



# Coggeshall Neighbourhood Plan

Countryside

| Character

| Community

'To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.'

## Regulation 14 Submission Coggeshall Neighbourhood Plan

### Volume 1

January 2019



## Coggeshall Parish Council

# Have your say on the Plan!

The draft Coggeshall Neighbourhood Plan has now been completed and is ready to go out to public consultation.

The 6 week consultation process begins on Monday 28<sup>th</sup> January and ends on Sunday 11<sup>th</sup> March 2019.

You can find copies of the Coggeshall Neighbourhood Plan Volume 1 (the main Plan) & Volume 2 (the appendices which support the Plan), plus the Consultation Questionnaire, online at: [www.coggeshall-np.com](http://www.coggeshall-np.com)

Printed copies are available for inspection at the Council Offices, Library, and various other locations in the Village,

You should have also received a printed copy of the Consultation Questionnaire through your letterbox.

There are 19 policies in the Plan and we would like your feedback on all of them before we move to the next stage.

This will be your plan for the future development of Coggeshall over the next 20 years, so please complete the questionnaire. We need your feedback to make sure we have got it right!

Once we have had your feedback, the Plan will be modified to take into account your comments and there will be a formal referendum in 2020 where you can vote on the final version of the Plan.

It will then be adopted by Braintree District Council and used to inform planning applications and other decisions affecting the future of Coggeshall.

A printed copy of the questionnaire is available for reference at the venues below and you can also return your completed questionnaires there:

- The Coggeshall Parish Council Office at the Village Hall.
- Coggeshall Library.
- Coggeshall Surgery.
- The Oracle Dental Surgery.
- McLean Dental Surgery.
- St Peter's Church.
- Christ Church.
- St Bernard Church.
- Marks Hall Estate.
- Honywood School.
- St Peter's School.
- The White Hart.
- The Chapel Inn.
- The Woolpack.
- The Conservative Club.



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# Introduction

The Coggeshall Neighbourhood Plan is a new planning document which aims to give local people more say about what happens in their area.

Local communities have been given legal powers under the Localism Act 2011 to take part in neighbourhood planning for their areas. For the first time, local people can have a major say in helping to shape the development and growth of their local area.

Neighbourhood planning is a way for communities to decide the future of the places where they live and work. They are able to:

- Prepare their own Neighbourhood Plan – this helps decide where new homes, shops, businesses, open space and other land-uses will be located; and what any buildings should look like;
- Prepare a ‘neighbourhood development order’ – this enables the local community to grant planning permission for new development it wishes to see happen;
- Bring forward their own development projects under the ‘community right to build’ – for example, if the local community wanted to build family homes for sale, affordable housing for rent, sheltered housing for older local residents and low-cost starter homes for young local families struggling to get on the housing ladder.

If passed at a local referendum, the Neighbourhood Plan will be adopted by Braintree District Council (BDC) as the plan which must be used in law to determine planning applications in the Parish alongside the District Council’s Local Plan.

The Neighbourhood Plan provides the local community with a powerful tool to guide the long term future of Coggeshall and its surrounding countryside for the period 2019 to 2033. The Plan contains a vision for the future of Coggeshall Parish and sets out clear planning policies to realise this vision.

Some of the Neighbourhood Plan policies are general and apply throughout the geographic area of the Plan, whilst others are more specific and relate to particular areas or sites. In considering any proposals for development, the Parish and District Council will apply all of the relevant policies of the Plan.

The Coggeshall Neighbourhood Plan is part of a wider planning process which began with the National Planning Policy Framework, which informed Braintree District Council’s Local Plan.

Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan. As part of the Local Plan, the Council is required to boost significantly the supply of housing as set out in the National Planning Policy Framework.





## Which geographical area does the Neighbourhood Plan cover?

Coggeshall is one of the Service Villages in the Braintree District and is located on the A120 between the main market town of Braintree and Marks Tey.

Coggeshall Parish is situated at the East of Braintree District on the border with Colchester District and includes Coggeshall, Coggeshall Hamlet and surrounding farms and woodland including the Marks Hall estate.

The Coggeshall Neighbourhood Plan covers all of Coggeshall Parish. In preparing the Plan, there has been dialogue with the adjoining Parish Councils including: Kelvedon, Feering, Bradwell, Stisted and Marks Tey as well as with Braintree District Council. An application for neighbourhood plan designation was approved by Braintree District Council on 9 July 2015.

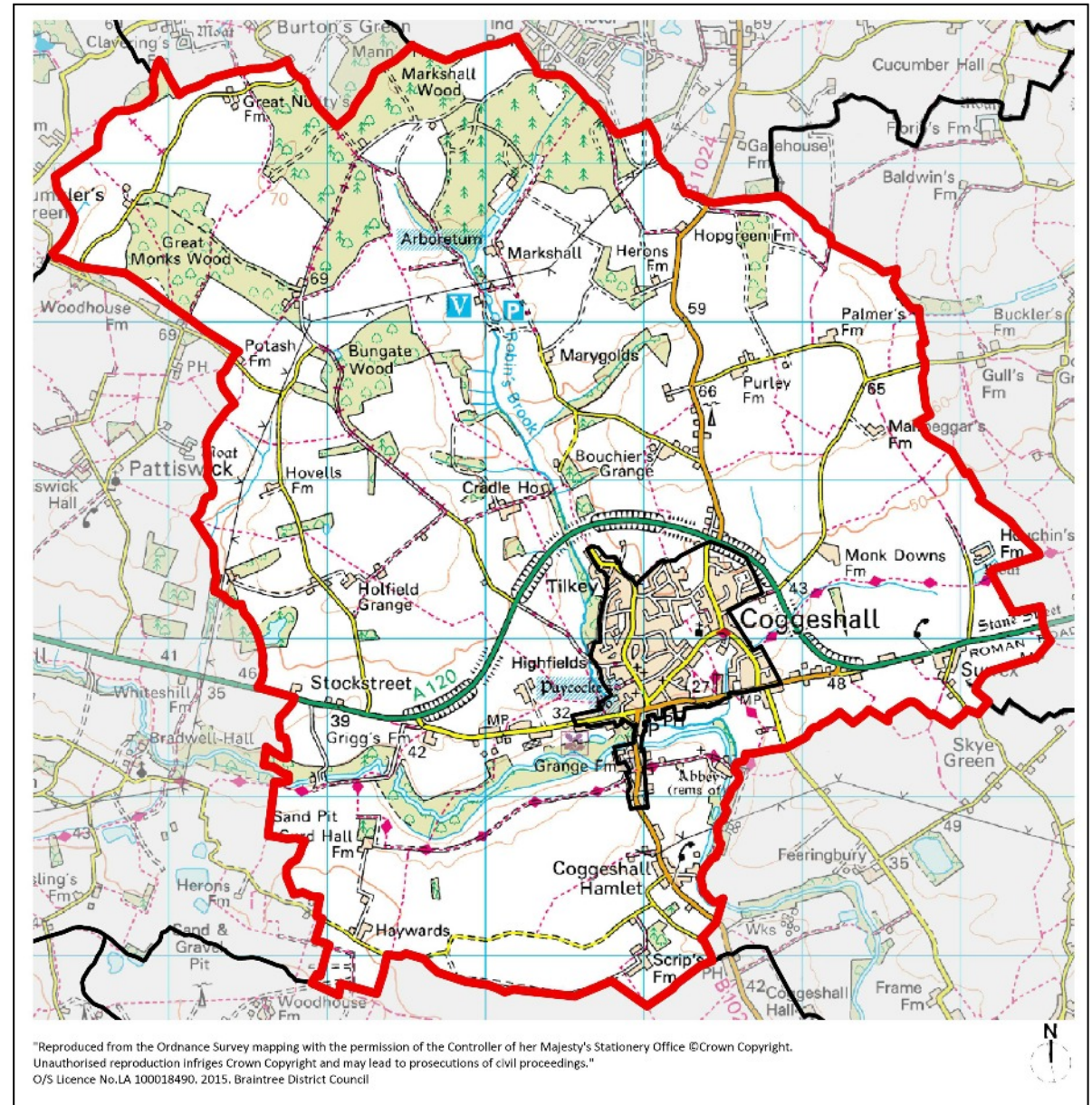


Figure 1: Map showing the boundary of the Neighbourhood Plan

## How has the local community been involved in the Planning Process?

Coggeshall is a small village with a strong sense of identity. The Coggeshall Neighbourhood Planning Group (later to become the Coggeshall Neighbourhood Plan Sub Committee) was, from the outset, determined to reflect that sense of identity in the Plan by engaging with the community in a variety of ways. The group set up a website, a Facebook page, invited people to join the mailing list and set about raising awareness of the importance of the Neighbourhood Plan in determining the future of the village.

Consultation has ranged from workshops with small groups, such as The Chamber of Trade and secondary school pupils, to large-scale exhibitions and activities aimed at the general public. Evidence has been gathered and collated from written and spoken responses, a variety of small-scale questionnaires and finally a 10 page, parish wide questionnaire.

Throughout the process updates on progress have been regularly posted to Facebook and to the website and every opportunity has been taken to engage with the community and present the developing ideas by attending other events such as the local Farmers' Market.

The aim throughout has been to establish:

- What the community values and wants to preserve;
- What the community is concerned about and wants to improve;
- How the community wants to achieve these outcomes; and ultimately to reflect these in the policies that will deliver the Neighbourhood Plan.

The 59 people who attended the initial public meeting held in April 2015 identified their top priorities to be:

- Heritage and opportunities for tourism;
- Flooding;
- Improved public transport links;
- Preserving the natural environment and wildlife;

- Increasing the capacity of the schools;
- Improved broadband.

A wider spectrum of the community attended the Queen's day celebrations in June 2016 and 149 people added their priorities to the list. It was found that people value:

- The community and the atmosphere of the village;
- The architecture and historic buildings;
- The rural character of the village.

People were concerned about:

- Parking;
- Traffic;
- large developments.

People felt that Coggeshall needed:

- More parking;
- Better public transport links;
- Leisure facilities;
- Health facilities;
- Independent shops.

Encouraged by a poster campaign and flyers, 240 people attended the Neighbourhood Plan Road-show in November 2016. Through the use of display boards and problem solving exercises visitors were encouraged to consider some of the issues that the Neighbourhood Plan would need to address and explore some of the ways in which the aspirations expressed so far might be delivered. Attendees completed 16 different mini questionnaires which focused on their use of amenities and services in Coggeshall and invited comment on various options for improving life in Coggeshall.



In April 2017 the Community Questionnaire was distributed to all homes in the Parish and made available as an online form. 615 people completed and returned the survey. The Questionnaire took the emerging picture of what Coggeshall people wanted to see in 2020 as its starting point and, through a series of yes/no questions established the level of support in the wider community for that vision. Other questions explored the community's preferred approach to achieving that vision through the planning system.

The responses to the Community Questionnaire reinforced the community's messages from the earlier events. The steering group are therefore confident that the Coggeshall Neighbourhood Plan truly reflects the aspirations of the community and will deliver those aspirations through policies that have the support of the community.

See our website: [www.coggeshall-np.com](http://www.coggeshall-np.com) for more information.

A full list of consultation and public engagement events can be found in Volume 2, Annex A.

## Timeline and Milestones

The Coggeshall Neighbourhood Plan has to undergo several statutory processes:

- A formal 6 week consultation on the draft plan (Regulation 14).
- A 6 week period publicising the amended draft plan following the consultation (Regulation 15).
- An independent examination.
- A community referendum requiring more than 50% of those voting to approve the plan.
- The Plan is completed and accepted by Braintree District Council.

## Timeline

April 2015	Leaflet drop by Coggeshall Parish Council (CPC) and initial Public Meeting on a Coggeshall Neighbourhood Plan (CNP).
May 2015	Steering group and sub-committees set up.
July 2015	Formal approval by Braintree District Council (BDC) to establish a Coggeshall Neighbourhood Planning Group (CNPNG).
Dec 2015	Business survey carried out.
May 2016	Household Residents Survey carried out and analysed.
July 2016	Dedicated website established.
Nov 2016	Community consultation event.
Mar 2017	Meeting with BDC to discuss early draft of the Plan.
April 2017	Community Survey carried out.
Oct 2017	CNPNG becomes sub-committee of CPC Planning Committee.
May 2017	Working Draft of CNP created.
Nov 2017	Policy options produced by the Topic Groups.
May 2018	Policy options present to CPC.
May 2018	Policy options presented to BDC.
July 2018	Critical friend assessment of the plan.
Sept 2018	Plan modified following assessment.
Dec 2018	CPC approve Plan.
Jan 2019	Regulation 14 consultation.
Early 2019	Review and modification of Plan following consultation.
Early 2019	Consultation Statement prepared.
Early 2019	Basic Conditions Statement prepared.
Early 2019	Consultation review of CNP.
Mid 2019	Final meeting with BDC to discuss Plan prior to submission.
Mid 2019	CPC meeting to approve Plan prior to submission.
Mid 2019	Regulation 15 publicity of CNP.
Late 2019	CNP submitted for independent examination.
Late 2019	Plan revised based on Examiners report.
Early 2020	Community Referendum on CNP.
Early 2020	Plan approved by BDC.

## Why do we need a Neighbourhood Plan?

Developing a Neighbourhood Plan gives communities an opportunity to shape what happens in their Parish.

Neighbourhood Plans must meet a series of basic conditions.

These are that the Plan must:

- Have regard to national policies and advice which is currently contained in the National Planning Policy Framework (NPPF) and online Planning Practice Guidance (PPG);
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies contained in the development plan for the area, which in Coggeshall's case are the strategic policies in BDC's Local Plan;
- Not breach, and be otherwise compatible with, European Union (EU) obligations and it is not likely to have a significant effect on a European site (1) or a European offshore marine site (2) either alone or in combination with other plans or projects.

The Coggeshall Neighbourhood Plan Sub-committee has liaised with the CPC and with BDC to ensure that the Neighbourhood Plan reflects the current government guidance and the policies being developed by BDC in their emerging Local Plan.

The policies of the Coggeshall Neighbourhood Plan aim to protect and enhance our historic heritage and built environment, so that Coggeshall can remain a special place to live, work and visit.

1. As defined in the Conservation of Habitats and Species Regulations 2012
2. As defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007

## The Structure of the Plan

This Plan is divided into four main sections:

**Section 1: Coggeshall Past and Present:** a brief description of the Parish and the key things that have influenced the Plan.

**Section 2: Building our future:** over the next 20 years.

**Section 3: Neighbourhood Plan Policies:** which set out policies to support the overall vision, including site specific allocations for new development.

**Section 4: Monitoring and Review:** how the Plan will be monitored.





## Section 1: Coggeshall past and present

Coggeshall is a rural Parish with a village of archaeological and historical importance. The village boasts over 200 listed buildings, including 8 grade I listed properties and 18 grade II\*. The tithe barn for the Cistercian Abbey, the outstanding timber framed Paycockes house, the 15th century church, the 13th century bridge and numerous buildings dating from the 14th to the 19th century have survived.

The quality of these buildings and the concentration of medieval properties in the centre has left the medieval street pattern largely undisturbed making Coggeshall a fine example of a medieval market town.

Blue plaques around the village record Coggeshall's part in history. Religious persecution is commemorated and the nonconformist Quakers, Methodists and Baptists have all left their mark. There is evidence too of the importance attached to education and learning. The Cistercian library featured works by Ralph of Coggeshall one of the most important chroniclers of his time. In the 17th century Sir Robert Hitcham founded a school to educate the poor, and in the 18th century the British School and the National School were built.

### 1.1 Housing

At the time of the 2011 census Coggeshall had a population of 4,727 people and a total number of 2039 dwellings. Since then a further 53 homes have been built.

There is a predominance of family housing with 61% of homes having 3 bedrooms or more. There is a high level of home ownership (72%) with correspondingly low proportions of social (15%) and private rented housing (11%). Retirement housing is provided on four sites offering a total of 114 dwellings. A further 9 cottages provide age exclusive housing. The bulk of residential property is situated in estates to the north of the historic village centre.

### 1.2 Economy

Medieval Coggeshall was built on the prosperity brought by the wool trade.

By the end of the 18th century the wool trade had given way to baize, silk, lace and velvet production which, in turn, gave way to brewing, isinglass production and seed growing. The 1851 census shows Coggeshall to be one of the most industrialised places in Essex. The former breweries, factories, warehouses and barns have been adapted to 21st-century use, mostly residential, and remain as testimony to this extraordinary industrial history.

In the late 20th century the village prospered briefly as a centre for antiques.

Today Coggeshall has a local economy of approximately 200 businesses. Most local employment is to be found in the village centre shops and services, community services such as schools and the doctors' surgery, and tourist accommodation. The main area of industry is the purpose built estate in Priors Way on the eastern edge of Coggeshall near the A120. The nature of these businesses has changed over the years and the majority are now small or medium sized enterprises (SMEs) specialising in industrial services. The businesses on West Street are mostly office based services.

The demise of the antique shops brought a reduction in the number of shops and restaurants in the village centre. The number and range of shops has continued to diminish over recent years affected by supermarkets and out of town stores and many pubs have been converted into houses. The weekly market is still held in Stoneham Street on Thursday mornings and a new Farmers Market is held in the Village Hall five times a year. A new supermarket serves the needs of local residents and beyond.

The village centre remains the focus of the social life of many residents, particularly older residents. If Coggeshall is to continue as a tourist centre and the village centre is to remain at the heart of the community it is essential that there are enough shops, restaurants and places to stay. The shops and businesses should be supported and encouraged to contribute to the appearance and character of the village.

### 1.3 Setting & Environment

The village of Coggeshall is situated between Colchester and Braintree on the Roman Road of Stane Street. It is intersected by the River Blackwater.

The village is surrounded by open countryside, rising slowly to the north, steeply to the south and consists of large arable fields and smaller intricate medieval field patterns in the vicinity of the Abbey and Pointwell Mill. Numerous bridleways and footpaths pass through the countryside (including the Essex Way) and lead to the outer boundaries of the Parish and to Marks Hall Gardens and Arboretum (200 acres of a historic landscape setting; an important recreation and ecological resource). The A120 bypass severs these footpaths effectively splitting the Parish in two.

The countryside surrounding Coggeshall has no national designations, but there are seven locally designated wildlife sites. Despite the erosion of biodiversity due to modern farming practices, important birds and animals are returning to the countryside and waterways. The Essex Wildlife Trust has designated two Living Landscapes running through the Parish. No 56: The Black Water Valley and No 62 Bovington, Marks Hall and Chalkney Woods. Coggeshall is also lucky to have ancient woodlands and a unique character to its river corridor which is planted with the willow used to make cricket bats.

The countryside that embraces Coggeshall forms part of the historical story of the Parish and creates a setting for the village, each of its hamlets and its individual homes and farmsteads. It enhances the wellbeing of its residents today.





## 1.4 Facilities and infrastructure

The facilities and infrastructure of the Parish serve a population of 4,727 (Census 2011) of which 19% are under the age 16 years and 20% over the age of 65 years.

The Coggeshall Doctors Surgery is located in the centre of the village adjacent to the public car park and is in modern, purpose built and accessible premises. The practice has two full-time equivalent general practitioners with supporting staff and serves patients located within a 6-mile radius of the Practice. The Surgery has stopped taking on new patients.

There is a recognised deficit of open space serving the village, whether in terms of local amenity areas, formal play areas or sports pitches. There are three allotments sites in the village and a recreation ground.

The uplifting walks into the surrounding countryside (including The Essex Way) are an important local resource for the health and wellbeing of the local community.

Access to the A120, with its links to Stansted and the M11 is good, but there are some difficult junctions to negotiate. Access to the A12, with links to the M25 and A14 is via the A120 at Marks Tey or via Kelvedon using the B1024.

Public transport is limited to one bus every 30 minutes between Chelmsford and Colchester and a community bus carrying up to 16 passengers which serves Kelvedon station at peak times.

The existing village centre car park is well located for serving the village centre facilities and is essential to the commercial and community uses which contribute to the vitality and viability of the centre. The car park has recently been extended and charges will soon be applied.

Coggeshall is served by two pre-school facilities, one on the campus at Honeywood School - 60 children on roll with 16 daily places, and a Montessori pre-school known as Absolute Angels in Stoneham Street with 60 on roll and 38 daily places.

There are two primary schools: St Peter's Church of England (VC) Primary School in Myneer Park with capacity for 330 pupils aged between 4+ – 11 years and Soaring High, (a Montessori Primary School) at Purley Farm, Purley Lane, off Colne Road, with a capacity of 47 pupils.

Honywood School (11 – 16 year olds) has an intake of 973 (September 2018). The distance travelled by those attending varies from up to 4 miles for those in the catchment to up to 15 miles for those out of catchment, but the numbers vary each year.

The campus and premises at Honeywood School are used by the village and local community who participate in swimming, football, badminton, cricket and other sports throughout the year, including holiday periods. In addition, there is a jointly owned School and Scouting and Guiding building which is used during the daytime by the School and at evenings and weekends by Scouts and Guides of all ages.





## 1.5 Community

Coggeshall people live their lives surrounded by the past. Their stories and the stories of their predecessors are preserved in the buildings, the streets and the fields of this unique, historic town. It is from the past that the present day community draws its strong sense of identity.

The Coggeshall Society has 220 members and meets regularly, the Museum opens every Sunday over the summer and is staffed and maintained entirely by volunteers. Various art and craft groups meet and exhibit their work, and choirs and theatrical groups perform regularly. Annual events such as Coggeshall in Bloom, Open Gardens and the Flower Festival attract enormous local support and large numbers of visitors to the village.

The Coggeshall Facebook page is peppered with photographs of Coggeshall scenes providing further evidence of the enormous pride people take in the appearance of the village and surrounding areas.

This enthusiasm is shared by young and old and by long established residents as well as more recent arrivals. The result is a diverse and multi-faceted community.





## Section 2: Building our Future

The people of Coggeshall were quick to assert what they wanted from the Neighbourhood Plan. From the outset they emphasised the importance to them of heritage, the environment and the sense of community and belonging. They expressed concern about house prices, the lack of public transport, parking and congestion.

These concerns and priorities were re-asserted at all stages of the consultation process, borne out by the results of the Community Questionnaire and used to develop a list of “super objectives”. To deliver a future Coggeshall that matches the hopes and expectations of the community the Neighbourhood Plan must:

- Meet the housing, business and other development needs of the parish;
- Protect and enhance our heritage;
- Protect and enhance our natural environment;
- Support a strong vibrant and healthy community;
- Support and develop the economy of the parish;
- Maintain access to appropriate education and health services within the village;
- Encourage a more sustainable community.

The hopes, ambitions and aspirations for the future of Coggeshall were captured in the vision statement for the Neighbourhood Plan:

***To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.***

The Plan must encourage development that will provide for the needs of the community without damaging the environment and the irreplaceable assets that make up our heritage.

This aim is consistent with the principles of sustainable development as set out in the National Planning Policy Framework and the Braintree District Plan.



