

The Salings Neighbourhood Plan – Consultation Statement

25th March 2020

Final

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I. INTRODUCTION

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the submission of a Neighbourhood Plan to a Local Planning Authority to include a Consultation Statement. The Regulations outline that the Consultation Statement should include the following information:

1. a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
2. b) An explanation of how they were consulted;
3. c) A summary of the main issues and concerns raised by the persons consulted; and
4. d) A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The following sections of this Statement will set out the information listed above to demonstrate that effective public engagement has taken place throughout the production of The Salings Neighbourhood Plan (SNP).

The table below summarises the timeline for community engagement prior to the Regulation 14 Consultation.

	SNP TIMELINE OF COMMUNITY ENGAGEMENT
29 th October 2016	'Launch workshop' in Salings Millennium Village Hall (MVH)
Q1 2017	Website and Facebook page set up
March – May 2017	Residents and Business Surveys undertaken
May & June 2017	Stalls at major village events
June 2018	Stall at Fete and Classic Car Show with Vision for Salings on display

2. CONSULTATIONS PRIOR TO THE REGULATION 14 CONSULTATION

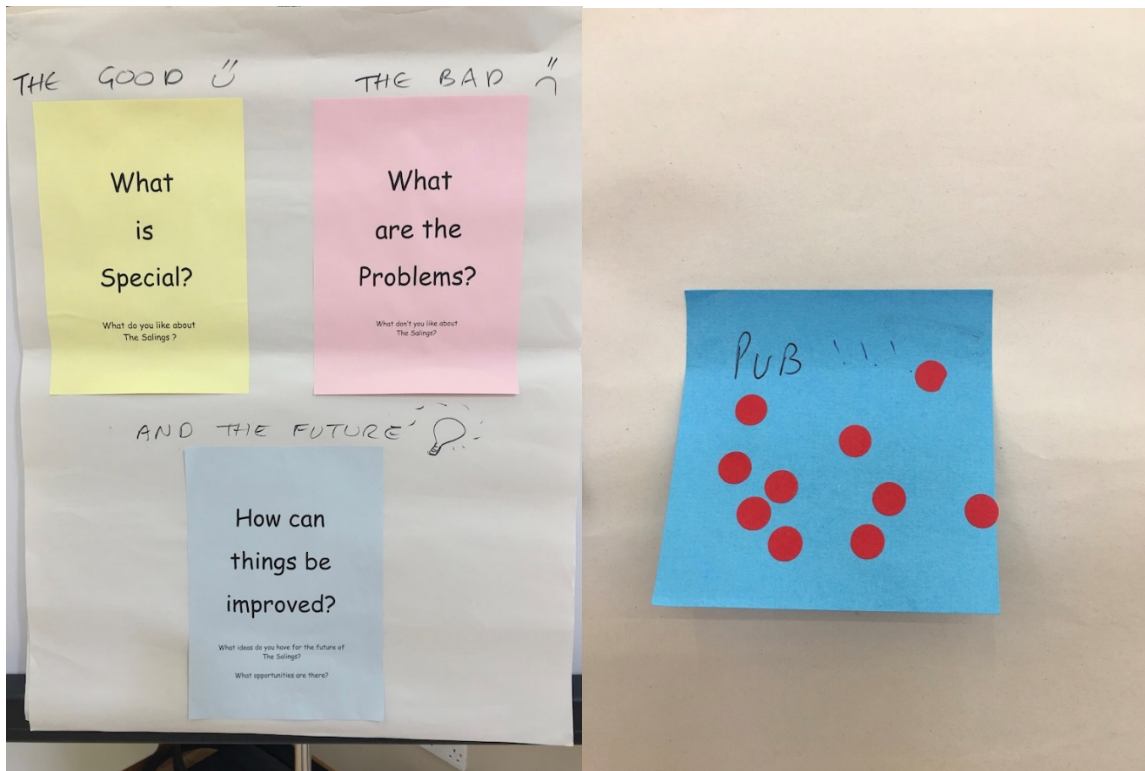
2.1. SALINGS MAGAZINE

All of the key activities involved in the compilation of the SNP were advertised in the Salings Magazine. The magazine is produced ten times a year and distributed free to all households in the Salings as well as some nearby retail outlets. There is also a Salings Magazine Facebook page (www.facebook.com/groups/SalingsMag/). Appendix A contains copies of the relevant articles.

2.2. INITIAL MEETINGS

There was an initial meeting on August 10th 2016 (detailed in Appendix A), and a subsequent 'launch workshop' held on 29th October 2016 in the Salings Millennium Village Hall (MVH), facilitated by Jan Stobart from the Rural Community Council of Essex (RCCE). At the workshop, which had around 40 attendees,

residents were encouraged to share issues of concern to them, and to explore some of the land use issues in the Salings.



Picture of two flipcharts used in the 'launch workshop' on 29th October 2016

2.3. WEBSITE AND FACEBOOK PAGE

As detailed in Appendix A, a Salings Neighbourhood Plan website was set up (www.thesalings-np.co.uk), in March 2017 detailing progress and acting as a repository for our evidence base. There was also a 'contact us' page with a dedicated email address, and a Facebook page (<https://www.facebook.com/The-Salings-Neighbourhood-Plan-1836819106558210/>)

2.4. RESIDENTS AND BUSINESS SURVEYS

Between March and May 2017 we carried out Residents and Business Surveys to determine the views of our community on a range of issues,

2.5. STALLS AT SALINGS ANNUAL VILLAGE EVENTS DURING 2017 AND 2018

We took the opportunity of two major village events to share with residents what was happening on Neighbourhood Planning – the two events being our annual Plant Sale on the early May bank holiday and our annual Fete and Classic Car Display on the last Sunday in June.

2.5.1. May and June 2017

We had display boards out at both events (the picture below shows the May 2017 Plant Sale) which outlined the purpose of Neighbourhood Planning, and members of the Steering Group engaged with local residents to explain our progress.



2.5.2. Stall at the Fete and Classic Car Show, 24th June 2018

For this event we had one board outlining the purpose of Neighbourhood Planning and a further board explaining our progress to date and the timeline to completion (see the picture below). The middle board showed our draft vision statement for the Salings. Again, members of the Steering Group were on hand to discuss neighbourhood planning issues.



3. THE REGULATION 14 CONSULTATION

3.1. PUBLICATION OF THE REGULATION 14 SNP, SEPTEMBER 2019

Copies of the Regulation 14 SNP, and a copy of the accompanying questionnaire, were distributed to all households in the Salings with the September copy of the Salings Magazine. This contained an article (see Appendix A) explain the background to the SNP and the key features of our approach. Both the Regulation 14 SNP and the questionnaire were also made available on the Salings Neighbourhood Plan website. Collection arrangements were outlined in the magazine article as well as on the printed questionnaire. The questionnaire is reproduced as Appendix B.

In addition to sending this SNP to residents, we contacted the following and invited them to respond:

- all of the businesses we had surveyed in 2017
- the two consortia who had plans to develop the proposed West of Braintree Garden Community (WoBGC) – Galliard Homes and the Andrewsfield New Settlement Consortium/Countryside Homes
- a list of statutory consultees provided by Braintree District Council (BDC) – reproduced as Appendix C

We held a public meeting on 5th September 2019, with cheese and wine on offer, to provide the opportunity for local residents to ask questions about the SNP before they completed their questionnaires. This was well attended, with some 30 people present.

3.2. RESPONSES

In total, 56 residents responded to the Regulation 14 SNP, and we also received responses from:

- Braintree District Council (BDC)
- Essex County Council (ECC)
- GL Hearn on behalf of Andrewsfield New Settlement Consortium (a potential WoBGC developer) – (ANSC)
- Springfields Planning and Development on behalf of F. H. Nash, owners of Baileys Horse Feeds (SPD)
- WYG Planning on behalf of Galliard Homes (a potential WoBGC developer) – Galliard
- The NHS Mid & South Essex Sustainability and Transformation Partnership, Mid Essex Clinical Commissioning Group (CCG) and Mid and South Essex Sustainability & Transformation Partnership (STP)
- Natural England – who made no specific comments
- Anglian Water (AW) – who responded to the online questionnaire, and made specific comments on Policies SAL 8 & 9 (Design Policies) which are dealt with in Section 3.x below.

ANSC and SPD both responded to the online questionnaire and made separate, written, submissions. In summarising the results of the survey, we report the percentage responses solely for the residents, and exclude the scores of ANSC, SPD, and AW. We do, however, consider their comments on individual questions.

3.3. OVERALL SUMMARY

As the table below shows, **Salings residents** were unanimously in support of our vision statement, and very strongly in support of each of the individual policies, which had scores ranging from 93 to 100% support:

	Do you agree with:	Residents' responses
Q1	The Vision Statement	100%
Q2	Our policy on conserving our historic heritage?	98%
Q3	Conserving our landscape	98%
Q4	Protecting key views	100%

Q5	Protecting local green spaces	100%
Q6	Establishing a local landscape protection zone?	96%
Q7	Our housing policy?	93%
Q8	Our design policies?	95%
Q9	Our policy on local business development?	95%
Q10	Our policy on tourism and leisure development?	96%
Q11	Our proposed community actions on community and leisure facilities?	95%
Q12	Our proposed community actions on highways?	98%

In addition, the Salings residents made a series of helpful comments which we discuss, question by question, in Section 3.4 below, and which are given in Appendix D below. Some of the comments were factually incorrect, or have been resolved. Where this is the case, a note in italics has been added after the comment.

The main issues raised by the **developers** focused on the relationship between the SNP and the Development Plan Document to be developed for the WoBGC, assuming that this passes examination and goes ahead. They are particularly concerned with ensuring that developments in the WoBGC are not unduly restricted. These issues affect the vision statement and several of the policies in the SNP, and are discussed below.

BDC and ECC made a number of comments on specific policies, which we discuss below. **ECC** also suggested a number of additional policies be added, related to their emerging Green Strategy¹ and a proposed Developer Contributions Policy. Comments related to specific questions are dealt with in Section 3.4. ECC's views on the need for further policies is dealt with in Section 3.7.

The **NHS** requested:

‘the addition of a simple statement, to confirm that Great Saling and Bardfield Saling Parish Councils will support the CCG in ensuring suitable and sustainable provision of healthcare services for the residents of Saling and support residents to take responsibility for their own health and wellbeing.’

We have added this statement to Section 5.1.

BDC suggested that the Neighbourhood Plan should now extend to 2034, and we have made this change. They also requested that ‘policies should be contained within boxes to better help distinguishing them from supporting text’. Instead, we have ensured that all policies are in **bold**, and that there is a sub-heading entitled ‘Background’ or ‘Justification’ before any supporting text.

¹ See <https://consultations.essex.gov.uk/rci/green-essex-strategy/>

3.4. RESPONSES TO SPECIFIC QUESTIONS

3.4.1. Question 1 - Do you agree with the vision statement for the Salings?

The residents were unanimously in favour of this. Two, in their comments, referred to the threat posed by the proposed WoBGC.

