



# Maplestead Magna Carta

Great Maplestead Parish Council's Award-Winning Newsletter

## Local Plan – Potential Development Sites Identified

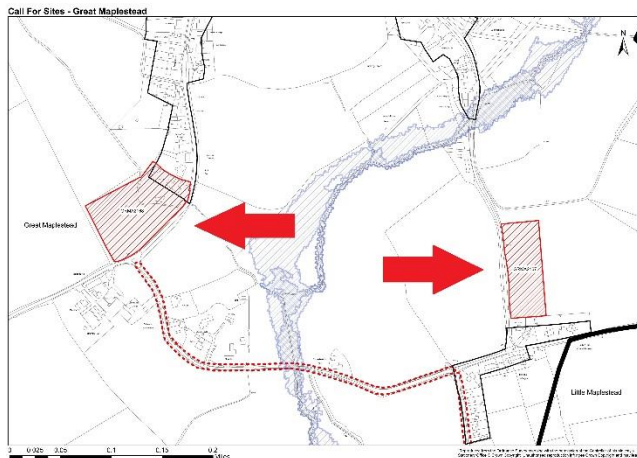
### Review of requirements until 2041

**Braintree District Council has completed an initial Call for Sites consultation, which they were required to do as part of a regular Local Plan Review process.**

Developers, landowners and others were invited to put forward suggested sites that may be suitable for development through until **2041**.

While it is anticipated that most of the development needed between now and **2033** is already catered for, there may be additional land needed to meet longer-term needs **between 2033 and 2041**, not just for housing but to create jobs, new infrastructure, healthcare and education.

The two sites put forward in **Great Maplestead** are shown below:



It is important to remember that these sites **are not confirmed allocations** but **only proposals** at this stage. Sites will be robustly assessed to determine whether they are actually suitable, available and achievable for development.

The **Council's** response to the consultation was to point out that **BDC** has previously stated, when reviewing development boundaries as part of the **Local Plan Review**, that *"development will be focused in those settlement areas that are most sustainable and provide local services/facilities to meet day to day needs."*

Furthermore, **Local Planning Policy SP1** and the **National Planning Policy Framework** state there should be a 'Presumption in Favour of Sustainable Development' – in other words, *"to secure development that improves economic, social and environmental conditions in the area."*

### How are these Planning Policies pertinent?

For **BDC** planning purposes, **Great Maplestead** is designated a **Tier 3 village**, one that is considered unsustainable due to its total reliance on other local towns and villages for key services and facilities. Any proposed new developments would therefore conflict with national and local planning policies.

At the August **Parish Council** meeting called to consider the two local site proposals, feedback from parishioners demonstrated very strong opinions that there should be no increases to housing within the village until and unless an improved infrastructure and transport provision is put in place.

Without a regular, reliable bus service the majority of residents are essentially reliant on private cars for transport, particularly since the village's narrow unlit roads, with national (60mph) speed limits, no pavements and poor surfaces, preclude safe cycling or walking. The suggested developments therefore conflict with **Planning Policy SP3's** sustainable principles: *"development locations should be accessible by a choice of means of travel."*

### Site Density Concerns:

**BDC's** metric for determining the potential housing that any development sites can support is **25 houses per hectare** – way in excess of the current density of housing in the rest of the village and completely disproportionate for this rural location.

Developments of such a density, which would mean a total of **56 houses** on the two proposed local sites, would not only increase the size of the village by over a third but would also, using **BDC's** other metric of **2.3 cars per household**, introduce nearly **130 more private cars** into the parish.

To access key services, medical facilities and even schools – St Giles' being currently over-subscribed – most of the owners of these additional vehicles would have to use a local rural road network that is not only poorly-maintained and unsuitable and unsafe for shared use but would potentially be unable to cope with the increased car, commercial and agricultural traffic it would have to carry.

### In Summary:

The **Parish Council** cannot support the proposals for these sites due to the negative environmental, social and detrimental infrastructure impacts that any such potential new developments would bring.

The **Council's** detailed response to **BDC** is at: <https://greatmaplesteadpc.co.uk/latest-news/>

## Celebrating 'Village of the Year'

A sunny Sunday in late August and residents turned out in great numbers to enjoy a free BBQ laid on and hosted by the Parish Council to celebrate Great Maplestead's 'VotY' win.



Many thanks to **Ann Crisp** for organising the event, the willing band of helpers and BBQ-ers, **Hards** and **Humes** in Halstead for supplying the sausages, burgers, rolls and burger buns and, of course, Aaron Whippy for bringing along the ice-creams!