### 2.1 Achieving sustainable development

Coggeshall welcomes sustainable development. Development that brings benefits to the community that are not outweighed by harm to our historic or natural environment or to the well-being of our community. Sustainable development which brings benefit to the community and improvements in our natural and historic environment is particularly welcomed.

## 2.2 Meeting our needs

The Coggeshall Neighbourhood Plan recognises that there are development needs to be met.

There is a need for housing that is:

- Suitable for older residents – smaller homes, on one level, convenient for services and facilities in the village centre;
- Suitable for families – larger homes, with gardens and easy access to amenities;
- Affordable – homes offered in various forms of tenure.

and for non-residential development that will:

- Provide flexible accommodation for our businesses;
- Improve facilities and infrastructure in the parish;
- Reinvigorate our village centre;
- Increase business from tourism.

These development needs are set out in section 3.

The Plan recognises that development could affect the ability of future generations to meet their own needs.

If, in meeting the need for village centre accommodation for businesses and older residents heritage assets are lost or the medieval street layout is compromised, this could negatively affect the future of businesses that rely on tourism. In meeting the need for larger houses, open countryside is lost. This could harm the green frame that currently delineates the historic settlement area and exacerbate the chronic lack of open space in the village affecting health and well-being.

The Neighbourhood Plan therefore gives due weight to the impact of development on heritage, environment and community when assessing development proposals.

Broadly:

The Neighbourhood Plan will favour development that:

- Encourages a sense of community;
- Enhances the historic and natural environment;
- Improves local infrastructure and resources;
- Contributes positively to the health and well-being of the community.

It will not support development that will:

- Significantly harm the historic or natural environment;
- Put impracticable demands on local infrastructure and resources.

These principles are set out in detail in section 3.





## Section 3: Neighbourhood Plan - Objectives and Policies

The objectives of the Plan evolved from a series of public consultations, surveys and other events and the following policies were derived from a series of matrices linked to these objectives.

### I. Residential Development

#### Meeting the Housing Need

##### Context

Coggeshall is a unique and important settlement, which dates from the early Saxon period and is sited on the old Roman Stane Street from Colchester to St Albans. It subsequently developed through a number of phases to its current size comprising 2039 dwellings and 4727 residents (National Census 2011). Coggeshall has a lower proportion of people under the age of 44 years compared to Braintree District and the East of England, but a higher proportion of residents over 45 years of age. This age profile puts particular demands on housing stock, facilities and public services.

The most recent large-scale additions to the town took place between the late 1950s and 1970s, with the development of several housing estates on the northern fringes of the old town, thus considerably extending the built-up area up the hill away from the river. These estates are a mixture of semi-detached houses and bungalows, set along crescents with relatively large gardens in contrast to the dense development and strong street-lines of the old town.

It would be very damaging if new developments through their scale, size, and location, detract from Coggeshall's unique environment. It would also be detrimental to Coggeshall's landscape and heritage if the close links to its countryside setting were broken by sprawl, large greenfield or linear

developments on approach roads resulting in the loss of existing viewpoints or valued green spaces and farming land.

The majority of homes in Coggeshall are owner occupied, mainly family homes, 62% of which have 3 bedrooms or more. There is a higher than average level of detached homes in the Parish.

Given its rural setting, picturesque appearance and proximity to Kelvedon station, the average selling prices in Coggeshall for most property types, are significantly higher than for Braintree District as a whole. Within the Parish period properties command even higher prices. The high price of housing is an issue for residents.

##### Relevant National Planning Policy

NPPF 2018:

Delivering a sufficient supply of homes - paras 61 & 68.

Rural housing - para 77.

Promoting healthy and safe communities NPPF (2018) - para 91.

Meeting the challenge of climate change, flooding and coastal change - para 148.

Planning for climate change - para 151.

The 25-year Environment Plan, Chapters 1 Clean Air; 6 Protecting and improving our global & 7 Mitigating and adapting to climate change.

##### Relevant Local Planning Policy

SP2: Spatial Strategy for North Essex.

SP6: [IN FULL] Place shaping principles.

LLP1: Development boundaries LLP33: Affordable housing.

LLP34: Affordable housing in the countryside.

LLP35: Specialist housing change.

LPP 74: Climate Change Policy.

LPP 75: Energy Efficiency Policy.

LPP 76: Renewable Energy Schemes Policy.

LPP 77: Renewable energy within new developments.

## Justification

### How much growth should take place in Coggeshall?

The developing Braintree Local Plan distributes dwellings to the key service villages driven by the function of these villages, their role in the community, and the capacity for a particular level of growth. Hence different levels of development have been identified as appropriate in different settlements.

After an analysis of local needs, opportunities, environmental, physical and social infrastructure constraints, and having due regard to the significance of the concentration of heritage assets, BDC Local Plan Sub Committee (15<sup>th</sup> December 2016) identified three Coggeshall sites, supported by Coggeshall Parish Council, as suitable for development: Tey Road, the Dutch Nursery on West Street and Cook Field on East Street.

The Parish Council supports this approach because smaller new developments within the village would have the following advantages:

- They can more easily be integrated into the existing structure and the fabric of the village without detracting from the historic environment, which itself is important to tourism and the local economy;
- They can provide greater scope for the ageing population to be part of the community;
- They reduce the need for extra movement by car and underpin local shops and services.

It is recognised that the overall level of sustainable growth in Coggeshall and the wider parish is constrained by the sensitivity of:

- Its setting within the open countryside, especially the immediate environment surrounding the historic core plus the Abbey and Grange Barn, which affords spectacular views into and out of the village;
- Its heritage assets having particular regard also to the social, cultural and economic benefits which these bring to the village;
- The quality of the landscape which surrounds Coggeshall, including along the Blackwater Valley and protected woodlands;
- The quality of the surrounding agricultural land;
- Its overall amenity and quality of historic environment, valued by residents and tourists.

### How should new development come forward?

Even though 76.92% of residents felt that ‘over-development’ was the biggest threat to Coggeshall, the need for new homes was recognised in the responses to the various consultation exercises.

Respondents to Coggeshall Community questionnaire identified a particular need for more affordable homes and more homes suitable for older residents, a need that must be met if we are to maintain a strong, diverse and thriving community.

86.4% said YES to homes suitable for older people.

75.6% said YES to homes that can be bought by local people on a low income at a special price.

82.2% said YES to low rent homes for local people on a low income.

78.7% said YES to homes that you can buy a share of.

82.2% said YES to integrating affordable homes alongside full market price properties.

92.2% of respondents said YES to new homes including a mix of 1, 2 & 3 bedroom properties.



The Community Questionnaire also showed an overwhelming preference for development on brownfield sites, the use of infill sites and conversions of suitable properties to residential use.

This approach to development would protect the countryside setting and the heritage assets that the community value highly. It is an approach that is in line with the NPPF guidelines and an approach that has already proved popular and effective - between 1992 and 2015 282 new homes, including affordable homes, were built. Most of this development was on brownfield sites within the village envelope.

The consensus from all the various forms of consultation is that any new housing should be on several smaller sites integrated into the village rather than large new schemes on the edge of the village or on greenfield sites. This is supported by the emerging Braintree Local Plan and its evidence base, which recognises the role of villages as communities and that any development throughout the plan period, in any settlement, is in scale with that settlement. It recognises the need to maintain the character of Coggeshall, but also the need for some development to meet future needs by allocating three new sites for housing within the village.

The allocations in the Neighbourhood Plan meet the housing requirement in full for the Parish, in accordance with the emerging Local Plan. This approach is supported by the extensive evidence base produced to inform and justify the emerging Local Plan (including the Strategic Housing Market Assessment, Sustainability Appraisal, Habitat Regulation Assessment, Strategic Housing Land Availability Assessment and Spatial Strategy Formulation report), in addition to the extensive community consultation and engagement undertaken to inform the Neighbourhood Plan.

In addition to the site allocations at Tey Road, the Dutch Nursery and Cook Field, Policy 1 provides criteria to guide future proposals for residential development in the Parish. Proposals for development on brownfield land, and infill opportunities, will be supported subject to site specific considerations and the

application of planning policies. Proposals within settlement boundaries should be appropriate in scale and design, given the distinctive rural character, historic significance and atmosphere of Coggeshall village and the Parish's hamlets.

New residential development should be integrated into the community rather than creating separate or gated communities within the village or outside.

The social role of sustainable development includes supporting strong, vibrant and healthy communities. Paragraph 70 of the NPPF requires planning policies to plan positively for the provision and use of community facilities to enhance the sustainability of communities.



Community consultation demonstrated a desire by the respondents to enable a cohesive and integrated community and support those who need assistance with affordable homes. Therefore it is important that new residential development contains the accepted level of 40% affordable homes. Self-build housing plots within a proposed development enable the development of new and innovative building styles different to that of the development. This will engender positive development by enabling individuals with creative flair to contribute to the character of Coggeshall village and the wider parish into the future.

Community housing enables people with shared values or needs to live within a reasonable proximity of each other. In the correct circumstances, such as alms housing, this can work very well and enable residents to support one another.

Respondents to the Coggeshall Community Questionnaire supported the inclusions of sustainable technologies in new developments.

Technology, solar, wind and low carbon energy generation, with battery storage, which assists in securing a sustainable and healthy future for the Parish is being developed for use at a household and community level. Coggeshall Parish should be at the forefront of 'green' ecological development and encourage its use through its Neighbourhood Plan. Public charging points for electric vehicles is one cost effective way in which developers can incorporate such technology.

Our policies reflect the concerns and preferences of the community, favouring development that utilises land efficiently and protecting what the community values while ensuring that Coggeshall has the capacity both to meet local demand and make a contribution to the wider need for new homes between now and 2033.

The Village Envelope for Coggeshall Parish is provided by the adopted Local Plan.





## P.1 Meeting the Housing Need

To meet the future housing needs of the Parish, the following sites are allocated for residential development (identified on the proposals map):

- P2: Tey Road, 11 dwellings.
- P3: The Dutch Nursery, 59 dwellings.
- P4: Cook Field, East Street, 16 dwellings.
- P5: Land North of Colchester Road, 325 dwellings.

In addition to the sites listed above, the Parish Council will support the development of brown-field land and infill opportunities within the settlement boundaries for residential use, subject to the assessment and consideration of site-specific circumstances and the requirements of other policies within this Plan.

Proposals for residential development will be supported where they:

- I. Include a range of housing types, sizes and tenures appropriate for the location and size of the site, which meet the needs of the Parish as demonstrated by up to date information and surveys on housing needs. It will be expected that the needs of first time buyers and older people are particularly addressed;
- II. Protect and enhance the distinctive character of Coggeshall Parish and the distinct identity of Coggeshall village;
- III. Are located within settlement boundaries, and appropriate in scale and design;
- IV. Facilitate a cohesive community by providing affordable housing designed to be integral to the development as a whole. The types of affordable housing included within the development must be identified, together with an explanation of how they will be delivered as part of the scheme. Residential proposals must meet

Braintree's affordable housing requirement of 40% unless they are fully justified by an open book assessment of viability;

- V. Are subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be the first to be offered tenancy or shared ownership of the homes. The Parish Council will work with BDC to consider how local residents can gain access to affordable housing within the Parish, where possible seeking the prioritisation of social housing within the Parish to local residents and family members. In this context, a strong local connection means applicants who satisfy Braintree District Council's Local Connection Criteria for Local Housing Needs Schemes;
- VI. Include, where viable, provision for self-build or community housing e.g. alms housing;
- VII. Include renewable and low carbon energy generation technology, which supports the sustainable energy needs of future residents;
- VIII. Include where appropriate, public charging points for electric vehicles in parking areas and encourage, wherever feasible, walking or cycling;
- IX. Improve 'way finding' throughout the Parish, by taking every available opportunity to incorporate directional signage to places of interest as part of development schemes.

Housing development will be contained within the defined Village Envelope of Coggeshall Parish (as defined by the adopted Development Plan), with the exception of proposals for sites allocated for development in the adopted Development Plan, or for Rural Exception Schemes which comply with policies in the adopted Development Plan.

## II. Allocated Sites

### Context

The Coggeshall Neighbourhood plan recognises the need for new homes within the Parish. Three sites have therefore been allocated. It is important that the development of these sites addresses the local needs of the community and the environment. They must also be designed to complement and enhance their landscape setting and relationship to the conservation area of the village. They should adhere to the principles of 'placemaking', this is paramount for the positive development of the parish and the village.

A number of locally specific issues relevant to the allocated development sites were raised in the Coggeshall Community Questionnaire:

- 88% said developers should make sure that existing trees remain as part of a new development plan.
- 82% said housing development should include public open spaces.
- 89% said we should encourage development that will increase the amount of green spaces available.
- 94% said we should oppose development that will result in the loss of places where animals and birds can live.
- 91% said we should oppose development that will make it more difficult to get to open spaces and open countryside.
- 94% said we should oppose development that will spoil footpaths or bridleways.
- 57% said they walk beyond the centre of Coggeshall.
- 55% said we don't do enough to protect our wildlife.

- 60% said that developments should be powered by renewable energy sources-such as wind turbines and solar panels.
- 84% said developments should have homes suitable for older people.
- 86% said developments should include new homes designed to be adaptable for disabled use.
- 96% said developers should make sure that new trees are planted in and around to new developments.



## Allocated Site: Tey Road

### Context

The Tey Road site is at the edge of the village envelope. The character of the Tey Road site is influenced by two developments, the Monksdown Road housing estate and the A120. The site is on an intimate, contained field, its shape dictated by the development edge and the road. As a green field site, it is a buffer between the A120 and the existing homes and forms part of the rural landscape setting of the village. Views out of the site are contained as are views into the site, however the homes along its western boundary look into the site. The site could not be considered tranquil due to its proximity to the A120.

It is a small but valuable part of the Parish's green infrastructure. The boundary tree and shrub planting and the unmanaged grassland provide habitat and link for wildlife and insects.

Part of Tey Road now bounds the site's southern edge. This was once a through road, however at the northern point it is now a public footpath with tall hedgerows to each side having been severed by the A120 by-pass.

### Relevant National Policy

The Government's 25 Year Environment Plan: Jan 2018.  
Chapter 3: Connecting people with the environment to improve health and wellbeing.

### Relevant Planning Policy

Policy LPP 67: Natural Environment & Green Infrastructure.

### Justification

The site is judged to be suitable for in the region of 11 homes subject to planning application in accordance with the draft local plan.

The A120 is a major highway and noise pollution from this road can be heard across the village. It is therefore imperative for residents of the new homes in this site that measures to mitigate against both air and noise pollution are designed into the development plans.

The site is currently visually contained by boundary planting. Proposals for this site should however seek to enhance the character of the village. Building design should always aim to create the listed buildings of the future with a distinctive character.

Coggeshall has a thriving community and design proposals should enable community development and assimilation.

Development sites should always seek to provide for wildlife. The site is a small but valuable part of the Parish's green infrastructure; the boundary tree and shrub planting and the unmanaged grassland provide habitat and links for wildlife and insects. Its development should seek to mitigate against the reduction in green space and create wildlife corridors to connect with the north of the parish and to the agricultural land south of the site.



## P.2 Allocated Site: Tey Road

### Housing density & design

- I. To meet the future housing needs of the Parish, the Tey Road site as identified on the proposals map will be allocated for 11 dwellings.
- II. The design and layout of the site will incorporate mitigation measures to combat noise and air pollution from the A120.
- III. The housing development will respect the existing homes on Monksdown Road and Tey Road.
- IV. Housing layout and landscape design will respect the landscape setting and employ a mix of house types and tenure to create a distinctive character and encourage community development and Integration with its immediate neighbours and the village.

### Green infrastructure & the natural environment.

- I. The development proposals must reinforce the boundary planting to the A120 transport corridor and within the site to develop links to the north of the parish and the fields south of Tey Road as a part of the Parish's green infrastructure links.
- II. The development proposals must Incorporate Sustainable Drainage Systems (SuDS) into the landscape and built form to address flood and drought mitigation.

See Figure 2 - the Allocated Sites Proposal Plan - Tey Road.

## Allocated Site: The Dutch Nursery

### Context

The Dutch Nursery site is Coggeshall's key brownfield site for development. It is located adjacent to the conservation area and the River Blackwater, a key part of the Parish's green & blue infrastructure. It will become a new and substantial addition to the West Street community.

In 2017 community consultation identified an aspiration to develop a riverside walk along the river Blackwater. The proposed new walk incorporates this site.

### Relevant National Policy

The Government's 25 Year Environment Plan: Jan 2018.  
Chapter 3: Connecting people with the environment to improve health and wellbeing.

### Relevant Planning Policy

Policy LPP 53: Provision for Open Space, Sport and Recreation.  
Policy LPP 67: Natural Environment & Green Infrastructure.

### Justification

The brown field area of this site, excluding the reserved local green space, has potential due to its size, and topography to successfully accommodate a range of housing types and a therefore a greater density. It is therefore judged to be suitable for in the region of 59 homes subject to planning application to assist in meeting the varied housing needs of the Coggeshall community.

It is important that proposals enable community development for the new residents and also as part of the wider village. The development should

seek to create an attractive living environment and, through design, help create a thriving community.

The site is adjacent to the conservation area. Proposals must therefore respect its historical context with attention to the linear development pattern of West Street. Housing fronting onto West Street should be of utmost importance and seek to respect and reflect the streetscape and heritage of West Street.

Proposals should seek to create the listed buildings of the future and exploit in layout the advantages of a development with attractive views of the river corridor.

Development proposals must also respect and enhance the natural surroundings to create new accessible open space, an unobtrusive footpath next to the river and a footbridge to cross the river. This would assist progression of the Community Aspirational Action 1: Walking and Cycling. (See Volume 2).

The western 'green field' area of the site, an open space fronting onto West Street will act as a 'green lung' and become part of a link to the Public Right of Way (PRoW) diagonally opposite the site onto West Street and also form part of the Parish's green infrastructure. This Local Green Space will open up and create accessible views to the valley bottom and assist in meeting the deficit of open space for Coggeshall as identified in BDC's Open Spaces Action Plan.

The cedar tree is a species that forms part of the landscape character of the village. The willow plantations and 'natural' appearance is a key part of the character of the river corridor as identified in the BDC 2006 Landscape Character Assessment (undertaken by Chris Blandford Associates).

## P.3 Allocated Site: The Dutch Nursery

### Housing density & design

- I. To meet the future housing needs of the Parish, The Dutch Nursery site as identified on the proposals map will be allocated for 59 dwellings.
- II. Housing development adjacent to West Street must respect and reflect the historic streetscape.
- III. Housing layout and character to the rear of the site must respect the topography of the land, the landscape setting and employ a mix of house types and tenure to create a distinctive character and encourage community development.

### Green infrastructure & the natural environment.

- I. Development proposals must incorporate a new Local Green Space to act as visual and physical link between West Street and the Blackwater valley as part of policy P.6 Protecting and Enhancing Green and Blue Infrastructure and help meet the deficit identified in BDC Open Spaces Action Plan 2017.
- II. Development proposals must retain the existing semi mature cedar on West Street as part of policy P.14 Design Management within the Built Environment.

The Blackwater valley floodplain to be incorporated into the proposals as a local green space with a 'natural' character which reflects the existing river corridor and encourages wildlife.

See Figure 2 - the Allocated Sites Proposal Plan - Dutch Nursery West (Pissing Gutter Field).



## Allocated Site: Cook Field

### Context

Cook Field is at the edge of the village envelope. It is, in character and atmosphere, 'rural and intimate', a tranquil fragment of the old medieval field pattern. It is the last rural green field when entering Coggeshall along Colchester Road and is adjacent to the conservation area. The site is bounded by mature trees and hedge to East Street and includes trees with preservation orders. The Essex Way passes along the western boundary providing good physical and visual access to the site. There are cross field views from East Street and The Essex Way looking north which are visually important and are enjoyed by the residents of Coggeshall.

At the 2017 Community Festival consultation, 57% of respondents said they walk beyond the centre of Coggeshall and 55% said not enough is done to protect wildlife. When asked, the community demonstrated their enjoyment of this section of the Essex Way with comments such as:

*"It would be a shame to lose this and the view across the field"*

*"We love this walk..... It makes you feel that Coggeshall is still a rural location"*

*"I regularly walk / run along this path – for me it is the nearest in the village that feels like open countryside. I love the peace and quiet it offers after a busy day's work"*

*"I love this route. It is probably one of the most popular in Coggeshall.... It is easily visible and leads you into one of the most picturesque parts of Coggeshall. There is an abundance of wildlife in the field..."*

### Relevant National Policy

NPPF 2018: Para 100 Local Green Space Designation and Para 122 Achieving appropriate densities.

The Government's 25 Year Environment Plan: Jan 2018.

Chapter 3: Connecting people with the environment to improve health and wellbeing.

### Relevant Planning Policy

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

### Relevant Documentation

This site is assessed within the 2017 Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal.

### Justification

Cook Field is an edge of settlement green field site with a rural, intimate and tranquil character. Housing density must therefore reflect this. The new dwellings must respect its landscape setting and the setting of the conservation area. The developable area, excluding the Local Green Space, is therefore judged to be suitable for in the region of 16 homes, at an appropriate density of 20 dwellings per hectare. This is subject to planning application to assist in meeting the varied housing needs of the Coggeshall community.

The site is part of an existing medieval field pattern associated with the Grade 1 listed Abbey Farm. It is on the boundary of the conservation area and therefore forms part of the landscape setting of the conservation area. It creates an attractive setting for the Essex Way.

Proposals for this site should seek to create the listed buildings of the future with a distinctive character and layout which is fully integrated into and respect the landscape setting.

Coggeshall has a thriving community. Design proposals should enable community development and assimilation with the wider settlement.

The Essex Way PRoW marks the start of one of Coggeshall's most popular, attractive rural walks. The preservation and enhancement of the landscape

setting of this PRoW are important as the protection of the linear route. An attractive setting encourages its use by the public for recreation.

The north / south views over the western edge of the site are identified within policy P.15 Design Management in Rural Areas for protection. The views have great local value to the many people who use this route and form part of the landscape setting of the Essex Way.

Protection and enhancement of the natural environment will ensure that the PRoW continues to be a viable wildlife corridor and a valued part of the Parish's green infrastructure. Retention of the existing mature planting to East Street will minimise the visual impact of the development to the users of the road and preserve the valued mature wildlife corridor.

The designation of the local green space adjacent to the Essex Way will assist in the retention of the attractive cross-field views, protect the landscape setting of the Essex Way and assist in meeting the deficit of open space for Coggeshall as identified in BDC's Open Spaces Action Plan.



## P.4 Allocated Site: Cook Field

### Housing density

- I. To meet the future housing needs of the Parish, Cook Field as identified on the proposals map will be allocated for 16 dwellings.
- II. Proposals for housing development must respect and reflect the historic landscape setting.
- III. Housing layout and character to employ a mix of house types and tenure to create a distinctive character and encourage community development.

The Essex Way, the rural landscape setting and cross-field views.