The other important comment came from ANSC, who said:

‘The vision statement is entirely reasonable as far as it goes. However, the vision statement ought to reflect on and respond positively to the proposed West of Braintree Garden Community (WoBGC) as identified in the emerging section 1 Braintree Local Plan. Suitable additional wording might be along the lines – ‘The Salings will continue to prosper and function positively in tandem with the proposed new settlement at the West of Braintree which will be delivered following Garden Development principles’.

We will not be making this revision to the SNP. In our residents’ survey, we asked:

‘Bearing in mind that the Neighbourhood Plan has to be in conformity with the strategic policies in Braintree District Council's Local Plan, are there any comments you wish to make about the proposed West of Braintree New Garden Settlement?’

From analysing their comments², 4% were in favour, 2% were neutral, 28% had serious concerns, and 65% were strongly opposed.

As the West of Braintree Garden Community is part of an emerging Local Plan which has not yet passed examination it can be given little weight. The only requirement for the Neighbourhood Plan is to be in general conformity with the strategic policies contained in the Development Plan for the area. The WoBGC is not part of the Development Plan.

Furthermore, as Section 1 of our Submission Plan shows, recent developments, including the January 2020 letter from the Inspectors of the Uttlesford Local Plan, have raised serious issues on the soundness of the proposed garden communities.

3.4.2. Question 2: Do you agree with our policy on conserving our historic heritage?

Subject to one comment on the scale of the proposed Special Character Area (SCA) for Bardfield Saling, residents were overwhelmingly in favour of this policy.

However, both BDC and ECC expressed concerns that the policy was negatively worded, or had other wording deficiencies, and made wording suggestions to improve its effectiveness and consistency with national policy. Most of these recommendations have been adopted. However, ECC’s suggestion of adding the sentence ‘The Council will encourage applicants to put heritage assets to viable and appropriate use’ has not been included, as it is not clear that it enhances the policy, or who should determine ‘viable and appropriate use’.

One resident wanted the whole of Bardfield Saling to be protected as a SCA, and mentioned the possibility of future speculative development. However, Bardfield Saling is a dispersed rural settlement where protections are already in place as it is classified as ‘countryside’ in NPPF terms. We believe that SCA protection is most appropriate for the historic core of the village. This mirrors the area of Great Saling protected by its Conservation Area.

² Available on the Salings Neighbourhood Plan website

3.4.3. Question 3: Do you agree with our policy on conserving our landscape and its key ecologic features?

Residents were overwhelmingly in favour of this policy and made supportive comments.

Both, **BDC and ECC** made suggestions on the wording of Policy SAL 2 to improve its effectiveness, clarity in decision making and consistency with national policy. Most of these recommendations have been adopted.

All of the **developers** made comments on this policy. ANSC said:

‘Nevertheless, policy SAL 2 should include recognition that where the WBGC is identified in the section 1 Braintree Local Plan then the change arising from a new settlement will inevitably result in some landscape impacts. The important point to be recognised is that landscape and ecology impacts will be mitigated. The WBGC will therefore be subject to a comprehensive Development Plan Document process, including detailed landscape and ecology impact assessment and mitigation strategies. Landscape and ecology surveys have been prepared by Capita on behalf of the Andrewsfield New Settlement Consortium to inform the Development Vision and Master Plan for proposed development of the WBGC.’

While we note the ANSC comments, it is not clear, even if the WoBGC were an adopted policy, that a wording change to SAL 2 would be required, particularly given the wording changes made to accommodate the BDC and ECC comments, as any WoBGC development, if approved, is likely to be in medium or low sensitivity areas. However, as we have noted in the SNP, WoBGC is not at present adopted policy.

Galliard confirmed that their ‘West of Braintree Vision Doc ... has been prepared in the spirit of the objectives of the Neighbourhood Plan Policy SAL 2.’ They also noted ‘Again, we agree with the spirit of para 136 but, by definition, there should not be additional restrictions placed on areas of lower sensitivity as those are where development is likely to be concentrated.’ We believe that the revised wording of Policy SAL 2 complies with this request.

SPD requested ‘amendments .. to the policy .. in order to recognise the potential for the positive redevelopment of brownfield sites and in the case of FH Nash for either commercial modernisation or housing-led mixed use redevelopment.’ We believe the wording change to Policy SAL 10 meets this request.

3.4.4. Question 4: Do you agree with our policy on protecting key views and ensuring visual connectivity with the surrounding countryside?

Residents were overwhelmingly in favour of this policy and made supportive comments.

BDC requested removing Key View 9 as it was outside the designated area, and we have done so. They also noted that Key View 8 may be difficult to maintain in the longer term.

Among the **developers**, ANSC requested amending the policy ‘to recognise the scale of development that will be delivered through the WoBGC and that the new settlement will inevitably result in change and some impacts on existing key views and visual connectivity with the surrounding countryside.’ However, as noted above, the WoBGC is not at present an adopted policy. In addition, we note that all of our proposed views are now within our Local Landscape Protection Zone (LLPZ).

3.4.5. Question 5: Do you agree with our policy on protecting local green spaces (LGS)?

Residents were unanimously in favour of this policy. One comment requested additional green spaces to be added.

Both **BDC** and **ECC** referred to the criteria for designating green spaces, noted that some already had designations, and questioned whether all of the NPPF criteria had been met for all sites. The Regulation 14 draft only referred to the criterion of a green space being ‘demonstrably special and hold[ing] a particular local significance’. A sentence has been added making clear that the other NPPF criteria have also been met.

They also raised the issue that some proposed LGS already had designations. We have added a paragraph explaining why these spaces also have special local significance.

The **developers** raised no objection to this policy.

3.4.6. Question 6: Do you agree with our policy of establishing a local landscape protection zone as a 'green buffer' between the Salings and any potential West of Braintree Garden Community?

Residents were overwhelmingly in favour of this policy. Where they did comment, they wanted a larger LLPZ – as one expressed it ‘Buffer zones should extend to multiples of miles rather than fields. eg the current gap between (say) Great Saling and Panfield represents a proper buffer zone.’ Another put it more succinctly – ‘the bigger the better’.

The position of the **developers** (apart from SPD, who note it would not affect them) and **ECC** is broadly one of opposition to the policy. For example, ECC state ‘The detail regarding the WOBGC will be progressed through a Development Plan Document. Hence, it is not considered appropriate for this policy to set the extent of the Local Landscape Protection Zone’. ANSC take a similar line, although they note ‘Notwithstanding the above, the [LLPZ] is not significantly different to the landscape buffer indicated through the Development Vision and Master Plan submitted by ANSC and Countryside towards the Braintree section I Local Plan examination.’ Galliard accept the need ‘for a strategic landscape buffer to the west of Great Saling’ but point out that part of the LLPZ is in an area of low sensitivity (this point is discussed further below).

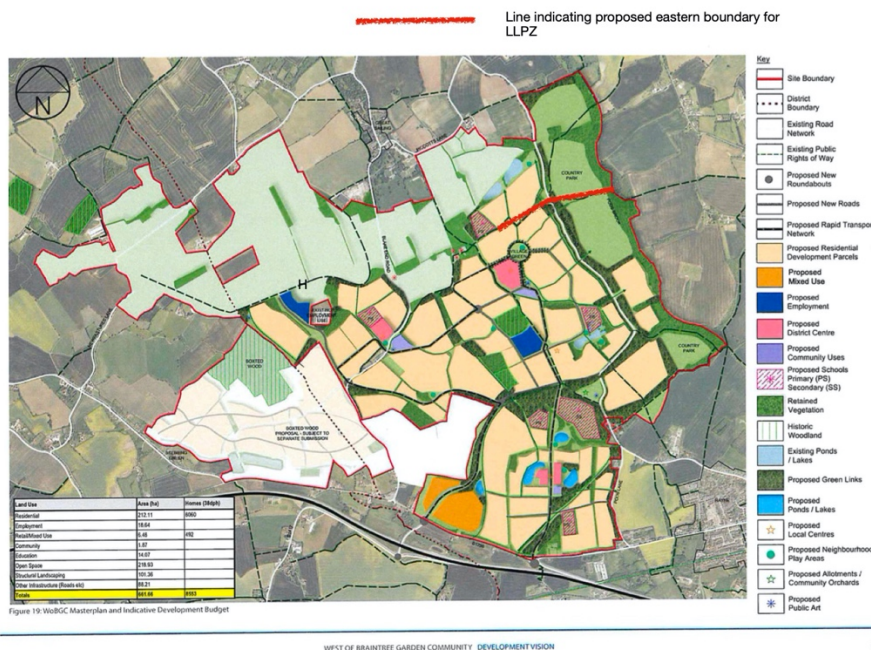
BDC state ‘Policy SP10 of the Publication Draft Local Plan includes provision of separation between the Garden Community and existing settlement, meaning the principle of this policy may be generally acceptable’, and go on to encourage dialogue between us and the developing plans for the WoBGC ‘to ensure that the policies contained within the neighbourhood plan have sufficient longevity.’ On the extent of the LLPZ, they state:

‘When looking at the extent of the Local Landscape Protection Zone it is far larger than the stated aim of providing separation between the Salings and the area of search for West of Braintree. It may be more effective if the areas within LPLCA6³ and 9 were removed or reduced in extent.’

They also note a concern that the LLPZ, ‘when coupled with the high sensitivity landscape areas could be viewed as preventing potentially sustainable development opportunities.’

³ In fact, BDC meant LPLCA16 rather than 6, i.e. the two LPLCAs in the northwest (confirmed in phone call with Alan Massow from BDC on 31 January 2020)

Having reviewed the comments, we intend to maintain the LLPZ broadly as it is proposed in the Regulation 14 SNP. We have, however, aligned it with the Landscape Assessment Study (LAS) boundaries for LPLCA 9 and 6, and dropped LPLCA 16. The only area where the LLPZ diverges from the high sensitivity boundaries in the LAS is in LPLCA 4 near Andrewsfield, where the LLPZ boundary has been pushed out to Betts Farm. This ensures roughly equidistant protection for the Great Saling Conservation Area to the south and the southwest.



Insofar as BDC's suggestion of removing LPLCA9 & 16 is concerned, we note that LPLCA9 provides protection for the proposed Special Character Area for Bardfield Saling, and protect against the submission by Saker Estates to extend the area of search for WoBGC to the north⁴. However, as noted above, we have removed LPLCA16 from the proposed LLPZ.

With regard to the suggestion that the LLPZ is not required, and that green buffers should be determined in a Development Plan Document for the WoBGC, we note that this is still an emerging but not adopted policy. We accept that, *if* it is adopted, our proposed LLPZ *may* be modified by subsequent developments. However, that is some way off: the examination of Section I of the BDC Draft Local Plan commenced again

in January 2020, and so it seems unlikely that any process to determine a buffer zone via a Development Plan Document will be adopted policy before 2022.

Policy SAL 5 (the LLPZ) therefore fills a gap in local planning, would remove uncertainty, and would protect the Salings against speculative development proposals which may come forward if Policy SP10 in BDC's Draft Local Plan fails examination. By contrast, if WoBGC passes examination, it provides an evidence-based baseline for a green buffer for the discussions BDC recommend we have on the WoBGC proposals.

