewers) located within or in the vicinity of these designated areas of local green space. For example, LGS 4, 5, 6, 7, 17, 21, 22, 24, 25 and 28.</p>	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>We agree the Policy provides scope for Anglian Water to undertake operational development to maintain and repair any underground network assets that may be within these areas, such as mains water pipes, which would be consistent with the policy tests.</p> <p>For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at: <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a></p>		
	Braintree District Council	<p>The Local Greens Spaces designation appear to be in reasonable proximity to the community they serve. It is important that the landowners have been notified and given the opportunity to comment and the planning Authority would be concerned if this had not taken place.</p> <p>It should be made clear if any of these sites need to be managed in a different way as a result of the designation.</p>	<p>Landowners have been made aware of the Plan and its content.</p> <p>The NPPF does not require this to be stated.</p>	<p>None</p> <p>None</p>
<b>Chapter 7 – Built Environment</b>				
M & H Hilary		Increasing numbers of heavy & large vehicles passing through Great Bardfield, close to historic buildings whose structures were not designed or built to withstand the vibration & movement. Vehicles of this nature should be more actively encouraged to use alternative routes to bypass the Historic Centre & Bridge Street in particular.	Comment noted	None
C Ruffle		I have no problem with some good modern design as long as it is not in the conservation area and does not overwhelm neighbouring properties.	Comment noted	None
Designing Out Crime Officer	Essex Police HQ	Constructing well designed places, buildings and communities that promote both sustainable and health and wellbeing is an objective that the Essex Police DOCO widely supports;	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>however, it is imperative that they must also be safe, secure, and accessible. Having a safe place to live with good community cohesion will have a positive effect on health and wellbeing whilst also building sustainable communities.</p> <p>Incorporating the principles of CPTED will enable for safer homes which residents will feel secure living in. To support the Vision of good quality homes within Great Bardfield, the Essex Police DOCO would advocate that all new development seeks to achieve SBD Homes accreditation.</p> <p>We would recommend the inclusion of Secure by Design accreditation for new builds and refurbishments within the <i>Development Design Checklist in Appendix 4</i> as this would ensure new developments are built with safety and security in mind.</p> <p>Essex Police would like to bring to your attention the importance of lighting and natural surveillance within the built environment. Consideration needs to be given to opportunities to encourage natural surveillance, as spaces that maximise on visibility opportunities will create an enhanced risk of being detected.</p> <p>Consideration of natural surveillance will ensure that responsible guardians (i.e., owners of the space) that witness poor behaviour will either intervene or report accordingly. Where natural surveillance opportunities are limited or restricted, consideration needs to be given to opportunities for more formal surveillance such as CCTV etc.</p> <p>Key to good natural surveillance is uniformed lighting. Lighting plays a pivotal role in deterring criminal activity, but also promotes a feeling of safety within that space. When designing</p>	<p>Comment noted</p> <p>Appendix 4 will be amended to include reference to Secure by Design</p> <p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p>	<p>None</p> <p>Amend Appendix 4 to include reference to Secure by Design</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		both public and private space, (and when applied and designed correctly), lighting can reduce the potential for crime.		
<b>Community Aspiration 2 - Local Heritage List</b>				
C Oldroyd		More info		
J Dyson		I consider this to be a priority for Great Bardfield Parish Council working in partnership with BDC. I agree with the NP and the 2 assets identified (The Vine & the Bridge, paragraph 7.11), but also the list of recommended heritage assets in the GB Conservation Area document 2019 (Place Services), which are likely to be of risk, to be designated as heritage assets.	Comment welcomed	None
	Historic England	Welcome the inclusion of this aspiration – further guidance is available at <a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/">https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/</a>	Comment noted.	None
<b>Policy GBD 6 - Great Bardfield Conservation Area</b>				
M & H Hilary		It is essential that the Conservation Area retains the defining characteristic & aesthetic unique to Great Bardfield.	Comment noted.	None
Anonymous		I would like to see the area extended to include the parcel of land from Charity Farm that extends across the back of all properties along Dunmow Road towards the centre of the village. This parcel of land was identified as the only parcel of land in a recent sale suitable for housing development. Extending this area will stop future development and any associated environmental impact.	This would need to be done under separate legislation rather than in the Plan	None
J Dyson		I strongly agree with this	Comment welcomed	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Spatial Planning Team	Essex County Council	<p>Reference is made to the Essex Vehicle Parking Standards in paragraph 2. The Essex Parking Standards (2009) are being reviewed by the EPOA and are scheduled to be published in September 2024. The review will:</p> <ul style="list-style-type: none"> <li>• reflect changes in the new Use Class Orders and national planning policy;</li> <li>• set different standards in different areas based on levels of accessibility, namely Town Centres (highly accessible); Rural (poorly accessible); and other areas (Moderately accessible).</li> </ul>	Comment noted	None
		<p>As noted earlier in this response, the Standards also cover EV charging requirements for both residential and non-residential uses. More detailed design guidance is also provided for both residential and commercial cycle parking taking account of Local Transport Note 1/20 guidance. Cycle parking must be incorporated into the design of new homes, short stay (such as shops and cafes) and long-stay destinations (such as work and education and transport interchanges and mobility hubs). All proposals must demonstrate conformity with cycle parking design guidance, including the review of the EPOA Parking Standards. The Review of the Parking Standards (Part 1) and Essex Garden Communities and Large-Scale Developments Parking Guidance (Part 2) have been subject to two consultations with LPAs and developers. These will be presented to EPOA for approval in September 2024, and then presented for formal adoption by ECC and each LPA thereafter. Once these standards have been approved it is expected that they will be a material consideration to which new development will need to have regard to at an early stage of the design process.</p>	Comment noted	None
		<p>The Part 1 guidance (paragraph 7.35) states that sufficient on-street parking provision located in the right locations will assist in the prevention of inconsiderate parking on footways, in front</p>	Given the update guidance, reference to visitor parking will be removed from the policy	Delete final paragraph of policy

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		of entrances, or on verges. However, streets that are not designed for on-street parking can have various consequences and negative impacts, compromising the visual quality, traffic flow and pedestrian safety of the street. Visitor parking should be located in streets or easily accessible communal areas and well distributed to ensure it is convenient for each dwelling.		