- I. The development proposal must protect the Essex Way in its rural landscape setting and protect the landscape setting of the conservation area. An area of land adjacent to the Essex Way will be designated as local green space acting as a buffer between new development and the PRoW and retain cross field views in accordance with Figure 6 - Local Green Spaces Proposals Plan. The new local green space will increase the Parish's green open space allocation to provide informal open space as identified and required in the BDC Open Spaces Action Plan 2017.

### Green infrastructure & the natural environment

- I. Development proposals must enhance the PRoW as part of the Parish's green infrastructure, as identified on Figure 3 - The Green and Blue Infrastructure Proposals Plan. The new local green space will incorporate measures to enable wildlife to flourish.

The mature planting along East Street will be retained as part of development proposal.

See Figure 2 - the Allocated Sites Proposal Plan - Cook Field.

## Allocated Site: Land North of Colchester Road

### Context

The Colchester Road site is at the eastern edge of the village envelope. The site is bound by 4 roads, the A120 to the east, Colchester Road to the south and St Peter's Road to the west all of which have ribbon development along their length. To the north is Tey Road which retains open views onto the site from housing opposite. As a greenfield site, it provides a buffer between the A120 and the existing homes and forms part of the rural landscape setting of the village and its historic core.

Views from the A120 are filtered. The views from Tey Road across the field from the public highway and residential homes are attractive. Homes backing onto the site on St Peter's Road and Colchester Road have similarly enjoyable views although these views are generally inaccessible to the general public except for filtered views from Colchester Road. The glimpsed views and sense of open space behind the houses do, however, contribute to the atmosphere and character of Coggeshall as a village in a landscape setting.

Colchester Road retains open agricultural land to the north and south which forms the landscape setting of the village and the approach into the centre from rural to urban. Although there is existing ribbon development along the northern edge of Colchester Road, the rural landscape is in evidence behind the existing dwellings.

The Essex Way crosses the site along a stream, partly culverted, which flows towards the river Blackwater.

The land is undulating, sloping down to the Essex Way and the stream, then rising to the north to Tey Road and to the south to Colchester Road. The historic hedgerows cut the site in two along the stream. The character of the site is influenced by the existing hedgerows, the proximity of the site to the settlement edge and also the A120 which has a negative impact on the tranquillity of the site. The site is a link in the Parish's green and blue infrastructure, particularly along the route of the Essex Way and the stream.

### Relevant National Policy

The Government's 25 Year Environment Plan: Jan 2018.

Chapter 3: Connecting people with the environment to improve health and wellbeing.

NPPF 2018 Para 61, note 26.

### Relevant Planning Policy

Policy LPP 35 Specialist Housing.

Policy LPP 53 Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

### Justification

Housing Density & Design

The Neighbourhood Plan allocates the site for approximately 325 dwellings, of which 3% to be self-build plots. The site will make a significant contribution to meeting the future needs of the Parish for this Plan period and beyond. The scale of the proposed development at this semi-rural location requires a sensitive design and construction approach which will mitigate impacts on local residential amenity, the local environment and local services and facilities.

Proposals for this site must seek to create high quality distinctive character and layout which is sympathetic to, and enhances, the local character and environment. Housing development must respect and enhance the amenity of existing homes on Colchester Road, St Peter's Road, Mount Road, Hill Road and Tey Road.

The self-build plots provide opportunities to incorporate innovative and high-quality design approaches to development and for creating landmark buildings which will contribute towards the creation of different character areas within the development.



Adaptable housing design is sustainable and encourages an inclusive community catering for all.

Proposals should seek to include varying housing density across the site in order to create different character areas. This approach is more reflective of a settlement which has built up over time.

Coggeshall's Conservation Area, its combination of buildings, convergence of roads to the centre and its historical landscape setting is unique. Large scale development at this location has the potential to impact negatively upon the scale and character of the Conservation Area and our understanding of the historical development of the village and its settlement pattern. Development proposals must conserve and enhance the character, appearance and function of heritage assets and their settings and respect the significance of the historic environment. It is imperative that design proposals seek to mitigate against the intrusion of the development upon the approach to the Coggeshall Conservation Area and ensure that some views between existing homes onto open green space are maintained to prevent a jarring hard urban edge.

St Peter ad Vincula church is a landmark building in the Parish. Its tower can be seen from a great distance away. This was the intention of the design of the church. New development should respect this Grade 1 Listed Building and its status in the landscape and its heritage value. The design proposals must ensure that long distance views from within the site remain open where possible and construction within the site does not obscure the tower from the surrounding countryside.

The A120 is a key visual receptor of this site. The green buffer between the settlement and the A120 contains the village in its rural setting. Further to the west, encroaching development is dissipating the original rural feel of this road. It is imperative therefore that design proposals mitigate against the visual impact and sense of encroachment of large-scale development on the character of the A120 corridor.

To minimise the visual impact of the development, mitigation measures must be used to minimise its visual intrusion. Ensuring enough space within the development is available for street tree planting and long-lived trees species that are allowed to break the roof line of development will assist in creating a wooded appearance from a distance during the summer months.

### **Green Infrastructure & the Natural Environment**

The Essex Way is an important footpath within the county, its landscape setting deserves to be both protected and enhanced. The land south of Tey Road acts as both a visual buffer for existing housing and a footpath and cycle-way link to connect to the village to the east and the footpath to the west. These spaces should be protected as Local Green Spaces and enhanced for the future visual enjoyment and recreational benefit of the existing and future residents, to contribute to the policy Protecting and Enhancing Green and Blue Infrastructure and help meet the deficit identified in BDC Open Spaces Action Plan 2017.

The Coggeshall Water Recycling Centre is at capacity. It is imperative that development proposals must be designed to prevent overload of this facility and pollution of the River Blackwater. This may be achieved by installing sustainable and innovative systems within new buildings to use and recycle water, and prevent grey water being unnecessarily sent to the recycling centre. In addition, overland runoff resulting from the increased development area must be collected and returned to the ground on site though the use of SuDS and in accordance with the Flood and Drought Management policy in this plan.

The stream running through the site has been culverted and neglected. This piece of blue infrastructure has the potential to become an important ecological link as part of the Parish's Green and Blue Infrastructure plan. Design proposals should also employ natural flood management techniques to mitigate against both drought and alluvial flooding events.

As part of the Parish's Green and Blue Infrastructure plan the overall design of the site, including the open spaces, streetscape and gardens must create ecological links to allow the movement of animals between and to habitats.

Opportunities to provide the local community with an ongoing role and stake in the management and maintenance of green and blue infrastructure within the site should be explored with Braintree District Council and Coggeshall Parish Council. This could include the use of a not for profit organisation to manage and maintain land for the benefit of the local community over the long-term.

### **Masterplanning and Review**

The development of the site will be highly significant for the Parish, given its scale and sensitive location in close proximity to the Conservation Area, and at the edge of the village envelope where the development will essentially provide a new eastern gateway to the village. The development will play a crucial role in meeting the needs of the Parish, for this Plan period and beyond. It is therefore vitally important to ensure that the needs and views of the local community and key stakeholders are appropriately incorporated within the final detailed design.

The scope of the masterplanning process should be proportionate and is not required to be overly extensive or onerous. However, it is considered that a collaborative and joined-up approach to the masterplanning of the site is required in order to 'front-load' the planning process, and ensure that planning policies are appropriately reflected and implemented. By front-loading the process, a masterplan will help to ensure that key issues are addressed prior to the submission of the reserved matters application, which provides greater certainty for the local planning authority and developer, and can assist in ensuring the timely delivery of development and infrastructure on the site.

In order to ensure that the masterplan produced is meaningful and effective, the Neighbourhood Plan requires the document to be produced in a format and manner that enables the local planning authority to endorse it as guidance and a material planning consideration, prior to the submission of detailed

planning proposals. The production of the masterplan should be informed by appropriate public consultation and by review undertaken by a Quality Review Panel appointed by Braintree District Council in consultation with Coggeshall Parish Council.

### **Pollution**

The A120 is a major highway and noise pollution from this road can be heard across the village. It is therefore imperative for residents of the new homes that measures to mitigate against both air and noise pollution are designed into the development plans.

### **Public Infrastructure**

The Essex Way is a key part of our recreational public infrastructure and a key link for our wildlife. As such the status of this footpath should be respected, the landscape setting of the PRoW enhanced and the crossing of the A120 improved to enable and encourage the safe crossing of pedestrians, cyclists and animals.

To successfully and fully integrate this new community with the existing community, safe cycle and pedestrian routes should be included in design proposals to encourage residents into the village centre using transport methods other than the car. In addition, development proposals must incorporate multiple access points in order to facilitate integration and reduce the potential for vehicular congestion on Colchester Road.

Consultation with the community has demonstrated a need for outdoor facilities such as a pump cycle track or skateboard park to meet the needs of the younger members of the community. Such a facility is ideally located within walking distance of homes. This site provides an opportunity for this facility.

The population of Coggeshall is ageing. Consultation demonstrated a clear need for greater provision for our elderly population so that they may continue to live within the Parish. This development provides this opportunity.

## P.5 Allocated Site: Land North of Colchester Road

### Housing Density & Design

- I. To meet the future housing needs of the Parish, the Colchester Road site as identified on the proposals map will be allocated for 325 dwellings.
- II. Development proposals must incorporate a sensitive approach to design and construction which will respect, conserve and enhance local residential amenity, local character, landscape setting and the local environment, whilst mitigating impacts on local services and facilities.
- III. The design and layout of the development must employ a mix of house types, sizes and tenure across the site to meet the evidenced needs of the Parish. Proposals should incorporate a variety of road layouts including cul-de-sacs and squares to create a distinctive character and encourage social interaction and community development both within the development and with immediate neighbours and the wider village.
- IV. Housing design should be adaptable to cater for the needs of disabled and elderly family members to encourage the development of an inclusive community.
- V. Housing layout will incorporate 3% of the total number of homes as self-build plots distributed throughout the site and at key locations. These plots will provide unique buildings to contribute towards the creation of different character areas within the development.
- VI. Housing density must vary across the developable area to contribute towards the creation of different character areas within the development.
- VII. Development proposals must mitigate the visual impact of the development and ensure a clear and harmonious relationship between the development and the rural surrounds.

- VIII. Development proposals must demonstrate how they will respect, conserve and enhance the character, appearance and function of the Coggeshall Conservation Area. Proposals must ensure that long distance views of St Peter ad Vincula church both from within and outside the site will not be obscured.

### Masterplanning and Review

- I. Detailed proposals for the site should be in accordance with a Masterplan which has been developed collaboratively between the developer, the local community, infrastructure providers, the local planning authority and other stakeholders.
- II. The production of the Masterplan should be informed by a Quality Review Panel appointed by the local planning authority, in consultation with the Parish Council.
- III. The Masterplan shall be subject to public consultation prior to finalisation, and should be capable of being adopted as guidance and a material planning consideration by the local planning authority.

### Green Infrastructure & the Natural Environment.

- I. Development proposals must incorporate a Local Green Space along the line of the watercourse to protect and enhance the landscape setting of the Essex Way and act as a visual and physical link between St Peter's Road and the north of the Parish.
- II. Development proposals must incorporate Local Green Space on the southern side of Tey Road to mitigate against the impact of the development to existing properties. This must create an attractive, safe, green cycleway and footpath link between Colne Road and the development and the PRoW at the North west corner of the site.



## P.5 Allocated Site: Land North of Colchester Road (cont.)

- III. Development proposals must prioritise the implementation of a sympathetic landscape scheme with a unified approach to early delivery in order to improve the quality and effectiveness of mitigation proposals.
- IV. Development proposals must incorporate SuDS into the landscape and built form to address flood and drought mitigation.
- V. Development proposals must incorporate natural flood management techniques to the watercourse running through the centre of the site and un-culvert the stream to address flood and drought mitigation and improve the biodiversity potential of this blue infrastructure link.
- VI. Development proposals must incorporate green infrastructure links between all areas of green open space so that wildlife may successfully move between habitats and feeding grounds.
- VII. Landscape design proposals must incorporate landscape types and vegetation to provide enhanced habitat for wildlife and enhance biodiversity.
- VIII. Streetscapes should be softened with appropriate tree planting.

### Pollution

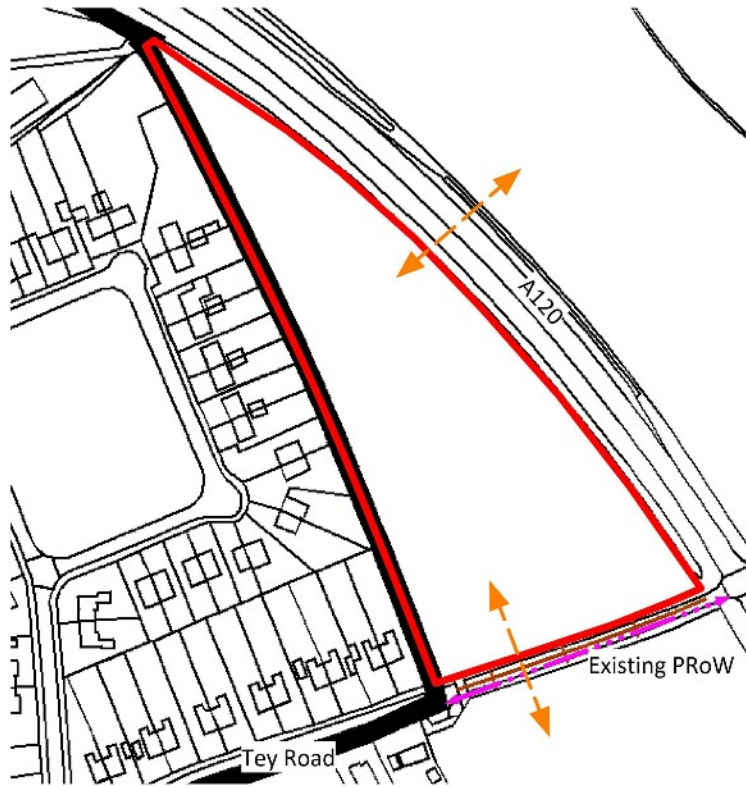
- I. The design and layout of the site will incorporate mitigation measures to combat air pollution from the A120.
- II. A detailed noise mitigation scheme will be submitted to demonstrate that acceptable noise levels will be achieved across the site.
- III. A lighting design strategy will be submitted to reduce the impact of light pollution and for light sensitive biodiversity (i.e. bats).

### Public Infrastructure

- I. The design and layout will enhance the landscape setting of the public footpath, the Essex Way from St Peter's Road and incorporate measures to enable and encourage the safe crossing by pedestrians, cyclists and animals over or under the A120.
- II. The design and layout will incorporate pedestrian and cycle way access points to enable connectivity with the village centre, safe pedestrian and cycle access to local schools and enhanced access to public transport.
- III. Development proposals must incorporate multiple access points in order to facilitate permeability, integration with the wider village and reduce the potential for vehicular congestion on Colchester Road.
- IV. The design and layout will incorporate a 'pump' cycle track or skateboard park to meet the needs of the Parish.
- V. The development will include provision for the growing elderly population in the form of a care home, sheltered housing or alms housing.

See Figure 2 - the Allocated Sites Proposal Plan – Land North of Colchester Road.

**Figure 2: Allocated Sites Proposal Plan**



**Allocated Site 1: Tey Road**

- Legend**
- Site boundary
  - ↔ Views to be retained
  - Local Green Space
  - ↔ Green infrastructure links
  - Footpaths



Scale 1:2500 @ A4

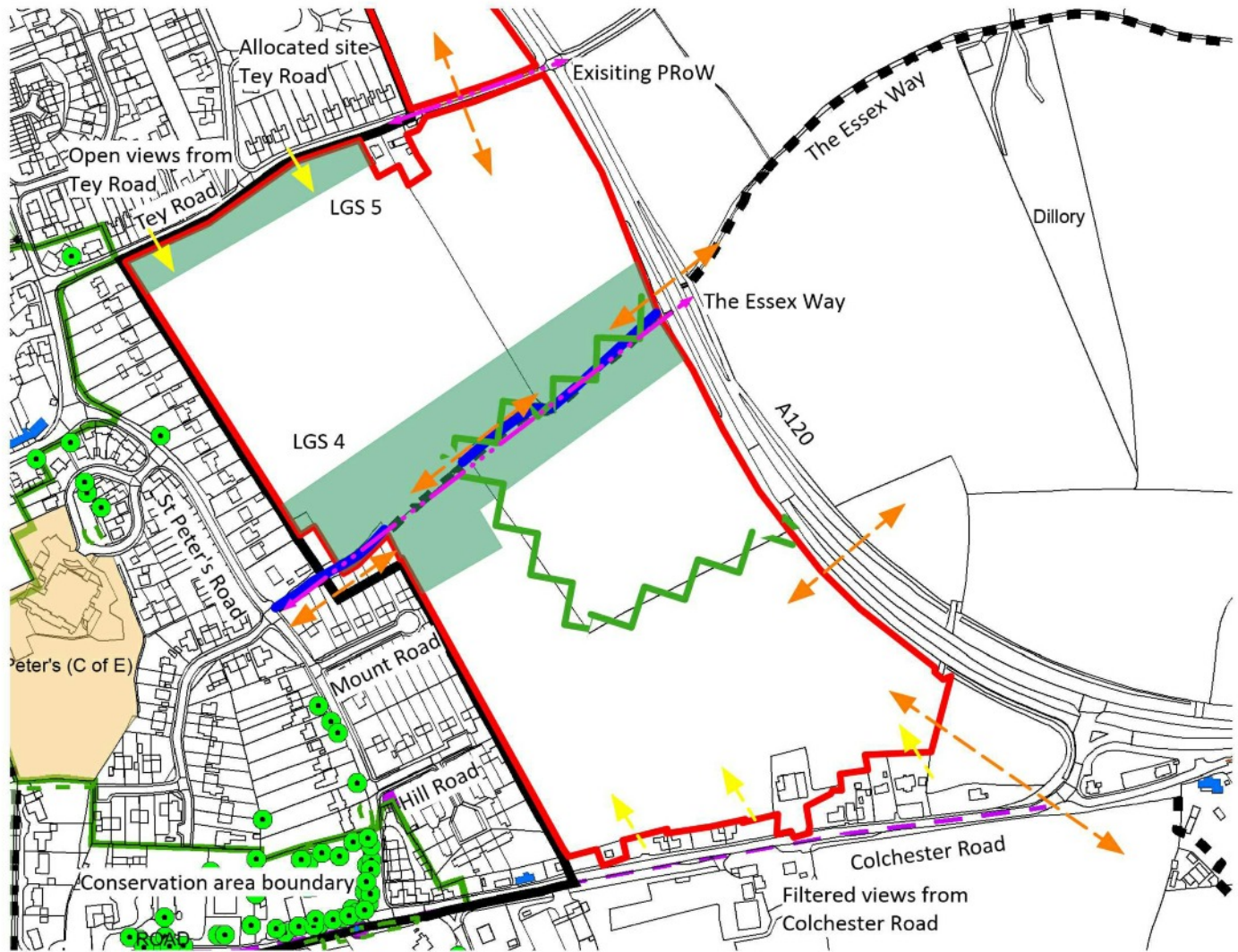
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**Allocated Site 2: Cook Field West**



**Allocated Site 3: Dutch Nursery West (Pissing Gutter Field)**



- Legend**
- Site boundary
  - Local Green Space
  - ⇄ Green Infrastructure links
  - · - Footpaths
  - Stream
  - ⇄ Existing views
  - ⚡ Existing hedgerows
  - Conservation Area boundary

**Allocated Site 4: Land north of Colchester Road**

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 Not to Scale



## III. Non-residential Development

### Meeting the Business Need

#### Context

Coggeshall has very few large employers. The last large factory, the Isinglass Factory in West Street closed in 1997 and although there are other businesses on the industrial estate in Priors Way, most are fairly small. The largest employer is Honywood School, followed by St. Peter's School. The newly built Co-op store in East Street is the largest business employing local people. Marks Hall Estate, on the north side of the A120, is another large employer. The main area of industry is the purpose built estate in Priors Way on the eastern edge of Coggeshall near the A120. The nature of these businesses has changed over the years and the majority are now SMEs specialising in industrial services. The businesses at the end of West Street, near the A120, are mostly office based services.

A number of locally specific issues regarding the protection of residential amenity in relation to neighbouring employment related uses were raised in the Coggeshall Community Questionnaire:

- 65% of responses said that we should have rules that make it harder for commercial properties in the village to be changed into residential properties.
- 77% of responses said that we should have rules to prevent commercial property being changed into residential property if no dedicated parking space is provided.

Although there is less demand for large businesses to be located in the village, small and medium sized enterprises employing local people should be encouraged. The proposal to encourage more businesses which employ local people to locate in Coggeshall was supported positively in the Queen's Day consultation. At the Coggeshall Society AGM, 40 people were surveyed, and 95% agreed with this policy approach. At the Community Consultation

road-show event on Saturday 26th November 2016, 40% of the people surveyed worked in Coggeshall.

If Coggeshall is to remain a tourist attraction it is essential that there are enough shops and other businesses to draw people in. Although the historic buildings in Coggeshall are the main attraction, most tourists will also be seeking a range of shops, cafes and places to stay. Like many towns and villages, Coggeshall has seen changes to shops and businesses over the years. Large shops and supermarkets in out of town locations have led to a decline in the number of local shops providing food and household products. Coggeshall once had a large antiques trade with over a dozen shops and businesses, but this has declined to just one over the years. Many pubs have closed and been turned into homes.

#### Relevant National Policy

NPPF (2018): Para 83 Supporting a prosperous rural economy.

#### Relevant policies in the emerging Draft Braintree District Local Plan:

Policy LPP 8: Rural Enterprise.

#### Relevant Documentation

- National Planning Policy Framework 2012.
- Braintree District Council Local Plan 2005 + Review.
- Braintree Local Plan – Draft Document for Consultation June 2016.
- Braintree District Council Local Development Framework Core Strategy 2011.
- Braintree District Employment Land Needs Assessment 2015.
- Feedback from CNP Initial Public Meeting 18.04.2015.
- Coggeshall Business Survey Results 18.01.2015.
- Feedback from Queen's Day Consultation 11.06.2016.
- Feedback from the Coggeshall Chamber of Trade 05.10.2016.
- Feedback from members of The Coggeshall Society 12.10.2016.
- Feedback from Community Consultation road-show event. 26.11.2016

## Justification

As shops close in the centre of the village, it has been common practice for them to be re-designated as residential dwellings. Although this may play a small part in creating more homes, it is also reducing the number of business opportunities in the village. If Coggeshall residents want to retain the shops in the village centre, then change of use should be discouraged. If Coggeshall is to retain its economic base then the change of use of premises from business to housing needs to be resisted.

Proposals causing the loss of existing Class A (Shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways), or Class B (Business, general industrial, and storage and distribution) uses will need to demonstrate that the continuous use of the site for Class A or Class B use is no longer viable, taking into account the site's existing and future potential, and long-term market demand. Evidence will be required to show that reasonable and appropriate marketing of the site for 12 months has taken place, and evidence of the level of interest in the site during the marketing period will also be required.