In support of this policy, we attach a paper prepared for us by DAC Planning.

3.4.7. Question 7: Do you agree with our housing policy described in paras 164 to 175?

Residents were overwhelmingly in favour of this policy: while one resident thought there was too much emphasis on affordable housing, a number of other comments supported the policy, as did the overall vote.

BDC noted that, as we had not allocated sites, it was 'unlikely that the Neighbourhood Plan would benefit from the lower three year supply threshold for adopted Neighbourhood Plans with allocations'. We accept this is the case, but consider that it is better to focus on rural exceptions sites for affordable housing than to allocate sites where only 25-35% of the housing would be affordable. We also note that our proposed LLPZ will give us protection from speculative development.

BDC also objected to Policy SAL 7 – nomination rights for affordable housing – as this is contrary to their housing service allocations policy, and would thus fail the Basic Conditions test. We have therefore amended the policy to refer to new developments which involve affordable housing but excluding the proposed WoBGC, and based priority on those having a 'local connection' to the Salings⁵.

Two of the **developers** – ANSC and SPD – raised issues on this policy. ANSC said that it was premature to develop a housing policy in advance of BDC's Draft Local Plan, which allocates 10,000 new homes to WoBGC. But as we have seen, this is not adopted policy. In addition, as our Housing Needs Assessment and Housing Needs Survey show, the proposed new homes in WoBGC are not needed to meet housing needs in the Salings. By adopting this policy in the SNP we can press on with meeting local needs while examination for WoBGC continues.

SPD noted the difficulties of using their current site (on the Bardfield Road north of Great Saling) for the current operations for Bailey's Horse Feeds, and in particular the high volume of HGVs this generates through Great Saling to access the A120. They would like to 'either remain at the site longer term via modernisation and improvements of its buildings and infrastructure', or to 'allow a financially viable redevelopment of the site in the form of a housing-led mixed use redevelopment (allowing the company to relocate its business elsewhere)'. SPD note that the site would be unlikely to meet the exceptions criteria, and so request that it be designated a Special Policy Area (SPA) as previously developed land.

However, we note that the scale of the development (3.66 hectares) would be capable of providing housing very considerably in excess of the needs of the Salings and would therefore be contrary to the strategic policies of BDC's adopted and emerging Development Plans. Given other plans for housing in Great Bardfield, it could also lead to coalescence between Bardfield Saling and Great Bardfield, which would be contrary to Policy SAL 1. So we are unwilling to alter our SNP in the way SPD propose.

⁵ The paper "Affordable Rural Housing" from the Rural Housing Alliance has been helpful – see <https://englishrural.org.uk/wp-content/uploads/2015/10/PC-Guide-Final.pdf>

3.4.8. Question 8: Do you agree with our design policies?

Residents were overwhelmingly in favour of this policy. Comments included the desire to include rainwater harvesting and renewable energy in the design policies.

Anglian Water recommended an amendment to the wording of both Policies SAL 8 and SAL 9 to incorporate Sustainable Drainage Systems measures and water re-use measures. We have adopted their proposed wording for our Regulation 16 SNP. **ECC**, as the Lead Local Flood Authority, also made recommendations on flooding and sustainable drainage systems which we have adopted.

BDC, in response to Policy SAL 8 (Design Policy for Infill Development), mentioned that there are semi-detached properties in the Salings, and thought that the wording of the policy would prevent semi-detached properties being built as infill. While it is not clear that the Regulation 14 SNP wording implies this, we have altered it to clarify that no such restriction is implied.

BDC also requested that Policy SAL 9 (design Policy for Strategic Housing Sites) 'be re-worded to remove any overly restrictive elements which could impact the delivery of the garden community.' However, no specific recommendations were made, and given that there is no adopted Master Plan for WoBGC, we have not made any alterations to the wording.

Among the **developers**, **SPD** requested clarity on the definitions of infill, and we have revised the wording to give this. While requesting a special policy for the site, they were supportive of the policy. **ANSC** thought there was a lack of clarity as to whether Policy SAL 9 would apply to WoBGC. It would, as should be clear from the Regulation 14 SNP draft, but we have altered the wording to make clear it applies to any development of more than 10 dwellings. They also thought Policy SAL 9 should be deleted in its entirety, as 'design policies for development within the WBGC will be appropriately set within the WBGC Development Plan Document.' We do not accept this – WoBGC is still an emerging but not adopted policy. We accept that, if it is adopted, Policy SAL 9 may be modified by subsequent developments. In the meantime, however, it protects the Salings against poor design in speculative development proposals which may come forward if Policy SPI0 in BDC's Draft Local Plan fails examination. By contrast, if WoBGC passes examination, it provides an evidence-based baseline for the design of the WoBGC – giving ANSC the 'flexibility' they ask for would be unwise. Galliard requested further dialogue.

In addition, ECC raised the issue of whether the SNP needed a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), pointing out that the southern part of our designated area lies within the Zone of Influence of the Blackwater Estuary SPA and Ramsar. Having consulted with BDC on the matter, as ECC recommended, we have now added a sentence to Policy SAL 6 to point out that any future development will be required to make a proportionate financial contribution⁶. We note from the BDC email that our Neighbourhood Plan is likely to be adopted before the Braintree Local Plan or adoption of the RAMS SPD.

3.4.9. Question 9: Do you agree with our policy on local business development?

Residents were overwhelmingly in favour of this policy. Two comments mentioned the importance of Andrewsfield, and two mentioned the issue of potential light pollution/security floodlighting.

Both **BDC** and **ECC** recommended the removal of a bullet point limiting development to brownfield sites, as this was contrary to the NPPF, so we have done so and reworded the policy to ensure conformity to

⁶ The current rate (April 2019) is £122.30 for every net new additional dwelling

the basic conditions. Among the **developers**, SPD had a similar concern, as their site, while predominantly brownfield, is not exclusively so. ANSC were in agreement with the policy, but wanted it to refer to the local employment opportunities WoBGC would provide. However, as we have seen, this is not adopted policy.

3.4.10. Question 10: Do you agree with our policy on tourism and leisure development?

Residents were overwhelmingly in favour of this policy, although five comments were made about the importance of Andrewsfield – for example, one stated ‘you do not stress the importance of Andrewsfield enough’. We have accordingly strengthened the policy wording with regard to Andrewsfield, and brought forward from Section 5 the justification for this policy.

Both **BDC and ECC** make the point that Andrewsfield is only partly in the designated area for the Salings – the other part lies outside the BDC area in Uttlesford District Council’s area, who also have an emerging plan which includes housing in the WoBGC. However, Stebbing Parish is currently compiling its own Neighbourhood Plan⁷, and we understand from liaising with them that they will be pursuing a similar policy with regard to Andrewsfield.

Among the **developers**, both ANSC and Galliard comment on Andrewsfield (either with regard to Question 10 or with regard to the Community Actions proposed in Section 5 of the SNP). ANSC take the line that the future of Andrewsfield should be determined through the local plans of BDC and Uttlesford, and the planning for the WoBGC. However, both ANSC and Galliard state that their current plans allow for the retention of Andrewsfield.

3.5. QUESTION 11: DO YOU AGREE WITH OUR PROPOSED COMMUNITY ACTIONS ON COMMUNITY AND LEISURE FACILITIES?

Residents were overwhelmingly supportive of these community actions, as were the developers. ECC suggested that the community action on the Millennium Village Hall (MVH) could become a land use planning policy on protecting community facilities. However, we do not think this is required as the MVH is a registered charity, and the proposed community actions go beyond the protection of existing facilities.

3.6. QUESTION 12: DO YOU AGREE WITH OUR PROPOSED COMMUNITY ACTIONS ON HIGHWAYS?

All respondents were unanimously in support of these actions, and several recommendations were made to improve traffic management, which we will keep under review. Some wording changes have been made to note that Bardfield Saling does not have a bus service.

ECC suggested that ‘the parish council may wish to undertake a travel survey to gain a clear picture of the local [highways] issues’. Again, we will keep this option under review.

3.7. SUGGESTIONS FOR ADDITIONAL POLICIES

ECC suggested adding a number of additional policies in its response to our Regulation 14 consultation ‘in an advisory capacity for consideration by the Parish Council as it continues to prepare the SNP, and its

⁷ See <https://www.uttlesford.gov.uk/article/4965/Stebbing-Neighbourhood-Plan>

Regulation 16 Plan.' We have already commented on their policy on flooding and sustainable drainage systems, where we have incorporated some of their suggested wording in our design policies (Policies SAL 8 & 9). Other suggested policies are for:

- Developer contributions
- Green Infrastructure and the Natural Environment
- Renewable energy
- Electric vehicles
- Highways

We have not included these suggestions as additional policies. We consider it is too early to develop a policy on developer contributions, as the plans for the WoBGC are still in examination. We do have a policy on the natural environment (Policy SAL 2) which includes many of the aspects of ECC's emerging Green Infrastructure policy, but we note that this policy is not yet adopted. Renewable energy and electric vehicles are both referred to in our Salings Design Code, February 2019, prepared by Urban Vision, and we have added wording to Policies SAL 8 & 9 to refer to its Sustainable Design policies, which include these two points.

APPENDIX A EXTRACTS FROM THE SALINGS MAGAZINE ON THE NEIGHBOURHOOD PLAN

A.1. SEPT/OCT 2016 EDITION

From the editorial:

‘Meanwhile, our own Parish Council is embarking on a neighbourhood plan jointly with Bardfield Saling - see p 14. This will involve plenty of local consultation - so keep your eyes peeled.’

On page 14:

Introduction: Neighbourhood Plan

On August 10th there was a meeting for those interested in hearing about the Parish Council’s intention to develop a Neighbourhood Plan.

One of the interesting features is that we can define our own ‘neighbourhood’ - so it was agreed to include Bardfield Saling as well as Great Saling and to approach Stebbing.

