

GREAT YELDHAM PARISH COUNCIL

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The Parish Council Office is open to the public: Monday 10.00 am – 12.00 pm, Tuesday, Wednesday, Thursday from 10.30 am to 1.30pm.

Chairman: Cllr Philip Rawlinson

Parish Clerk: Tracy Wigmore

Alan Massow
Principal Planning Policy Officer
Braintree District Council
Braintree District Council,
Causeway House,
Braintree,
Essex CM7 9HB

25th July 2024

Dear Mr Massow

RE: Braintree DC Local Plan Review - Sites submitted Great Yeldham

Thank you for your email dated 24th July 2024. The Parish Council welcomes the opportunity to comment on the sites submitted for Great Yeldham.

Great Yeldham is classed in the Local Plan 2033 as an 'Other Village' and is not one of the six largest Key Service Villages in the District. The village has a Conservation Area, a small primary school, formal/information recreation areas, a local wildlife site and an employment policy area. Two housing developments have recently been delivered/in progress: Strawberry Fields (60 dwellings) and Nunn's Green (33 dwellings).

The Parish Council in conjunction with Little Yeldham, Tilbury Juxta Clare and Ovington Parish Council and responses from local residents do not support the proposed sites as indicated on the maps for Great Yeldham 1 and 2. Overall, the Parish Council, considers that a village of Great Yeldham's size which has recently accommodated 2 large residential developments (90+ dwellings) should not accommodate any further residential development sites. The Parish Council is concerned that the rapid development and expansion on the character of the village through the 2 large new housing estates and any new proposed developments with a standardised design approach will impact on the character of the village that has developed slowly and organically over time.

Sites considered:

Site Ref	Proposed Use	Site Address
GRYE2170	Employment	Land northwest of Old Council Yard, Hedingham Road, Great Yeldham
<p>The Parish Council welcomes and encourages the creation of new local employment sites and the job opportunities the new site could bring to the village/surrounding villages.</p>		
GRYE2171	Housing	Woodpecker Court, Poole Street, Great Yeldham
<p>The Parish Council does not support development at this site. A number of planning applications have been refused for development on the site including planning ref 17/01960/OUT. The site is located some distance from any services within Great Yeldham and there is no pedestrian way to this side of the road which would require the prospective occupants to cross in a 40-mph zone. The site is in the countryside where facilities and amenities are beyond reasonable and safe walking distance of the site and alternative modes of transport are problematic to access. Consequently, development in this location would place reliance upon travel by private motor car, conflicting with the aims of the NPPF and policy LPP42 to locate development when the need for travel can be minimised and the use of sustainable transport modes can be maximised.</p> <p>A development on this site would introduce a scale of development at odds with the character of the immediate locality, impacting adversely upon the amenity afforded to the countryside and resulting in an unwarranted intrusion which fails to integrate into the immediate context. Any development would impact on the understanding of how the settlement evolved and the surroundings in which heritage assets are experienced. The proposed development would result in a detrimental impact upon the character and amenity of the countryside and cause a degree of harm to the historic environment and surrounding dwellings.</p>		
GRYE2172	Employment	Land at Waterhouse, Hedingham Road, Great Yeldham
<p>The Parish Council welcomes and encourages the creation of new local employment sites and the job opportunities the new site could bring to the village/surrounding villages.</p>		
GRYE2173	Self and Custom Build	Land Adjacent to 20 Ridgewell Road, Great Yeldham
<p>The Parish Council does not support development at this site. The site is in the countryside and falls outside of the defined village envelope as identified in the Local Plan 2033, LPP1. The site is situated in a prominent position in open countryside and development of the site would influence the rural characteristic of the area. The site is also located upon a stretch of the road that is subject to 50 miles per hour speed limit closely followed by the national speed limit which is not favourable for increased movements on and from the A1017. The site also lacks pedestrian access.</p>		