<b>Community Aspiration 3 - Street Furniture Review</b>				
M & H Hilary		Street furniture & signage should be kept to a minimum. Where such is essential it should be in keeping with surrounding.	Comment noted	None
R Prior		Would add - Footpaths signage better but in keeping with the village.	Comment noted	None
J Mules		Sorry couldn't find Community Aspiration 3	Comment noted	None
I Ruffle		I think the street furniture in the village is dreadful. All very ugly and inappropriate, specifically overhead cables, road markings and proliferation of road signs. These should be reduced wherever possible. Benches and bins etc need to be inobtrusive and better designed. A review is definitely needed.	Comment noted	None
Spatial Planning Team	Essex County Council	ECC welcome reference to the parish council working with the County Council Highways Department to undertake a review of street furniture and signs, road markings and overhead lines with a view to producing a strategy for their improvement and replacement with higher quality street furniture that is more sympathetic with the historic environment.	Comment noted	None
Designing Out Crime Officer	Essex Police HQ	The DOCO supports the concept of <i>Community Aspiration 3</i> and would welcome the opportunity to collaborate with partners to ensure all new street furniture is appropriately positioned and does not increase the opportunity for crime and antisocial behaviour, whilst cognisant historic environment.	Comment welcomed	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Careful consideration needs to address the materials used for external furniture and aesthetics such as seating, planters, signage and play equipment, ensuring they are risk commensurate and fit for purpose i.e., vandal, graffiti, and arson resistant.</p> <p><i><b>Community Aspiration 3 – Street Furniture Review</b></i> The Parish Council will seek to work with the District Council and the County Council Highways Department to undertake a review of street furniture and signs, road markings and overhead lines with a view to producing a strategy for their improvement and replacement with higher quality street furniture that is more sympathetic with the historic environment. <b>Page. 34</b></p>		
	Historic England	<p>Welcome the inclusion of this aspiration – further guidance is available at <a href="https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/">https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/</a></p>	Comment welcomed	None
	Silver End Parish Council	<p>On page 34 of the Pre-Submission Draft Plan - Public Consultation June 2024 document, item 7.18 on page 34 is slightly misleading and requires re-writing to make it clearer. Perhaps it should read (suggested alterations in bold):</p> <p>"The Government's Community Infrastructure Levy (CIL) allows local authorities to place a charge on new developments <b>which</b> can be used to fund a wide range of infrastructure projects. <b>At present, CIL allows</b> Parish Councils <b>to receive</b> 15% of the levy collected in their parish which increases to 25% for those <b>Parish Council's which have</b> a neighbourhood plan in place. The collection of CIL is optional and Braintree District Council currently collects infrastructure contributions via planning obligations connected to planning permissions i.e. <b>S106 monies</b>. It is understood that the introduction of CIL is being investigated <b>by Braintree District Council and, if</b></p>	Paragraph 7.18 will be amended to reflect the comments	Amend Para 7.18

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		introduced, this money could be used by the Parish Council for improvements to street furniture, as an example		
<b>Policy GBD 7 - Design Considerations</b>				
J Mules		Sorry couldn't find the Development Design Checklist in Appendix 4	Comment noted.	None
J Dyson		However this policy has tended to result in bland repetitions of so-called vernacular features. Whereas the buildings in the historic village centre reflect a wide range of features which, over time, have blended together to form the distinctive character of the village.	Comment noted.	None
C Murphy	Anglian Water	The following comments are made on Policy GBD7. They may also be of relevance to the Great Bardfield Design Guidance and Codes (final report, dated 2021).	Comment noted	None
		<u>Water Efficiency Measures</u> As a region identified as seriously water stressed, we encourage plans to include measures to improve water efficiency of new development through water efficient fixtures and fittings, including through rainwater/storm water harvesting and reuse, and greywater recycling.	Comment noted	None
		Our revised draft water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies.	Comment noted	None
		In terms of water resources, the region is identified as seriously water stressed, we encourage plans to include measures to improve water efficiency of new development through water efficient fixtures and fittings and water reuse. Measures to improve water efficiency standards and include opportunities	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>for water reuse and recycling (rainwater harvesting and greywater recycling) also reduces the volume of wastewater needed to be treated by our water recycling centres. This will also help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>The Defra <a href="#">Integrated Plan for Water</a> supports the need to improve water efficiency and the Government's <a href="#">Environment Improvement Plan</a> sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. Given the proposed national approach to water efficiency, Anglian Water encourages this approach.</p> <p>Anglian Water suggests that further details/ justification and cross reference to the Local Plan policies could be included within the neighbourhood plan and, would be helpful in order to promote water efficiency.</p> <p>List of relevant policies:  Policy LPP52 'Layout and Design of Development' Criterion (f) <i>"Development proposals will incorporate measures for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction and the use of materials with low overall energy requirements."</i></p> <p>Policy LPP52 Criterion (s) <i>"Development proposals should demonstrate that adequate foul water treatment and disposal</i></p>	<p>Comment noted</p> <p>This is not considered necessary as the Plan states that it sits alongside local and national planning policy and that it is not necessary to repeat the content of those policy frameworks.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><i>already exists or can be provided in time to serve the development."</i></p> <p>Policy SP7 bullet point 11 – <i>"Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions."</i></p> <p>Policy LPP72 'Resource Efficiency, Energy Generation and Energy Efficiency' is also relevant to quote.</p> <p><u>Surface Water flooding</u></p> <p>Anglian Water is supportive of the measures to address surface water run-off, including the preference for this to be managed using SuDS in accordance with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable and as a last resort. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It has been the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make</p>	<p>Comment noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>SuDS mandatory in all new developments in England. We would welcome an interim local policy approach to ensure SuDS measures are incorporated within new developments, until such time the Schedule is formally implemented and the necessary measures are in place.</p> <p>It is, therefore, suggested reference could be added to under this design and conservation section to add some further detail on important aspects of flood risk management. See relevant Local Plan Policies LPP74 Flooding Risk and surface Water Drainage; LPP75 Surface Water Management Plans and LPP76 SuDS.</p> <p><u>Parking</u>  Anglian Water recognises the need to manage parking arrangements within Isham. It is suggested that the neighbourhood plan could specify that permeable surfaces (pavements and other areas of hard standing such as vehicle parking areas) are used in the design of new developments to reduce surface water run-off from the introduction of hard-standing areas.</p>	<p>This is not considered necessary as the Plan states that it sits alongside local and national planning policy and that it is not necessary to repeat the content of those policy frameworks.</p> <p>Agree to encourage the use of permeable surfaces not just in new developments, but generally. Local Plan Policy LPP 76 adequately addresses this matter for where planning consent is required.</p>	None
	Braintree District Council	<p>Dunmow Road and Bell Lane Character Area Guidance</p> <p>Issue - Bell Lane should be protected and enhanced as a characteristic rural lane leading into Great Bardfield, particularly in regard to its embankments and hedgerows;</p> <p>Final response - This Lane was assessed in the 2013 for designation as a Protected Lane but was not included. No objections to this designation. However, if future alterations to</p>	<p>Bullet 3 under Dunmow Road and Bell Lane Character Area Guidance will be amended to include description as an "ancient sunken lane"</p>	<p>Amend Bullet 3 under Dunmow Road and Bell Lane Character Area Guidance to refer to ancient sunken lane</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		wording or mapping are undertaken it would be beneficial to avoid confusion between this and LPP69 Protected Lanes.		
	Braintree District Council	<p>Braintree Road and Mill Road Character Area Guidance</p> <p>Issue- Enhanced way-finding provision for public rights of way leading to the open countryside, such as visible signage of an appropriate character, should be provided.</p> <p>Final response - This would be more appropriately classed as an aspiration as this falls within the remit of Essex County Council and could not be the subject of a planning condition.</p>	The reference to enhanced way-finding is not a proposed planning condition but merely states that opportunities should be sought. This could be through a planning obligation relating to a development that might result in greater usage of public rights of way.	None
	Braintree District Council	<p>Bendlowes Road and Deer Park Character Area Guidance</p> <p>Issue - Any proposal within the Historic Centre must demonstrate at application stage how parking demand has been mitigated in a way that limits contribution to on-street parking pressures, while ensuring designs respond to and enhance the character of the Historic Centre;</p> <p>Final response- It is unclear how the requirement to show "how parking demand has been mitigated in a way that limits contribution to on-street parking pressures," could be satisfied by an applicant, and will need explanation to provide clarity. It would be helpful if examples could be given. Mitigation measures should be proportionate and</p>	NB: This comment relates to the Historic Centre Character Area Guidance. The Parish Council remains confident that this guidance remains appropriate and can be addressed at planning application stage.	None
