

# Bradwell with Pattiswick Parish Council

## Chairman

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November 2017

## Parish Clerk & Responsible Financial Officer:

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## **Bradwell with Pattiswick Neighbourhood Plan**

Bradwell with Pattiswick Neighbourhood Plan can ensure that we have a say in any development that takes place in our Bradwell with Pattiswick Parish.

Braintree District Council has not allocated a development target to Bradwell with Pattiswick Parish in their draft Braintree Local Plan.

The Braintree Local Plan:

- assumes development targets will be met mainly by new Garden Communities
- the Planning Inspector may not agree, in which case,
- there will be more development (854 houses per year) elsewhere in the Braintree District
- this includes our Bradwell with Pattiswick parish

Braintree District Council currently does not have enough approved plans to meet its development target for the next five years therefore:

- developments are taking place regardless of the views of local people
- planning applications and planning appeals already exist in our parish

We are using your feedback to the 2016 Parish Plan Questionnaire to develop policies that could form the basis of Bradwell with Pattiswick Parish planning for the next 15 years.

These policies would be legally binding if the Neighbourhood Plan receives a "YES" vote in the referendum. Before we get to that stage, we need to know what you think of the draft policy suggestions.

## **We need your help.**

Please tell us by completing the attached Planning Policy Direction Questionnaire and returning it to me in the stamped addressed envelope by 31 December 2017.

Thank you for your help.

Tony Dunn

**Chairman**

**Bradwell with Pattiswick Parish Council**

# Bradwell with Pattiswick Neighbourhood Plan QUESTIONNAIRE

In 2012 local communities in England received the right to participate in one of the most important and significant powers of local government, namely: the power to establish a Neighbourhood Development Plan that will have equal status with the local authority's Local Plan once it has passed a referendum of the community and been formally adopted by the local planning authority. The adopted Neighbourhood Plan has legal weight in decision-making on planning matters, unlike non-statutory tools such as parish plans.

This is the opportunity to have a real say in how our local area should develop—the future of our parish really is in our hands.

## Planning Policy Direction for Bradwell with Pattiswick

The policies in this Neighbourhood Plan are in accordance with the Government's National Planning Policy framework and are in general accordance with the emerging Braintree District Council's Local Plan.

These policies are in addition to the policies in the above documents and will be taken into account in the determination of applications for planning permission.

### **Note:**

Planning Policy Direction is shown in 12-point type and you are asked to agree / disagree / comment on the Planning Policy Direction.

*Data is shown in italics*

*The population of Bradwell with Pattiswick is 509 [Census 2011]*

*There are 209 households [Census 2011]*

Opinion from the Parish Plan Questionnaire is shown in **green**

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### **1: There will be no large-scale development.**

*According to Housing StatNav there were 21 housing association homes at July 2016. There were 7 households (with a current address in the parish) registered with Braintree District Council waiting for housing association homes. There was only one Priority A applicant. Turnover figures indicate that on average one housing association house becomes available every year.*

**The overwhelming majority (66%) said they did not want any housing development as this would spoil the character of this quiet, small village (33%), to which they had come to live.**

AGREE



DISAGREE





Comment:

**2: Any development must reflect and complement the rural character and history of the area and meet the needs of local people.**

*The Neighbourhood Plan Area includes Bradwell Village (settlement limits) and is otherwise very rural with scattered groups of buildings in those parts of the Parish not included within the settlement limits, for example, Perry Green, Clapdog Green, Goslings Farm, Pattiswick Church, The Compasses, Pattiswick, Hollies Road, Bridge Hall Road, Riverside, ribbon development along the A120 including Mill View and more recently Bradwell Hall. The countryside includes historic buildings, some of them listed – 28 Grade 2 and one Grade 1 listed buildings - most from the 17<sup>th</sup> century or earlier.*

**The responses [to the Parish Questionnaire] clearly indicated that the sleepy nature of the village, the countryside, farmland and the public footpaths are valued and appreciated. Further development would generally be inappropriate.**

AGREE 	DISAGREE 
Comment:	

**3: The settlement limits will be maintained as they are in 2017.**

The settlement limits for Bradwell are currently drawn tightly around the existing housing (see Map in Appendix).