If you were not at the meeting and would like to get involved please contact the parish clerk, Cathy Carlisle, at the email given above. The following 2 pages set out details of the process:

	Parish Plan	Neighbourhood Plan	Village Design Statement
Purpose	Assess current and future potential issues and set out an action plan to tackle the issues.	Assess physical (spatial) assets and set out what should be protected and where future development should go.	Assess character and set guidelines to influence what future development should look like.
Status	<p>A business plan for the community, adopted by the parish council to take forward in partnership with other organisations.</p> <p>Part of the Local Development Framework evidence base (<i>NOTE: Some local authorities have also approved as a material consideration in the determination of planning applications</i>)</p>	<p>Part of the local authority development plan (subject to an independent examination and support by local referendum)</p> <p>Might also result in a 'Neighbourhood Development Order' which (subject to an independent examination and support by local referendum) will set out development proposals without the need to seek planning permission.</p>	<p>Sits outside the local authority development plan as 'a material consideration in the determination of planning applications' or 'planning guidance' (subject to local authority approval)</p> <p><i>Some authorities have adopted VDS as Supplementary Planning Documents to make them part of the Local Development Plan</i></p>
Document	<p>Description of the services and facilities and their strengths and weaknesses.</p> <p>Views and opinions on all matters affecting quality of life and aspirations for the future.</p> <p>Action Plan outlining projects, timescale, costs and organisations involved.</p>	<p><i>Expected to include:</i></p> <p>Audit of land use and infrastructure.</p> <p>Views and opinion about local need and aspirations for conservation and development.</p> <p>Policies on objectives for the area, infrastructure priorities, and a map outlining open space of community importance, assets of community value and locations for development.</p>	<p>Assessment of the character of the built and natural environment.</p> <p>Views and opinion about various elements of character and aspirations for the future.</p> <p>Guidelines about the design of future development (including an attempt to influence permitted development).</p>

RCCE Support

The Community Engagement Team will support the production of Neighbourhood Plans in the same way that we support other Community Led Planning Initiatives. Because neighbourhood planning is a new concept, the first few in Essex will obviously be testing approaches and methods. We will work closely with local authority planning officers and ensure that communities have access to appropriate advice and guidance through the Community Led Planning Network. If your community is interested in producing a Neighbourhood Plan, Parish Plan or Village Design Statement, please join the Network.

Five broad stages and a list of steps in the process is set out below. The steps may not necessarily need to be undertaken in this order and some may be undertaken concurrently. These are suggestions and may be amended in the light of practical experience as Neighbourhood Plans are progressed.

From past experience a community led plan takes a minimum of 18 months to complete. A neighbourhood plan has additional steps, particularly at the end of the process, that will be beyond the control of the community.

Because a Neighbourhood Plan will become a statutory document, some of the steps are obligatory. These are shown in bold type in the right hand column. Click on the stages in the left hand column to find out more about each of the steps.

Getting Started	Prepare a list of local contacts
	Get the community on board
	Establish a steering group
	Define the 'neighbourhood area' and seek approval
Getting Organised	Develop a communication strategy
	Create a time plan for the process
	Determine local skills, expertise and training needs
	Prepare a budget
	Secure funding
	Review existing plans and strategies for the area
Preparing an Evidence Base	Establish the focus of attention for evidence gathering
	Familiarise yourselves with Sustainability Appraisal (SA)
	Familiarise yourselves with Equality Impact Assessment (EIA)
	Create a profile of your community
	Audit existing infrastructure and designations
	Carry out surveys and needs assessments
Drafting Proposals	Summarise findings and consider how to tackle the issues
	Draft a vision and objectives for the area
	Feedback and further community involvement
	Prepare an SA Scoping Report
	Assess impact of options
	Choose preferred options and draw up proposals
	Check for conformity with strategic policies in the development plan
Finalising your Plan	Consult on proposals
	Fine tune your plan to minimise overall impacts
	Agree monitoring, evaluation and review
	Prepare final Neighbourhood Plan document
	Prepare final SA Report
	Prepare EIA Report
	Consult on Proposals
	Submit Proposals for Validation
	Independent Examination
	Referendum
	Adoption

A.2. FROM THE JANUARY 2017 EDITION

Introduction of Conservation area, pp32-33

CONSERVATION AREAS AND WHY THEY ARE PARTICULARLY IMPORTANT TO OUR VILLAGES RIGHT NOW

As someone who is extremely concerned about the swathe of proposed housing developments in our part of North Essex and with a new Neighbourhood Plan currently under discussion, I think it is important that we are all aware of the various ways in which we can and should protect the beautiful and historic villages in which we live. You may or may not be aware that Great Saling is a Conservation Area but Bardfield Saling is not. I have to admit that I don't know the reason for this – it could simply be that Bardfield Saling didn't apply and Great Saling did. However, what I do know is that Bardfield Saling has many beautiful and historic buildings (31 Grade II listed buildings or monuments and our 14th Century Grade I listed church whose round tower is one of only 6 remaining in Essex and is believed to be the last of its kind built in mediaeval times) which are all enhanced by the beauty of the surrounding countryside and we should do our best to preserve this history for future generations. I thought it might be useful to set out some information on the what, how and why of Conservation Areas:

WHAT IS A CONSERVATION AREA?

The first Conservation Areas were designated in 1967 and there are now more than 8,000 throughout England. Conservation Area status is awarded in recognition of the “special architectural and historic interest” of a particular area in order to preserve or even to enhance that interest. There are many different types of Conservation Area including the centres of historic towns and cities, fishing and mining villages, 18th and 19th century suburbs, model housing estates, country houses and their historic gardens or parkland and historic transport links and the surrounding areas, such as canals or railway stations. Most Conservation Areas are designated by the local Council acting as the planning authority but any area can apply to become a Conservation Area. It is worth bearing in mind that, like the Neighbourhood Plan, Conservation Area status is not a vehicle to influence new housing developments BUT it can help to protect the area within its boundary to main its “special” characteristics.

LOCAL CONSERVATION AREAS

There are just under 40 Conservation Areas in Braintree District, including Rayne, Finchingfield, Great Bardfield, Wethersfield and Great Saling. In Uttlesford the list of Conservation Areas includes Felsted, Great Dunmow, Little Dunmow and Stebbing. As I noted above, Bardfield Saling is not on this list and I truly believe that our village has the qualities that mean it should, indeed, become a Conservation Area.

WHAT DOES IT MEAN TO LIVE IN A CONSERVATION AREA?

If your home or business is in a Conservation Area you may need Council permission before making alterations to the property: this would normally apply only to alterations which would affect the exterior of the property and, therefore, the visual aspect of the surrounding area. The same would, most likely, apply to building an extension or adding a conservatory. However, this will vary, according to your local Council. If you want to demolish either a whole building, or the major part of a building, the Council would normally require you to ask for permission to do so. Your local Council will also ask you to give advance notice if you wish to carry out any major works to trees in a Conservation Area.

WHAT ARE THE BENEFITS OF LIVING IN A CONSERVATION AREA?

Obviously, the requirements highlighted above ensure that the area in which you live (which has been granted conservation status because it is particularly pretty, historic, distinctive and, therefore, worthy of preservation) is protect-ed and will maintain that “special something” that meant it was valuable enough to be deemed a Conservation Area. So, if you have chosen to live where you live because you love your surroundings, the environment in which you live, the properties near to you, the trees, the views and you think that it should not only be there for you to enjoy but should be preserved for future generations, then living in a Conservation Area should be something that appeals to you. And if you are wondering about the financial effects of living in a Conservation Area, most estate agents agree that there is a positive uplift in prices for properties situated in a Conservation Area which can be attributed to the fact that, normally, such properties and their surroundings are well cared for and viewed as special. Additionally, more and more buyers, especially in today’s world of ever encroaching housing development, favour properties in Conservation Areas because they know that their environment and surroundings are better protected than a similar property outside a Conservation Area and that the property they are buying is a special one.

WHAT CAN WE DO AND WHO CAN WE CONTACT TO KEEP IN TOUCH OR TO TAKE PART?

It would be fantastic if the residents of Great Saling and Bardfield Saling were able to participate in the neighbourhood plan discussions to ensure that they play a part in shaping the future of our villages. I think it could well be a good idea if we could see if we can include Bardfield Saling within the Great Saling Conservation Area, ie to make a larger “Salings Conservation Area”.

If you would like to take part in the neighbourhood plan then you should make sure that you are in contact with Peter Martin, via Cathy Carlisle, the Clerk of the Great Saling Parish Council, at gtsaling.pc@outlook.com or on telephone number 01440 731964,

Also follow the Salings Magazine Facebook page – lots of updates and local information is being posted regularly on there so it is very useful resource to keep in touch with the news and upcoming events.

A.3. FROM THE FEBRUARY 2017 EDITION

A.3.1. From the editorial

‘The February edition of the Salings Magazine contains some important news about our Neighbourhood Plan - see Peter Martin’s article on pages 12 and 13.

This is an opportunity for residents in the Salings to influence how we wish to see our local community develop - subject of course to the normal funding constraints, and the requirement to be ‘in conformity with’ the plans from Braintree District Council. Confused by what that means? Well, join the club. But more seriously, why don’t you talk to your Neighbourhood Plan Committee at the Plant Sale in May or at the Fete in June, where they will be on hand to explain the all the issues.’

A.3.2. THE SALINGS (Great Saling & Bardfield Saling) NEIGHBOURHOOD PLAN

“Your opportunity to influence change”

Dear Resident of The Salings

Under the government's Localism Act, communities now have the opportunity to become directly involved and play a greater role in planning at the local level through the medium of the Neighbourhood Plan.

To ensure that people living and working in the Salings area have the opportunity to participate, Great Saling Parish Council and The Bardfield Saling Meeting have put together a Steering Group of volunteers to manage development and progress of the plan for the future. They will formulate policies to be included within the plan from research and evidence gathered from you and selected bodies.

What is a Neighbourhood Plan?

A new way for people to participate in shaping the future development of their community including:

Planning policies for the development and use of land

The location of new housing and commercial development – where to build and where not to build

Policies for improving the local infrastructure and community services

Protection of the environment and essential character of The Salings

After consultation with the wider community, the Neighbourhood Plan will be submitted for independent scrutiny to ensure compliance with the Local and National Planning Frameworks. There will also be a referendum on the Neighbourhood Plan and – if the majority of those who vote are in favour – then the plan will become a planning policy document within Braintree District Council's Local Development Plan. So it is extremely important that **every single persons views will be solicited and their views taken into account.**

Timeline.

Survey Distributed (NP Community Engagement)	Plant Sale	Salings Fete	Referendum	Adoption
March 2017	May 2017	June 2017	Late 2018	2019

Your Plan – Your Future

The purpose of the Neighbourhood Plan is to reflect the opinions, concerns and wishes of the community. Those who live in the area, those who work in the area, local businesses, employers and employees.

To be successful, the Neighbourhood Plan Steering Group needs help and support from all sections of the community- ideas, skills, knowledge and most importantly - enthusiasm to drive the plan for-ward.

There are some constraints. A Neighbourhood Plan cannot prevent development but it can influence both the level and location of growth identified in Braintree District Councils emerging Local Development Plan and how this growth is to be met or exceeded.

Nevertheless, the Neighbourhood Plan provides you with the unique opportunity to voice your opinions, make them count and to make a positive contribution to the future of The Salings for the decades and generations to come.

In the ensuing weeks the Steering group will be working on a survey, which will be delivered to every household and business in the parish of `the Salings. So please look out for it coming through your door. Most importantly - fill it in and return it.

If you think you can help in the distribution of this document and maybe the collection please contact the Steering Group with your details at: thesalings-neighbourhoodplan@outlook.com

Best Regards, Peter Martin

Chair of the Neighbourhood Planning Steering Group for the Salings

A.4. FROM THE MARCH 2017 EDITION

A.4.1. Editorial

‘The magazine also has a couple of articles about the Neighbourhood Planning process for the Salings which is now underway. Details of the website and its contents are on page 15, while on page 5 one of the editors details his struggles with a monkey.’