	Braintree District Council	<p>Para 7.24</p> <p>Issue - Applications for extensions and alterations to existing buildings must minimise the visual impact of the proposal from the surrounding open countryside, and demonstrate the extent of this impact and how it will be mitigated at application stage</p>	Comments agreed	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Final response - The degree to which this impact should be demonstrated should be commensurate with the size and location of the proposals as some proposals are very minor		
<b>Chapter 8 - Community Services and Facilities</b>				
L Joyce		Services are well considered & good - but need to be kept to at least current level especially bus transport into & out of the village.	Comment noted.	None
J Maidman		Both the Vine and the Bell should be designated as community assets.	Comment noted.	None
R Prior		Community Information Point is very useful but could be made more use of perhaps - e.g. library? Although realise space may prohibit this.	Comment noted.	None
K Fox		Bus service no. 9 mentioned in the NP Plan (p.43) is being removed with bookable service - this is not substitute for a scheduled route	Agreed that the NP needs to be updated. Delete the two rows in the box on page 43 that refer to 9/9A and refer to demand responsive service.	Amend table relating to bus services
J Dyson		I am enraged by the parlous nature of public transport links for Great Bardfield. The bus services are dire and getting worse. We have recently lost our regular scheduled bus service to Braintree. There is no viable way of getting to Dunmow and Thaxted, our nearest towns, which are useful transport hubs.	Comment noted	None
C Ruffle		Encourage independent shops, protect our pubs and improve leisure facilities particularly for young people	Comment noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Braintree District Council	Supporting paragraph 8.6 explains Assets of Community Value. To avoid confusion that the policy also relates specifically to Assets of Community Value, it would be helpful if text could be included to clarify that Assets of Community Value are not governed under planning procedures and policies though status as an Assets of Community Value can be a material planning consideration and taken into account when making a planning decision.	Paragraph 8.6 will be amended to clarify regulations relating to Assets of Community Value	Amend para 8.6
<b>Policy GBD 8 – Protecting Existing Services and Facilities</b>				
M Gell		regarding electric vehicle charging points, suggest possible area would be at the Pavilion car park	Comment noted.	None
J Dyson		I would be see appropriate and reliable services that meet the needs of the village.	Comment noted.	None
	Braintree District Council	<p>The policy is written in a negative manner and this can be easily rectified by the removal of the work "only" in the first sentence. This change would also allow a little flexibility where needed.</p> <p>Criterion a line 3. As not all properties will be available for sale altered wording should be included reflecting that properties may be rented.</p> <p>This policy governs a number of different uses and that there is concern that some of the requirements may not be applicable in all cases eg change of use from school or hall will not</p> <p>There are concerns that some criteria as set out in the policy might be too onerous in some circumstances. The policy covers all types of community use and some provisions may not be appropriate in all cases.</p>	<p>The policy will be amended to delete 'only'</p> <p>The policy will be amended to include 'sale or rent'</p> <p>The policy can clearly only apply where planning consent is required for change between a use class.</p> <p>Local Plan Policy LPP 61 also provides a range of criteria for the</p>	<p>Amend the policy to delete 'only'</p> <p>Amend the policy to include 'sale or rent'</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Criteria a – This requires submission of financial material and further explanation of what would be required to be submitted would be helpful bearing in mind that material relating to the application is public and it would be unreasonable to require full accounts</p> <p>Permitted development rights allow the reuse of properties to uses within the same use class or as specified in legislation. The policy would not be effective in preventing these rights from being exercised in a number of cases.</p>	<p>consideration of change of use applications.</p> <p>Cross reference will be made in the supporting paragraphs to the Local Plan policy and the requirement (in criterion a) for 6 months marketing will be amended to 12 months to be in conformity with the Local Plan.</p> <p>The Parish Council is aware of this.</p>	Amend policy in response to comments
Spatial Planning Team	Essex County Council	ECC seeks clarification that this policy does not relate to educational facilities and these are still covered by Local Plan Policy LPP 60 – Educational Establishments. The change of use or redevelopment of educational establishments will only be permitted if they are surplus to educational requirements.	Comment noted	None
<b>Community Aspiration 4 – Outdoor Community Spaces</b>				
C Oldroyd		But question how often they are used	Comment noted.	None
<b>Chapter 9 - Local Economy</b>				
K Fox		Important to try to influence the Local Plan regarding change of use to protect retail outlets and services	Comment noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
J Dyson		<p>I can't read this statement as black on red is not clear enough for someone with poor vision/cataracts. Having had it read to me, yes I agree, but I suggest a different colourway on the final document</p>	<p>The Objectives box will be amended to make it more accessible</p>	<p>Amend red objectives box to make it clearer</p>
Spatial Planning Team	Essex County Council	<p>All new residential, commercial developments and other appropriate developments / uses must be served by a gigabit broadband connection to the premises and 4G / 5G mobile connectivity. Connection should include the installation of appropriate cabling within the homes or business units (or other buildings) as well as a fully enabled connection of the developed areas to at least two open access network provider, enabling future occupiers to subscribe to gigabit broadband services without the need for further engineering work. Where connectivity is not currently available suitable ducting that can accept gigabit-cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location. The Essex Design Guide contains supplementary planning guidance for Planning for 5G and can be viewed here. The gigabit speed and reliable 5G mobile and broadband connectivity will help implement Local Economy, Objective 2, which seeks to support and enhance opportunities for local businesses and to encourage home working.</p> <p>ECC recommend the Plan includes an aspiration and/or policy consistent with the revised Local Economy, Objective 1 wording below.</p> <p><i>Proposals for new developments or expansion of existing properties should be capable of receiving gigabit speed and reliable 5G mobile and broadband connectivity. Proposals will be supported where the appropriate cabling and ducting is provided to the premises and linked to at least two open access network providers. Where connectivity is not currently available suitable ducting that can accept gigabit cable</i></p>	<p>The PC disagree that it is necessary to have a specific aspiration that could be seen to encourage the installation of the a 5G mast in the village. Braintree LP policy LPP46 requires all new dwellings to be connected to broadband.</p>	<p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<i>broadband, and/or 5G connectivity should be provided to the public highway or other suitable location.</i>		
Designing Out Crime Officer	Essex Police HQ	We acknowledge the proposals to strengthening and enhance the existing village centre and the Essex Police DOCO would welcome the opportunity to work in partnership regarding future infrastructure or refurbishment plan at the earliest stages to ensure principles of CPTED and designing out crime are incorporated.	Comment noted	None
<b>Chapter 10 - Highways and Travel</b>				
A Euesden		Removal of 9/9a bus route very disappointing, especially as new vehicles just introduced on this route. Is there any joined up thinking on public transport? Urgent attention needs to be given to the condition of local roads and pavements.	Comment noted	None
P Euesden		Private car is essential in the village as bus services are unreliable, infrequent and prone to withdrawal, Service 9/9a has been withdrawn in July.	Comment noted	None
S Olney		"The pedestrian environment is especially compromised where footways are narrow and users with pushchairs or mobility scooters can get passed cars parked on pavements." This has been copied and pasted into the Events Board document without being checked. It should be "... CANNOT get past ..."!	The paragraph will be amended	Amend para 10.10 to read cannot get past cars
J Dyson		I couldn't find a chapter 10 in the document. Is this actually in Chapter 9?	Comment noted	None
C Ruffle		Improve bus services to more points. Reintroduce scheduled bus service to Braintree, Dunmow and Saffron Walden. Public transport use should be encouraged and more convenient to reduce reliance as once on cars.	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Electric car charging points in any new development or accessible to the community as a whole.		
P Walmsley		I understand the aspirations to improve parking and traffic but cannot see there are any options that do not go against the earlier statements to enhance the public realm and remove street furniture.	Comment noted	None
Designing Out Crime Officer	Essex Police HQ	<p>Consideration is requested to adopt the "Safe system approach" when designing local roads in and around the community. This will take into consideration the various road user groups who wish to access these roads.</p> <p>Essex Police would request that thought is given for the provision of Emergency Service Access throughout the village. It is essential that emergency vehicles can gain rapid access to any incident occurring within the village and surrounding neighbourhoods.</p>	Comment noted	None
<b>Policy GBD9 – Off-street parking in the Conservation Area</b>				
J Walmsley		I do not support lowering the speed limit or building a car park.	Comment noted.	None
J Dyson		I do not agree with the loss of grassed front gardens to paved parking, there should be a requirement to use grasscrete whereby grass can grow through.	Comment noted.	None
	Braintree District Council	<p>Issue - "that these car parking spaces are being re-provided in an equal or better position to serve that main use."</p> <p>Final response- The policy requires that lost car parking spaces in the Conservation Area are "re-provided in an equal or better position to serve that main use". Supporting text makes clear that off street parking is being sought. It would be useful to mention this in the policy too.</p>	This is not considered necessary given that the off-street parking is an aspiration rather than something deliverable.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		It would be useful to mention the source of the definitions used, such as the NPPF or other legislation.		
