



WHITE COLNE PARISH COUNCIL

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Braintree District Council Local Plan Review

White Colne Parish Council notes the inclusion of two potential development sites within White Colne parish in the Braintree District Council Local Plan Review, and makes the following comments:

WHIC2302 Land north of Colchester Road.

White Colne Parish Council (WCPC) objects to the inclusion of site ref WHIC2302 as a potential development site. The site lies outside of White Colne's identified Development Boundary (as depicted in Local Plan Policy map 21A: *Earls Colne and White Colne*¹). Chapter 6.4 'Village Character and Size' of White Colne Village Design Statement² states: "With the exception of permitted new builds for agricultural uses and the conversion of existing, redundant agricultural buildings, all development should be contained within the existing Village Envelope." In addition, Public Right of Way FP 10 119 runs through the site.

WCPC acknowledges the need for the Local Plan to be reviewed in order that it continues to remain relevant and workable with National Planning Policy Guidance. At the current 'call for sites' stage, however, it is unclear for what purpose WHIC2302 would be used. WCPC notes the Strategic Housing Land Availability Assessment (SHLAA) 'Key Statistics' published on Braintree District Council's website³ states that: "Braintree District has sufficient sites to meet its housing requirements." It is WCPC's assertion that no further sites are needed in order to meet BDC's identified SHLAA, and that site ref WHIC2302 should be removed from consideration for development at the earliest opportunity.

WHIC2306 The Meadow, south of 30 Colne Park Road.

White Colne Parish Council (WCPC) objects to the inclusion of site ref WHIC2306 as a potential development site. The site lies outside of White Colne's identified Development Boundary (as depicted in Local Plan Policy map 21A: *Earls Colne and White Colne*⁴). Chapter 6.4 'Village Character and Size' of White Colne Village Design Statement⁵ states: "With the exception of permitted new builds for agricultural uses and the conversion of existing, redundant agricultural buildings, all development should be contained within the existing Village Envelope."

¹ [s2-maps-21-earls-colne-white-colne-to-33-greenstead-green-adopted \(braintree.gov.uk\)](http://s2-maps-21-earls-colne-white-colne-to-33-greenstead-green-adopted(braintree.gov.uk))

² [24352 White Colne Village Design Statement \(braintree.gov.uk\)](http://24352-White-Colne-Village-Design-Statement(braintree.gov.uk))

³ [Strategic Housing Land Availability Assessment – Braintree District Council](http://Strategic-Housing-Land-Availability-Assessment-Braintree-District-Council)

⁴ [s2-maps-21-earls-colne-white-colne-to-33-greenstead-green-adopted \(braintree.gov.uk\)](http://s2-maps-21-earls-colne-white-colne-to-33-greenstead-green-adopted(braintree.gov.uk))

⁵ [24352 White Colne Village Design Statement \(braintree.gov.uk\)](http://24352-White-Colne-Village-Design-Statement(braintree.gov.uk))

In addition, Public Right of Way FP 26 119 runs through the site and forms part of the walking route along the dismantled Colne Valley Railway.

A previous proposal for development at the site was dismissed at Appeal (APP/Z1510/W/19/3229655) on 3rd June 2020.⁶ The reasons for dismissal included that: “The proposal would disrupt some views across the open countryside from the PROW and in turn would alter the character and appearance of the area when viewed from this public space” (para. 10), “development would harm the character and appearance of the village, countryside, and the settlement pattern” (para. 13), and, “the proposal would cause an unacceptable level of harm to the character and appearance of the village and countryside which would significantly and demonstrably outweigh the benefits of the scheme” (para. 25). The Planning Inspector’s findings and reasons for dismissal cannot be mitigated and, as such, the proposed development site is wholly unsuitable for consideration.

WCPC acknowledges the need for the Local Plan to be reviewed in order that it continues to remain relevant and workable with National Planning Policy Guidance. At the current ‘call for sites’ stage, however, it is unclear for what purpose WHIC2306 would be used. WCPC notes the Strategic Housing Land Availability Assessment (SHLAA) ‘Key Statistics’ published on Braintree District Council’s website⁷ states that: “Braintree District has sufficient sites to meet its housing requirements.” It is WCPC’s assertion that no further sites are needed in order to meet BDC’s identified SHLAA, and that site ref WHIC2306 should be removed from consideration for development at the earliest opportunity.

⁶ [Heading 9 \(braintree.gov.uk\)](#)

⁷ [Strategic Housing Land Availability Assessment – Braintree District Council](#)