



STISTED PARISH COUNCIL

Chair: Councillor Alan Routledge
Clerk: Ruth Jubb
stistedparishcouncil@yahoo.co.uk
www.stisted-pc.co.uk

Covenbrook Cottages
Kings Lane
Stisted
Braintree
Essex CM77 8AJ
☎ 07877 817276

BRAINTREE DISTRICT COUNCIL'S REVIEW OF LOCAL PLAN 2024 'CALL FOR SITES'

STISTED PARISH COUNCIL COMMENT ON SITES AUGUST 2024

General Comments

- 1. Land Quality.** All of the agricultural land located in the parish of Stisted is classified as "best and most versatile land" (BMV) grade 2 within the Agricultural Land Classification framework. (Natural England) This land is recognised as the most adaptable, productive, and efficient for delivering crops, both for food and non-food purposes. The new NPPF is currently undergoing national consultation. It recognises that ensuring food security is akin to national security. Chapter 9 of the consultation document recognises the benefits of safeguarding BMV agricultural land as an important consideration and that poorer quality land should be used in preference in respect of planning decisions. See also paragraph 180(i) of draft NPPF
- 2. Stisted** is regarded by BDC as a **Tier 3 parish** due to the poor provision of services and amenities. This has diminished this year due to the closure of a pub/restaurant located in the centre of the core village.
- 3. Accessibility.** Stisted is serviced by a network of narrow twisty lanes which are unlit and without safe walkways. The condition of these lanes are poor due to lack of maintenance over a number of years. Many lanes now have narrower metalled surfaces due to erosion of edges. The A120 (National Highway) runs east/west through the south of the parish. It is recognised that this road is currently operating at overcapacity, and its junction with Kings Lane is a notable accident black spot. The lanes of Stisted are frequently used as a rat run when blockages occur on the A120 and or A131. As this is being written (Morning 7 August) both roads are blocked with an excessive volume of traffic travelling on the lanes.
- 4. Transport.** There is no public transport service that operates through the core village. There is a bus service operating on the A120. The bus stops are located over 1.5km from the core village and cannot be accessed safely on foot. Therefore, the only means of transport is by use of private vehicles.
- 5. Housing.** The past two Local Plans have not allocated any development sites for Stisted. The Housing Needs Survey (March 2020) indicated a small need for affordable/low cost housing. (<http://stistednp.org.uk/commissioned-reports/housing-needs-report/>) The draft Neighbourhood Plan, about to go to Regulation 16 consultation, does not include any sites for development (<http://stistednp.org.uk/draft-plan/>)
- 6. Landscape.** *"Stisted Parish has a strongly undeveloped, rural character dominated by productive arable farmland contained into ancient field patterns by hedgerows and trees. Scattered woodland blocks of various sizes provide a contrast in the landscape. Areas of ancient and semi-natural woodland copse lie predominantly in the northern area of the Parish and provide a backdrop to expansive views."* (<http://stistednp.org.uk/commissioned-reports/landscape-character-assessment/>) The Landscape Character Assessment also emphasises the sense of space, tranquility and the time depth of the environs of Stisted. The core village is set well within the rural landscape and contains a large number of listed and heritage features. There are 60 listed features distributed throughout the parish.
- 7. Sustainability.** In view of the points raised above, any new development in the parish will have severe issues on sustainability, with any major development totally altering the character of the parish. **In conclusion,** Stisted Parish Council is not in a position to support any of the sites that have been offered for development within the parish.

Please see following pages for comments on each of sites offered for development

STISTED PARISH COUNCIL COMMENT ON SITES AUGUST 2024

Reference No STIS2286 Grid ref 802252	Address Land east of Sarcel, Stisted
Nature of site/Current Use	Agriculture – Land classified as BMV Grade 2
Local Plan Designation Previously submitted in earlier calls for sites for Local Plan and rejected	Part of BDC 2024 call for sites Part of Stisted Neighbourhood Plan call for sites 2020 Site not included in current local plan (July 2022) Outside of village development limits
Size and potential housing yield	Housing No size or yield given. Assume 60+ dwellings
Local Environment Designation/Landscape Impacts inc Liz Lake Landscape Character Assessment (LL)	BDC - Adjacent other village. Greenfield countryside and residential. LL- Overall high landscape sensitivity with low landscape capacity. Retain key views/sight lines. Maintain rural character.
Heritage Constraints	None
Accessibility	Close to village centre Access onto Back Lane No roadside footpath from site Any access will be close to cut through lane from The Street. Considered by many to be a ‘blind junction’ requiring great care when turning out of cut through plus vehicles park on east side of Back Lane reducing carriage way to one way in places
Public Rights of Way	PF 19 cuts through site in south east direction
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Very limited local services Size beyond need identified in Stisted Housing Needs Survey (Mar 2020) Nearest bus stop in excess of 1.5km. No safe access on foot No travel option other by car.
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site outside village envelope Detrimental to open aspect of entrance to village travelling south west from Greenstead Green Outside scope of Braintree District Core Strategy 2011 (updated 2021) especially CS policy 5 Size beyond need identified in Stisted Housing Needs Survey