Another factor that needs to be considered when converting shops to residential is the need for additional parking this may create. Increased car parking would be required due to the rural location of the village. It is most likely that tourists and a large proportion of the local population will still need to access the centre by private vehicle, even where improvements to sustainable modes of transport are provided.

Improved access to the village centre will support the local economy by encouraging more tourists into the village. Although this approach supports car use to access services and facilities, this is one of a number of transport related aspirational projects in the Plan which promote national and local sustainable transport objectives. The Neighbourhood Plan presents a balanced, realistic, and overall sustainable approach to improving access to the village centre.

No new sites have been designated for business use in the Plan, as there is spare capacity on current sites.



## P.6 Meeting the Business Need

Development proposals that create local jobs and enhance the local economy will be supported where they:

- I. Encourage new employment opportunities within the Parish which would potentially reduce levels of out-commuting;
- II. Provide benefits to the local economy and community which outweigh any harmful impacts of the proposals;
- III. Respect the character of the environment and landscape in which they are located;
- IV. Are located in areas which are accessible to the surrounding transport network without having a significantly detrimental impact on levels of traffic or congestion in the Parish;
- V. Will not detrimentally impact upon nearby residential amenity, health and quality of life of existing residents;
- VI. Will not have a significantly detrimental impact on heritage assets within the Parish.

New businesses, enhanced tourism facilities and economic growth in the Parish should be encouraged by:

- I. Supporting the separation of existing shops, units, and offices into smaller units where this will improve the viability of the premises;
- II. Seeking improvements to infrastructure services in the Parish to the benefit of the local economy, particularly related to high speed broadband and mobile phone connectivity;
- III. Supporting the 'sense of place' within Coggeshall village by ensuring that street furniture and shop fronts respond to the visual character of the surroundings.

Proposals which result in the loss of retail (Class A uses) or business (Class B uses) premises will only be favourably considered where:

- I. The present use and activity on site significantly harms the character and amenity of the adjacent area, and the proposed development would be more harmonious with its surroundings; or
- II. The site has been marketed effectively for 12 months at a rate which is comparable to local market value for its existing use, or as a redevelopment opportunity for other Class A or Class B uses or Sui Generis use of an employment nature, and it can be demonstrated that the continuous use of the site for Class A or Class B uses is no longer viable, taking into account the site's existing and potential long-term market demand for an employment use.

Class A – Shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways.

Class B – Business, general industrial and storage and distribution.



## IV. The natural environment

Coggeshall's natural environment contributes to the appearance of the parish, our health and wellbeing, the quality of our lives and that of the local wildlife. The impact of development on the landscape and the natural environment must therefore be quantified and taken into consideration in all planning decisions.

### Protecting and Enhancing Green and Blue Infrastructure and the Natural Environment

#### Context

Green and blue Infrastructure is now a recognised and important part of national and local planning. It is recognised that all of our green spaces and waterways form a vital part of our infrastructure and are necessary for a functioning and healthy society and environment. This infrastructure should be linked allowing people and animals to move freely through our rural and urban fabric. The environmental benefits that this provides for the natural environment also enhance our own wellbeing through access to recreation and green transport links, cleaner air to breathe and the positive physiological impact of green and blue spaces.

A number of locally specific issues regarding the natural environment and recreational uses were raised in the Coggeshall Community Questionnaire:

- 82% 'strongly agreed' that the CNP should protect and enhance our natural environment.
- 90% said we should resist new development which makes it more difficult to get to rivers and areas of woodland.
- 88% said developers should make sure that existing trees remain as part of a new development plan.
- 82% said housing development should have public open spaces.

- 89% said we should encourage development that will increase the amount of green spaces available.
- 88% said we should encourage development that will create new places where animals and birds can live.
- 94% said we should oppose development that will result in the loss of places where animals and birds can live.
- 91% said we should oppose development that will make it more difficult to get to open spaces and open countryside.
- 94% said we should oppose development that will spoil footpaths or bridleways.

#### Relevant National Policy

The NPPF describes Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.'

NPPF 2018: paras 20, 91, 150, 171 and 181.

The Government's 25 Year Environment Plan: Jan 2018 Chapter 3: Connecting people with the environment to improve health and wellbeing.

#### Relevant Planning Policy

Policy LPP 53: Provision for Open Space, Sport and Recreation  
Policy LPP 55: Layout and Design of Development  
Policy LPP 67: Natural Environment & Green Infrastructure

#### Relevant Documentation

CNP Assessment of Green Space of Coggeshall's 'Inner Core' 2015  
Essex Wildlife Trust Local Wildlife site documented records.  
Essex Wildlife Trust 2016 survey of Robins Brook commissioned by the Coggeshall Neighbourhood Plan.

Essex Wildlife Trust Living Landscapes. Two of these are designated within Coggeshall Parish:

56: Blackwater Valley.

62: Bovington and Marks Hall and Chalkney Woods.

Landscape Sensitivity and Capacity Appraisals:

Braintree Sensitivity and Capacity Analysis 2015.

Coggeshall Neighbourhood Plan: Landscape Sensitivity and Capacity Appraisal 2017.

## Justification

Coggeshall village, its hamlets and the wider Parish have a wealth of green and blue infrastructure, however the links are in places broken. This policy identifies our key infrastructure assets and the links which can be developed. It is the overarching policy to inform all of the policies in section IV of this Plan.

Green and blue infrastructure can be enhanced and new development connected to green infrastructure through increased use of hedgerow boundary planting and semi-permeable wall and fence boundaries, with hedgehog holes and badger gates to allow mammals and amphibians to move within all open space, including between gardens. Planting trees can extend the aerial green infrastructure routes. Species of rich grasslands with bulb planting can be incorporated into new open green space and roadside verges. 'Wilderness areas' of long grasses and scrub permitted. In existing open space areas of grass can be left un-mowed until the end of the season. Natural SuDS solutions such as swales, 'leaky dams' and retention ponds can be used to create and provide new wetland links and habitats. Physical barriers to humans and wildlife, such as roads, can be crossed with green bridges and tunnels. Existing and new footpaths, cycleways and bridleways should link green spaces and destinations such as settlements, the village centre, places of work and transport hubs.

The Parish's protected lanes have minimal traffic. They form pleasant recreational walking, cycling and riding routes which can link up to other recreation routes in the Parish. Where trees and hedgerows along protected lanes are reduced, they should be augmented to form part of the network of wildlife corridors within the Parish.

The Green & Blue Infrastructure proposals plans detail existing and proposed Green Infrastructure (GI) links. Landowners and developers should seek to enhance the recreational and wildlife value of existing links as well as creating new links.

All new developments are encouraged to include proposals to support and enhance biodiversity. Habitat surveys, correctly undertaken are an important tool by which the parish can monitor and enhance bio diversity and provision for wildlife.



## P.7 Protecting and Enhancing Green and Blue Infrastructure and the Natural Environment

Development proposals must protect, enhance and, where possible, increase the provision of green and blue infrastructure within the Parish. All proposals should seek to deliver net biodiversity gain, in addition to protecting existing habitats and species. Any proposals which negatively affect, or have the potential to negatively affect, green and blue infrastructure must demonstrate that any negative impacts on access for recreation, biodiversity (including flora and fauna) and local wildlife habitats and corridors, will be adequately mitigated.

The Plan seeks to protect and enhance the following green and blue infrastructure features within the Parish, identified in figures 3&4.

Development proposals which are likely to have a negative impact upon these features will only be permitted where the benefits of development clearly outweigh any negative impacts, or where appropriate mitigation measures can be implemented which result in an overall improved provision of green and blue infrastructure and overall benefits to biodiversity, wildlife habitats and corridors within the Parish.

Proposals for new areas of green and blue infrastructure should seek to incorporate pedestrian, cycle and bridleway access, providing connections to existing areas of green and blue infrastructure and pedestrian, cycle and bridleway networks.

All development proposals will seek to enhance biodiversity and the natural environment wherever possible. Significant development proposals which are likely to have a direct or indirect adverse impact on local biodiversity, habitat, wildlife of a Local Nature Reserve or protected species, must provide an independent survey report, which is supported by Braintree District Council's Ecological Adviser, and demonstrates that:

I. There are no alternatives with less harmful impacts; or

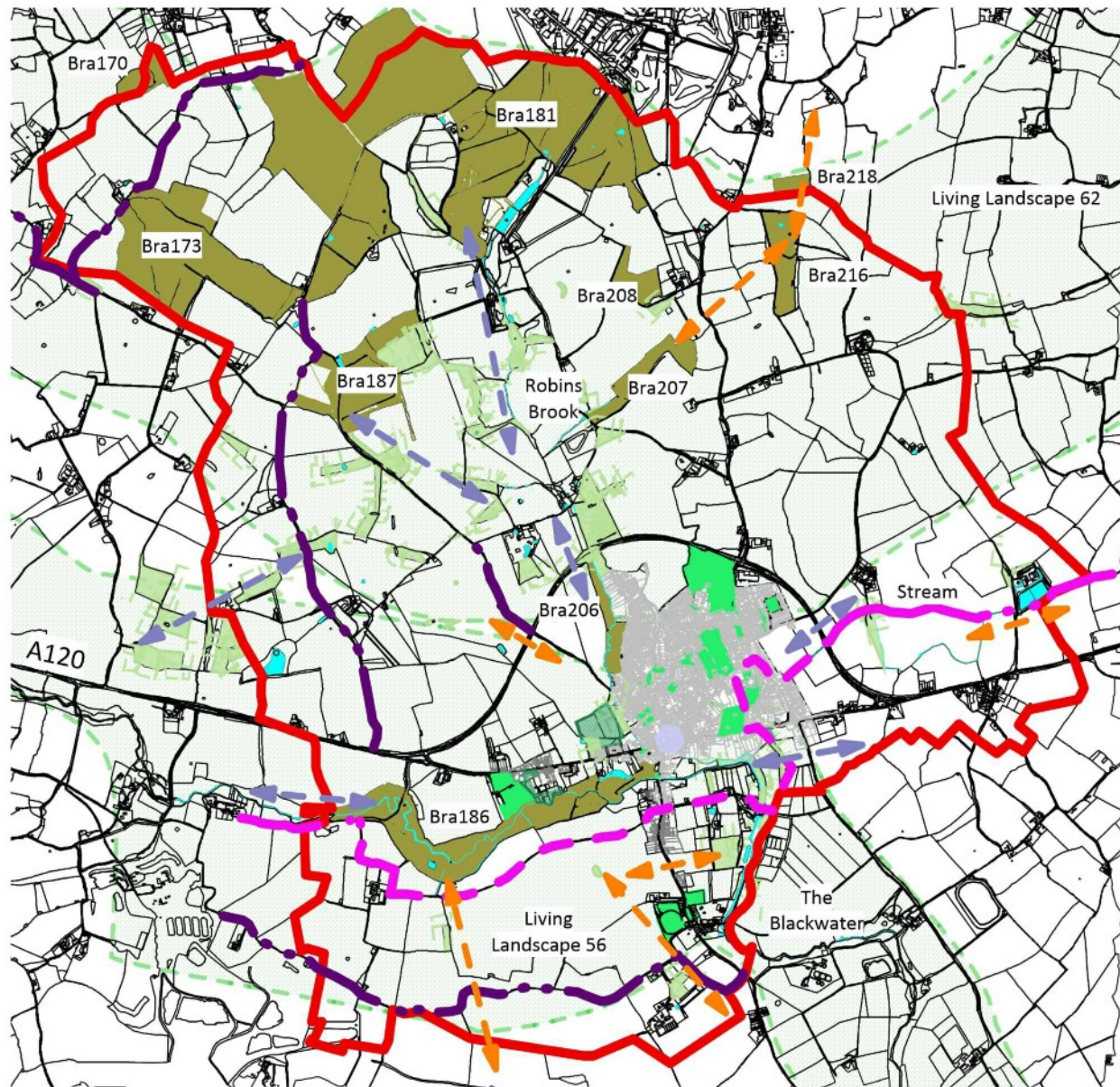
II. That appropriate mitigation measures or, as a last resort, compensation measures, can be provided to achieve a net enhancement to the site's biodiversity.

Surveys or assessments, including Phase 1 Habitat Surveys, which accompany development proposals, should be undertaken at an appropriate time of year to reduce the need for repetition. Some surveys, however, may need to be repeated for species throughout the year, if so required. Surveys must include proposals for the measures that will be taken by way of appropriate mitigation to minimise and compensate for any likely impact the development may have on them, in accordance with the requirements of the licence from Natural England.





**Figure 3: Green & Blue Infrastructure Proposals Plan: The Parish**



- Legend**
- Existing G&B infrastructure links
  - Proposed G&B infrastructure links
  - Bra208 Local Wildlife Site
  - Living Landscapes Essex Wildlife Trust Designation.
  - Protected Lanes
  - Woodland
  - Rivers & water bodies.
  - The Essex Way PRoW
  - Local Green Spaces
  - Open Space (Parks, verges, school grounds, allotments, burial grounds)
  - Village centre
  - Parish Boundary

**Notes:**

Public footpaths, bridleways and cycleways (existing & new) are key components of the parish's Green & Blue (G&B) Infrastructure plan. Associated trees, hedgerows and grassland should be maintained and strengthened.

Landowners and developers should aim to increase and strengthen green & blue infrastructure links and create new links.

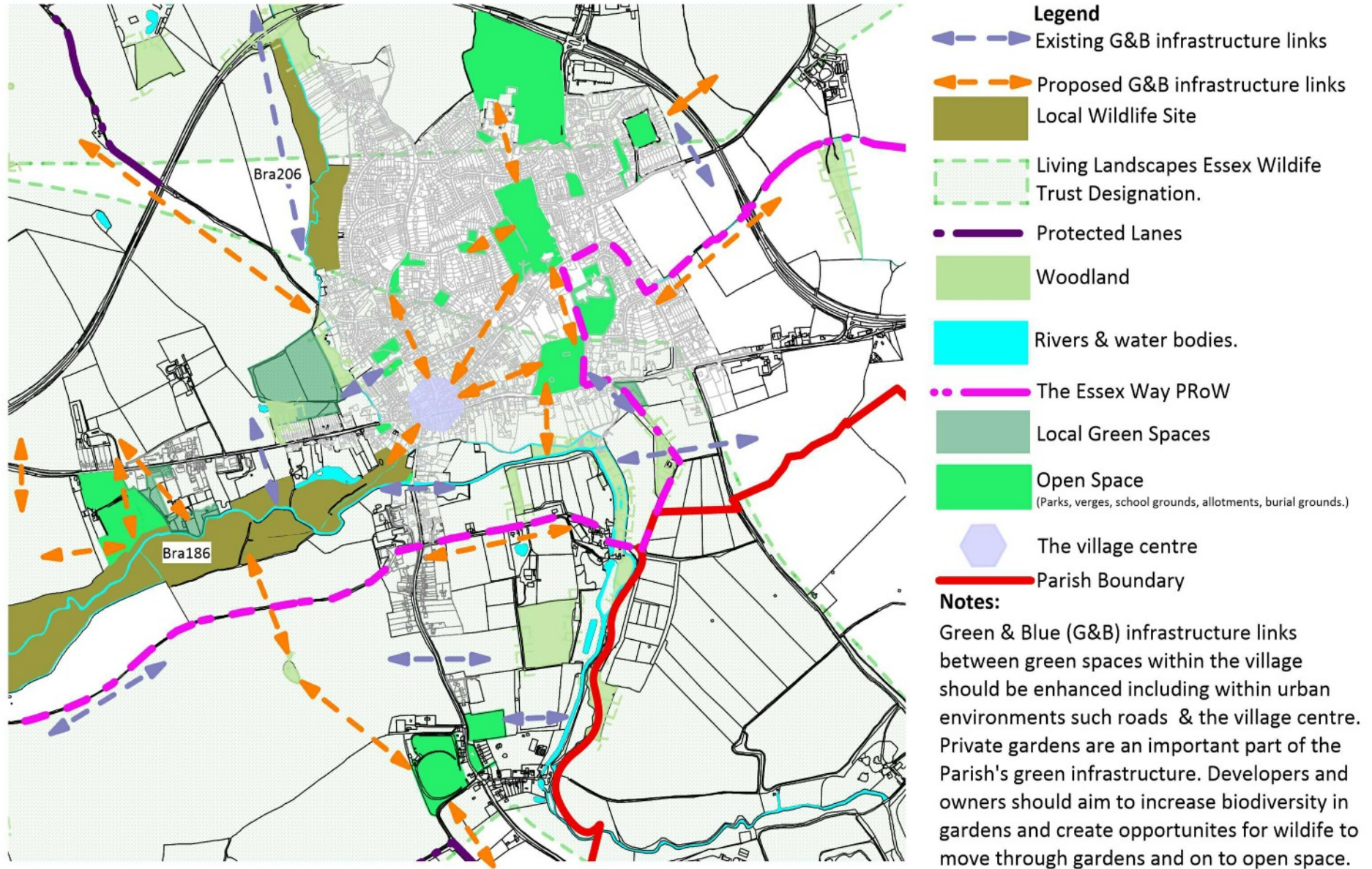


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**Figure 4: Green & Blue Infrastructure Proposals Plan: The Village**



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## Green Coalescence Buffers

### Context

The identity of Coggeshall village, Coggeshall Hamlet and Little Nunty's were identified as a concern of local residents through community consultation exercises. The hamlet of Tilkey 'for example' has now merged with Coggeshall village and has lost its identity. The plan recognises that enabling communities to have a strong and defined identity through the built form and land pattern, enhances community cohesion.

A number of locally specific issues regarding the rural setting were raised in the Coggeshall Community Questionnaire:

- 81% said we should resist development that merges two existing built up areas.

### Relevant National Policy

The Government's 25 Year Environment Plan: Jan 2018.  
NPPF 18: Chapter 13: Protecting Green Belt Land and Chapter 15: Conserving and enhancing the natural environment.

### Relevant Planning Policy

Policy LPP 72: Green Buffers.

### Relevant Documentation

Braintree District Settlement Fringes: Evaluation of Landscape Capacity Analysis for Coggeshall, 2015.

Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council, 2017.

### Justification

The plan identifies important green coalescence buffers which assist in preventing coalescence and aim to protect the open countryside and historic setting of the village, and of its hamlets.

The assessment of each site is set out in Appendix E1 Green Coalescence Buffers Assessment.





## P.8 Green Coalescence Buffers

The following locations (identified on Green Coalescence Buffers on the Proposals Map, figure 5) are designated as Green Coalescence Buffers:

- GCB1: Little Nunty's - 500m radius from the centre of the hamlet.
- GCB2: Land north of West Street.
- GCB3: Land south of West Street - 'The Vineyard'.
- GCB4: Lands adjacent to the Colchester Road, Surrex.
- GCB5: Land to the east & west of Kelvedon Rd between Coggeshall Hamlet and Coggeshall. Excluding the PC land and allotment.

Development proposals within the green coalescence buffer area which contribute towards coalescence between the settlements will not be supported.

Development proposals within the green coalescence buffer area must:

- I. Protect and enhance the landscape character, setting, amenity value, ecology, heritage assets, and recreational assets located within green coalescence buffer areas;
- II. Be of a design, density and layout which minimises the potential for coalescence and consolidation between built areas;
- III. Preserve the rural setting of settlements within the Parish;
- IV. Provide landscaping which minimises the visual impact of the proposed development, and includes tree planting and vegetation which is predominantly native and consistent with flora in the surrounding area;

- VI. Include an assessment of the local landscape and physical separation between settlements as part of any application, to demonstrate that the development is located in an area which has the least detrimental impact to the character of the countryside and does not significantly reduce the visually sensitive buffer between settlements or groups of houses.

**Figure 5: Green Coalescence Buffers Proposals Plan**



Scale 1:10,000 @ A4



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**Legend**

 Green Coalescence Buffers

# Identifying Local Green Spaces

## Context

Coggeshall's Local Green Spaces - Land at Vicarage Field, Cook Field West, The Dutch Nursery West, Land off Colchester Road, South and North of the Essex Way and Land South of Tey Road are identified on figure 6.

LGS 1, Vicarage Field is easily accessible by the community it serves. It has a high amenity value to the community. It forms part of the landscape setting of Coggeshall as a village in a rural setting. It is important for its amenity value to the community and as part of the Parish's ecological and recreational green infrastructure. It has important historical associations. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS 2, Cook Field West is easily accessible by the community it serves and will serve a new community when the remaining portion of Cook Field is developed. It is highly valued by the community for its recreational value and its beauty. This Local Green Space also serves to help retain the rural character at the edge of the development envelope and protect the setting of Essex Way and the conservation area. It is of high amenity value to the community. It forms part of the landscape setting of Coggeshall as a village in a rural setting. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS 3, Dutch Nursery West (Pissing Gutter Field) LGS 3 is easily accessible by the community it serves and will serve a new community when the remaining portion of the Dutch Nursery Site is developed. It is highly valued by the community as a 'green lung' along West Street and as a gap in the build form on the approach into the centre of Coggeshall. Thus, it forms part of the landscape setting of the conservation area of the village. The lower part of the site has great ecological value, the upper part of the site, the grazing land, has the potential for greater ecological value and to contribute to the Parish's green infrastructure network. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS 4, is easily accessible by the community it serves and will serve a new community when the remainder of the site is developed. It is valued by the existing community for its recreational value and aesthetic enjoyment as part of a green open space. This LGS helps to protect and, through considered landscape design, could enhance the landscape setting of the Essex Way and the ecological value of this land as part of the Parish's green and blue infrastructure. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS 5, is easily accessible by the community it serves and will serve a new community when the remainder of the site is developed. The existing community values this area aesthetically as an open green space and views over the wider landscape. This LGS will, through considered landscape design enhance the landscape setting of Tey Road and the existing properties and increase the ecological value of this land as part of the Parish's green and blue infrastructure. It will create a footpath and cycleway linking an existing PRoW through the development site and onto Colne Road. It meets the criteria as set out in NPPF 2018 for Local Green Space.

## Relevant National Policy

NPPF 18: Para 99 Local Green Space

The Government's 25 Year Environment Plan: Jan 2018. Chapter 3: Connecting people with the environment to improve health and wellbeing.

## Relevant Planning Policy

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

## Relevant Documentation

2017 Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal.