A.4.2. The Neighbourhood Plan and the Monkey

Well I hope the title and the picture have you suitably intrigued!

Neighbourhood plans are a fundamentally new tool to give communities more control over the type, location, size, pace and design of development in their area. Planning application decisions will then be made taking into account the policies they set out. Having good, clear, useful plans can help build community confidence that new development will suit their needs and encourage investment in community infrastructure.

Neighbourhood Plans have to be in conformity with the strategic policies in Braintree District Council's Local Plan. So, to take a topic of concern to many, if the new West of Braintree New Garden Settlement gets the go-ahead, we cannot overrule that in our Neighbourhood Plan. However, we can influence how it would be developed.

The monkey referred to is, as some of you may have guessed, SurveyMonkey (surveymonkey.com), a well-known tool for conducting online surveys for consumer research and other purposes.

We have decided to use it to help gauge the views of residents and local businesses about the planning issues facing the Salings. And while SurveyMonkey is an online tool, and it will help us if people fill it out online, there will be paper copies available for those who would prefer that.

Keep a lookout for the survey on the Neighbourhood Plan website - details of which are on page 15.

Richard Gleed

A.4.3. The Salings Neighbourhood Plan Website



The Salings Neighbourhood planning Steering group, have the pleasure to announce the launch of:

The **Salings Neighbourhood Plan** Website Bookmark this Domain for future reference:

thesalings-np.wixsite.com/thesalings

Check out this site for information about

- The Plans progress
- Important documents
- Events
- News
- The opportunity to fill out the online Survey
- Photos (Please send in your pictures)
- Our Community (send in your stories about the Community)

Importantly we want you to get involved

We want the community of The Salings to be active on this website to give us ideas and suggestions.

This is your chance to Make a Plan and Make a Difference!

A.5. FROM THE APRIL 2017 EDITION

A.5.1. Editorial

'By now, you should also have received your paper copies of our Residents' Survey as part of the Neighbourhood Planning exercise for the Salings (see page 10). Please complete it online if you can - www.thesalings-np.co.uk - as this will save helpers typing your responses in.'

A.5.2. Article on page 10



Neighbourhood Plans have to be in conformity with the strategic policies in Braintree District Council's Local Plan.

So, to take a topic of concern to many, if the new West of Braintree New Garden Settlement gets the go-ahead, we cannot overrule that in our Neighbourhood Plan.

However, we can influence how it would be developed.

Details will be uploaded on the:

Salings Neighbourhood Plan Website (This is a repeat from the announcement in the March 2017 edition)

See: thesalings-np.wixsite.com/thesalings

Check out this site for information about

- The Plans progress
- Important documents
- Events
- News
- The opportunity to fill out the online Survey
- Photos (Please send in your pictures)
- Our Community (send in your stories about the Community)

Importantly we want you to get involved

We want the community of The Salings to be active on this website to give us ideas and suggestions. **This is your chance to Make a Plan and Make a Difference!**

We have decided to use surveymonkey.com to help gauge the views of residents and local businesses about the planning issues facing the Salings.

So it will help us if people fill the Residents' Survey out online!

A.6. FROM THE MAY 2017 EDITION

A.6.1. Editorial

'Depending on when you receive this, you will either be eagerly anticipating our Plant Sale and May Day Celebration on Bank Holiday Monday, 1st May, or have recently enjoyed it!

Among the stalls this year will be one on our Neighbourhood Plan - do you wonder what it's all about, and have perhaps been meaning to fill in the survey but not got round to it? Well, Peter Martin & others will be there to explain all and lend you a pen for the survey. No time like the present.

Of course, if you can't wait, you can fill the survey in online - see <https://www.thesalings-np.co.uk/surveys-documents> - or complete a paper version and post it through the Village Hall letterbox.'

A.6.2. Article on p9



Neighbourhood Plans have to be in conformity with the strategic policies in Braintree District Council's Local Plan.

So, to take a topic of concern to many, if the new West of Braintree New Garden Settlement gets the go-ahead, we can-not overrule that in our Neighbourhood Plan.

However, we can influence how it would be developed.

This is the link to the online survey: <https://www.thesalings-np.co.uk/surveys-documents>

Paper copies have been distributed

Closing date for responses 1st May 2017 at midnight.

Visit The Neighbourhood Plan Stall

At The May Day Plant Sale and Celebration at the Millennium Hall Piccotts Lane 1st May.

A.7. FROM THE JUNE 2017 EDITION

A.7.1. Editorial

‘Overall, the Plant Sale raised around £900 to support the maintenance of our two historic churches.

The event also helped with the completion of the Neighbourhood Plan Residents' Survey, and we are pleased to say that we managed a response rate of around 50% - a terrific effort from you all. Some of the results from the survey will be shared at our Fete & Classic Car Display on 25 June (see page 4) - so be there or be square!’

A.8. FROM THE JULY 2017 EDITION

A.8.1. Editorial

‘The major focus of this edition of the magazine is on planning - you will see on page 5 that there are consultations in June and July on Braintree’s draft local plan, which includes the proposed West of Braintree development, and you will note from page 15 that the Great Saling Parish Council is advising us to go along to the Millennium Hall on 6th July between 2 and 8pm to make our views known. And on page 24, our hard-working local councillor, Mike Banthorpe, comments further on the plans and what we can do to be ready to respond.

Then we have our exciting survey results - see pages 6 & 7 for a summary of what 115 of you told us in our Salings Residents Survey. And congratulations to Susan Murphy, who won the Marks & Spencers' voucher - hopefully awarded at the Fete. The Neighbourhood Plan Group will now be commissioning some further work, and is aiming to produce a draft plan by the end of the year.’

A.8.2. Article on survey results, pp6-7



Neighbourhood Plan Survey - the Results!

Well, they're in - and a big thank you to all 115 of you who completed the residents' survey - a fantastic result for villages of our size.

So what do you think? - well, you've told us that you really value the peace and quiet of the countryside, and the sense of community you feel in the Salings. And that you don't like noise, speeding traffic, the absence of a pub and shop, slow broadband and poor mobile signals. The top facilities you value are Andrewsfield (two thirds of you value this very highly), the Millennium Hall, the playing field and the new play area, and our local churches (95% of you valued them highly or very highly).

When asked what words or phrases you would like to use to describe the Salings in 15 years' time, the top five answers paint a picture of a safe, friendly, tranquil locality with a village feel, conserving natural habitats. And later in the survey, over 90% of you wanted to protect the historic and natural environments of the Salings, including its wildlife and woodlands, as much as possible, and its views over open countryside.

I don't think I'm surprised by those results. But the views on the future of the Salings and new housing provision are more nuanced.

When asked how the Salings should evolve over the next 15 years, 40% of residents wanted no change, while 22% wanted limited expansion - to allow the younger generation to stay being one of the key reasons quoted. The majority of those favouring limited development wanted this done in a tasteful way ensuring the character of the villages was not compromised.

This is reflected in the view on whether there is enough housing currently in the Salings to meet our needs - while 57% of you thought there was, 36% thought a few more houses were needed, and 5% a lot more. In terms of type of housing, all three options offered - social/affordable housing, private housing, and specialised housing for the elderly - were rated fairly or very important by over 65% of respondents.

We asked one question about the proposed West of Braintree development, and here your views were fairly unanimous. We made two statements on this and asked whether you agreed or disagreed.

The statements were:

'There should be substantial 'buffer strips' between this proposed development and the Salings to preserve our heritage and wildlife'; and

'The Salings should be protected from the additional traffic the proposed development would generate'

94% of you strongly agreed with both statements.

82 of you gave additional comments on the proposed West of Braintree development. Nearly all were either against the development ('it's in the wrong place') or wanted measures in place to protect the Salings' heritage and ensure proper infrastructure was in place. There was also scepticism about the 'garden communities' concept - several respondents thought it would be-come a dormitory suburb.

Richard Gleed

A.9. FROM THE MARCH 2018 EDITION

A.9.1. Editorial

'Now on to other matters. The work of the Salings Neighbourhood Planning Group continues. As it says on our website (<https://www.thesalings-np.co.uk>), we have now commissioned both landscape and ecology surveys as inputs into our plan, and the group are looking at some of the issues about our historic heritage, leisure and community facilities, housing, highways, and the rural economy (including broadband speeds and mobile phone signals) which you raised in the residents' survey last year. We are planning to have material to share with you at the Summer Fete at the end of June on all of these topics.'

A.10. FROM THE JUNE 2018 EDITION

A.10.1. Editorial

‘And next, of course, comes our Fete and Vehicle Display - see pages 3 & 4. As ever, all help welcome! And this year, as a special treat, there will be a stall on the Salings Neighbourhood Plan. You can meet the group charged with pulling the plan together, see some of the documents they have commissioned (including a Landscape Survey) and talk about their progress.’

A.11. FROM THE AUGUST 2018 EDITION

A.11.1. Editorial

‘Meanwhile the saga of the West of Braintree New Garden Community continues. Uttlesford District Council have now made Andrewsfield Millibar (see page 24) an Asset of Community Value. And, as you will have heard from our Facebook page, the Inspector has sent a pretty damning letter to the local councils instructing a rethink on their plans. This makes the work on our own Neighbourhood Plan all the more important - we hope to be able to share more news on our work on this in the autumn. In the meantime, keep up with developments at <https://sercle.org.uk> and <http://www.cause4livingessex.com> .

Andrea & Richard’

A.12. FROM THE MARCH 2019 EDITION

A.12.1. Editorial

‘Finally, the Neighbourhood Planning Group need your help!

We need to do a Housing Needs Survey - hence the form stuffed into your magazine and the article on page 8.

Please give 10 minutes of your time to help us on this.’

A.12.2. (p8) HOW MUCH HOUSING DO WE NEED?

So with this issue of the magazine you will find a Housing Needs Survey, prepared for us - as part of the Neighbourhood Planning process - by RCCE (Rural Community Council of Essex).

Please could each household help us by filling in at least the first part (Part A) and sending it back in the reply-reply-paid envelope!

Now, a bit of background - when we did the original Residents’ Survey in 2017, the majority of you (56%) thought that the current housing provision was about right for our needs.

But about a third of you (36%) thought that a few more houses were needed. The survey is trying to work out how many more that might be, and what type of housing would be best.

Again, both the Residents' Survey, and work we had done by Ur-ban Vision, suggested we should concentrate on social/affordable housing and housing for the elderly - or young people wishing to stay in the area. Is this right? - *please fill in the form with this mag-azine to give your views!*

If you indicate a need for additional housing in Part 1, you will find that, in Part 2, the survey asks for some basic financial information about your household.

Please note that no-one in the Salings or at BDC will see this information.

It will be processed by RCCE (see <https://www.essexrcc.org.uk>) and only the aggregate results will be passed back.

RCCE have been a great help to us in compiling the Neighbourhood Plan and are completely trustworthy - we'd find it even more difficult than we do without them!