Reference No STIS2287 Grid ref 800247	Address Land East of Water Lane, Stisted
Nature of site/Current Use	Agriculture – Land classified as BMV Grade 2
Local Plan Designation	Part of BDC 2024 call for sites Site not included in current local plan (July 2022) Outside of village development limits.
Size and potential housing yield	Housing No size or yield given. Assume 20 dwellings
Local Environment Designation/Landscape Impacts inc Liz Lake Landscape Character Assessment (LL)	BDC - Adjacent other village. Greenfield countryside and residential. LL- Overall high landscape sensitivity with low landscape capacity. Retain key views/sight lines. Maintain rural character.
Heritage Constraints	None
Accessibility	Close to village centre Access onto Water Lane No roadside footpath from site Any access will be close to junction with south end of The Street. Considered by many to be a 'blind junction' requiring great care when turning out of The Street in either direction
Public Rights of Way	None
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Very limited local services Size beyond need identified in Stisted Housing Needs Survey (Mar 2020) Nearest bus stop in excess of 1.5km. No safe access on foot No travel option other by car.
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site outside village envelope Detrimental to rural aspect of approach and setting of the village from the South along Water Lane Outside scope of Braintree District Core Strategy 2011 (updated 2021) especially CS policy 5 Size beyond need identified in Stisted Housing Needs Survey

Reference No STIS2288 Grid ref 801248	Address Land North of Back Lane, Stisted
Nature of site/Current Use	Agriculture – Land classified as BMV Grade 2
Local Plan Designation Previously submitted in earlier calls for sites for Local Plan and rejected	Part of BDC 2024 call for sites Part of Stisted Neighbourhood Plan call for sites 2020 Site not included in current local plan (July 2022) Outside of village development limits
Size and potential housing yield	Housing No size or yield given. Assume 20+ dwellings
Local Environment Designation/Landscape Impacts inc Liz Lake Landscape Character Assessment (LL)	BDC - Adjacent other village. Greenfield countryside and residential. LL- Overall high landscape sensitivity with low landscape capacity. Retain key views/sight lines. Maintain rural character.
Heritage Constraints	None
Accessibility	Close to village centre Access onto Back Lane No roadside footpath from site Any access will be close to cut through lane from The Street. Considered by many to be a ‘blind junction’ requiring great care when turning out of cut through plus vehicles park on east side of Back Lane reducing carriage way to one way in places
Public Rights of Way	PF 17 along north east boundary of site
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Very limited local services Size beyond need identified in Stisted Housing Needs Survey (Mar 2020) Nearest bus stop in excess of 1.5km. No safe access on foot No travel option other by car.
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site outside village envelope Detrimental to open aspect of entrance to village travelling north along Water Lane Outside scope of Braintree District Core Strategy 2011 (updated 2021) especially CS policy 5 Size beyond need identified in Stisted Housing Needs Survey