## P.9 Identifying Local Green Spaces

### Justification

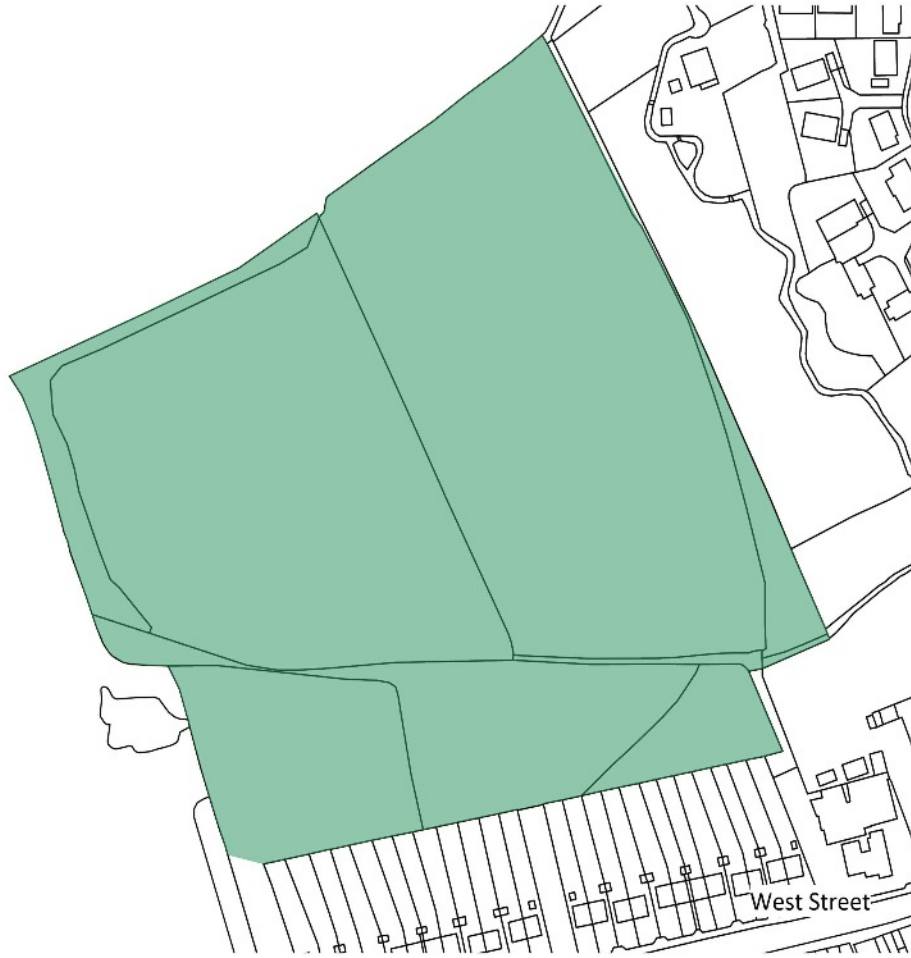
The plan's Local Green Spaces are highly valued by the community and are easily accessible. They contribute to the health and wellbeing of the community and form links in the Parish's Green and Blue Infrastructure plan. Each is fully justified in Appendix E2 Local Green Spaces Assessment.



The following sites (identified on the proposals map Figure 6 ) are designated as Local Green Spaces:

- LGS 1: Land at Vicarage Field.
- LGS 2: Land at Cook Field, West.
- LGS 3: Land at The Dutch Nursery West (Pissing Gutter Field).
- LGS 4: Land off Colchester Road, south and north of the Essex Way.
- LGS 5: Land south of Tey Road.

**Figure 6: Local Green Spaces Proposals Plan**



**Local Green Space 1: Vicarage Field**



Scale 1:2500 @ A4

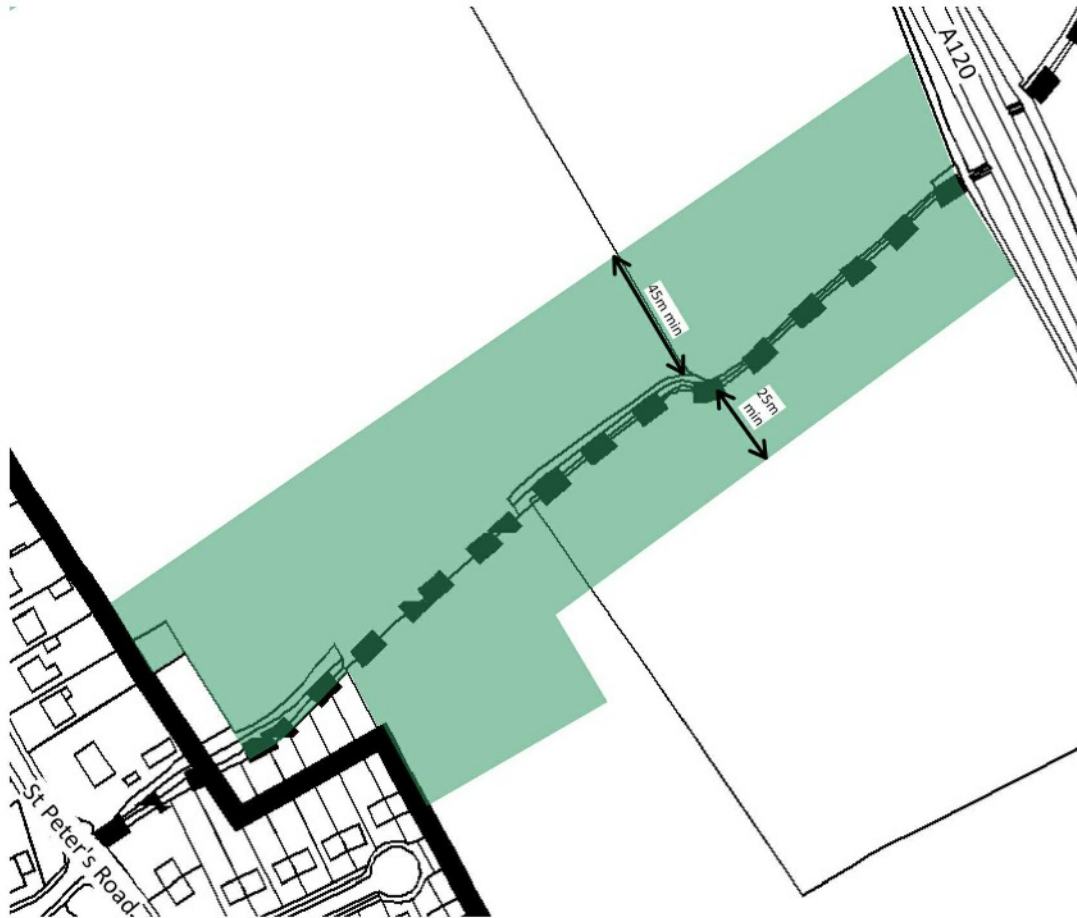
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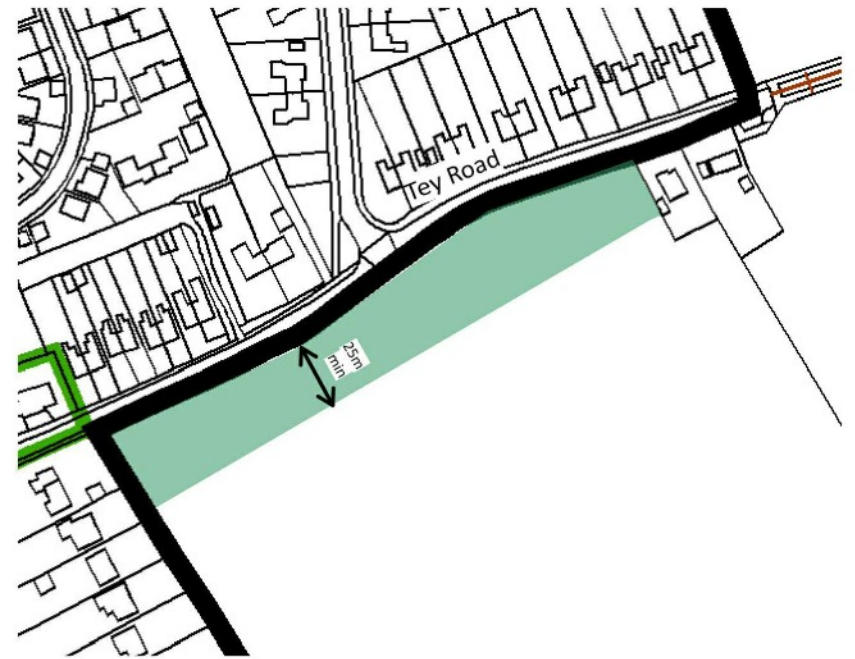
**Local Green Space 2: Cook Field West**



**Local Green Space 3: Dutch Nursery West  
(Pissing Gutter Field)**



**Local Green Space 4: Land off Colchester Road, South and North of the Essex Way**



**Local Green Space 5: Land South of Tey Road**

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Scale 1:2500 @ A4



## Green Amenity Areas

### Context

Community consultation exercises revealed the value placed by residents on the rural setting of the village and its hamlets and that of the wider Parish for its amenity value. They expressed enjoyment in living in the countryside with visual and physical access to the fields, rivers and woodlands that make up the Parish. They told us of the benefits that this visual and physical access brings to their lives and expressed their concern that if Coggeshall were to grow too much and become too urbanised, then in the future the community would be unable to appreciate the rural setting and its amenity value as they do today.

A number of locally specific issues regarding the rural setting were raised in the Coggeshall Community Questionnaire:

- 82% 'strongly agreed' that the CNP should protect and enhance our natural environment.
- 88% said developers should make sure that existing trees remain as part of a new development plan.
- 94% said we should oppose development that will make it more difficult to get to open spaces and open countryside.
- 90% said we should resist development that will make it more difficult to get to rivers and areas of woodland.
- 88% said we should resist development that will spoil views of the surrounding countryside.
- 69% said we don't do enough to make our open spaces wildlife friendly.

### Relevant National Policy

The Government's 25 Year Environment Plan: Jan 2018.

NPPF 2018

Chapter 8: Promoting healthy and safe communities.

Chapter 15: Conserving and enhancing the natural environment.

Section 16: Conserving and enhancing the historic environment.

### Relevant Planning Policy

Policy LPP 52: Provision for Open Space, Sport and Recreation.

Policy LPP 56: Conservation Areas.

Policy LPP 71: Landscape Character and Features.

Policy LPP 73: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.

### Relevant Documentation

Braintree District Settlement Fringes: Evaluation of Landscape Capacity Analysis for Coggeshall, 2015.

Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council, 2017.

## Justification

The Plan identifies important Green Amenity areas. These sites have been chosen because they:

- Have amenity value to residents and the natural environment;
- Assist in protecting the open countryside and historic setting of the village, and of its hamlets.

For the purposes of this Plan, 'amenity value' has been defined as:

- Land that helps to provide enjoyment to the local community through its passive or active use of its visual or recreational amenity;
- Land that is aesthetically pleasing and positively contributes to the character and atmosphere of the village and its rural setting;
- Land that is conveniently located close to the community and /or may be viewed from a public vantage point;
- Land that has ecological value for the natural environment and as part of the Parish's Green and Blue infrastructure;

The assessment of each site including the assessment criteria is set out in Appendix E3 - Green Amenity Areas Assessment.

## P.10 Green Amenity Areas

The following locations (identified on Green Amenity Areas Proposals Plan, figure 7) are designated as Green Amenity Areas:

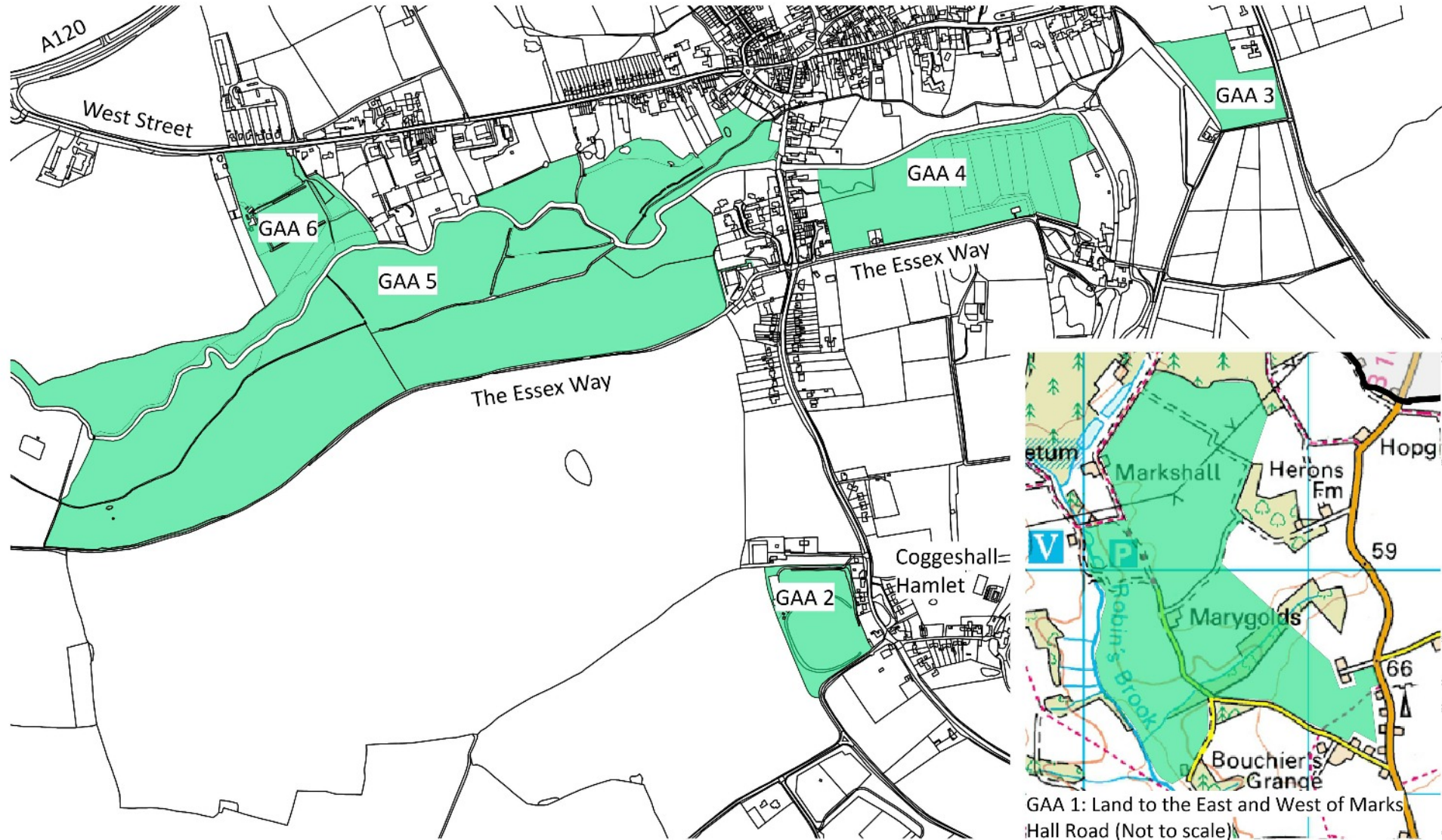
- GAA1: Land to the east and west of Marks Hall Road.
- GAA2: Land to the west of Coggeshall Hamlet incorporating the cricket field.
- GAA3: Lands to the east of the Essex Way incorporating the western section of Cook Field.
- GAA4: Land north of Abbey Lane.
- GAA5: Valley north & south of the Blackwater including agricultural land rising to the Essex Way.
- GAA6: Land south of West Street, Coggeshall Town football field and associated land.

Development proposals within Green Amenity Areas which would have a detrimental impact on amenity value, quality of the natural environment, landscape setting, character, areas of historical importance, wildlife corridors and accessibility to the Green Amenity Areas will generally not be supported.

Development proposals within Green Amenity Areas must:

- I. Protect and enhance the landscape character, setting, amenity value, ecology, heritage assets, and recreational assets located within Green Amenity Areas;
- II. Provide landscaping which minimises the visual impact of the proposed development, and includes tree planting and vegetation which is predominantly native and consistent with flora within the Green Amenity Area.

**Figure 7: Green Amenity Areas Proposals Plan**




Scale 1:10,000 @ A4



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**Legend**

 Green Amenity Area



## Open Space

### Context

The open spaces within and surrounding the village of Coggeshall contribute to the scale and integrity of the historic centre. They provide much needed open space to compensate for the significant lack of publicly accessible open space in the village centre. The Parish's open space contributes to the visual and ecological value of Coggeshall. Open spaces include all open space of public value, roads side verges, burial sites, allotments, parks, and streetscapes.

A number of locally specific issues regarding the open space, wildlife and public footpath uses were raised in the Coggeshall Community Questionnaire:

- 82% 'strongly agreed' that the CNP should protect and enhance our natural environment.
- 88% said developers should make sure that existing trees remain as part of a new development plan.
- 82% said housing development should have public open spaces.
- 89% said we should encourage development that will increase the amount of green spaces available.
- 88% said we should encourage development that will create new places where animals and birds can live.
- 94% said we should oppose development that will result in the loss of places where animals and birds can live.
- 91% said we should oppose development that will make it more difficult to get to open spaces and open countryside.
- 94% said we should oppose development that will spoil footpaths or bridleways.

- 66% said they would like to see more bridleways.
- 50% said they would like to see more cycleways.
- 69% said we don't do enough to make our open spaces wildlife friendly.

At the 2017 Community Day consultation there was strong support for the enhancement of existing open space for the benefit of the environment and the community.

### Relevant National Policy

NPPF 2018:

Chapter 8 Promoting healthy and safe communities;

Chapter 12 Achieving well-designed places;

Chapter 15 Conserving and enhancing the natural environment.

The Government's 25 Year Environment Plan: Jan 2018

Chapter 3: Connecting people with the environment to improve health and wellbeing.

### Relevant Planning Policy

Policy LPP 53: Provision for Open Space, Sport and Recreation.

Policy LPP 67: Natural Environment & Green Infrastructure.

### Relevant Documentation

An assessment was undertaken to assess the existing local open spaces in Coggeshall: CNP Assessment of Green Space of Coggeshall's 'Inner Core' 2015.

The BDC Open Spaces Action Plan.

## Justification

Coggeshall's existing open spaces do not meet the standards of the BDC Open Spaces Action Plan for its population size. Open spaces must be provided for and address the needs of the village of Coggeshall and its hamlets.

It is important to ensure that all recreational needs are catered for in our open spaces, both 'active' activities which require physical and cognitive effort and are sometimes organised or require specific facilities; and 'passive' activities which require less physical exertion and are normally unstructured.

It is important for the health of the community that open spaces form part of and incorporate connections so that people may move through the parish on foot, on a bicycle or on a horse where appropriate in this rural parish.

The aesthetic design of an open space is important. It must respond to the wider landscape and streetscape and aim to complement and enhance it. It must bring character and atmosphere to the open space and the Parish, and it must communicate the intended use of the open space. Above all the intended user must feel comfortable with the open space so that it is used and enjoyed.

The importance of enabling wildlife within our open spaces, both hard and soft, is documented and supported by the community. Connections can be made between open spaces to enable movement of wildlife to new habitats by carrying out the following:

- The removal or mitigation of physical boundaries to enabling mammals to pass through boundaries or cross roads safely. (Hedges rather than fences, hedgehog 'holes' and badger gates in walls and fences);
- Tree, shrub, meadow and bulb planting: Birds, squirrels and flying insects take the aerial route. Mammals and amphibians and crawling insects use our hedges and scraps of vegetation;
- Employ construction techniques which provide homes for wildlife;

- Allow areas of grass to remain unmown during the summer and pockets of open space to develop into thickets of self-seeded shrubs and plants;
- Include plants that are native or will shelter or feed our wildlife.

These strategies can be used in rural, suburban and urban environments and by private owners in homes and businesses.

The village centre is a hard, open space defined by the meeting of Church Street, Stoneham Street, West Street and East Street around Market Hill. There is great potential for this open space to be redesigned to meet the recreational and economic needs of the village centre whilst improving functionality, aesthetic appearance and ecological value. SuDS techniques will be employed as part of the Plan's Flood & Drought Management policy. The redesign of the village centre is one of the plan's aspirational policies Volume 2 of the Plan.

In order to educate our children and improve their health for all age groups it is imperative that soft open spaces are included within school grounds. Soft open space requirements are set out in the Department of Education's 'Area Guidelines for Mainstream Schools: June 2014'. The standards for the provision of soft outdoor space have been reduced. It is considered vital that children educated within the Parish of Coggeshall retain access to good standards of soft outdoor space, creating and maintaining 'habitat' so that children learn to respect and care for the environment. The provision of soft outdoor space for the children of the Parish is currently high at both St Peter's Primary School and Honywood School. This provision must remain if education facilities change in the future. With their participation, the Neighbourhood Plan will support local schools by protecting soft open spaces for future generations by identifying minimum standards in the Plan.

Policies to enhance open space apply to existing green open space, hard or urban open space. Streetscapes and the village centre are hard-open spaces.

## P.11 Open Space

Proposals for new open space and / or proposals which impact existing areas of open space will be supported where they:

- I. Increase and enhance public open space for the benefit of the community;
- II. Identify and address the needs of the local community to provide a variety of active and passive recreational opportunities for all age groups;
- III. Increase footpath, bridleway and cycle way connections to develop safe and attractive routes around the Parish, and to the village centre and the hamlets;
- IV. Seek to offer a variety of design solutions to develop a sense of place and respond to the surrounding landscape setting;
- V. Incorporate measures to increase habitat and / or food sources for wildlife;
- VI. Increase connections between open spaces using appropriate planting and boundary treatments to enable migrating wildlife to move between different areas of the Parish;
- VII. Incorporate measures to enable wildlife to flourish within built up areas.

Open space areas within local schools should be improved. Projects which provide additional areas of open space within local schools will be supported.

Proposed & existing Government funded schools within the Parish to include:

- I. A minimum base area of 'Soft Outdoor PE' of 200m<sup>2</sup> for primary or special schools;

- II. A minimum area per pupil place of 'Soft Outdoor PE' of 1m<sup>2</sup> for Reception and Key Stage 2 (age 7-11);
- III. A minimum base area of 'Habitat' of 100m<sup>2</sup> for primary or special schools.