Spatial Planning Team	Essex County Council	<p>Please refer to the response to Policy GBD 6 – Great Bardfield Conservation Area with regards the revision to the EPOA Parking Standards. ECC seek an amendment to the policy to require ECC, as the Highway and Transportation Authority, to also be consulted and satisfied with regards the re-provision of off street car parking spaces and consistency with the EPOA Parking Standards.</p> <p><i>Proposals within the Conservation Area that would result in the loss of off-street car parking spaces and/or garages will only be acceptable where it can be shown, to the satisfaction of the Local Planning Authority and the Highway and Transportation Authority, that these car parking spaces are being re-provided in an equal or better position to serve that main use.</i></p>	Disagree. The local planning authority is the decision maker for applications, the highways authority is a statutory consultee that will be consulted.	None
<b>Community Aspiration 5 - Traffic Management</b>				
Anonymous		<p>It's fine to say 20mph in the village centre but I have little confidence that it will work unless it is policed. The speed limit is currently 30 mph , and living near the edge of the village on Dunmow Road It is quite clear that a larger majority of the vehicles passing through the village are exceeding the speed limit.</p> <p>I recall a meeting in the Town Hall where villagers were invited to comment on issues affecting them from different areas of Great Bardfield which was hosted by a Radio Essex compere. He stated that a lot of vehicles passing through were from surrounding villages who themselves have speed limits. Suggestions were made that the road outside the school was painted Red , Build out scheme on Dunmow Road same as Braintree Road, roundels painted in the road etc. Apart from the Red panel outside the school which has since faded nothing else took place apart from extending the speed limit</p>	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>outside the village which has had limited success. In a nutshell , the red panel has faded outside the school, the speed limit has had limited success but basically there is nothing to deter speeding vehicles passing through the village. I would suggest raised plateaus like they have in Rayne and appears to be successful in calming traffic.</p> <p>The next biggest problem is Bikers at the weekend - not all - some do stick to the limit but a large number do not and tend to open the throttle half way along Dunmow Road way before the clearway sign, a group of ten bikes doing this creates a lot of noise which impacts on village life. Perhaps noise pollution could be included somewhere in community aspirations.</p>		
M & H Hilary		<p>See comments in box 15 relating to Built Environment. - Increasing numbets of heavy &amp; large vehicles passing through Great Bardfield, close to historic biuildings whose structures were not designed or built to withstand the vibration &amp; movement. Vehicles of this nature should be more actively encouraged to use alternative routes to byupass the Historic Centre &amp; Bridge Street in particular.</p>	Comments noted	None
J Walmsley		<p>This contradicts the aspiration to minimise street furniture.</p>	Comments noted	None
T Watson		<p>It depends what is meant by traffic calming. Speed bumps are a pain. I would support widening pavements and narrowing wider roads. Speedbumps can be dangerous for vehicles.</p>	Comments noted	None
M Gell		<p>suggest 20mph speed limit around the school. eg. from St Mary's church to junction of Brook Street &amp; Crown Street</p>	Comments noted	None
S Olney		<p>"The installation of sensitively designed traffic calming measures and 20mph zones will be supported." - this is hopelessly wishy-washy. We all know that instances of speeding and deliberately noisy motorbikes and cars have</p>	Understand the concerns raised by this respondent. As an aspiration, it is	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		increased hugely since lockdown and it is easily the main problem with this village among those of us on the Dunmow Road and Bridge Street who discuss it. It is genuinely depressing that the village is treated as a road that has houses either side, rather than a village where humans live which happens to have traffic passing through. Someone is sooner or later going to be killed or injured by the selfish idiots who treat it as an inconvenience to their joy riding. Who is going to take responsibility for this when it happens?!	purposefully written flexibly.	
P Walmsley		I do not support lowering the speed limit nor additional parking in the form of a car park. I do support avoiding the loss of existing parking and reviewing how vehicles are parked in the village.	Comments noted	None
Spatial Planning Team	Essex County Council	<p>ECC note reference to working with ECC, as the Highway and Transportation Authority, with regards matters including parking; speeding (traffic calming measures/20mph zones); safety; the management of pavements and their repair; Public Rights of Way (PRoW) and the potential identification of land for a car park for the use of residents and visitors.</p> <p>ECC recommend that these issues should be put through the BLHP. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRoW improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHL P will prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns</p>	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		of local people. Potential schemes can be requested via the BLHP link above.		
Designing Out Crime Officer	Essex Police HQ	<p><i>Community Aspiration 5</i> promotes 20mph speed limit as a traffic calming method. Several local authorities are introducing 20mph limits to reduce road risk, and encourage active travel, and improve air quality. Essex Police would recommend liaison with our Roads Policing colleagues regarding this matter as it is vital that any enforcement strategies (such as parking enforcement and low speed limits) are self-policing and enforceable. Emergency Services should not be overburdened to overcome inadequacies in safety management, access control or enforcement.</p> <p><b><i>Community Aspiration 5 - Traffic Management: The Parish Council will seek to work with the County Council Highways Department and District Council Heritage Officers to agree and deliver initiatives to address concerns regarding parking and speeding. The installation of sensitively designed traffic calming measures and 20mph zones will be supported. Page 44</i></b></p>	Comments noted	None
<b>Community Aspiration 6 - Pavements</b>				
M & H Hilary		Pedestrian pavements provide an essential pathway for people on foot, those pushing buggies & using wheelchairs. Clearly, it is vital that all pavement should be well maintained & free of obstruction by overgrown plants & hedges.	Comments noted	None
C Tyler		Pave	Comments noted	None
J Dyson		The pavements in this village are in a dreadful condition and are dangerous. There have been many accidents, some of them resulting in life changing injuries. Some residents do not feel confident to walk on our pavements especially at night, and risk life and limb by walking in the road. Essex Highways do not consider our pavements to have any priority.	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Spatial Planning Team	Essex County Council	<p>ECC note reference to working with ECC, as the Highway and Transportation Authority, with regards matters including parking; speeding (traffic calming measures/20mph zones); safety; the management of pavements and their repair; Public Rights of Way (PRoW) and the potential identification of land for a car park for the use of residents and visitors.</p> <p>ECC recommend that these issues should be put through the BLHP. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRoW improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHL P will prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the BLHP link above.</p>	Comments noted	None
<b>Community Aspiration 7 - Car Parking</b>				
Anonymous		It's not that I don't support it, I cannot see where off street parking spaces can be allocated, can't think of any land that can be allocated to accommodate this. People are lazy and will want to park outside their property or as close as. You could look at staggered parking either side of the road - green zones , red zones. This may go some way in stopping pavement parking and would indirectly aid traffic calming.	Comments noted	None
M & H Hilary		We agree that there is, at times, insufficient parking in the village centre, particularly around the school.	Comment noted	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
A Euesden		Any new Housing estates should provide areas that are joint use car parking for residents and visitors alike surrounded by green landscaping.	Comments noted	None
R Prior		This should be a priority	Comment noted	
J Dyson		Even if we could find a suitable space I do not believe residents would use it.	Comments noted	None
I Ruffle		There is obviously insufficient parking and too many cars parked on roads and pavements but no one has come up with a solution. I suggest a strip of land to the east of Bridge Street (the field behind the terraced houses) be purchased to create a car park for residents. Also a visitors car park behind the telephone exchange in Bell Lane.	Comments noted	None
Spatial Planning Team	Essex County Council	<p>ECC note reference to working with ECC, as the Highway and Transportation Authority, with regards matters including parking; speeding (traffic calming measures/20mph zones); safety; the management of pavements and their repair; Public Rights of Way (PRoW) and the potential identification of land for a car park for the use of residents and visitors.</p> <p>ECC recommend that these issues should be put through the BLHP. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRoW improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHLP will prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the BLHP link above.</p>	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Designing Out Crime Officer	Essex Police HQ	<p><i>Community Aspiration 7</i> proposes a new car parking facility (upon allocation of appropriate land). It is strongly advised that if this land is obtained then consideration should be given of incorporating the British Parking Association – Park Mark scheme. With the increasing number of vehicle related crimes, it is crucial there are measures implemented to help to prevent vehicles from crime.</p> <p><b><i>Community Aspiration 7</i></b> –<i>The Parish Council will Continue to seek a suitable piece of land for a car park for the use of residents and visitors. Page 45</i></p>	Comments noted	None
<b>Community Aspiration 8 - The Protection of Lanes</b>				
M Gell		Mill Road verge opposite Lyndale & Poppinjays is severely eroded	Comments noted	None
J Dyson		Totally agree	Comments noted	None
Spatial Planning Team	Essex County Council	<p>ECC note reference to working with ECC, as the Highway and Transportation Authority, with regards matters including parking; speeding (traffic calming measures/20mph zones); safety; the management of pavements and their repair; Public Rights of Way (PRoW) and the potential identification of land for a car park for the use of residents and visitors.</p> <p>ECC recommend that these issues should be put through the BLHP. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRoW improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHLP will prioritise the local concerns and</p>	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the BLHP link above.		