A.13. FROM THE JUNE 2019 EDITION

A.13.1. Editorial and pp12-13

'Finally, at the bottom of page 13, you will see the smiling face of our very own Roger Hayward at last year's Fete in front of our Neighbourhood Plan display. If you've wondered what's happened since, please read the article on pp12-13!'

A.13.2. The Neighbourhood Plan - an update

I expect those of you who kindly completed the Residents' Questionnaire in early 2017 must be wondering what your Neighbourhood Planning Committee have been up to - where is the draft Plan you might legitimately ask!

Well, 'in hand' is the short answer. Since our appearance at last year's Fete, we have:

- Agreed with Liz Lake the Landscape Assessment Survey
- Completed an exercise on Design Codes, to help us set policies for what characteristics any new developments in the Salings should have (specifying the use of local materials, for example)
- Agreed to commission a Housing Needs Survey - again thank you to those who responded - new had a response rate of about 30%, which is well above average
- Drafted policies on:
 - Green Spaces (which we can designate and protect in the Neighbourhood Plan)
 - Key Views and why they are important
 - A 'Green Buffer' to protect the Salings from being absorbed by the West of Braintree Garden Community (if it eventually goes ahead)
 - A 'Special Character Area' for Bardfield Saling to recognise how the many historic properties in the village combine to give a unique rural view.

Several of these initiatives have been based on the advice we received from our 'friendly reviewer', who pointed out to us, for example, the opportunity to designate and protect local 'Green Spaces' of particular significance to the community (such as the green in front of Saling Grove).

The other objective behind this work is to ensure a sound evidence base to show the inspector whom Braintree District Council will appoint to review our plan.

All of this has meant that it has taken longer than anticipated to develop a draft we can share with residents to check your views, but we should now be on course to do that over the summer. Meanwhile the proposals on key views and green spaces are on our website ([thesalings-np.co.uk](https://www.thesalings-np.co.uk)).

Thank you for your patience - and thanks to our hard-working committee, who like me are hoping that the end is in sight!

Richard Gleed

A.14. FROM THE AUGUST 2019 EDITION

A.14.1. editorial and p15

'We had an article in the June magazine about our progress on the Neighbourhood Plan. We are pleased to say that a draft is now ready to share with the community - a process known as 'Regulation 14 Consultation'. So there will be a meeting in the Salings Millennium Village Hall on 5th September at 7.30 when the Neighbourhood Plan Steering Group will be presenting the plan and seeking your feedback. As one of the Group members noted, 'we have listened' - the plan and policies are based on your feedback in the Residents' Survey from 2017. Come and see what we have done with it! - more details on page 15.'



Come along to the **Salings Millennium Village Hall** on Thursday 5th September at 7.30

To hear more about housing needs, a Special Character Area for Bardfield Saling, and a 'Green Buffer' to protect us from the potential West of Braintree development. A draft of the plan will be on the website by late August - see <https://www.thesalings-np.co.uk>

A.15. FROM THE SEPT & OCT 2019 SPECIAL EDITION NP

distributed with a hard copy of the consultation plan to each household of the Salings



'We can imagine how thrilled you will be to have an edition of the magazine focusing on the Salings Neighbourhood Plan – a draft of which (and a questionnaire!) you should have received with the magazine itself.

There is more about the plan on pages 6 & 7, but please do come along to the meeting below and express your views! And remember – this is a separate consultation to those Braintree District Council is undertaking on the proposed West of Braintree Garden Community, details of which can be found on page 9.

Thursday 5th September, 7.30, at the Millennium Village Hall

Hear more about the Salings Neighbourhood Plan and give us your views. With wine and cheese!



With this copy of the magazine you should have also received a copy of our draft **Neighbourhood Plan for the Salings**, which the Parish Council passed for 'Regulation 14' consultation at the end of August. This is your opportunity to comment on the vision we have proposed for the Salings, and the policies and actions your Neighbourhood Planning Committee have been working on to give effect to that vision.

We are asking for your comments by means of the **questionnaire** also enclosed with the magazine. You can either fill this in and post it through the postbox at the Millennium Village Hall, or complete it online at **thesalings-np.co.uk**

However, you might like to wait until you have attended our consultation event on **5th September at the MVH at 7.30** where - fortified by cheese and wine - your Committee will be explaining what we have done and why, and will be fielding questions.

For several of your committee, the Salings NP has been their first exposure to the wonders of our national planning system, and doubtless like us several of you are bemused by where the Salings NP 'fits in' with the Braintree District Plan and national planning guidelines. Essentially, our Salings NP has to be 'in conformity' with the *adopted* policies at Braintree District and national level. Normally this is straightforward.

However, Braintree is proposing a West of Braintree Garden Community (WoBGC) of up to 15,000 new houses in its Strategic Plan, and the Inspector (appointed by central government) has raised serious concerns regarding the viability and deliverability of these garden communities and has suspended the examination to enable further work to be carried out. So, we have no current Braintree District Local Plan to conform to - the latest adopted plan was completed in 2011.

Against this background, and bearing in mind residents' views, we have focused in the Salings NP on **protecting and enhancing our heritage and natural environment**. We have taken the view that, whether or not the WoBGC goes ahead, this part of Essex will remain subject to urbanisation pressures, and we should take the opportunity of developing the Salings NP to protect ourselves against these as far as possible.

There are several policies in the plan designed to do this, including the proposed 'green buffer', the specification of 'green spaces' and key views, and the definition of a 'Special Character Area' in Bardfield Saling. These policies are set out in Section 4 of the Salings NP.

We also have to set out our policy on **housing**. While we are not proposing a formal housing target, we have said that any additional new housing beyond that already approved should focus on smaller 1 or 2 bedroom units that are suitable for affordable or social housing. Again, this is set out in Section 4. In addition to these policies, we have also looked at what

community action we can take on leisure facilities and 'highways', including green lanes and footpaths. These are set out in **Section 5**.

So please come along on 5th September and then fill in the questionnaire to give us your views! And we can promise that we will revise the plan to take your views into account!

A.16. FROM THE DEC 2019/JAN 2020 EDITION



A.16.1. an update

Many thanks to those of you who completed our Neighbourhood Plan Questionnaire - we had 56 responses from residents, plus representations and responses from Braintree District Council, Essex County Council and potential developers.

Turning first to the residents' responses: we had 100% support for our vision statement, and support of 93% or more for each of the individual policies.

We also had a number of very helpful comments: for example, on the need to include rainwater harvesting and renewable energy in our design policies.

Turning to the other responses, it is clear there will be some tensions to resolve: for example, seven residents wanted a larger a 'green buffer' or Local Landscape Protection Zone (LLPZ) to quote two of them: *'the bigger the better'*.

In contrast, BDC were concerned it might be too big!

However, on a more positive note, both potential developers for the proposed West of Braintree Garden Community stated that they intended to retain operations at Andrewsfield.

The next stage is for us to revise the plan in the light of the comments and formally submit it to BDC, which we hope to do by the end of January, together with supporting documentation.

I. FACE-TO-FACE CONSULTATIONS:

May 2017 Stall at the Salings Plant Sale

June 2017 Stall at the Salings Fete

June 2018 Stall at the Salings Fete

June 2019 Stall at the Salings Fete

5. Sept 2019 Community Consultation in Village Hall

APPENDIX B COPY OF REGULATION 14 QUESTIONNAIRE



Regulation 14 Consultation

Our draft Neighbourhood Plan - give us your views!

Please either complete this questionnaire online (see <https://www.thesalings-np.co.uk>) or post the completed questionnaire through the letterbox at the Salings Millennium Village Hall. *Please note that you will need to give your name and address - see Question 15.*

The consultation period runs from 1 September to 31st October.

We have been working hard, translating your views from the residents' survey into policies and gathering the evidence to support them. Now its your turn - tell us if you agree with our Neighbourhood Plan vision and policies and make your comments! *Please note: this is a different consultation to the Braintree District Council's Local Plan consultation.*

1. Do you agree with the **vision statement** for the Salings - *'Our vision for the Salings is for a safe, friendly, tranquil community with a village feel, which conserves our historic buildings and natural habitats- particularly our wildlife and woodlands - and with easy access to the open countryside'*

☐ Yes

☐ No

Please comment further if you wish

2. Do you agree with our policy on **conserving our historic heritage**? *(This is Policy SAL 1, described in paras 126 to 130)*

☐ Yes

☐ No

Please comment further if you wish

3. Do you agree with our policy on **conserving our landscape and its key ecologic features?** *(This is Policy SAL 2, described in paras 133 to 140)*

☐ Yes

☐ No

Please comment further if you wish

4. Do you agree with our policy on **protecting key views** and ensuring visual connectivity with the surrounding countryside? *(This is Policy SAL 3, described in para 143)*

☐ Yes

☐ No

Please comment further if you wish

5. Do you agree with our policy on **protecting local green spaces?** *(This is Policy SAL 4, described in paras 145 & 146)*

☐ Yes

☐ No

Please comment further if you wish

6. Do you agree with our policy of **establishing a local landscape protection zone** as a 'green buffer' between the Salings and any potential West of Braintree Garden Community? *(This is Policy SAL 5, described in para 151)*

☐ Yes

☐ No

Please comment further if you wish

7. Do you agree with our **housing policy** described in paras 164 to 175?

☐ Yes

☐ No

Please comment further if you wish

8. Do you agree with our **design policies**? *(These are Policies SAL 9 & SAL 10 described in paras 178 & 179)*

☐ Yes

☐ No

Other (please specify)

9. Do you agree with our policy on **local business development**? *(This is Policy SAL 10 described in para 187)*

☐ Yes

☐ No

Other (please specify)

10. Do you agree with our policy on **tourism and leisure development**? *(This is Policy SAL 11, described in paras 189 & 190)*

☐ Yes

☐ No

Other (please specify)

11. Do you agree with our proposed community actions on **community and leisure facilities**? *(These are described in paras 193 to 202)*

☐ Yes

☐ No

Other (please specify)

12. Do you agree with our proposed community actions on **highways**? *(These are described in paras 203 to 212, and include actions on quiet lanes and green lanes)*

☐ Yes

☐ No

Other (please specify)

13. Do you intend to vote in favour of this Neighbourhood Plan in the **referendum** we will be required to hold next year?

☐ Yes

☐ No

14. Do you have any **further comments** you wish to make on the draft Neighbourhood Plan? *(You may also email further comments to thesalings-neighbourhoodplan@outlook.com)*

15. As this is a statutory consultation, we are not allowed to consider anonymous feedback. So please complete your name and address below. Individual replies will be treated as confidential, but the overall results, and selected comments - on a non-attributable basis - will be published.