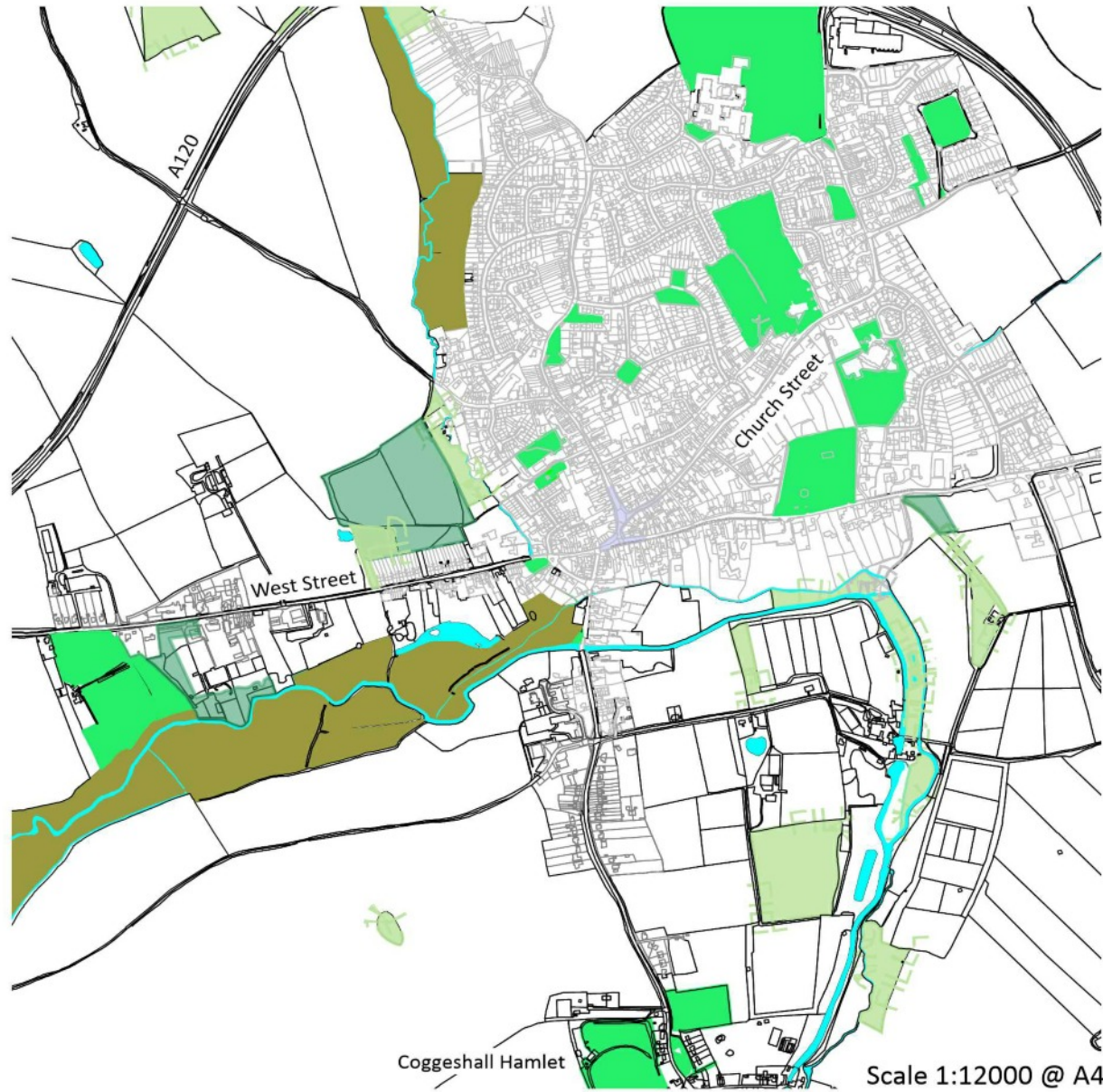
Development proposals which have the potential to detrimentally impact on the use of open space will not be supported.

Open space areas include existing and new green open space, and hard open spaces such as streetscapes and the village centre. See figure 8.





**Figure 8: Open Space Proposals Plan**



Scale 1:12000 @ A4

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The Village Centre Scale 1:2000 @A4

**Notes:**  
The term 'open space' includes hard open space, streetscapes and the village centre. Opportunities exist to improve the functionality, aesthetic appearance and ecological value of the village centre and streetscapes.

- Legend**
- Green Open Space  
(Parks, verges, school grounds, allotments, burial grounds.)
  - Local Green Spaces
  - Local Wildlife Site
  - Woodland
  - Rivers & water bodies.

Not to scale

# Preventing Pollution

## Context

The importance of combating pollution and its negative impacts on health and the natural environment must be recognised. Coggeshall Parish forms a part of a heavily populated area with increasing pressure on natural resources as the population increases. Plans to increase road infrastructure and build homes and new industry within and outside of the parish will increase air and noise pollution in the Parish. Increased developmental area could result in increased light pollution. The river Blackwater is officially classified by the Environment Agency as being over abstracted. It is within this context that the Neighbourhood Plan seeks to protect the Parish, its environment and residents from the excesses of pollution in all its forms.

A number of locally specific issues regarding the open space, wildlife and public footpath uses were raised in the Coggeshall Community Questionnaire:

- 82% 'strongly agreed' that the CNP should protect and enhance our natural environment.
- 96% said developers should make sure that new trees are planted in and around new developments.
- 60% said development should be encouraged that will be powered by renewable energy sources such as wind turbines and solar panels.
- 97% said that we should oppose development that will increase the level of air and light pollution to unacceptable levels based on government guidelines.

## Relevant National Policy

NPPF 2018 para 178 Ground Conditions and pollution.  
The Government's 25 Year Environment Plan: Jan 2018.

## Relevant Planning Policy

Policy LPP 73: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.  
Policy LPP 81: External Lighting.

## Justification

The key goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment' aim to deliver:

- 1.. Clean air;
2. Clean and plentiful water;
3. Mitigating and adapting to climate change;
4. Managing exposure to chemicals.

These goals should be fulfilled at a Parish wide level by identifying and addressing those issues pertinent to the Parish.

Air pollution is a national priority and a local priority for Coggeshall Parish. Air pollution exceeds safe levels in our closest town, Braintree. With proposals for increased development of roads and industry, it is important that air pollution levels are minimised to safeguard the health of the community and that effective and appropriate mitigation strategies be adopted. Encouragement should also be given to proposals that promote clean air through new technology and increased planting.

The water quality and ecological health of the river Blackwater must be protected. The Blackwater is a protected river but there are many pressures on this natural resource.

The Environment Agency advised that as of January 2018 the Coggeshall Water Recycling Centre was operating at 98% capacity. If breached, the overflow would enter and pollute the Blackwater.

The Environment Agency advised (January 2018) that the Blackwater is classified as 'Over abstracted'. Further abstraction could harm the river and would only be viable in winter months during periods of very high rainfall.

The average water temperature of rivers has risen. According to the Environment Agency 2007 report: 'Science Report Climate Change Impacts and Water Temperature', this trend is particularly apparent in the Anglia region. Rises in water temperature have an ecological impact upon the health of a river and its wildlife.

Dark Sky Areas 1 & 2 were designated through the use of the CPRE interactive map which, through satellite technology, maps the level of light spilling up into Britain's night skies. The darkest areas, (shown as dark blue on Figure 9) within the Parish were selected for protection from light pollution to preserve the Parish's dark sky areas and sense of place, and prevent harm to the natural diurnal rhythms of animals and plants in the Parish.

Noise pollution is mainly caused by industry and transport systems but increasingly from roads and transport. It has a negative impact on animal and human health. It can lead to stress, heart disease, hearing loss and loss of sleep. It is therefore important that proposals which will increase background noise pollution within the Parish are prevented or the noise is mitigated against.

In accordance with para 180 of the NPPF, the Plan identifies five tranquil areas within the Parish for protection from the excesses of noise pollution. Within the tranquil areas, 'key locations' are identified which typify the recreational amenity value of these areas.

Appendix E5 - Preventing Pollution sets out in more detail the justification and local context for this policy.

## P.12 Preventing Pollution

The Plan supports the goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment' (Government, 2018). Opportunities to fulfil these goals at a Parish level will be sought, and new development proposals will be expected to support the achievement of these goals.

Development proposals that increase air, land, water, odour, noise, or light pollution to a level which could detrimentally impact upon the health, quality of life and residential amenity of existing and future residents will not be supported.

Where there is potential for pollution to derive from new development, the proposals should clearly demonstrate the potential risks to the human and natural environment, and how the risks will be adequately addressed by appropriate avoidance, alleviation and mitigation measures.

### *Air quality dust and odour*

- I. New development proposals within Coggeshall Parish which could have an adverse impact upon local air quality must mitigate significant impacts and be in accordance with up to date guidance issued by the Institute of Air Quality Management.
- II. New development proposals must promote the use of deciduous and evergreen planting in public spaces, private gardens and on streets.
- III. New development proposals must promote the use of sustainable modes of transport and work with the Parish Council to increase the availability and accessibility of sustainable modes of transport throughout the village.

### *Water quality, abstraction and temperature fluctuation*

- I. New development proposals which would detrimentally impact water quality or cause a rise in temperature levels from 2018 levels within waterways will not be supported.



## P.12 Preventing Pollution (cont.)

- II. New development proposals should be accompanied by increased capacity at the Coggeshall Water Recycling Centre as required by the relevant statutory agencies and water companies, in order to protect water quality in the area.
- III. New development proposals within Coggeshall Parish will not be supported where they propose to abstract water from the river Blackwater to an extent where the flow rate through Coggeshall could be compromised and the health of the river bed could be damaged.

### Light Pollution

- I. To reduce the impact of light pollution in the Parish, the following areas are designated as Dark Sky Areas (identified on figure 9):
  - DS1: Land north of the A120 to the northern, eastern and western Parish boundary;
  - DS2: Land south of the river Blackwater to the southern, eastern and western Parish boundary.
- II. Development proposals within Dark Sky Areas should demonstrate:
  - That they will not produce a net increase in artificial light levels within the Parish;
  - How any potential detrimental impacts to animals and plants arising from artificial light will be adequately mitigated within the proposed scheme.
- III. Where it is necessary to incorporate external lighting within Dark Sky Areas, development proposals should incorporate only well-designed directional lighting.

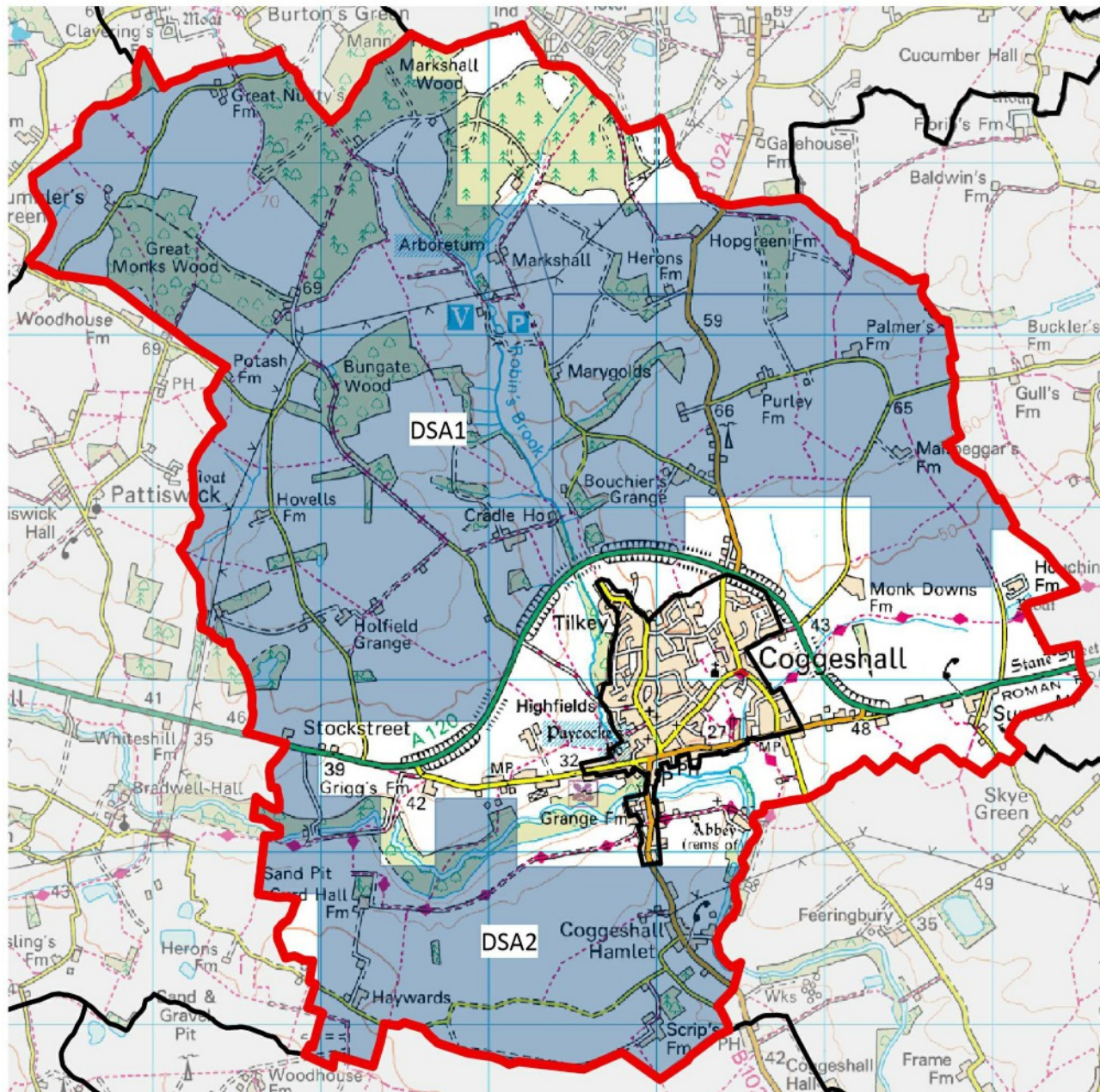
### Noise pollution

- I. Development proposals which could result in an increase in noise pollution should demonstrate the potential impact on the surrounding area and proposed mitigation measures to address these impacts. Tree planting throughout the Parish should be increased, to provide an additional filter against noise pollution particularly adjacent to busy roads such as the A120.
- II. To reduce the impact of noise pollution in the Parish, the following areas are designated as Tranquil Areas (identified on figure 10):
  - TA 1: St Peter Ad Vincula Church grounds
  - TA 2: PRow's in the vicinity of Coggeshall Abbey
  - TA 3: The Blackwater river corridor west of the village
  - TA 4: The Owen Martin Nature Reserve and LWS Bra 206
  - TA 5: Rural land in the north west of the Parish.

Development proposals outside the Parish Boundary that could adversely affect the health of humans and animals will not be supported.

The Parish Council will work with Braintree Council to seek to achieve suitable mitigation or amelioration to the development proposals in such circumstances or support the refusal of the development.

**Figure 9: Dark Skies Proposals Plan**



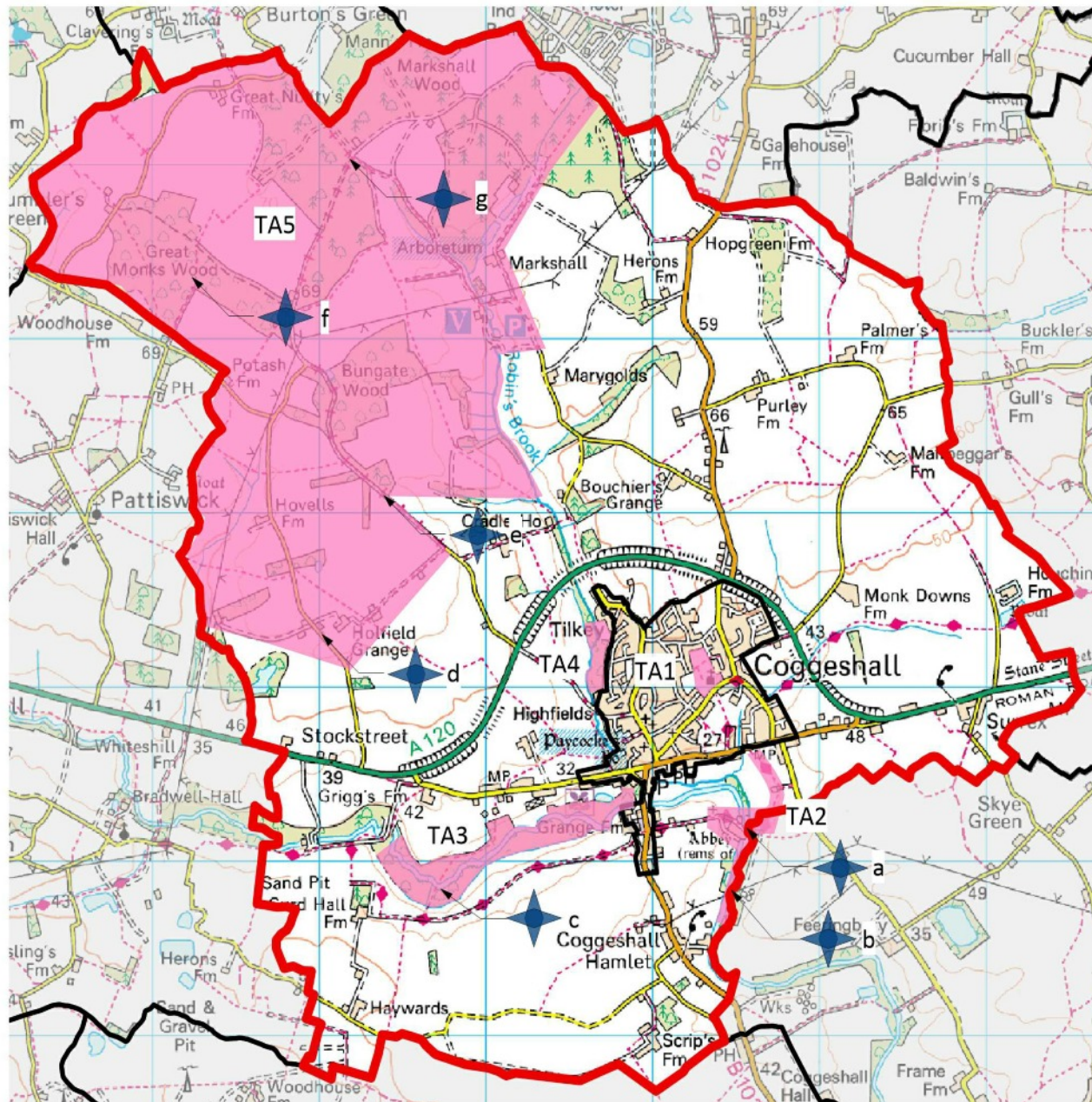
**Legend**

- DSA1** Designated Dark Sky Area 1  
Land north of the A120 to the northern, eastern and western Parish boundary
- DSA2** Designated Dark Sky Area 2  
Land south of the river Blackwater to the southern, eastern and western Parish boundary
- Parish Boundary

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**Figure 10: Tranquil Areas Proposals Plan**



**Legend**

- TA1 Tranquil Areas
- ★ b Tranquil Areas: Key locations
- Parish Boundary

**Notes:**

- Key location a : Bridge over the Mill Race.
- Key location b : Footpath between the mill race and river Blackwater leading to Pointwell Mill.
- Key location c: Dick Nunns Bridge
- Key location d: country lane nr. Holfield Grange
- Key location e: Ambridge Road nr Coggleshall Grove
- Key location f: Footpath in Great Monks Wood
- Key location g: Byway at Grangewood and Lilly Wood

Not to Scale

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# Managing Flood Risk & Drought Prevention

## Context

In 2001 Coggeshall suffered from fluvial and surface water flooding. Minor flooding occurred in 2012 & 2014. Coggeshall is in the driest county in the UK. At a local level the serious impact of flooding and also prolonged periods of no rain is understood.

In the Coggeshall Community Questionnaire

- 96% said we should encourage development that will be designed to reduce and manage the risk of flooding.

## Relevant National Policy

NPPF 2018: 14 Planning and Flood risk.

## Relevant Local Policy

Policy LPP 78: Flooding Risk and Surface Water Drainage.

Policy LPP 79: Surface Water Management Plan.

Policy LPP 80: Sustainable Urban Drainage Systems.

## Justification

Flooding and drought mitigation must be addressed at a national level and also at a local level. The combination of strategic and local policy (the latter is addressed in this plan), will help to conserve water during low and normal rainfall periods and prevent flooding during high rainfall events.

New development and development within the existing built environment should employ best practice approaches to Sustainable Drainage Systems. SuDS are a sequence of planted and constructed features designed to store and slow rainwater run-off by mimicking natural drainage.

Rainwater harvesting is the accumulation and storage of rainwater for re-use. Active rainwater harvesting includes water harvested from roofs into water butts and storage tanks, often underground, into which rainwater is collected and stored for reuse. The water may be used for irrigation, grey-water recycling, toilet flushing and clothes washing.

Passive rainwater harvesting includes green roofs, living walls and soak-aways, swales, rain gardens, greenfield runoff and permeable surfaces. Water is collected, held and allowed to seep back into the ground or water plants at a reduced flow rate. Active and passive rainwater harvesting can be implemented at a domestic scale and at a Parish wide scale.

The ‘concreting over’ of the UK’s land has transformed greenfield areas, grassland, forest and field to impermeable surfacing. This is recognised as a major contributing factor to present day drought and flood problems. New development on previously undeveloped sites or gardens will reduce the surface area through which rain can percolate into the soil. Advances in permeable surfacing technology / construction techniques mean that it is feasible that the majority of external hard surface areas, 80%, can be constructed using permeable surfacing solutions or run-off from impermeable surfaces served by effective infiltration systems. This should be a standard in all new developments to percolate rainfall water back into the ground.

These techniques help to mitigate and manage against flood and drought events.

The CIRIA, The Landscape Institute and Essex County Council produce guidance notes and manuals on how to employ SuDS and Rainwater Harvesting.

The policy sets out Flood Management Areas. These are specifically located in areas which can be used to retain water in the event of heavy rainfall to help prevent alluvial flooding. Developers and landowners are encouraged to add to this list through the creation of swales, offline attenuation ponds etc. which as well as helping to alleviate flooding will also provide new sites for wildlife as part of the Parish’s blue infrastructure. These are low tech, environmentally friendly solutions which also help return water into the ground, important for periods of drought.

The development of Flood Management areas must be in agreement with the landowner and could be delivered and funded by developer contributions, community conservation groups and the Parish Council.

Further details on the Flood Management Areas are provided in Appendix E6.

## P.13 Managing Flood Risk & Drought Prevention

To reduce the potential for flooding to occur in Coggeshall Parish and mitigate against drought events, development within the existing built environment new development should:

- I. Not increase flood risk (including fluvial and surface) on site or elsewhere;
- II. Be located in areas where the use is compatible with national planning policy;
- III. Demonstrate that the Sequential Test and, where necessary, Exception Test has been satisfactorily undertaken in accordance with national planning policy;
- IV. Use innovative technology, construction and design techniques to reduce the risk of flooding, mitigate any impacts of flooding, and minimise surface water run off;
- V. Ensure that at least 80% of hard external surface areas are permeable or runoff water is collected by effective infiltration systems;
- VI. Collect and recycle grey water and incorporate water storage measures or 'rainwater harvesting' for high volume rainfall events and to minimise surface run off;
- VII. Maximise opportunities to reduce the causes and impacts of flooding through appropriate Sustainable Drainage Systems (SuDS), in accordance with guidance contained within the Coggeshall Village Design Statement. All SuDS proposals should be accompanied by a comprehensive management plan setting out the long term maintenance and responsibility of SuDS features;
- VIII. include tree and shrub planting to reduce run off, particularly along field boundaries.

To manage the potential for flooding throughout the Parish, particularly during high volume rainfall events, the following areas (identified on Figure 11 - Managing Flood Risk & Drought proposals plan) are designated as Flood Management Areas:

FMA1: The site of the 'BT exchange', East Street.