<b>Community Aspiration 9 - Public Rights of Way</b>				
R Prior		Footpaths bridges need to be maintained using a sympathetic approach	Comments noted	None
Spatial Planning Team	Essex County Council	<p>ECC note reference to working with ECC, as the Highway and Transportation Authority, with regards matters including parking; speeding (traffic calming measures/20mph zones); safety; the management of pavements and their repair; Public Rights of Way (PRoW) and the potential identification of land for a car park for the use of residents and visitors.</p> <p>ECC recommend that these issues should be put through the BLHP. The BLHP covers potential schemes regarding traffic management improvements; tackling congestion; PRoW improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements. In order to progress potential schemes, the parish council will need to make a case for funding via the BLHP. The BLHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The BHLP will prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the BLHP link above.</p>	Comments noted	None
<b>Appendices or Glossary</b>				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
R Prior		Listed buildings Grade II - 'South End' has been 'Holly House' in Dunmow Road since 2006.	Comments noted, but the historic name for the house, as on the English Heritage listing needs to be used to avoid confusion. The locally known house name will be put in brackets.	None
M & H Hilary		An extremely thorough & well executed Neighbourhood Plan. The documentation is clear & easy to understand.	Comments welcomed	None
L Joyce		Well prepared and considered.	Comments welcomed	None
<b>Other comments on the Neighbourhood Plan</b>				
L Joyce		Parking is important (off street). Pavements need to be in good condition Speed limits essential Sensible development critical	Comments noted	None
J Maidman		In Tree Management Policy GBD4 will not be effective unless the policy is enforced Historically enforcement seems to be lacking.	Comments noted	None
M & H Hilary		An extremely thorough & well executed Neighbourhood Plan. The documentation is clear & easy to understand.	Comments welcomed	None
P Nelson		We do need to protect our village and not build on green belt land that will impact other people's life's.	Comments noted	None
T Evans		A well produced and thought through draft plan which appears to have the best interests of Great Bardfield at its heart. I hope other residents agree and that the feed back received is positive with the draft plan being adopted in due course. Thank you to all responsible!	Comments welcomed	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
P Keyton		The plan is well put together and has taken a lot of work.	Comments welcomed	None
S Keynton		It is very well put together.	Comments welcomed	None
K Fox		Amazing document - clear to read and well illustrated which encourages the reader to	Comments welcomed	None
J Dyson		I am delighted to see this NP has been completed and hope it will be used to influence future development in the village in a positive way.	Comments welcomed	None
C Ruffle		Very good document.	Comments welcomed	None
S Aldred		It will be devastating for our tiny beautiful village of Great Bardfield to be further 'developed'. How will Bridge Street cope with any more traffic which also causes frustration and in some cases extreme road rage. You only have to witness the huge lorries trying to make their way along this road towards the Finchingfield developments to see how damaging this will be to the current community. The roads are also in a very, very poor condition and obviously haven't received any investment from Braintree Council for some time which will be the only way to access any development in the Bridge End area. There will be years disruption from huge HGV's travelling through the village not adhering to the speed limits. As, I have already mentioned - devastating for us as a very tight community.	Comments noted	None
I Ruffle		I appreciate all the work that has gone into this document and hope it will have a beneficial impact on future planning policies for our village.	Comments welcomed	None
M Verlander	Avison Young on behalf of National Gas Transmission	National Gas Transmission has identified that it has no record of any National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure within the Neighbourhood Plan area.	Comments noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
M Verlander	Avison Young on behalf of National Grid Electricity Transmission	An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.  NGET has identified that it has no record of such assets within the Neighbourhood Plan area.	Comments noted	None
C Murphy	Anglian Water	We are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments	Comments noted	None
	Braintree District Council	<b>Landscape Assessment Study</b> Some maps and photos appear blurred, however this may be due to the draft status of this version of the plan. Some maps use keys which show different shades of the same colour, or similar colours. Similar shades can be difficult to differentiate, particularly as colour can appear slightly differently on different screens. The list below shows where there may be issues	The resolution of the document will be improved at the submission stage	Improve resolution of Landscape Appraisal
Spatial Planning Team	Essex County Council	Great Bardfield Design Guidance & Codes Existing District Development Plan  The adopted Section 1 and 2 Local Plans supersede the Braintree District Local Plan Review (2005) and Core Strategy (2011) and this paragraph should be deleted.  Relevant Supplementary Planning Documents (SPDs)  Reference to the 'Core Strategy' in paragraph 1 should be deleted.  Please refer to comments on the updated EPOA Parking Standards in the Neighbourhood Plan -Policy GBD 6 – Great Bardfield Conservation Area. ECC welcomes reference to the fact that the Great Bardfield Design Guidance and Codes does not seek to repeat guidance	These changes are not considered necessary.  The policy framework was correct at the time the guidance was prepared but, like any supporting evidence produced for development plan documents, it can become out-of-date over time.	None  None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>provided by the Essex Design Guide, rather to provide more locally specific guidance in line with the ambition and vision of the parish council.</p> <p>Section 3. Nature and Landscape</p> <p>Design Guidelines</p> <p>ECC recommend bullet 5 and 13 refer to '<i>multifunctional</i>' green infrastructure. Please refer to comments regarding Landscape and Natural Environment, Objective 2 of the Neighbourhood Plan.</p> <p>ECC notes that bullet 10 refers to tree and hedgerow planting being integral to the design of any new roads to buffer the impacts of traffic on the surrounding area. Any tree planting within new development will be required to contribute a commuted sum for maintenance issues associated with street tree planting. Interested parties should work with highways officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users consistent with NPPF, paragraph 136. Reference should be made to the Essex Design Guide: Highways Technical Manual - Planting in sight splays.</p> <p>ECC recommends bullet 13 makes reference to the drainage hierarchy which requires all surface water run off to be discharged as high up the following hierarchy as possible:</p> <ul style="list-style-type: none"> <li>• Rainwater re-use (rainwater harvesting/greywater recycling)</li> <li>• An adequate soakaway or other infiltration system</li> <li>• Hybrid solution of infiltration and discharging to a surface water body</li> </ul>	<p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> <li>• To a surface water body (e.g. an ordinary watercourse)</li> <li>• To a surface water sewer, highway drain, or other drainage system</li> <li>• To a combined sewer.</li> </ul> <p>ECC, as Lead Local Flood Authority, welcome reference in bullet 14 to the Essex SuDS Design Guide. ECC recommend reference is made to new development being required to 'have regard to' the current SuDS Design Guide for Essex 2020, and not the 2016 version. The update includes guidance on greenfield and brownfield run off rates, climate change allowances, water quality, rainwater reuse/harvesting, green spaces and biodiversity. ECC recommend reference is made to arrangements for SuDS maintenance and their adoption. It is the LLFA's preference that the drainage network and its accompanying SuDS features are adopted by a public body where possible to ensure lifelong maintenance, and any public body should be engaged early in the design process.</p> <p><i>New larger developments should incorporate sustainable drainage systems (SuDS) <u>having regard to follow best practice design and construction as set out in the Essex SuDS Design Guide (2020 2016).</u></i></p> <p>Section 5. Streets and Movement</p> <p>ECC recommend bullet 1 makes reference to Essex Design Guide Highways Technical Manual - Street Type Table (A to H) in terms of the type of street and recommended speed limit.