Name

Company *(if applicable)*

Address

Address 2

City/Town

ZIP/Postal Code

APPENDIX C LIST OF STATUTORY CONSULTEES

Full Name	Position	Organisation Details
Emma Goodings	Manager	Braintree DC
	Planning Manager	Planning Manager, Utlesford District Council
	Clerk	Rayne PC
	Clerk	Shalford PC
	Clerk	Great Bardfield PC
	Clerk	Stebbing PC
	Clerk	Felsted PC
Cllr Paul Euesden	District Councillor	Rayne Ward Member
Cllr Sandi Merifield	District Councillor	Felsted & Stebbing Ward Member
Cllr John Evans	District Councillor	Felsted & Stebbing Ward Member
Cllr Miss Vanessa Santomauro	District Councillor	Three Fields Ward Member
Cllr Peter Tattersley	District Councillor	Three Fields Ward Member
Cllr Graham Butlend	ECC Councillor	Three Fields with Great Notley
Cllr Simon Walsh	ECC Councillor	Thaxted
Rt Hon Priti Patel	MP Braintree	
Rt Hon	MP Saffron Walden	
Coal Authority		
Homes England		
Natural England		
Environment Agency		
Network Rail Infrastructure Ltd		
Historic England		
Highways England		
Marine Management Organisation		

Transport Focus		Transport Focus
Mr Richard Broadhead	Historic Buildings	Essex County Council Historic Buildings
Mr Kevin Fraser	Principal Planner, Spatial Planning Team	Essex County Council Spatial Planning
Mr Jon Doherty	Property Services Manager	Essex Fire & Rescue Service
Mr Jon Doherty	Property Services Manager	Essex Fire & Rescue Service
Mr John Hills	Architect Liaison Officer	Essex Police
Patrick Duffy	Head of Estates Services	Essex Police
Mr Hirst	Police, Fire and Crime Commissioner for Essex	Police Fire and Crime Commissioner for Essex
Telecommunications		
Ms Jane Evans		Three
		T-Mobile (UK) Ltd
		Virgin Media
		Vodafone
Mr Alex Jackman	Corporate & Financial Affairs Department	EE
		Orange
Ms Maggie Ketteridge	Engineering Support Officer	GTC
		Hutchinson 3G
	Alterations Manager	British Telecom
		British Telecom
		Arqiva
Atkins Global	Plant Enquiry Team	
PCT		
Mr Adrian Marr	Director of commissioning Operations (East)	NHS England
Kerry Kavanagh		NHS England
NHS England Kerry Harding	Head of Estates	NHS England (NHSE)
NHS Mid Essex CCG (Dee Davey)		NHS Mid Essex Clinical Commissioning Group (CCG)

NHS North Essex (Ms J Mower)		NHS North East Essex CCG
NHS Prop London Essex Support	8 Collingwood Road, Witham CM8 2TT	NHS Prop Co
Mr Ian Burns	Area Strategic Estates Planner Eastern England	NHS Property Services Ltd
Aneta Ausareny		NHS Property Services Ltd
Mr Justin Spencer	Principle Property Manager	NHS Property Services Ltd (NHSPS)
NHS Property Services Ltd		NHS Property Services Ltd (NHSPS)
Electricity		
UK Power Networks		EPN South Highway services
National Grid	Development Liaison Officer, National Grid	National Grid - Spencer Jefferies
National Grid	Development Liaison Officer, National Grid	National Grid - Spencer Jefferies
	Plant Protection Team	National Grid Plant Protection
Gas		
		ES Pipelines Ltd
		British Gas Connections Ltd
Sewerage/Water		
Anna Lansdown	Growth Planning & Equivalence Team	Anglian Water
Mr Stewart Patience		Anglian Water Services Ltd
Donna Wickham		Essex & Suffolk Water

APPENDIX D RESIDENTS' COMMENTS ON QUESTIONNAIRE

D.1. QUESTION 1: DO YOU AGREE WITH THE VISION STATEMENT FOR THE SALINGS?

- More than this. The Salings should be protected for future generations. The history, heritage and landscape are of vital importance. Protect it or lose it.
- We love seeing and hearing the wildlife it is also good for the children
- Traffic calming in village ie the bend in the road by march cottage where before and after some motorists and tractor drivers treat it as a race track
- But the only way for this vision to continue is for the Saling to remain as they are and for the WOB town NOT to be built.
- SP7 of BDC Draft Strategy 2017 would completely destroy any material conservation and endanger access. [SP7 IN Section 1 of BDC's Draft Strategy 2017 is 'Development and Delivery of New Garden Communities in Essex'; one of these developments is the WoBGC]

D.2. QUESTION 2: DO YOU AGREE WITH OUR POLICY ON CONSERVING OUR HISTORIC HERITAGE?

- I think it is important to maintain the existing hamlets and not become one physical village although we are a community.
- Vitally important. Our job (as for previous generations) has to be to protect our heritage.
- Conserving our historic heritage will only be possible if the WOB town is not built as it will swallow this up completely.
- The policy would be terminally imperiled by the adoption of SP7 of BDC Draft Strategy 2017.
- NOTE RE PARA 54 SALING GROVE: I BELIEVE THAT THE BUILDING DESCRIBED AS 'CARRIAGE HOUSE' WAS DESTROYED BY FIRE ABOUT 10 YEARS AGO. IF SO, IT WOULD BE APPROPRIATE TO EXPAND PARA 54 TO EXPLAIN REBUILD
- In the main agree but feel that the whole of the Parish of Bardfield Saling should be protected. Leaving out a core of the Parish opens up the possibility that Sakar Estates who have already shown that they are willing to put land in for development right up to Gentlemans. The whole of Bardfield Saling Parish should be included in policy SAL 1 point 128. The fact that Sakar Estates have already shown interest in including land up to Gentlemans Farm and Rogues

Green. This map offers No protection to those living in Crows Green . Plus if Sakar Estates suddenly decides to sell up it owns most of the surrounding land around this Parish . So more protection is needed. Point 130. The fact that you limit the conservation area of Bardfield Saling also opens up lighting issues for the rest of the population. Again area needs to be expanded.

D.3. QUESTION 3: DO YOU AGREE WITH OUR POLICY ON CONSERVING OUR LANDSCAPE AND ITS KEY ECOLOGIC FEATURES?

- Replant New Pastures wood; existing networks of hedgerows and verges must be left intact and not dissected; BS is an Area of National Importance - due to Dr Twinn's beetle records
- the wildlife corridors are very important to our diverse wildlife in the area.
- The same comment as above for heritage.
- This is of vital importance. We need to preserve our ecological features and support the varied flora and fauna that it supports. We also need to retain the rural character of the area, as well as the arable farmland which not only feeds us but also the many species that live there.
- The reason I live here and raise my kids here - safe
- return grass verges along county lanes especially those in front of domestic dwellings
- These can only be conserved if the WOB town does not go ahead. It will swallow up our rural landscape completely.
- SP7 of BDC Draft Strategy 2017 as published is entirely at odds with this policy.
- "There should be no coalescence with any of the villages by Any development. This includes Stebbing Green, Blake End, Great Saling Crows Green Little Saling. Their Characters must be preserved at all costs. Any additional properties must be minimal and must not alter the feel or the ecology of the area.
- All areas must be protected from light pollution and increased street furniture.
- Green lungs must be protected at all costs "

D.4. QUESTION 4: DO YOU AGREE WITH OUR POLICY ON PROTECTING KEY VIEWS AND ENSURING VISUAL CONNECTIVITY WITH THE SURROUNDING COUNTRYSIDE?

- Nice to protect open countryside/wildlife and farmland
- Obviously these local green spaces need protecting for the future. We do not need any new developments ie towns with thousands of cars, pollution etc etc. There will be no views left to protect if this goes ahead.

- SP7 of BDC Draft Strategy 2017 would completely ruin the views and visual connection afforded to us both as residents and users of the roads, byways and footpaths of the surrounding area.
- Key views. The whole of the open space we see today should be protected . We have several pieces of documented common land along with 3 ancient byways ALL should be protected
- Key views should also take account of neighbouring plans.

D.5. QUESTION 5: DO YOU AGREE WITH OUR POLICY ON PROTECTING LOCAL GREEN SPACES?

- The allotment space north of vicarage close should not be built on but may not be maintained as allotments due to lack of demand
- Local green spaces are vital to the rural countryside for residents, oxygen from the trees and shrubs, wildlife, and friendly tranquil places for people to relax in and enjoy.
- SP7 of BDC Draft Strategy 2017 contradicts this policy and affords no protection.
- Suggest you also look at the map defray interactive Map www.magic.defra.gov.uk this will show you the common land documented in front of The Grove, Betts farm, Hitchcocks Crows Green, land Down long green and elms farm none of these are mentioned.

D.6. QUESTION 6: DO YOU AGREE WITH OUR POLICY OF ESTABLISHING A LOCAL LANDSCAPE PROTECTION ZONE AS A 'GREEN BUFFER' BETWEEN THE SALINGS AND ANY POTENTIAL WEST OF BRAINTREE GARDEN COMMUNITY?

- The buffer should be as large as possible and take into account the threat from Essex Farms to Crows Green and Bardfield Saling, if UDC were to include their land into WOB.
- A substantial buffer should be established should any building be agreed.
- Buffer zones should extend to multiples of miles rather than fields. eg the current gap between (say) great Saling and Panfield represents a proper buffer zone. Heaven forbid West of Braintree were to proceed then light pollution alone would require a deep and substantial buffer zone if this dark sky and much loved feature of The Salings was to be retained
- The bigger the better
- But, I think the landscape protection zone should be extended to the West in LPLCA4 and to the South in the North sections of LPICA 2 and 3

- I agree in principal but we will not need a green buffer if the WOB town goes ahead against the will of the local people who will be most affected by it.
- It is difficult to see any 'buffer' zone that would result from the adoption of SP7 of BDC Draft Strategy 2017.
- IF LAND IS OFFERED BY SAYER ESTATES WAS USED BY WOB THE DEVELOPMENT WOULD REACH ROGUES GREEN AND CROWS GREEN WELL INTO BARDFIELD SALING
- Although this is a presumptive question. The bigger the better .
- We should try to find ways of extending the green buffer zone further West towards Andrewsfield if possible.
- Totally opposed to the west of braintree garden community

D.7. QUESTION 7: DO YOU AGREE WITH OUR HOUSING POLICY?

- This should accommodate local residential needs as a priority particularly if it helps families stay together and helps the elderly or less able to be cared for in a familiar environment.
- We do live in the countryside and that should be maintained
- Be aware of the over use of solar panels
- We have to have some but not the 1000's to have detrimental effect on our village communities
- The only housing policy required in the future should be low cost housing for first time buyers and local people and shelter d housing for the elderly.
- Far too much emphasis on 'affordable housing'. The appearance of Great Saling is dominated by ex local authority housing. The village needs to attract more than 'affordable housing' vendors. New businesses, restaurants, pubs etc will never survive unless the village is prepared to attract an more affluent resident.
- There are limited job opportunities in the local area. No additional housing should be allowed beyond the growth in jobs.
- I agree but that is entirely jeopardised by SP7 of BDC Draft Strategy 2017.
- IN THE MAIN SUBJECT TO ANY FINAL SUBMISSION IF WOB GOES AHEAD
- I'm not sure the figures are correct re planning permissions. Believe 4 properties approved conversion Gentlemans Farm at least. 1 property at the barns at Woolpits Cottages plus Kitchen Farm. *[The figures are correct and come from BDC]*

- Affordable housing should be realistically affordable to local people with local wages.