Future development within FMA1 should incorporate SuDS such as underground storage tanks to hold water in the event of heavy rainfall and minimise storm water run-off into the river Blackwater. FMA2: Flood zone adjacent to the river Blackwater. Development proposals which result in the loss of flood plain will not be supported. Proposals within FMA2 which include the construction of impermeable surfaces will not be supported in this area unless it can be demonstrated that the development will not result in any net increase in surface run off. The lowering of existing ground levels to create temporary water storage areas will be encouraged where appropriate.

FMA2: Land north and south of the stream adjacent to the Essex Way off St Peters Road.

Development proposals within FMA2 should include SuDS and natural flood management techniques to enhance the capacity of the stream to detain water in heavy rainfall events therefore mitigating against alluvial flooding of the Blackwater. Proposals should seek to include SuDS to mitigate against the impacts of increased runoff from the adjacent housing development.

FMA3: Land east of the Essex Way.

Development proposals within FMA3 which include the construction of impermeable surfaces will not be supported in this area unless it can be demonstrated that the development will not result in any net increase in

## P.13 (Cont.)

surface run off. The lowering of existing ground levels to create temporary water storage areas will be encouraged where appropriate.

FMA4: Vicarage Field.

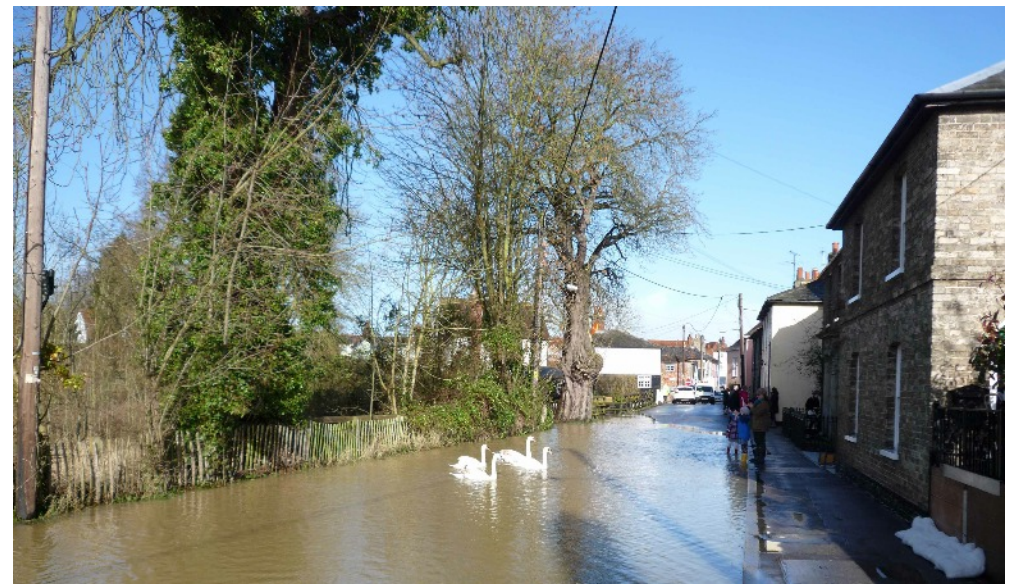
Additional SuDS features within FMA4 should be created to form part of the existing public open space, such as additional ponds, reduced impermeable surfaces, and increased tree planting.

FMA5: The village centre, 'The Gravel' and public highways.

Where improvements to highways and public areas within FMA5 are made, these should incorporate additional SuDS features such as permeable surfaces, rain gardens, tree planting, roof gardens and green walls.

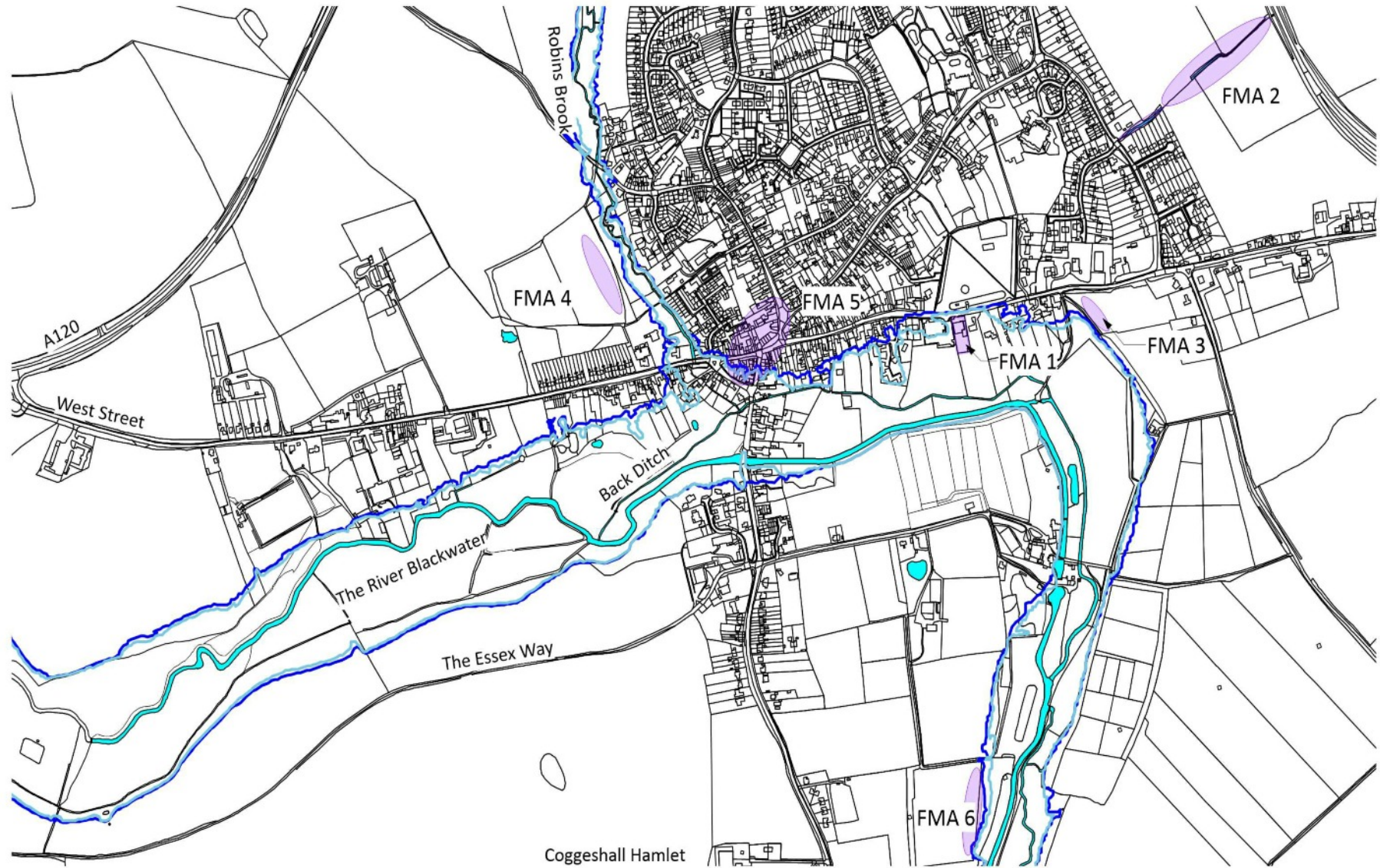
FMA6: The Hop Field (Owned by PC) west of the Blackwater, Coggeshall Hamlet.

Development proposals which result in the loss of flood plain will not be supported. Development proposals within FMA6 which include the construction of impermeable surfaces will not be supported unless it can be demonstrated that the development will not result in any net increase in surface run off. The lowering of existing ground levels to create temporary water storage areas will be encouraged where appropriate.





**Figure 11: Managing Flood Risk Proposals Plan**



Scale 1:10,000 @ A4

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**Legend**

- Flood management area
- Flood zone 2
- Flood zone 3
- Rivers & water bodies

## V. Heritage

### Protecting and Enhancing Our Heritage

#### Context

Coggeshall is a place of considerable archaeological and historical significance. It has over 200 listed buildings dating from the 12th to the 19th century of which six are Grade I, and eighteen are Grade II\*. Coggeshall also has three Scheduled Ancient Monuments: the buildings of Coggeshall Abbey, the Abbey Fishponds and the Long Bridge.

The Coggeshall Conservation Area encompasses most of the medieval and post-medieval village and includes Coggeshall Abbey, St Nicholas Chapel, the Fishponds and Abbey Mill. The size and shape of the Conservation Area reflects the inextricable links between the history of the Abbey and the town. The Abbot was the manorial lord of Coggeshall. The monks diverted the course of the river Blackwater and the high-quality wool from sheep farmed by the monks became the foundation for the town's prosperous cloth trade. Tithes paid were stored in Grange Barn, and the town's Fair and Market Charters were obtained by the monks. The designation of the Conservation Area underlines the architectural and historical significance of Coggeshall and, together with the listing of individual buildings, has helped to preserve much of the character and appearance of the medieval town into the 21<sup>st</sup> century.

Today, fine timber-framed buildings mark out the street pattern of the medieval town and distinctive shop windows mark the extent of the post-medieval and Victorian shopping areas. More recent industrial and institutional buildings such as the Isinglass Factory, seed warehouses, breweries, former schools and places of worship, have been sympathetically converted for other uses and preserved as evidence of Coggeshall's remarkable industrial and cultural past. Many of these buildings are listed, most are within the Conservation Area.

The village sits in a hollow formed by the river Blackwater. It is segmented by the river and Robin's Brook, and surrounded on three sides by open country-

side. The countryside and the river are the setting for the village and create its rural character but they have an even more fundamental role in the story of Coggeshall; they are responsible for its very existence. Without grass and water there could be no sheep, with no sheep there could be no wool, without wool there would be no Coggeshall.

The setting created by the countryside and the river is therefore essential to understanding historic Coggeshall; they are the context in which the heritage assets have to be experienced. Today, approaching from the south on Grange Hill, the view takes in Grange Barn, the 15th century Long Bridge and the village beyond. Approached from the west, the route along the former Roman Road (now West Street), with the river to the south, passes a cluster of listed buildings, including the former Isinglass Factory, before passing The Vineyard which marks the start of the Conservation Area. From the east, the mature trees that line East Street mark the entry to the village and the start of the Conservation Area. Together, these natural and man-made features mark the extent of the historic settlement and give today's observer an insight into the relationship between the church and the evolution of the village since the Middle Ages.

The importance of heritage to Coggeshall cannot be underestimated. The local economy depends heavily on business generated by visitors attracted by the charm of the historic centre and the National Trust properties, and the community's strong sense of identity derives in large part from living in such extraordinary surroundings. It is therefore no surprise that 97% of respondents to the community questionnaire wanted historic buildings and sites of historic significance to be protected and preserved, 90% wanted development that would spoil views of historic buildings to be discouraged and 92% wanted development that would spoil the setting of historic buildings to be discouraged.

The community is proud of its past and vociferous in its condemnation of development that has a negative impact on the character of the village, but they also want to see the village enhanced through new, sympathetic development. Asked whether they were in favour of development that fits with the style of our historic buildings 92% said "yes". Slightly more, 96%, were in

favour of development that “enhances the character and appearance of the area”. This, taken together with comments made in response to the questionnaire and more widely, indicates that the community’s enthusiasm for heritage assets does not extend to supporting pastiche developments. Some of this is covered in the Design Guide (see Appendix C)

## **Justification**

Paragraph 184 of the National Planning Policy Framework describes heritage assets as “an irreplaceable resource” to be conserved “in a manner appropriate to their significance”. “Great weight” is to be given to the conservation of a heritage asset that is a “designated heritage asset” and “clear and convincing justification” is needed if harm or loss could be caused by the proposal. Designated heritage assets include listed buildings and conservation areas.

The Coggeshall Neighbourhood Plan recognises the importance of the many listed buildings within the parish. Each of these buildings is "significant" in its own right. Each of these buildings also makes its contribution to an even more “significant” asset – the Coggeshall Conservation Area. The village centre with its uninterrupted rows of fine, timber framed buildings, along with the monastic buildings, offers a rare insight into medieval life. It has survived war, religious persecution, economic collapse and the bulldozer for over 900 years.

Protecting the setting of the Conservation Area - the countryside and rivers - is as important as protecting the Conservation Area itself. The Plan therefore includes policies to enable future generations to enjoy the “irreplaceable resource” in its proper setting.

While the conservation area as a whole is a designated heritage asset, not everything within it is a designated heritage asset in its own right. Braintree District Council has established the Braintree District Local Heritage List to ensure that “the preservation of assets which...are of local historic and architectural significance, is given due consideration under the planning system.” The Neighbourhood Plan recognises that some buildings both inside and outside the Conservation Area are significant because they represent or reflect aspects of the Parish's past. Consideration should be given to adding such buildings to the Braintree list.

Examples include:

- The Library, Stoneham Street - former Quaker meeting house.
- Christchurch, Stoneham Street - place of worship and meeting place.
- St Bernard's, Stoneham Street - place of worship.
- Non-Conformist Chapel, Church Green - former place of worship.
- Village Hall, Stoneham Street - former brewery.
- Hollington's factory, Church Street - former factory.
- Barn View, Grange Hill - former warehouse.
- The Hitcham School, West Street - former school.
- The National School, School Mews - former school.
- The British School, Queen Street - former school.
- Garages on Crouch End - former fire station.

The message from the community accords with this approach. Their responses and their demands have been consistent and emphatic - heritage matters and heritage assets are to be protected and, where appropriate, enhanced. The plan's policies seek to do this.

## **Relevant National Policy**

NPPF (2018) section 16: paras 184 to 202.

## **Relevant Local Policy**

LPP 50: Built and Historic Environment.

LPP 56: Conservation Areas.

LPP 57: Demolition of Listed Buildings or Structures.

LPP 60: Heritage Assets and their settings.

## **Relevant Statutory Provisions**

Sections 7, 8, 66 and 72 of Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Relevant reference documents**

Historic Towns in Essex Coggeshall Historic Towns Assessment Report 1999.

Discovering Coggeshall 1 and 2 Edited by David Andrews.

A History of Coggeshall in Essex – Beaumont.



## P.14 Protecting and Enhancing our Heritage

Development proposals which may have an impact on designated heritage assets or their setting will be supported where it can be demonstrated that:

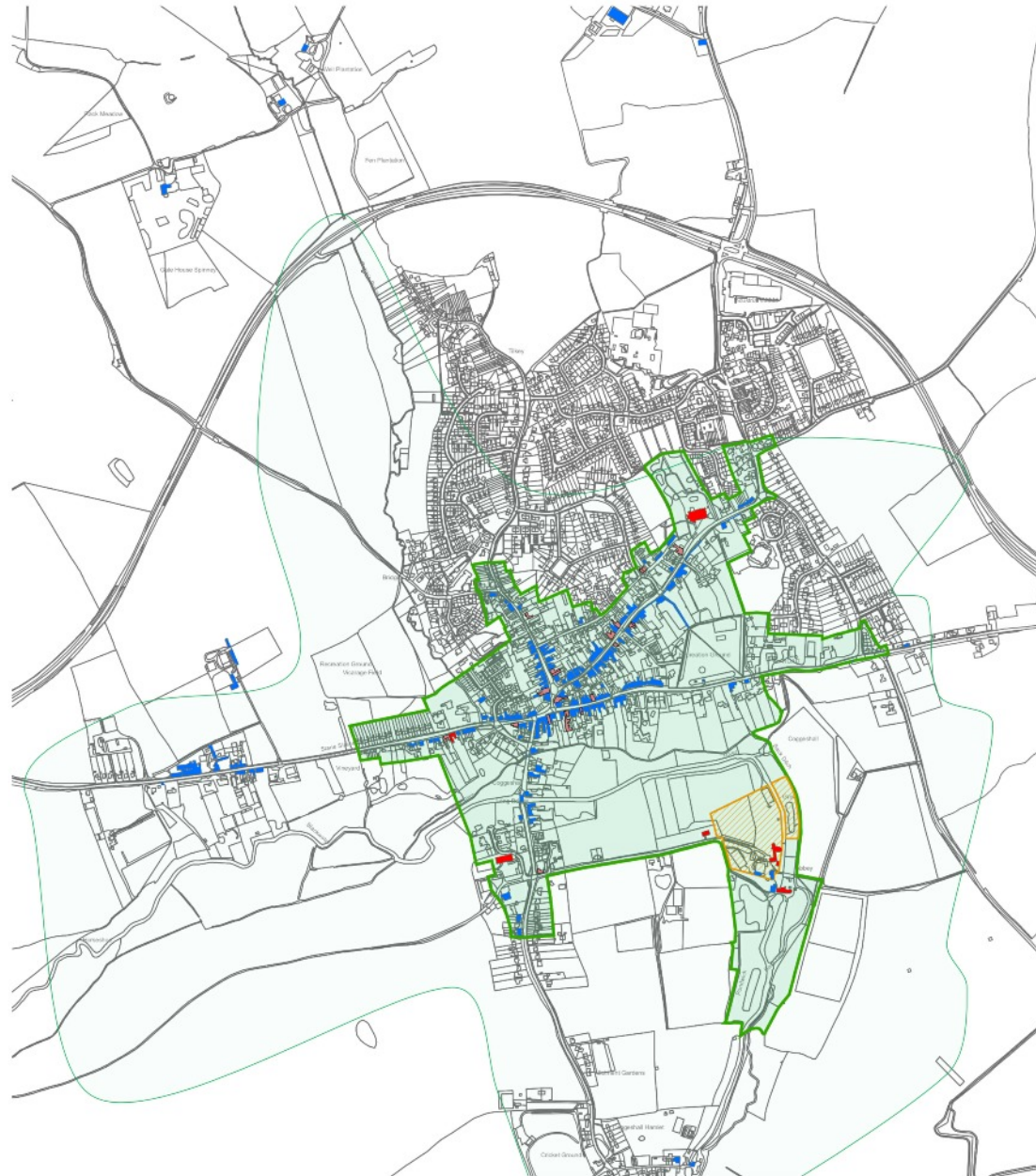
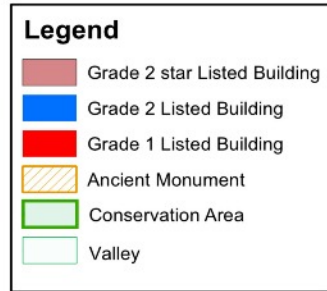
- I. The scale and character of the proposal respects the scale and character of the Conservation Area and its setting within the surrounding countryside;
- II. The proposal respects the historic spaces between heritage assets within the Conservation Area and the historic views into and out of the Conservation Area;
- III. The proposals preserve or enhance the character, appearance, setting, structural stability, and historic features of the relevant heritage asset(s);
- IV. There is no loss of views which contribute to the setting of the relevant heritage asset(s) from the surrounding area;
- V. There would not be a significant increase in the use of the relevant heritage asset(s) which would result in detriment to its character, appearance, setting, structural stability and historic features;
- VI. Building materials and finishes preserve or enhance the character, appearance, setting and historic features of the relevant heritage asset(s); and
- VII. The benefits of the proposed development outweigh any identified harm to the character, appearance, setting and historic features of the heritage asset(s).

The Neighbourhood Plan will work with the Parish Council to identify buildings, structures and features of historic, cultural or economic significance to the community to be nominated for inclusion on the Braintree District Local List of Heritage Assets.



**Figure 12: Heritage and Conservation Area**

### Coggeshall Heritage Assets



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# VI. Design

## Context

In meeting the development needs of the community, development can take many forms. How it looks and how it functions can influence the way that people live and interact and how the development impacts on its surroundings.

A number of locally specific issues regarding design, character and aesthetic amenity were raised in the Coggeshall Community Questionnaire:

- 96% said we should encourage development that enhances the appearance and character of the area.
- 94% said we should encourage development that fits with the style and appearance of our historic buildings.
- 82% agreed that the plan should protect the environment /countryside.
- 88% said we should resist development that will spoil views of the surrounding countryside.
- 92% said we should discourage development that will spoil the setting of a historic building.
- 91% said we should discourage development will spoil views of a historic building.
- 86% said developers should make sure that existing trees remain as part of any new development.

## Relevant National Policy

NPPF 7: Requiring good design.

## Relevant Planning Policy

Policy LPP 55: Layout and Design of Development.  
Section 8: Landscape Character.

Policy LPP 81: External Lighting.

Policy LPP 71: Landscape Character & Features.

## Relevant Documentation

- The Essex Design Guide.
- Coggeshall Parish Council Landscape Sensitivity and Capacity Appraisal 2017.
- Braintree District Settlement Fringes Evaluation of Landscape Analysis Study of Coggeshall 2015.
- Landscape Character Assessment: Section 3 Landscape Character of Braintree District 2006.
- Building for Life 12.
- CNP Appendix G - Coggeshall Village Character Assessment.



Corner of St Peters Road and Colchester Road



## Design Management within the Built Environment

### Context

Coggeshall has a unique set of historic streets dating from its early industrial roots to the present day. The majority of the properties in the village centre trace their history back to the wool and lace trades, so there are many different forms, extensions and adaptations.

The result is a dense collection of different shapes, sizes and styles of building creating an interesting and vibrant streetscape.

### Justification

The Village Design Guide refers to the detailing and forms of the local properties and will provide helpful advice to anyone wanting to build, renovate or decorate their property. The Guide will help with the site history, context and respect its surroundings helping to build on the strength, character and charm of the village. The Village Design Guide will be available from Coggeshall Parish Council.

Good quality design reflects the scale, material and context of the surrounding buildings and streetscape. Good examples of new build schemes are:

- Kings Acre – (for streetscape and plot design)
- Corner of St Peter's Road and Colchester Road – (for proportion and detail)

Coggeshall Parish has only 100 hectares of developed land compared to the overall land area of 2280 hectares. This equates to only 4.4% of development meaning that the Village has a dense populated area creating a tight urban form set within a large open landscape. This is one of the most important factors residents have stated when giving the reasons for living in Coggeshall.

Trees to be planted should have local provenance to the area, and be slow growing, with a long-life span. 'Landmark' trees which will break the roof line will be encouraged. The Honeywood Oak, (*Quercus robur*), is of local provenance to the area and particularly Marks Hall estate; The Lebanese Cedars, (*Cedrus libani*) originated at Cedar House in 1809, the mature specimens are now landmarks. *Fagus sylvatica* 'Purpurea' is another landmark tree in the village and

the 'Cricket Bat Willow' (*Salix Alba Caerulea*) is grown as a crop in flood zone areas and is now a distinctive feature of the river corridor. Favoured medium and small trees include *Mallus* sp. for its spring and autumn colour and a variety of applications, and the Judas Tree, *Cercis siliquastrum*.