</p> <p><i>5.1 Any proposal for larger development in the parish should adopt a clear street hierarchy, with street types <u>and speed limit, having regard to the Essex Design Guide Highways Technical Manual - Street Type Table (A to H) <del>defined by capacity and</del></u></i></p>	<p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><i>character that create a legible network for movement and considers how best to keep heavy traffic flows away from existing residential areas, and away from sensitive landscape areas;</i></p> <p>The new Highway Code states that pedestrians, cyclists, horse riders, carriage drivers and motorcyclists, as the most vulnerable road users, should take priority over cars. As a minimum reference in bullet 2, 5 and 6 should be made to safe and convenient pedestrian and cycle environments as these are the more popular modes within new developments.</p> <p>Bullet 2:</p> <p><i>Streets must form a coherent and connected network for pedestrian <u>and cycle</u> movement and avoid the use of dead ends without on-ward pedestrian <u>and cycle</u> links;</i></p> <p>Bullet 5: <i>Any development should contribute to the creation of a <del>more</del> <u>safe and convenient pedestrian and cycle friendly environment;</u></i></p> <p>Bullet 6 <i>Any new development should enhance and improve the existing movement network, ensuring the provision of appropriate road widths while enabling safe and <u>convenient comfortable</u> pedestrian and cycle movement through clear foot ways and cycling provision;</i></p> <p>ECC recommend bullet 8 makes reference to 'all vulnerable users' consistent with the new Highway Code, which states that pedestrians, cyclists, horse riders, carriage drivers and motorcyclists, as the most vulnerable road users, should take priority over cars.</p>	<p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>Comment noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p><i>New developments should ensure that <u>footways pavements</u> are of high-quality and provide safe and well-designed crossings appropriate for all <u>vulnerable</u> users, <del>including the elderly, disabled and children;</del></i></p> <p>ECC support the principle of establishing multifunctional greenways to promote sustainable and active travel movements, contribute to health and wellbeing and increase opportunities for access to nature. Any design of new routes will be required to be consistent with cycling infrastructure design (LTN 1/20) and to be coherent (allow people to reach day to day destinations easily); direct, safe, comfortable and attractive and referenced in bullet 15 of the design guidance. ECC recommend bullet 10 is amended to read:</p> <p><i>Development should improve access between Great Bardfield village and the surrounding landscaping through <u>multifunctional greenways</u> comprising <del>with additional</del> pedestrian, cycle and bridleway connections where possible;</i></p> <p>With regards bullet 17, ECC does not support the reference to 'developing appropriate parking and pick-up spaces around the primary school'. This should be deleted. ECC provides guidance for the environment around schools in the ECC Developers' Guide to Infrastructure Contributions (2024), Section 5.2, page 41 to ensure active and sustainable travel and good place making is implemented. All schools should front on to traffic free environments with good public realm (see Developers' Guide, Appendix D).</p> <p>ECC note that bullets 14, 18, 19 and 21 refer to various aspects regarding vehicle and cycle parking. ECC recommend the following paragraph is included in the guide to ensure any proposals have regard to the Essex Parking Standards or</p>	<p>These changes are not considered necessary.</p> <p>These changes are not considered necessary.</p> <p>Comment noted</p> <p>Comment noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Buffers identifies five locations regarding green buffers to prevent coalescence with neighbouring villages, of which Great Bardfield is not identified.</p> <p>ECC notes that bullet 5 refers to providing an attractive green buffer along the street edge, including tree planting and hedgerows, to maintain enclosure of the street. Reference should be made to the Essex Design Guide: Highways Technical Manual - Planting in sight splays to ensure that any planting does not detrimentally impact on sight splays and that highway officers are consulted upon any proposals. Further guidance is provided on visibility within the Essex Design Guide - Highways Technical Manual - Visibility.</p> <p>Section 9. Sustainability &amp; Lifespan</p> <p>With regards bullets 2 to 6, please refer to the comments provided to Built Environment and Conservation, Objective 5. In summary, it is entirely reasonable and legally justified to progress the evidence-led energy metrics policy approach to achieving net zero carbon homes and buildings in Greater Essex, including Braintree. The Essex Design Guide - practical design advice, focusses on how to design developments (of all scales and types) to meet the net zero carbon and energy standards, mitigate potential overheating risk and to address other inter-related sustainability issues.</p> <p>ECC welcomes reference in bullet 7 to new developments providing electric car charging facilities. Please refer to comments above on the review of the EPOA Parking Standards and the Plan Community Services and Facilities, Objective 2.</p> <p>Bullet 10 makes reference to the flexible use of existing public buildings, such as the primary school, to provide new</p>	<p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>community uses for the local community. If such proposals are made, ECC needs absolute clarity regarding which facilities would be used both by the school and the public; how they would operate and who would provide and maintain them. These facilities must be available for the sole use of the school during school hours, including appropriate after school clubs. The operation of the facility would be a matter for the local planning authority and the school in question. Producing an actual Joint Use Agreement is recommended once an Academy Sponsor is appointed.</p> <p>ECC notes in bullet 12 opportunities to promote community ownership of public spaces and buildings to ensure the long-term sustainability in their management. Any stewardship arrangement would be required to:</p> <ul style="list-style-type: none"> <li>• Be agreed as part of the planning permission and planning obligation agreement(s) relating to a site between the developer and relevant stakeholders.</li> <li>• Ensure the appropriate financial, physical, and human resources are secured to deliver stewardship aspirations. This will include the transfer of suitable income-generating assets, or equivalent endowment, that can provide a long-term source of revenue for the stewardship body.</li> <li>• Provide developer contributions to fund the initial set up and running costs, including staff, premises, and equipment costs.</li> <li>• Provided for a minimum of 10 years, or until such time as stewardship activities are financially self-sustaining.</li> </ul> <p>The representation includes references to further guidance.</p>		
Designing Out Crime Officer	Essex Police HQ	The DOCO would like to bring to your attention the guidance contained within the Braintree Local Plan (Paragraph LLP 52 H, J and M as quoted below,) which promotes safety within the built environment, crime reduction and prevention. A	Comment noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>consideration to designing out crime and the fear of crime should be considered within Great Bardfield Neighbourhood plan to ensure alignment.</p> <p><i>'LPP52 (h) Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes.</i></p> <p><i>LPP52 (j) The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution on local amenity, intrinsically dark landscapes, and nature conservation.</i></p> <p><i>LPP52 (m) The development proposed should not have a detrimental impact on the safety of highways or any other public right of way, and its users'.</i></p>		
	National Highways	The location of the proposed Neighbourhood plan area is remote from the nearest SRN, therefore National highways do not have any comments.	Comment Noted	None
	Sussex and Essex National Landscape	The Great Bardfield Neighbourhood Plan Area lies outside the Dedham Vale National Landscape and outside the Stour Valley Project Area boundary, therefore the National Landscape team has no comment to make on the Pre Submission draft of the Neighbourhood Plan.	Comment Noted	None
	Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Comment Noted	None

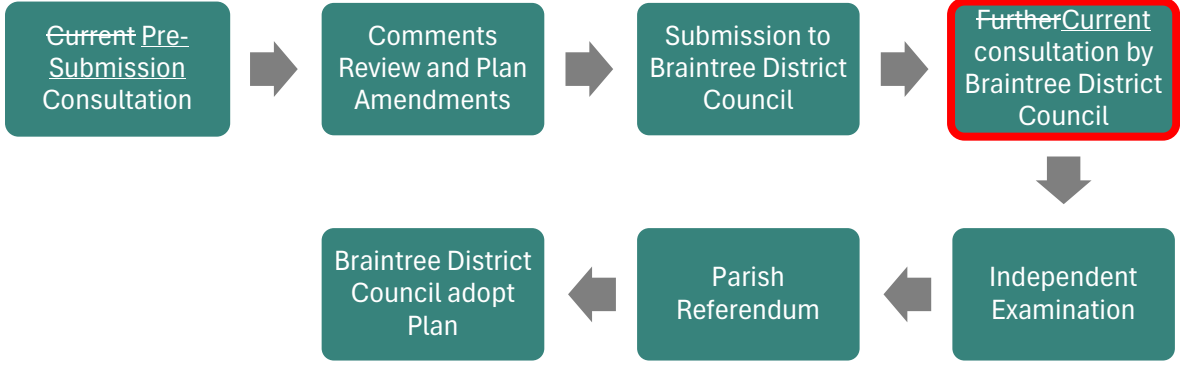
Name	Organisation	Comment	Parish Council Response	Changes to Plan
	White Colne Parish Council	Thank you very much for consulting White Colne Parish Council at the Regulation 14 stage of Great Bardfield's Neighbourhood Plan. The council considered the request for its views at its recent meeting, but declined to offer comment.	Comment Noted	None
M Edwards		No specific comments made	Comment Noted	None
<b>The following entered their details onto the online response form but did not leave a comment</b>				
D Hockley				
K Farnfield				
R Farnfield				
I Couldridge				
C Couldrige				
R Eggar				
C Stuttle				
M Ward				
S Watson				
A Taylor				
N Holland				
S Cass				
I Graham				
Mr and Mrs N Mant				
E Wright				
V Felton				

## Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para / Policy	Modification	Reason
Cover		<p>Amend wording as follows: Great Bardfield Neighbourhood Plan 2024-2033 <del>Pre-Submission Draft Plan</del> <del>Public Consultation</del></p> <p><u>June 2024-March 2025</u> Great Bardfield Parish Council</p> <p>Replace cover photo</p>	To bring the Plan up-to-date