*71% of houses are owner occupied; 15% are private rented; 9% are registered social landlord; 5% are rent free. [Census 2011]*

*54.2% are detached; 31.5% are semi-detached; 12.5% are terraced; 1.9% flats/ apartments*


**There was general agreement (74%) that there is a broad mix of housing. There was recognition that some limited, small-scale housing is appropriate. There was overwhelming (90%) support for new housing to be owner occupied.**

*Recent planning applications have sought to increase three bed-roomed houses into four bed-roomed houses.*

**If any homes are to be provided, starter homes and family homes were seen as the homes which should be provided in order to enable existing residents to stay in the village. Semi-detached houses were marginally favoured over detached houses. There should be no flats or apartments and terraced housing was not popular.**

*Bradwell with Pattiswick has fewer under 45s and more over 45s than either Braintree District or Essex County [Census 2011]. The overall higher age range in Bradwell with Pattiswick is reflected in the higher proportion of families with independent children (ie wage-earning children living at home) or no children (or children have left home). Consistent with the higher proportion of families with independent children, car ownership per household is also higher, with 10% of households having 4 or more cars. Unemployment in the 16-24 age range is less than 2%.*

**There is insufficient land within the settlement limits to meet the needs of the residents.**

AGREE 	DISAGREE 
Comment:	

(Exceptions to this policy may be required to meet local housing need [see Policy 4])

**4: Individual developments may be permitted outside the settlement limits where they coincide with existing communities, eg farmsteads, and where they are encouraged by Government initiatives, eg self-build; conversion of disused agricultural barns.**

**There was also recognition that some provision may be required for those wishing to downsize.**

*One of the features of Bradwell with Pattiswick Parish is the significant number of small communities, historic clusters, which exist outside the Village envelope eg Perry Green, Clapdog Green, Glazenwood, the hamlet around Pattiswick Church and the collection of buildings at Goslings Farm. More than half of the households lie within these historic clusters.*

*It is important to ensure the continuing viability of these historic clusters – addition of residential accommodation by conversion of existing non-residential buildings should be considered favourably at these sites. These sites could meet the need for starter homes and homes for those downsizing.*

*Precedent has already been created at Little Nuntys Farm, Pattiswick, Great Nuntys Farm, Pattiswick and Bradwell Hall Barns.*

AGREE



DISAGREE



Comment:

*Potential sites*

Goslings Farm – existing hamlet with existing buildings suitable for conversion to residential

Woodhouse, Compasses Road, Pattiswick – existing hamlet with existing buildings suitable for conversion to residential

Comment:


*Rejected sites*

Land to the rear of Rectory Meadow – planning applications for development of this land have already been rejected by Braintree District Council.

Appleview and Oak, Compasses Road, Pattiswick – planning application to convert from Travellers’ site already rejected by Braintree District Council. This is the designated Gypsy and Traveller site in the Parish.

Comment:

If there is demonstrable demand, the land to the East of the Playing Field could be developed with a single cul-de-sac of 6-8 households – possibly, three bed-roomed semi-detached houses for owner occupation or private rented.

AGREE 	DISAGREE 
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Comment:



Does anyone in your household want to rent / buy a starter home in the village?

Would anyone in your household want to rent/buy a starter home in the village in the next five years?

Would your household want to downsize to a house in the village in the next five years?


**5: New buildings should respect the design of local buildings in the parish and should allow adequate space between buildings to retain the character of the parish.**

**New buildings should be well designed, meet “life-time home standards” and have high levels of energy efficiency (EPC = A). It is important that new buildings in the Neighbourhood Plan Area respect the design of existing buildings. Guidance on the nature of the design of buildings in the Parish will be developed outside the Neighbourhood Plan**

AGREE 	DISAGREE 
Comment:	

**6: The Village Centre will be protected, ie Village Hall, allotments, playing field, orchard.**



**The Village Hall proved to be popular with 20% attending at least monthly and a further 50% attending occasionally. 79% of young people visit the Playing Fields at least once a month; of these over 84% play on the swings and the slide; the basketball/netball post is also popular (68%). There is enthusiasm for more activities, such as improvements to the playing field including additional apparatus. No comments were received about allotments, although the existing allotments are fully utilised, so our working assumption is that adequate provision was made when the allotments were extended six years ago. The Village Hall, playing fields, orchard and allotments are key features in the life of the Parish and must be retained in order to maintain the rural feel of the Parish.**

AGREE 	DISAGREE 
Comment:	

**7: Development will be expected to ensure that there is no detriment to Highway safety and, where possible, help to reduce existing risk.**

Road safety is an issue for over 70% of the young people with 54% of the young people expressing concern about speeding cars. Improvements to roads were mentioned 128 times in a total of 140 responses from adults. Concern was also expressed about the state of the pavements, the safety of pedestrians and motorists travelling at unsafe speeds through the Village.

Road safety and highways issues will need to be considered in relation to any future development.