One of the characteristics of the village is that many properties in the village centre became public houses and shops. At one stage there were over 30 Public Houses and over 50 Antique Shops trading in the village. Most have now closed and have been converted back into residential units but where there were shop fronts within the Conservation Area, in particular, these have to remain as part of the history of the property. This has created another unique set of interesting elevations resulting in adaption of the space into dining rooms, lounges and home offices. Shop fronts and street furniture should seek to respond to the existing character and atmosphere of the village, they should have their own distinctive style. Generic national branding will not be favoured, and companies must adapt their brand to further the distinct identity of the village.

The increased need for home working due to the Internet results in people creating spaces within their property or outbuildings or even building small garden offices.



Kings Acre

## P.15 Design Management within the Built Environment

### Development proposals must:

- I. Be in general conformity with the Coggeshall Village Design Guide;
- II. Contribute positively to the character, setting and appearance of the surrounding area;
- III. Be of a scale and size which reflects the rural character and appearance of villages and hamlets in the area;
- IV. Ensure that the design and detail reflects and responds positively to the scale, design, density, layout and historic character of existing development in the surrounding area;
- V. Ensure that there is an appropriate use of materials which preserves and enhances the character of the area;
- VI. Where appropriate, incorporate tree planting and vegetation which is predominantly native and consistent with flora in the surrounding area;
- VII. Include shared open spaces and shared amenities that will help to develop a sense of community;
- VIII. Ensure a mix of house types including affordable houses to foster a diverse community;
- IX. Support the needs of home-working, for example by providing convertible spaces, infrastructure which supports connectivity to high speed broadband, and must provide good pedestrian and cycle access and support public transport facilities within the Parish;
- X. Not result in significant harm to neighbouring residential amenity;

### The Developer must:

- I. Provide an assessment that demonstrates how the proposal will contribute positively to the character and appearance of the area and protect or enhance the unique identity of Coggeshall Village;
- II. Demonstrate how the proposed design is in accordance with guidance within the Coggeshall Character Assessment, Building for Life 12, and the Essex Design Guide (or successor documents);
- III. Incorporate sustainable design features which promote energy conservation and efficiency and support renewable energy and low carbon energy generation.

Where planning permission is being sought for new development, developers are encouraged to engage with the Parish Council so that the community can be closely involved at the early stages and:

- I. Positively influence the detailed design of the development proposal;
- II. Guide new development in the Parish in relation to appropriate layout, design, character, scale and appearance;
- III. Ensure high quality design which reflects and responds to the character and appearance of the surrounding area.

## Design Management within Rural Areas

### Context

The rural character of Coggeshall parish is described in detail in the Village Design Guide.

The northern part of the parish is the largest rural area. Its character comprises historic estates, farmland and woods, including significant areas of ancient woodland. This settlement pattern of one hamlet, Little Nuntys, and isolated manors and farms is very sparse and gives the area a strong rural character.

The river Blackwater runs through Coggeshall village along the valley bottom with gentle sloping sides. The river corridor and flood plains are primarily planted with the 'Cricket Bat Willow' and meadows which give the area a distinctive character. Numerous mills are associated with the river and mill races have been constructed which form a key part of the parish's historical landscape pattern.

South of the settlement are irregular medieval fields reflecting the topography of the area and larger, post war agricultural landscape borders the Essex way and to the southern edge of the parish.

### Justification

Good quality design should extend beyond the built envelope and into the rural environment. The 'creeping' urbanisation of our countryside is now well documented especially in relation to the treatment of street signs and roads. Generic planning policies detailing landscape mitigation treatment may improve the character of poor urban environments, however in a rural environment they can reduce the aesthetic quality of the landscape setting. New development in the rural landscape should respond to the rural and historical landscape setting.

Native hedgerow planting species prevalent in Essex include Blackthorn: (*Prunus spinose*); Hawthorn: (*Crataegus monogyna*), Hazel: (*Corylus avellana*), Dogwood: (*Cornus sanguinea*), Field Maple: (*Acer campestre*), Old Man's Beard: (*Clematis vitalba*) and Common Honeysuckle: (*Lonicera peric-*

*lymenum*). Where mitigation demands screening of development proposals Common Holly, (*Ilex aquifolium*) should be included in the hedge mix.

Appropriate native trees include, English Oak, Field Maple: (*Acer campestre*) and Black Poplar (*Populus nigra var. betulifolia*) available for reintroduction in Essex as a cloned tree and part of the Essex Biodiversity Project.

Single species non-native hedging and large-scale timber fencing is often incongruous within a rural landscape. They can draw attention to a development. In the case of proposals which require mitigation screening this defeats the purpose of the boundary treatment. Boundary treatment should reflect local traditional materials, methods, and the natural environment.

The Parish's existing species rich grassland and roadside verges are aesthetically distinctive as well as ecologically rich. Neutral, calcareous and wetland grasslands are all appropriate within the Parish and accord with the Essex Biodiversity Project.

Appropriate, local hedge and woodland management techniques include coppicing and layering.

Signage and lighting within the rural landscape must not result in the 'urbanisation' or 'industrialisation' of the atmosphere of the development's landscape setting. This will exclude overtly utilitarian, bold or bright signage and lighting, particularly when too large or tall in scale for the landscape setting.

Views form part of the landscape character and encapsulate it. They also incorporate the individual features, topography, vegetation, land use etc, which make up the character of a landscape and afford it a value. By implication, therefore, views at a local level may be afforded protection. The views identified in this policy are enjoyed by the community and any development which would permanently change or alter the view creating a negative impact, will be prevented. A comprehensive assessment of the protected views is provided in Volume 2 of the Plan.



## P.16 Design Management within Rural Areas

To protect and enhance the rural landscape character of the Parish, where appropriate development proposals should:

- I. Include an assessment of the potential impact of the development on the surrounding landscape;
- II. Be sited and designed to protect, enhance, and respond positively to the surrounding rural landscape character and setting;
- III. Promote the use of deciduous and evergreen planting in public spaces, private gardens and on streets;
- IV. Protect, enhance, and plant new and locally prevalent species of native hedgerows and trees as boundary treatments to mitigate the visual impact of development. The planting of non-native evergreens as hedging or the erection of large-scale timber or wire fencing will not be supported;
- V. Protect, enhance, and plant new and locally prevalent species of native species rich grassland;
- VI. Promote management practices of woodlands and hedgerows which contribute to the rural landscape character of the Parish and Essex.

Proposals that use:

- I. Excessive or incongruous signage that negatively impacts upon the landscape character and atmosphere of the rural environment will not be supported;
- II. External lighting which, through aesthetic appearance or excessive illumination, negatively impacts upon the rural character of the Parish will not be supported.

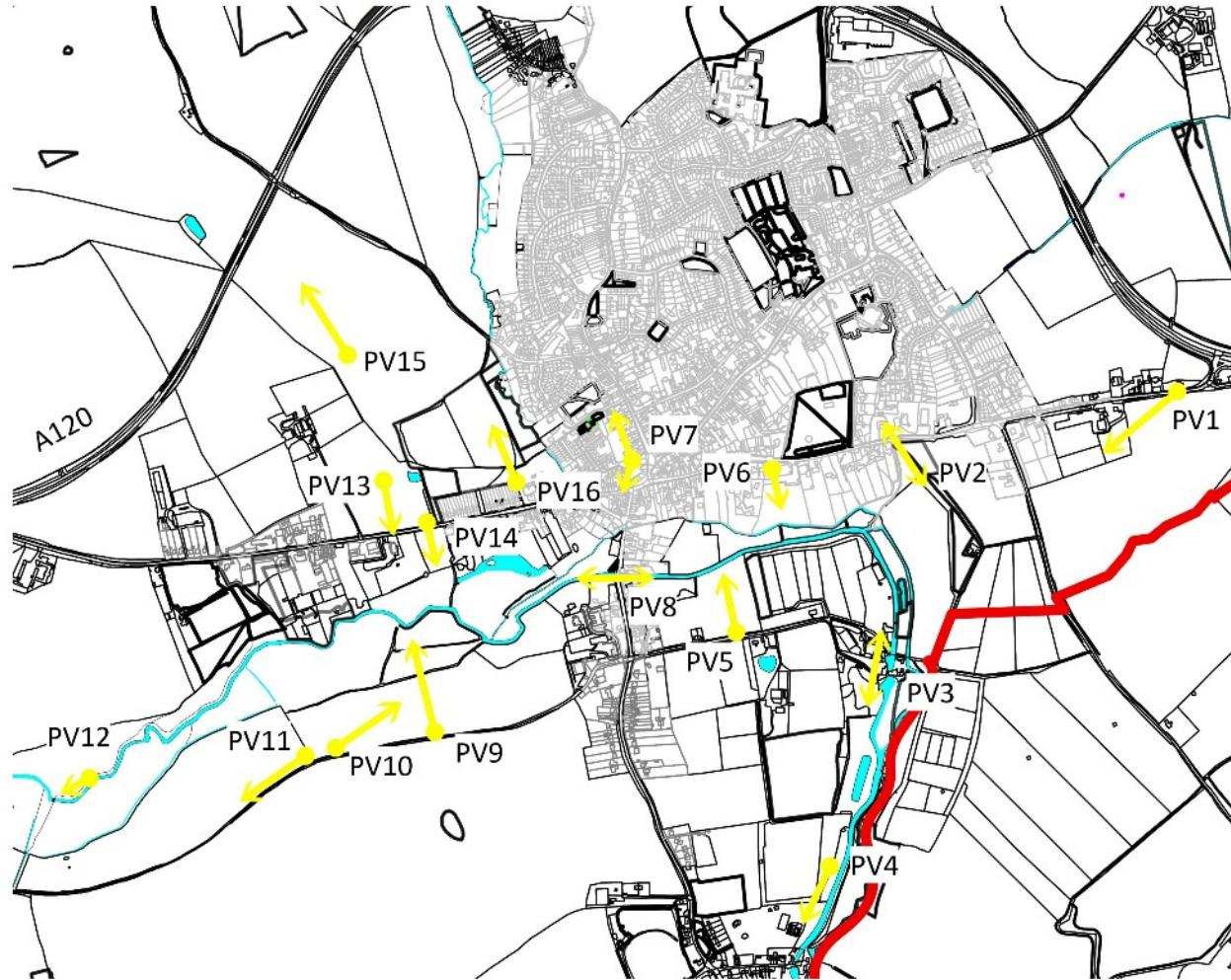
Development proposals must preserve and enhance the following protected views (PVs) identified on Figure 11 - Protected Views Proposals Plan.

- PV1 Colchester Road: SW.
- PV2 Cook Field: N & S.
- PV3 Abbey Mill: N&S.
- PV4 Mill Race: S.
- PV5 Essex Way, (East): N.
- PV6 West Street, Co op: S.
- PV7 Market Hill: NE & SW.
- PV8 Long Bridge, Bridge St: E&W.
- PV9 Essex Way, (West): N.
- PV10 Essex Way, (West): E.
- PV11 Essex Way, (West): SW.
- PV12 Blackwater river corridor: W.
- PV13 Public footpath: S.
- PV14 West Street: S.
- PV15 Public footpath north-west of the village: N.
- PV16 Vicarage Field: N.
- PV17 Marks Hall Rd: NW.
- PV18 Public footpath nr Holfield Grange: S.
- PV19 Public footpath nr Cuthedge Lane: NW.

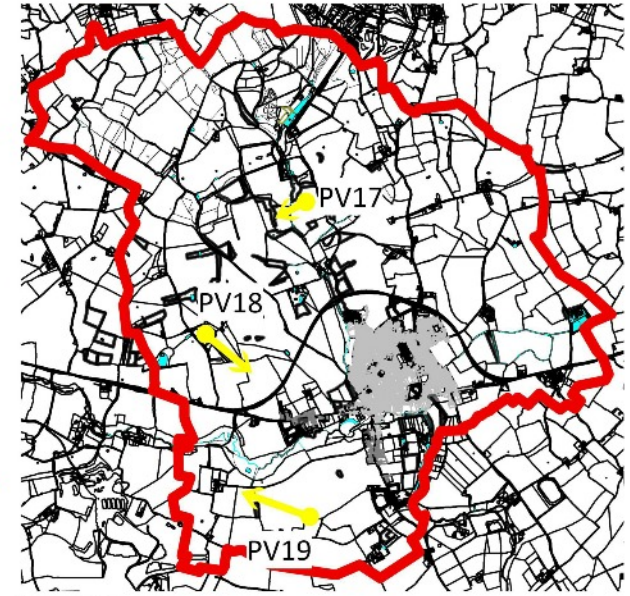
Where development proposals may impact upon the protected views a visual impact assessment will be required.

The Plan supports the 25 goals set out in 'A Green Future: Our 25 Year Plan to Improve the Environment' (Government, 2018) and will seek opportunities to fulfil these goals at a Parish level. New development proposals will be expected to support the achievement of these goals.

**Figure 13: Protected Views Proposals Plan**





Coggeshall Village



The Wider Parish

**Legend**

-  View from public vantage point
- PV1 Protected view reference number
-  Parish Boundary

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Not to Scale 



## VII. Transport and Infrastructure

### Context

The Neighbourhood Plan seeks to reduce dependency on the private car and promote the use of sustainable means of transport while recognising that, as a rural area, a large number of residents are reliant on the private car to access essential services and facilities.

The medieval street pattern and the nature of the historic buildings in the village centre restricts parking. The Neighbourhood Plan seeks to encourage the use of sustainable forms of transport and resist development that will increase the demand for village centre parking.

In the Coggeshall Community Questionnaire:

- 58% said new developments should be within walking distance of the village centre.
- 74% said new developments should be on a bus route.
- 90% said new developments should discourage roadside parking.
- 69% said new developments should offer facilities for charging electric cars.
- 80% said new developments should provide cycleways within developments.
- 81% said new developments should contribute to the cost of cycleways around the Parish.

### Justification

The transport and infrastructure of Coggeshall has been influenced by the layout of the historic core which dates back to the 16<sup>th</sup> century. The road system is restricted by the proximity of listed buildings and the lack of parking spaces for many of the houses. There is also limited space to expand the public parking areas in the village. This means that our policies need to

focus on sustainable forms of transport and where possible, contain the current level car ownership. Every time a shop is converted to a home, it increases the number of cars parked on the streets. Every time a garage is converted into a room, a parking space is lost.

The policies seek to reinforce the need for developers to consider the impact of new homes on the transport and infrastructure of the villages, by contributing to alternative sustainable means of getting around via foot and cycle paths.

### Relevant National Policy

NPPF 4: Promoting Sustainable Transport - sections 29-30 and 35-39.

### Relevant Local Policy

LPP 44: Sustainable Transport.

LPP 45: Parking Provision.





## P.17 Transport and Infrastructure

Proposals for development should encourage the use of more sustainable means of transport by:

- I. Providing safe pedestrian and cycle access within a development;
- II. Providing links from footpaths and cycleways within a development to public rights of way and the wider pedestrian and cycle network within the Parish;
- III. Providing secure and safe areas for cycle storage throughout the Parish including schools and in the village centre;
- IV. Including public charging points for electric vehicles in visitor parking areas;
- V. Working with the Parish Council to increase the availability and accessibility of sustainable modes of transport throughout the village.

Development proposals affecting a public right of way (PRoW) will not be supported where there is a detrimental impact on:

- I. The ability of pedestrians and cyclists to safely use and enjoy the PRoW;
- II. The character, appearance, and setting of the PRoW;
- III. Flora and fauna which rely on the PRoW and surrounding area as a habitat and wildlife corridor.

Proposals for development should:

- I. Be sited within safe walking distance to public transport routes;
- II. Provide at least the minimum parking standards set out within the Essex County Council Vehicle Parking Standards;
- III. Provide dedicated parking areas or parking bays that are sympathetically incorporated into the design;

- IV. Incorporate measures to ensure that on-street parking is controlled and wherever possible reduced;
- V. Provide developer contributions towards sustainable transport measures and car clubs where off-street parking is not appropriate or feasible.

Development proposals within the village centre will be required to demonstrate that appropriate parking provision is made.

Development proposals that could result in the loss of an available parking space will be resisted.

Development proposals for allocated site Tey Road (refer to Policy P2) must enhance the adjacent public footpath and incorporate measures to enable safe crossing by pedestrians of the A120.



## VIII. Developer Contributions

### Context

Developer contributions seek to mitigate the negative inputs of development, address infrastructure needs, contribute towards placemaking and meet Local Plan policy requirements.

The social role of sustainable development includes supporting strong, vibrant and healthy communities. Paragraphs 91 & 92 of the NPPF 2018 require planning policies to plan positively for the provision and use of community facilities to enhance the sustainability of communities.

The Neighbourhood Plan Group has sought to seek comments from their community involvement events and have identified a number of community aspirations. These will help improve current community facilities and enhance future sustainability of this community.

### Justification

Applications requiring to comply with Planning Obligations as set out in the current NPPF 2018 paragraphs 203 – 205, Town and country Planning Act 1990 Section 106 and current Community Infrastructure Levy Regulations.

### Relevant National Policy

NPPF 2018: paragraphs 34, 91 & 92.

Town and Country Planning Act 1990 Section 106.

The Community Infrastructure Levy 2010.



## P.18 Developer Contributions

Subject to the financial viability of development and the future application of the CIL Regulations (or future national policy, regulations, and guidance which may succeed the CIL Regulations), any residential development proposals and all proposals for businesses and industrial premises will be required to contribute towards the provision of local infrastructure such as public open space, community facilities, education facilities, health facilities, highways improvements, improved high speed broadband connectivity, pedestrian and cycle links and community projects and initiatives within the Parish which specifically address the needs and aspirations of local residents.

Developer contributions will be sought as appropriate towards the following specific projects which address local needs, including:

- I. Improved pedestrian and cycle access to Coggeshall village centre;
- II. Increased provision of secure cycle parking areas throughout the Parish;
- III. Signage improvements throughout the Parish to improve connectivity between places of interest;
- IV. Flood managements improvements within Flood Management Areas 1-6 designated in Policy 6;
- V. Open space provision;
- VI. Community bus provision;
- VII. Safe crossing over the A120.

The requirements for developer contributions should be discussed after the submission of a planning application with Coggeshall Parish Council, Braintree District Council and, where relevant, Essex County Council.

Planning applications for residential developments and business and industrial premises should clearly demonstrate the impact of the proposed development on local infrastructure in the area and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts.

Relevant development proposals that fail to provide sufficient mitigation of the impact of the development through developer contributions will not be supported, unless:

- I. It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm; or
- II. A fully transparent 'open book' viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed; or
- III. Obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

Where viability evidence is to be provided by the applicant, it must clearly demonstrate the level of developer contributions which can be provided without rendering the scheme financially unviable.



## IX. RAMS (Recreational disturbance Avoidance and Mitigation Strategy)

Habitat Regulations Assessments have been completed for Braintree District Council's Section 1 Local Plan and Section 2 Local Plan.

Both of these assessments identified that the combined effects of the Section 1 and Section 2 Local Plans (including the cumulative effects of the Section 2 allocations), together with neighbouring local planning authorities' Local Plans and Neighbourhood Plans are likely to adversely affect the integrity of European designated nature conservation sites ('European Sites').

In view of that, Braintree District Council is working with ten other Greater Essex local planning authorities, and Natural England, on a Recreational disturbance Avoidance and Mitigation Strategy (RAMS) for the Essex coast.

RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated European site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

### P.19 Recreational disturbance Avoidance and Mitigation Strategy

- Financial contributions will be sought for all residential development, which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with policy SP2b of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Braintree District Local Plan.
- This includes development allocated in Neighbourhood Plans within Braintree District.
- Details of the zones of influence and the necessary measures will be included in the Essex Coast RAMS Supplementary Planning Document (SPD).



## Section 4: Monitoring and Review

The Neighbourhood Plan sets out a vision for Coggeshall Parish with agreed objectives and policies to deliver this vision over a 20 year period up to 2033.

The Plan will therefore need to be monitored and reviewed over its lifetime in order to ensure that policies are working.

Any targets that have been set in relation to the policies contained in the Plan will need to be monitored in order to see if they are being achieved.

Monitoring and review will be done by the Parish Council and they may wish to retain some members of the Neighbourhood Plan Strategy Group to assist them in this process.

### References and evidence

- National Planning Policy Framework 2012.
- Braintree District Council Local Plan 2005 + Review + Emerging Local Plan.
- Braintree District Council Local Development Framework Core Strategy 2011.
- Feedback from CNP Initial Public Meeting 18.04.2015.
- Coggeshall Business Survey Results 18.01.2015.
- Coggeshall Housing Survey Results.
- Feedback from Community Consultation road-show event 26.11.2016.
- Braintree Local Plan – Draft Document for Consultation June 2016.

### The Neighbourhood Plan Action Plan

The CNP has identified a range of objectives and set out a number of policies to enable the delivery of these objectives.

The CNP policies include actions and projects to guide the delivery of Neighbourhood Plan objectives.

An Action Plan is being developed to outline how each of these actions and projects will be delivered.





# Acknowledgements

This Neighbourhood Plan has been developed and produced by a sub-committee of the Planning Committee of Coggeshall Parish Council and other volunteers with wide ranging skills and backgrounds.

## Sub-committee members:

Anna Appleton-Claydon  
Michael Bowes  
Jo Brindley  
Michael Horne  
Paul Javin  
Megan Jones  
Peter Kohn  
Steven Lavender  
Alex Stevenson  
Ian Stock  
Tracey Thomson  
Tom Walsh



## Other members of the Neighbourhood Plan Group:

Jim Bailey, Sonia Bailey, Vanessa Balch, Jochen Culemann, Patricia Forero-Senior, Bruce Hogarth-Jones, Peter Hutton, John Lewis, Brian Mooney, Jill Ward, Petra Ward.

Thanks to Jan Stobart of the Rural Community Council of Essex for her help and support in producing this Plan and to David Coleman of DAC and Ann Skippers for their professional services.

The Parish Council and the CNP Sub-committee would like to thank the whole community for participating in the planning process, and validating and supporting the Neighbourhood Plan as it has evolved.

Photographs: Michael Bowes, Paul Javin, Steven Lavender, Alex Stevenson, Coggeshall Museum.



# Glossary

Listed below are some of the acronyms and terms used in this plan.

BDC – Braintree District Council.

Brownfield site – a site which has previously been built on.

CNP – Coggeshall Neighbourhood Plan.

CNPG – Coggeshall Neighbourhood Planning Group.

CPC – Coggeshall Parish Council.

CPRE – Council for the Protection of Rural England.

CIRIA - a research and information organisation of the construction industry.

DAC - Planning Consultants used by the Neighbourhood Planning Group.

EWT – Essex Wildlife Trust.

LPP – local Planning Policy.

NPPF – National Planning Policy Framework.

PPG - Policy Planning Guidance.

PROW – Public Right of Way.

SEA - Strategic Environmental Assessment.

Sui Generis – a planning term "of its own kind; in a class by itself; unique."

SuDS – Sustainable Drainage Systems.

SME - Small and Medium Sized Enterprise.



# Coggeshall Neighbourhood Plan

Countryside

| Character

| Community

'To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.'

[www.coggeshall-np.com](http://www.coggeshall-np.com)