2	Points 1 – 6	<p>Amend as follows:</p> <p>1 "Pre-submission" consultation on the Draft Plan by Parish Council <del>This is the stage we've now reached. The plan has to be widely consulted on for a minimum of six weeks</del> <u>This was carried out by the Parish Council in June 2024. It took place over a period of seven weeks</u> allowing residents, businesses, landowners and a range of government bodies and service providers <u>an opportunity</u> to comment on the Draft Plan.</p> <p>2 Submission of Draft Plan to Braintree District Council All comments received at the "pre-submission" consultation <del>will be</del> <u>were</u> considered and reviewed and any necessary amendments to the Plan <del>will be</del> made. The <u>amended</u> Plan, together with supporting documents <del>will</del> <u>was</u> then be submitted to Braintree District Council.</p> <p>3 "Submission" consultation on draft Plan by Braintree District Council <u>This is the stage that the Plan has now reached.</u></p> <p>4 Independent examination of draft Plan</p> <p>5 Parish Referendum</p>	To bring the Plan up-to-date

Page	Para / Policy	Modification	Reason
		6 Adoption by Braintree District Council	
Contents Page		Update as necessary as a consequence to changes elsewhere in then Plan	To bring the Plan up-to-date
6	1.5	Amend as follows:  <del>We are now consulting on this first Consultation on the draft of the Neighbourhood Plan was carried out by the Parish Council commencing in June 2024 and lasting for seven weeks. Once the consultation is complete, The draft Plan was amended to take account of comments received and submitted to Braintree District Council. The Plan now will progress through the stages illustrated in the diagram. It cannot be used for determining planning applications unless the majority of those residents that vote at the Parish Referendum are in favour of the Plan.</del>	To bring the Plan up-to-date
6	1.5	Amend flowchart as follows:   <pre> graph LR     A[Current Pre-Submission Consultation] --&gt; B[Comments Review and Plan Amendments]     B --&gt; C[Submission to Braintree District Council]     C --&gt; D[Further Current consultation by Braintree District Council]     D --&gt; E[Independent Examination]     E --&gt; F[Parish Referendum]     F --&gt; G[Braintree District Council adopt Plan] </pre>	To bring the Plan up-to-date
9	3.2	Amend second paragraph as follows:  In December <del>2023</del> <u>2024</u> the Government published a Revised NPPF which sets out, in paragraph 8, that the planning system has three overarching objectives to achieve sustainable development, namely:	To bring the Plan up-to-date

Page	Para / Policy	Modification	Reason
9	3.4	<p>Amend as follows:</p> <p>The NPPF <u>acknowledges that neighbourhood plans can “shape, direct and help to deliver sustainable development” but that they “should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”</u> <u>requires that communities preparing Neighbourhood Plans should:</u></p> <ul style="list-style-type: none"> <li>• <del>Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and</del></li> <li>• <del>Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.</del></li> </ul>	To bring the Plan up-to-date
10	Following 3.6	<p>Insert new paragraph 3.7 and amend paragraph number 3.7 to 3.8</p> <p><u>In 2024 the District Council announced the commencement of a Local Plan Review. Early work commenced later that year and, at the time the Neighbourhood Plan was submitted to the District Council, consultation on the “issues and Options” had just concluded. The Review is not expected to be adopted until the end of 2026.</u></p>	To bring the Plan up-to-date
11	Objectives	<p>Amend Development and Housing Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To support the development of small scale housing sites in the Parish to meet local <u>and specialist housing</u> needs which are at an affordable level relative to the average local income.</li> <li>• To ensure that any new housing scheme includes an appropriate mix of housing types , <u>sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care suitable for all age groups.</u></li> </ul> <p>Amend Landscape and Natural Environment Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the countryside within the Parish, including important ecological sites, trees, hedgerows and watercourses, together with the village greens and other green spaces in Great Bardfield.</li> <li>• To encourage <u>multifunctional</u> green initiatives within the community for a cleaner and healthier future.</li> </ul>	In response to comments

Page	Para / Policy	Modification	Reason
		<ul style="list-style-type: none"> <li>• To protect important views from both outside and within Great Bardfield, particularly those featuring in the works of the Bardfield artists.</li> </ul> <p>Amend Built Environment and Conservation Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the parish's many heritage assets <u>and their setting</u> and ensure that any development serves to make a positive contribution to the existing environment.</li> <li>• To ensure that the landscape surrounding the Great Bardfield conservation area is not fundamentally altered to the detriment of the village.</li> <li>• To encourage and facilitate the installation and uptake of renewable energy for the existing housing stock and business properties.</li> <li>• To <del>ensure</del> <u>strongly encourage</u> that the design, style and density of any new housing scheme is in keeping with the character of Great Bardfield and built to a high sustainability standard.</li> <li>• To ensure that all planning applications for new housing in the Parish shall include renewable energy technology, <u>including low carbon technology</u>, for each unit built.</li> </ul> <p>Amend Community Services and Facilities Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To continue to provide opportunities for all ages for cultural, leisure, community, sport, religious and other activities within the Parish to foster a sense of community.</li> <li>• To support <u>retention of existing enhancement and growth</u> of education facilities in the village for all age groups.</li> <li>• To sustain a vibrant, safe and welcoming village.</li> <li>• To consider how best to accommodate green infrastructure such as electric car charging points in the village given the growth in this sector.</li> </ul>	
13	Objectives	<p>Amend Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To support the development of small scale housing sites in the Parish to meet local <u>and specialist housing</u> needs which are at an affordable level relative to the average local income.</li> </ul>	In response to comments

Page	Para / Policy	Modification	Reason
		<ul style="list-style-type: none"> <li>• To ensure that any new housing scheme includes an appropriate mix of housing types, sizes and tenures to meet local need including accommodation that is or can be made adaptable for a variety of life stages, including independent living housing for older people and people with disabilities, elderly accommodation and care suitable for all age groups.</li> </ul>	
17	Objectives	<p>Amend Objectives as follows:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the countryside within the Parish, including important ecological sites, trees, hedgerows and watercourses, together with the village greens and other green spaces in Great Bardfield.</li> <li>• To encourage <u>multifunctional</u> green initiatives within the community for a cleaner and healthier future.</li> <li>• To protect important views from both outside and within Great Bardfield, particularly those featuring in the works of the Bardfield artists.</li> </ul>	In response to comments
17	6.4	<p>Amend first sentence as follows:</p> <p>Paragraph <del>180</del> <u>187</u> of the NPPF states that planning policies “should contribute to and enhance the natural and local environment by [as it relates to Great Bardfield]:</p> <p>Amend d) as follows:  d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures <u>and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;</u></p>	To bring the Plan up-to-date
22	6.14	<p>Amend paragraph as follows:</p> <p>As noted above, the parish is rich in wildlife habitats and natural features including six County Wildlife Sites. The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. Paragraph 180 d) of the NPPF (2023) notes that decisions should “contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to</p>	To bring the Plan up-to-date

Page	Para / Policy	Modification	Reason
		<p>current and future pressures <u>and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs</u>". The National Planning Practice Guidance notes that: <u>"Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain."</u> <del>"Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures."</del></p>	
22	6.16	<p>Amend paragraph as follows:</p> <p>The Environment Act 2021 places a statutory requirement for all appropriate developments, <u>defined in the Biodiversity Gain Requirements (Exemptions) Regulations 2024,</u> to deliver a minimum 10 per cent measurable net gain in biodiversity. <u>Planning applications must be accompanied by a statement explaining if the proposal is subject to the requirement for biodiversity net gain and why together with details relating to the baseline on-site conditions,</u> <del>calculated using the statutory metric and a biodiversity statement, submitted at the planning application stage,</del> should set out how a development will deliver the required net gain. The same Act also introduced a statutory requirement to produce "Local Nature Recovery Strategies" and the County Council is the responsible body for the preparation of the Strategy for Essex. Its aim will be to find <u>broad</u> locations for the creation or improvement of habitat and identify <u>those</u> <del>the locations</del> most likely to provide the greatest benefit for nature and the wider environment. <u>At the time of preparing the Neighbourhood Plan the final Essex Local Nature Recovery Strategy had yet to be published.</u></p>	In response to comments