D.8. QUESTION 8: DO YOU AGREE WITH OUR DESIGN POLICIES?

- Rainwater harvesting must be included in the design to allow for majority of water uses; renewable energy such as solar panels must be included in design of homes/businesses and community buildings
- BUT cant envisage when it would be suitable to have 3 storeys in a development
- Restrict the building of hard standing footpaths especially along lanes serving homes
- Any housing should be completely in keeping with the existing housing in the area and listed buildings
- I agree but that is entirely jeopardised by SP7 of BDC Draft Strategy 2017

D.9. QUESTION 9: DO YOU AGREE WITH OUR POLICY ON LOCAL BUSINESS DEVELOPMENT?

- We should protect and support the businesses in the area, especially Andrewsfield
- The scope, skill sets and reputation of Andrewsfield should be recognised in more detail. This has ongoing business development potential
- Care taken over the installation of security flood lights
- Don't agree with 187. it will destroy charactor of the village feel
- Minimal local business development required.
- There should also be a note that any new local business should be encouraged, where possible, to employ people from the surrounding area.
- SP7 of BDC Draft Strategy 2017 would have a profound negative affect on local business by placing affordable housing out of reach of local people and not offering any foreseeable employment opportunities. The lack of appropriate transport modes and the apparent 'time-lag' between the residential development and any requisite infrastructure would create any number of problems. The proposed rapid transport system entirely ignores the Salings, its' surrounding villages incumbent and intended residents' needs.
- No lighting which will create light pollution

- full support local business

D.10. DO YOU AGREE WITH OUR POLICY ON TOURISM AND LEISURE DEVELOPMENT?

- The continued use of the airfield is of great support and not only isn't one of the last remaining American base where the second has benefitted from it is now also an important place for new prospective pilots to gain ppl
- Protect the facilities available at Andrewsfield for the use of the whole community of the Salings
- Andrewsfield must be supported so that it's history can be preserved for future generations.
- It is difficult to see any consistency with this policy and SP7 of BDC Draft Strategy 2017.
- WHILST WE ENJOY SEEING MANY PARTRIDGES AND PHEASANTS IN OUR GARDEN AND IN THE 130ACRE FELD AT NEW GREEN BEHIND OUR HOUSE WE HATE THE FARM 'SHOOTS' FROM SEPTEMBER TO JANUARY JUST BEYOND OUR GARDEN - TOO CLOSE!
- You do not stress the importance of Andrewsfield enough. It is an international training facility attracting young pilots from across the world to train at its facilities. It is also an important asset to The Salings community offering cafe and bar facilities for All to use. The cafe itself is a Community Asset !
- Andrewsfield is a valued community asset, as would the white hart be if it was still in use.

D.11. DO YOU AGREE WITH OUR PROPOSED COMMUNITY ACTIONS ON COMMUNITY AND LEISURE FACILITIES?

- Great Saling does need a pub and village shop could that be one in the same?
- Use of village playing field for mini soccer pitches open up village hall for parents families to use while kids are playing
- Protect of VH + Andrewsfield
- The local community must work together to protect and retain our community and leisure facilities.

- Such a shame the new residents of Saling Hall literally closed the gates on residents passing through. It has made what was a lovely walk quite unpleasant now we have to use the footpath next to the main road. Lorries pass literally inches away. *[Note: this comment is not factually correct: access to the church continues to be possible over Saling Hall land]*
- It is difficult to see any consistency with this policy and SP7 of BDC Draft Strategy 2017.
- Also you should include in this the Three ancient Byways. Which are there for All to use. Thus should be maintained to a high standard . Which at this present moment in time are NOT.
- It is important to support community facility's as this helps to weave us into a real community not just a collection of houses. pleased to see the understanding that Andrewsfield protects us from the aircraft at Stansted

D.12. DO YOU AGREE WITH OUR PROPOSED COMMUNITY ACTIONS ON HIGHWAYS?

- It would be appropriate for Bardfield Saling and Crows Green to be covered by a 30mph speed limit.
- Absolutely. Quiet lanes, green lanes, protected walking areas.
- There are opportunities to improve connectivity between footpaths to aid longer off road sustainable routes and enhance walkable connections. eg to Blake End where a current more regular bus service exists.
- Traffic Calming
- But increasing a public service of a bus which is not financially viable now seems to be contradictory
- There will be no quiet lanes or green lanes if the WOB town goes ahead. Must years and years of polluting lorries followed by thousands and thousands of cars.
- I am astounded that there hasn't been an accident on the road that leads from Great Saling to Andrewsfield. And we often have to take that route on foot now we can't cut through the Church yard and Saling Hall. In particular that triangle at the start of the road (behind Saling Hall) Very few vehicles decelerate when taking that corner and quite often we have to jump onto the grass verge to avoid being hit. It is an accident waiting to happen.

- The problem of speeding is true all along Bardfield Road, not just in Great Saling. Motorbikes travel very, very quickly, especially in summer. There are lots of houses close to the road.
- SP7 of BDC Draft Strategy 2017 would create an enormous increase in traffic and traffic movements both during construction and when occupied and it is impossible to envisage how the current highways (already under strain) would cope.
- It would appear there are no plans to include new railways links or trunk roads effectively "cutting off" those living north of the A120 from the rest of the county and country.
- WOULD REQUEST THAT THE ROAD SPEED SIGNS ARE RELOCATED AND AMENDED TO BE POSITIONED JUST NORTH OF PODS BROOK , BROOK HOUSE ETC TO PREVENT VEHICLES SPEEDING PAST 3 4 5 & 6 BARDFIELD ROAD WHERE THERE ARE DANGEROUS 'S'BENDS

- NOTES

206 - ALSO ONE FATAL(AND ONE NEARLY FATAL) BETWEEN GT SALING AND BARDFIELD WITHIN THE PAST YEAR

209 - WOOLPITS ROAD NOT WOOL PITS LANE

- I SEE INFORMATION IN THESE PARAS BUT NO ACTUAL DETAIL OF ANY PLANS TO ACHIEVE THESE OBJECTIVES

205 WT LIMIT BAN OTHER THAN FOR ACCESS FOR BARFIELD SALING

206 SPEED LIMIT (20MPH) FOR CROWS GREEN/NEUGREEN

207 NO TIMETABLED BUS SERVICE WOULD BE VIABLE. PERHAPS AN EXTENDED 'CALL UP' SERVICE SHARED WITH OTHER COMMUNITIES MIGHT BE POSSIBLE

- Mentioned above are our three Byways which at this moment in time are classified as BOATS (any vehicles) these should be declassified. To walkers Horses and NONE MOTORISED VEHICLES.
- They are trashed by motorised 4x4 and Scramble bikes making it dangerous to walk
- Install safe cycle paths;
- improve link up of footpaths

- The two buses don't reach Bardfield Saling hamlet.
- There is a greater London Law against pavement parking which has been put forward as parliamentary business to extend the ban and law against pavement parking nationally - might include?

D.13. DO YOU HAVE ANY FURTHER COMMENTS YOU WISH TO MAKE ON THE DRAFT NEIGHBOURHOOD PLAN?

- Must include a climate change policy - majority of energy must be renewable and decentralised.
- Appreciate the huge amount of work already put into this plan.!
- Please refer to letter of representation by Springfields Planning and Development (on behalf of FH Nash Ltd) dated 31 October 2019, which has been emailed separately.
- A big thank you for all the hard work that went into creating the draft Neighbourhood plan
- The Andrewsfield New Settlement Consortium (ANSC) and Countryside Properties (CP) are supporting Braintree and Uttlesford Districts in the proposed allocation of the WBGC within the Braintree section I Local Plan and the Uttlesford Local Plan.

Should the WBGC be confirmed by the Inspectors appointed to consider the Braintree and Uttlesford Local Plans then the Salings Neighbourhood Plan should be redrafted to reflect the new settlement being delivered and with a significant proportion of the WBGC development being provided within the Salings Neighbourhood Plan area.

Details of the WBGC development will be established and considered through the WBGC Development Plan Document, to be tested via a subsequent examination in public.

ANSC and CP would wish to work in a collaborative and positive manner with both Braintree and Uttlesford Districts, as well as with all stakeholders including all local Parish Councils to plan for and deliver the WBGC.

- No further comment.
- Whilst retaining legal compliance with the process, I would prefer that reference to West of Braintree is minimised, recognising that any

development on the scale envisaged by NEGC is fundamentally at odd with the current reality and vision of The Salings

- Braintree itself needs to be looked at before spoiling others lives!
- I think it is a very good document and hope it will protect against the misguided proposals for a garden community
- A comprehensive and well researched Plan
- Completely against WOB town, we do not need minimum 20,000 people with at least 2 cars per household. What chaos this will bring with a lack of local jobs, Strain on schools, doctors, hospitals, A&E depts. and being sited only 500m distance from local villages, churches, & listed buildings will completely destroy the rural countryside enjoyed by all. All for the money grabbers.
- Development is inevitable, seems many areas will be hit with this, not just the Salings. Its so important that any inevitable development is steered in the right direction. And kept to a minimum.
- Protect rural areas and green spaces. Protect north essex country side. Once it's gone it's gone forever.
- I am against any "housing developments" in this area.
- The West of Braintree garden community (SP7 of BDC Draft Strategy 2017) does not appear to take into consideration local needs, needed services of have clear economic benefits. It is outside the village envelope but the sheer size and scale would have a profound and detrimental affect on the established local communities through increased traffic congestion; erosion of the unique heritage through the destruction of historic sites; and the conjoining of loosely connected settlements. The varied and diverse wildlife and their habitat would be unsustainable. The documented expenditure as documented in the plan would not appear to be consistent or current that may lead to the District Council 'bankrupting' itself and thereby compromising and curtailing local services leading to the irretrievable loss of local assets.

Braintree already has 98% of its Government-required housing numbers to 2033 (end of Local Plan period) allocated without any Garden Community.

- Excellent plan in all aspects!

- YES BY EMAIL -IN RELATION TO HEALTH SERVICES AND PUBLIC HEALTH SERVICES) 01371 851322 peter.goddenkent@gmail.com *[No email received, and following a phone call, Mr Goddenkent had no further comments to make]*
- EXCELLENT DOCUMENT VERY WELL WRITTEN -
I HAVE READ EVERY WORD
- NEED TO CLOSELY MONITOR ANY PLANS FROM UTTLESFORD DC WHICH COULD AFFECT AREAS SUCH AS CROWS GREEN DUE TO PROXIMITY OF DC BOUNDARY/WOB DEVELOPMENT (UTTLESFORD) VIEWS, TRAFFIC, CROSS BORDER LANE NETWORK9ACCESSTO WEST)
- I'm not convinced that Parsonage Farm meadow is an LLS (Para 66). Perhaps you should have consulted when compiling the plan *[This is a comment from Mr Nick Hilton of Parsonage Farm; however, following a telephone call and email exchange, Mr Hilton accepted that Parsonage Farm is a LWS]*
- No •
- Yes I intend to vote but the above question is loaded and inappropriate to ask