Reference No STIS2289 Grid ref 799235	Address Land north of Coggeshall Road (Milles Farm)
Nature of site/Current Use	Agricultural – Land classified as BMV Grade 2
Local Plan Designation SHLAA/ref status	Part of BDC 2024 call for sites Site not included in current local plan (July 2022) Outside of village development limit
Size and potential housing yield	No data available
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC – Greenfield countryside LL- Overall high landscape sensitivity with low landscape capacity. Site is typified by a rural landscape that has been in place some considerable time and gives a sense of a long historic time depth, openness, and tranquillity. For Stisted, view northwards and uphill from A120 towards village provides for its rural location and setting.
Heritage Constraints	To the south of the site there are three Grade II listed buildings on the A120, The Dolphin, Hunters Roost and, Baytree Farmhouse
Accessibility	Currently only a narrow country lane Would need new access points. National Highways would be against any new access onto A120 to south of the site. (DFT Circular 1/2022)
Public Rights of Way	A number of footpaths cross the site
Drainage/Flooding Issues	The River Blackwater flows west to east to the north of the site which is classified as a Flood Zone 3. A number of floods have been experienced during the past few years. Any major development on the site would put a severe strain on the flood plain's ability to deal with surface and storm water
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Size of site out of character with the village Remote from centre of village. Beyond existing development line Access to bus route on A120. Not a frequent service. No safe access on foot. No other travel option other by car. Very much an extensive stand-alone development on its own
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site of site out of character with the villages Site outside village development limits Remote stand-alone development Not a sustainable location due to remoteness to village coupled with concerns on suitability and accessibility. Outside scope of Braintree District Core Strategy LDF (Updated 2021) especially CS policy 5

Reference No STIS2290 Grid ref 807256	Address Gowers Farm, Back Lane, Stisted
Nature of site/Current Use	Agricultural – Land classified as BMV Grade 2
Local Plan Designation SHLAA/ref status	Part of BDC 2024 call for sites Site not included in current local plan (July 2022) Outside of village development limits
Size and potential housing yield	No data available
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC – Greenfield countryside LL- Overall high landscape sensitivity with low landscape capacity. Enhancement/reinforcement of existing hedgerow and trees: maintain and reinforce structure of landscape.
Heritage Constraints	Site opposite Grade II Maltings Site next to/includes Grade II listed barn Grade II listed cottages on north west boundary of site
Accessibility	Access onto narrow country lane
Public Rights of Way	PF 13 along north west boundary of site
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Remote from village, in excess of 1km No public transport within walking distance No safe access on foot. No travel option other by car. A remote stand-alone development
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site outside village development limits Not a sustainable location due to remoteness to village coupled with concerns on suitability and accessibility. Potential negative impact on Listed features Outside scope of Braintree District Core Strategy LDF (Updated 2021) especially CS policy 5

Reference No STIS2291 Grid ref 788249	Address Land at Jenkins Farm, Stisted Should read - Covenbrooke Hall Farm
Nature of site/Current Use	Agricultural – Land classified as BMV Grade 2
Local Plan Designation SHLAA/ref status	Part of BDC 2024 call for sites Site not included in current local plan (July 2022) Outside of village development limits
Size and potential housing yield	183Ha – 4579 homes
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC – Greenfield countryside LL- Overall high landscape sensitivity with low landscape capacity. Site is typified by a rural landscape that has been in place some considerable time and gives a sense of a long historic time depth, openness and tranquillity. Covenbrooke Plantation (NE in site) categorised as a local wildlife site by Essex Wildlife Trust.
Heritage Constraints	In close proximity to 4 Grade II listed buildings located at Jenkins Farm House to the west. The site bounds Grade II listed Stisted Mill and Sluice on River Blackwater running through the centre of the site
Accessibility	Currently only via Kings Lane a narrow country lane Would need new access points. National Highways would be against any new access onto A120 to south of the site. (DFT Circular 1/2022) Access onto A131 to west of site does not appear to be suitable due to its current form.
Public Rights of Way	A number of footpaths cross of bound the site
Drainage/Flooding Issues	Site is crossed west to east by the River Blackwater which is classified as a Flood Zone 3. A number of floods have been experienced during the past few years. Any major development on the site would put a severe strain on the flood plain’s ability to deal with surface and storm water
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Site of site out of character with the village Would turn rural village into an urban extension of Braintree Beyond existing development line No public transport within walking distance No safe access on foot.

	No travel option other by car. Very much an extensive stand-alone development on its own
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site of site out of character with the village Would turn rural village into an urban extension of Braintree Site outside village development limits Not a sustainable location due to remoteness to village coupled with concerns on suitability and accessibility. Outside scope of Braintree District Core Strategy LDF (Updated 2021) especially CS policy 5