23	GBD 4	<p>Amend final paragraph of policy as follows:</p> <p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity. <u>Accesses should also conform with the Essex Design Guide, Highways Technical Manuals "Visibility" and "Planting in sight splays".</u></p>	In response to comments

Page	Para / Policy	Modification	Reason
23	6.19	Amend third sentence as follows:  Paragraph <del>106</del> <u>107</u> of the NPPF states that the designation should only be used where the green space is:	To bring the Plan up-to-date
23	6.20	Amend as follows:  A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph <del>106</del> <u>107</u> of the NPPF. The spaces that meet the criteria are identified in Policy GBD 5 and are illustrated on Map 6.	To bring the Plan up-to-date
27	Title	Amend title to  <u>Built Environment and Conservation</u>	Consistency
27	Objectives	Amend Objectives as follows:  <ul style="list-style-type: none"> <li>• To protect and enhance the parish's many heritage assets <u>and their setting</u> and ensure that any development serves to make a positive contribution to the existing environment.</li> <li>• To ensure that the landscape surrounding the Great Bardfield conservation area is not fundamentally altered to the detriment of the village.</li> <li>• To encourage and facilitate the installation and uptake of renewable energy for the existing housing stock and business properties.</li> <li>• To <del>ensure</del> <u>strongly encourage</u> that the design, style and density of any new housing scheme is in keeping with the character of Great Bardfield and built to a high sustainability standard.</li> <li>• To ensure that all planning applications for new housing in the Parish shall include renewable energy technology, <u>including low carbon technology</u>, for each unit built.</li> </ul>	In response to comments
32	GBD 6	Delete the following paragraph:	In response to comments

Page	Para / Policy	Modification	Reason
		<del>With the exception of provision for visitor parking, proposals that rely on on-street provision in the Conservation Area to meet the Essex Vehicle Parking Standards will not be supported.</del>	
34	7.18	Amend as follows:  The Government's Community Infrastructure Levy (CIL) allows local authorities to place a charge on new developments <del>that</del> <u>which</u> can be used to fund a wide range of infrastructure projects. <del>At present, the CIL regulations allow Parish Councils get to receive</del> 15% of the levy collected in their parish which increases to 25% for those with a neighbourhood plan in place. The collection of CIL is optional and Braintree District Council currently collects infrastructure contributions via <u>Section 106</u> planning obligations connected to planning permissions. <del>However, it</del> <u>At the time of preparing the Neighbourhood Plan it is</u> understood that the introduction of CIL is being investigated <u>by the District Council</u> and, if it is introduced, the <u>money could be used by the Parish Council for improvements to street furniture, as an example. use of the Parish Council element for street furniture improvements could be an option to be investigated at the time.</u>	In response to comments
34	7.20	Amend first sentence as follows:  The NPPF makes it clear, in paragraph <del>128</del> <u>129</u> , that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.	In response to comments
35	Dunmow Road and Bell Lane Character Area	Amend third bullet as follows:  <ul style="list-style-type: none"> <li>Bell Lane should be protected and enhanced as a characteristic rural <u>sunken</u> lane leading into Great Bardfield, particularly in regard to its embankments and hedgerows;</li> </ul>	In response to comments
39	Objectives	Amend Objectives as follows: <ul style="list-style-type: none"> <li>To continue to provide opportunities for all ages for cultural, leisure, community, sport, religious and other activities within the Parish to foster a sense of community.</li> </ul>	In response to comments

Page	Para / Policy	Modification	Reason						
		<ul style="list-style-type: none"> <li>• To support <del>retention of existing enhancement and growth</del> of education facilities in the village for all age groups.</li> <li>• To sustain a vibrant, safe and welcoming village.</li> <li>• To consider how best to accommodate green infrastructure such as electric car charging points in the village given the growth in this sector.</li> </ul>							
40	8.6	<p>Insert new sentence as follows:</p> <p>In some instances, the loss of a facility might have a significant detrimental impact on the Village and its sustainability. The ‘Assets of Community Value’ / ‘Community Right to Bid’ scheme was introduced by the government in the Localism Act 2011 and came into force in September 2012. The aim was to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their area as ‘Assets of Community Value’ which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that ‘social interests’ include: cultural, recreational and sporting interests. <u>However, although Assets of Community Value are not governed under planning procedures and policies, their status can be a material planning consideration and taken into account when making a planning decision.</u> There may, during the lifetime of the Neighbourhood Plan, be circumstances where the Parish Council would consider it appropriate to seek the protection of community facilities as an Asset of Community Value.</p>	In response to comments						
41	Objectives	Remove red background to improve clarity	In response to comments						
43	10.3	<p>Amend paragraph and table of bus services as follows:</p> <p>In <del>May 2024</del> <u>February 2025</u> the following bus services serve the village:</p> <table border="1" data-bbox="521 1449 1733 1487"> <thead> <tr> <th data-bbox="521 1449 943 1487">Origin/Destination</th> <th data-bbox="943 1449 1256 1487">Days</th> <th data-bbox="1256 1449 1733 1487">Frequency at Great Bardfield</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Origin/Destination	Days	Frequency at Great Bardfield				To bring the Plan up-to-date
Origin/Destination	Days	Frequency at Great Bardfield							

Page	Para / Policy	Modification	Reason															
		<table border="1"> <tr> <td>Wethersfield – Chelmsford (No 16)</td> <td>Mon-Sat</td> <td>4 time a day</td> </tr> <tr> <td>Chelmsford – Wethersfield (No 16)</td> <td>Mon-Sat</td> <td>4 times a day</td> </tr> <tr> <td><del>Great Bardfield / Blake End – Great Notley Tesco (including Braintree) (Nos 9/9A)</del></td> <td><del>Mon-Fri</del></td> <td><del>12 times a day</del></td> </tr> <tr> <td><del>Great Notley (including Braintree) – Great Bardfield / Blake End (Nos 9/9A)</del></td> <td><del>Mon-Fri</del></td> <td><del>12 times a day</del></td> </tr> <tr> <td>Rayne – Newport via Saffron Walden High School (No 417)</td> <td>Mon-Fri (term time only)</td> <td>Once a day to and from Newport JF Academy School</td> </tr> </table> <p><del>While this suggests a good service is available to residents, the reality is that services are frequently disrupted, unreliable and constantly under threat, putting people off using them. The loss of the number 9 service to and from Braintree during 2024 has had a significant impact on the availability of buses for travel to work, shopping and accessing services. It was replaced by the 'DaRT' demand responsive service, which seeks to group together passengers making similar journeys at similar times of day and has to be booked. Furthermore, t</del>There are no weekend <u>bus</u> services to the nearest town of Dunmow.</p>	Wethersfield – Chelmsford (No 16)	Mon-Sat	4 time a day	Chelmsford – Wethersfield (No 16)	Mon-Sat	4 times a day	<del>Great Bardfield / Blake End – Great Notley Tesco (including Braintree) (Nos 9/9A)</del>	<del>Mon-Fri</del>	<del>12 times a day</del>	<del>Great Notley (including Braintree) – Great Bardfield / Blake End (Nos 9/9A)</del>	<del>Mon-Fri</del>	<del>12 times a day</del>	Rayne – Newport via Saffron Walden High School (No 417)	Mon-Fri (term time only)	Once a day to and from Newport JF Academy School	
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44	10.10	<p>Amend final sentence as follows:</p> <p>The pedestrian environment is especially compromised where footways are narrow and users with pushchairs or mobility scooters <del>can</del> <u>cannot</u> get passed cars parked on pavements.</p>	In response to comments															
52	Heritage Statements	<p>Amend opening sentence under Heritage Statements as follows:</p> <p>Paragraph 195 of the <u>[2019]</u> NPPF states that where proposal development could impact on the significance of heritage assets or their settings, applicants must</p>	To reflect that date when the Conservation Area															

Page	Para / Policy	Modification	Reason
		describe the significance of any heritage assets affected, including any contribution made by their setting	Appraisal was prepared
57	Appendix 4	Add additional bullet matter under Section 2  <u>2.25 Does the design of new dwellings take account of achieving Secure by Design standards?</u>	In response to comments