Sincere thanks also to the **Rural Community Council of Essex**, whose award provided the excuse and the funding that made it all possible.

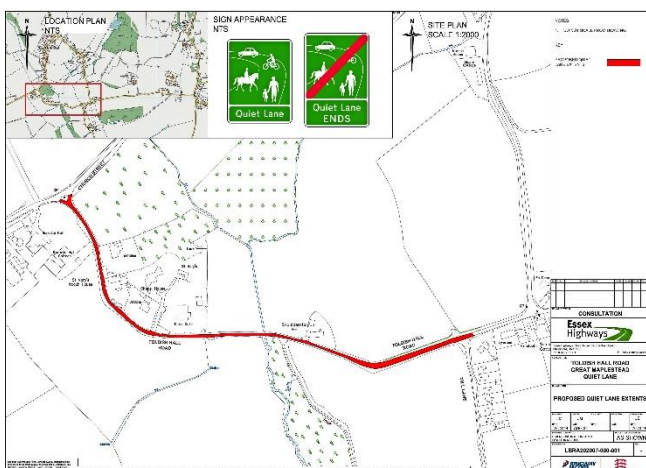
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## Toldish Hall Road 'Quiet Lane'

In September 2019 the Council submitted suggestions to Essex Highways for improving road safety in the Parish.

Many of the proposed measures were rejected, with reduced speed limits in particular apparently not conforming to **Highways'** specific criteria.

However, two actions resulted: the installation of additional 30mph and pedestrian-awareness signs in the village in 2022 and a proposal to change user priorities in **Toldish Hall Road** to improve safety on this narrow, single track lane with poor sight-lines with a scheme to designate the section between Church Street and Mill Lane, shown in the map below, as a 'Quiet Lane':



As part of this scheme **Essex County Council** would ensure that natural features, such as hedges, verges, walls and trees, would be sensitively managed to retain the lane's character and make it safer for cyclists, walkers and horse riders.

**Essex Highways** are hosting a meeting in the Village Hall, on Monday 23<sup>rd</sup> September from 6.00pm to 8.00pm, to explain the scheme and discuss and listen to residents' views.

## Village Bus Service

**Central Connect** have confirmed that the **DaRT 3 Demand-Responsive bus service** that they have been operating since the end of July...

...is being provided free-of-charge during the 3-month trial period to the end of October. The company have agreed to refund any fares that have inadvertently been charged during this period.

Please provide details (dates and amount paid) to the address below to enable refunds to be claimed: **robbrudenell@greatmaplesteadpc.co.uk**

For more information about this bus service, please call **Central Connect** on: **0115 777 3187**

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## Latest Planning News

The following was noted by the Council at its meeting on 4<sup>th</sup> September:

### Pre-Application Advisory Notice:

- ✚ **24/01780/COUPA** – *Monks Lodge Farm Barns, Gestingthorpe Rd.* Prior approval sought for change of use of agricultural buildings to three residential dwellings.

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## Forthcoming Events

The following are some of the upcoming village events (\*these at the Village Hall) you may wish to note for your diary:

- ✚ **Sat 28<sup>th</sup> Sep\***: **Jumble Sale** – starts **3.00pm** Admission **30p**. Raffle and Refreshments. More details from Diane Smith (473 300), Doreen Faulks (460 727) or Liz Newton (461 308).
- ✚ **Thurs 3<sup>rd</sup> Oct\***: **Maple Leaves** present – '*The History of Earls Colne in WW2*' – at **7.15pm** for a **7.30pm** start. The **Guest Speaker** is **Gordon Brown** from the **Earls Colne Heritage Museum**. Members (**Free**): non-members (**£3**) welcome.
- ✚ **Sun 13<sup>th</sup> Oct\***: **Harvest Village Walk** – meet at **11.00am**. Cost: **£2.50/person** – dogs & children **free**. Half-way drinks + refreshments
- ✚ **Sat 16<sup>th</sup> Nov\***: **Quiz Night** – Doors open **7.00pm** - start **7.30pm**. Entry **£5** per person. Maximum **10 teams, 6 people/team**. Bring your own drinks, glasses and nibbles. Book your entry by **4th November**: phone Jo Watson (469 857).

More details will be on **Maplestead Mates**, in **Parish News** and on the 'Events' page of the **Parish Council website** nearer the time.

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## Contacting the Council

Any comments, requests or correspondence should initially be made to the **Parish Clerk**:

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