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Reference No BRAD2049 Grid ref 833235	Address Pattiswick Hall Farms, Holfield Grange, Coggeshall
Nature of site/Current Use	Agricultural – Land classified as BMV Grade 2
Local Plan Designation SHLAA/ref status Submitted in late in the previous call for sites for Local Plan and rejected	Part of BDC 2024 call for sites Site not included in current local plan (July 2022) Outside of village development limits for both Stisted and, Bradwell & Pattiswick
Size and potential housing yield	867Ha – 21667 homes
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC – Greenfield countryside LL- Overall high landscape sensitivity with low landscape capacity. Site is typified by a rural landscape that has been in place some considerable time and gives a sense of a long historic time depth, openness, and tranquillity. For Stisted view northwards and uphill from A120 towards village provides for its rural location and setting.
Heritage Constraints - Stisted Only	Grade II listed building located on west edge of site. 109 Water Lane
Accessibility	Currently only via narrow country lanes Would need new access points. National Highways would be against any new access onto A120 to south of the site. (DFT Circular 1/2022)
Public Rights of Way	A number of footpaths cross the site
Drainage/Flooding Issues	Site is bounded to south west to south by the River Blackwater which is classified as a Flood Zone 3. A number of floods have been experienced during the past few years. Any major development on the site would put a severe strain on the flood plain's ability to deal with surface and storm water
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Size of site out of character with all three villages Remote from centres of main villages. Beyond existing development line Access to bus route on A120. Not a frequent service. No safe access on foot. No other travel option other by car. Very much an extensive stand-alone development
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Site of site out of character with the villages Site outside village development limits Remote stand-alone development Not a sustainable location due to remoteness to village coupled with concerns on suitability and accessibility. Outside scope of Braintree District Core Strategy LDF (Updated 2021) especially CS policy 5

Reference No CRESS2101	Site Address Last East of Braintree Comments mainly relate to that part of site in Stisted only
Nature of site/Current Use	Mainly agricultural. Land classified as BMV Grade 2 Commercial development on south west of whole site
Local Plan Designation SHLAA/ref status Submitted in late in the previous call for sites for Local Plan and rejected	Part of BDC's 2024 call for sites Not included in current local plan
Size and potential housing yield	158Ha – 3945 homes
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC - Greenfield countryside location with some residential Medium to low landscape sensitivity to change LL - Overall Medium landscape sensitivity. Maintain open rural character. Adjacent to Temple Border Wood to south west of site (Local Wildlife Site) categorised by Essex Wildlife Trust
Heritage Constraints	None
Accessibility	None at present. National highways would be against a further access point on this stretch of A120. (DFT Circular 1/2022) Noted that a small pocket of land to north of A120 (opposite Twin Oaks traveller site) is marked on map. Presumed to be for a prospective roundabout
Public Rights of Way	FP 26 across site
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Remote from village. In excess of 1km Nearest bus stop 400m to west of site. No safe access on foot. Need to cross busy A120/A131 junction. No travel option other by car. A stand-alone development
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Not a sustainable location due to remoteness to village and local amenities & services coupled with concerns on suitability and accessibility

Reference No CRESS2108	Site Address Gateway Park Urban Extension Comments mainly relate to that part of site in Stisted only
Nature of site/Current Use	Mainly agricultural. Land classified as BMV Grade 2 Commercial development on south west of whole site
Local Plan Designation SHLAA/ref status Submitted in late in the previous call for sites for Local Plan and rejected	Part of BDC's 2024 call for sites Not included in current local plan
Size and potential housing yield	Mixed commercial and residential development inc estimated 9000 Houses
Local Environment Designation/Landscape Impacts inc Liz Lake LCA (LL)	BDC - Greenfield countryside location with some residential Medium to low landscape sensitivity to change LL - Overall Medium landscape sensitivity. Maintain open rural character. Temple Border Wood in centre of site Local Wildlife Site categorosed by Essex Wildlife Trust
Heritage Constraints	None
Accessibility	None at present. National highways would be against a further access point on this stretch of A120. (DFT Circular 1/2022) Noted that a small pocket of land to north of A120 (opposite Twin Oaks traveller site) is marked on map. Presumed to be for a prospective roundabout
Public Rights of Way	FP 26 across site
Drainage/Flooding Issues	None identified Flood Zone 1 – no likelihood of flooding issues
Suitability Contrary to BDC Local Plan Policies especially LPP1 and SP3	Beyond existing development line Remote from village. In excess of 1km Nearest bus stop 400m to west of site. No safe access on foot. Need to cross busy A120/A131 junction. No travel option other by car. A stand-alone development
Availability/Ownership	Yes – part of BDC call for sites
Overall Conclusion	Not a sustainable location due to remoteness to village and local amenities & services coupled with concerns on suitability and accessibility