AGREE 	DISAGREE 
Comment:	
We welcome your views on whether low level lighting should be provided a) on existing streets [please suggest which streets] and, b) on the proposed cul-de-sac	



**8: Small scale employment use appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the village, provided they do not impact on the character of the area or the amenity of residents.**

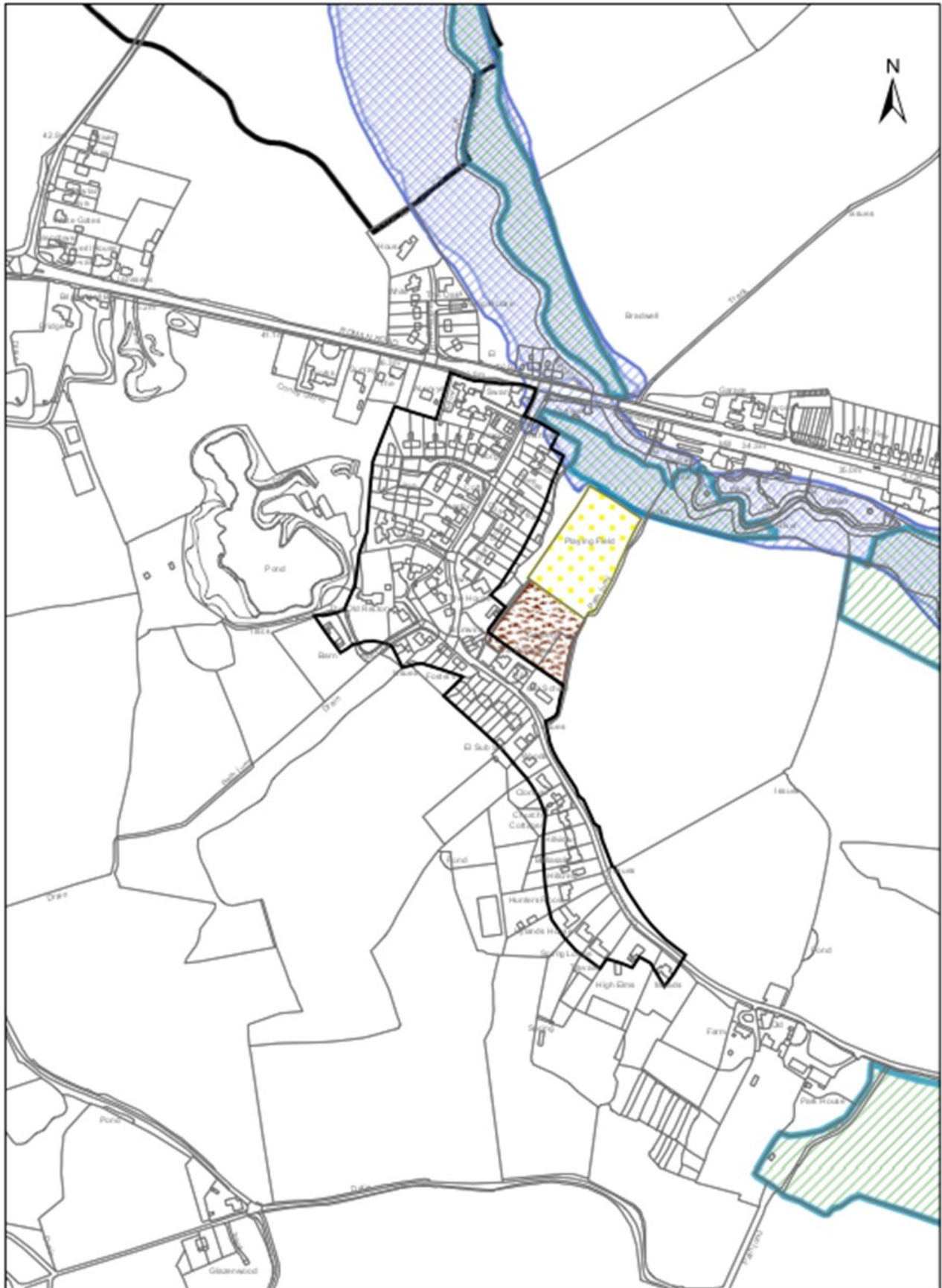
39% of the working population work within 5 miles of Bradwell; 84% work in Essex, only 16% work in London.

Opportunities for the development of small businesses should be taken, provided that this does not require heavy lorries, or fumes or noise. Indeed, any activity, which increases traffic on the existing A120 should be resisted until a new route has been completed.

If employment opportunities are to be created they should be "seed bed" type start-up units and/or rural related employment to reflect village life and they should provide apprenticeships giving scope for youngsters to obtain experience.

The Parish has a disproportionately high number of skilled trades-people (21% compared to Essex 12%), so the encouragement of self-build should help provide employment opportunities for local people.

AGREE 	DISAGREE 
Comment:	



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Village settlement envelope shown edged in black