GRYE2174	Housing	Land south of Butler's Way, Great Yeldham
<p>The Parish Council does not support development at this site. GRYE2174 is located outside the village envelope, which impacts on the following policies and strategies. Policy LPP1 of the Local Plan states that new development will be confined to areas within Town Development Boundaries & Village envelopes. Development outside of Village Envelopes will be strictly controlled to uses appropriate within the countryside. Outside of these areas countryside policies apply. Past planning application decisions have acknowledged that boundaries in villages have been drawn in such a way as to prevent the sprawl of development into the countryside and ensure that housing is in sustainable locations.”</p> <p>LPP63 seeks to protect the natural environment and green infrastructure and requires all development to have regard to the character of the landscape and sensitivity to change. The site is disproportionately large for the level of development within the village and will put substantial strain upon the existing services and facilities.</p>		
GRYE2175	Housing	Land North of Little Yeldham Road, Great Yeldham
<p>The Parish Council does not support development at this site. GRYE2175 is located on the land to the north of Little Hyde Road/ east of Goodchild Way. The site is a greenfield site that abuts the village envelope. The site is a portion of a field that has no natural boundary to the eastern side. The site is located some distance from the limited services and facilities on offer in Great Yeldham and neighbouring village Little Yeldham. The site is deemed to be an unwarranted encroachment into the open countryside and falls outside of the defined village envelope as identified in the Local Plan 2033, LPP1.</p>		
GRYE2176	Housing	Land West of Nuns Walk
<p>The Parish Council does not support development at this site, any new development could put substantial strain upon the existing services within the village. The site is in the countryside and falls outside of the defined village envelope as identified in the Local Plan 2033, LPP1. The proposal would introduce development in the countryside compromising the clear distinction between the settlement and the countryside and erode the function of the settlement boundaries to control inappropriate development within the countryside, with the character and nature of the countryside diminished as a result.</p>		
GRYE2177	Self and Custom Build	Land Between 18 to 20 Toppesfield Road, Great Yeldham
<p>The Parish Council does not support development at this site. The site is in the countryside and falls outside of the defined village envelope as identified in the Local Plan 2033, LPP1. The proposal would introduce development in the countryside compromising the clear distinction between the settlement and the countryside and erode the function of the settlement boundaries to control inappropriate development within the countryside, with the character and nature of the countryside diminished as a result. Furthermore, the size and depth of the site would result in a development at odds with the immediate locality, exacerbated by the loss of the hedgerow, resulting in the erosion of the existing soft edge to the development boundary and of harm to the amenity afforded to the countryside.</p>		

In addition, the effects any development would have on this unique site for biodiversity. The site proposed is within a small wild grass meadow if the proposed site goes ahead the wild grass meadow will be reduced by approximately a third; the wild grass meadow adjoins the only designated local wildlife site in Great Yeldham. The designated wildlife site contains a number of protected species including 8 documented bat species. Bats like to use the adjoining wild grass meadow for foraging so any reduction in size could cause impacts on the bat populations present on the designated wildlife site. The wild grass meadow also provides a buffer zone for the designated local wildlife site from the existing residential properties and Toppesfield Road. If the proposed site is accepted it will drastically cut off any wildlife corridors from the hedge along Toppesfield Road to the designated local wildlife site via the grass meadow. Any proposed developed site should increase biodiversity (Net Gain) not reduce it as would be case in this instance.

GRYE2178	Self and Custom build	Land South of Toppesfield Road, Great Yeldham
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The Parish Council **does not** support development at this site. A 'Permission in Principle' application has been refused for development on this site planning ref 20/00666/PIP. The site is in the countryside and falls outside of the defined village envelope as identified in the Local Plan 2033. The proposal would introduce development in the countryside compromising the clear distinction between the settlement and the countryside and erode the function of the settlement boundaries to control inappropriate development within the countryside, with the character and nature of the countryside diminished as a result. Furthermore, the size and depth of the site would result in a development at odds with the immediate locality, exacerbated by the loss of the hedgerow, resulting in the erosion of the existing soft edge to the development boundary and of harm to the amenity afforded to the countryside.

CASH2076	Employment	Colne Valley Railway, Yeldham Road, Castle Hedingham
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The Parish Council welcomes and encourages the creation of new local employment sites and the job opportunities the new site could bring to the village/surrounding villages.

Any additional site proposing more than 10 dwellings will have a severe impact on the physical and social infrastructure to meet the demand arising from a large number of new residential developments. The services and facilities within the village are limited and that further development beyond that previously allocated would not be favoured, as follows:

- The village has limited public transport provision to key service villages and main towns within the district.
- Inadequate road infrastructure, particularly the narrow Leather Lane, additional traffic from proposed sites GRYE2174 and GRYE2175 would create significant road congestion, especially because of the severe pinch point just by the Three Bottles Public House. Site 2175 can only be accessed through Little Hyde Road/Goodchild Way where the roads are inadequate, narrow and serve many existing dwellings. Any increase traffic on these small roads, where parking is already severely restricted is increasing an existing problem.
- Proximity to existing properties and the environmental effect on them through noise, light and traffic pollutions
- The impact on biodiversity and the natural environment

- More development could potentially increase run-off surface water from GRYE2174 and GRYE2175 increasing the risk of flooding at Bridge Street, which regularly suffers from flooding.
- Capacity at St Andrews Church of England School; parishioners who live in the village want to be able to send their children to the village school and not travel (if they have transport) to schools located in other villages.
- No GP Services in the village, with residents accessing oversubscribed GP services in Castle/Sible Hedingham causing difficulties in getting appointments.
- Lack of employment in the two villages
- Limited provision of shops
- Limited access to super broadband services.

Overall, development in small villages should be restricted and concentrated upon towns and the large key service villages, which have the infrastructure, facilities and services for larger developments.

The Parish Council hopes that the representation contained in this letter are taking into consideration.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Kind regards

Tracy Wigmore
Parish Clerk