

Objection to Planning Application 26/00807/FUL - Land South Of Bridge Hall Barn Hollies Road Bradwell Essex. Construction of 5 no. dwellings together with associated infrastructure and landscaping.

12th May 2026

1. Conflict with the Development Plan (Neighbourhood Plan)

The proposal directly contravenes the Bradwell with Pattiswick Neighbourhood Plan 2017-2033, specifically:

- **Settlement Boundaries:** The site lies entirely outside the defined settlement boundary.
- **Policy 7b Violation:** The Plan explicitly states that development should not provide a linear extension along Hollies Road. This application seeks to build on the East side of the road where no dwellings currently exist, representing a prohibited extension into open countryside.
- **Housing Needs:** The proposal for five houses fails to address the identified local need for starter homes and downsizing options, instead offering a type of development that does not meet the Parish's mix requirements.

2. Serious Harm to Character and Appearance (Planning Precedent)

The Planning Inspector's dismissal of the 2019 appeal (Ref: APP/Z1510/W/19/3220045) for a smaller number of dwellings on an adjacent site is a material consideration:

- **Serious Harm:** The Inspector previously ruled that development here would cause "serious" harm to the character and appearance of the site.
- **Intrinsic Beauty:** The Inspector found that policies protecting the "intrinsic character and beauty of the countryside" significantly outweighed the benefits of new housing.
- **Increased Impact:** If four houses were deemed to cause "serious harm," an application for five houses (26/00807/FUL) inherently increases that harm.

3. Sustainability and Safety Concerns

The site is no longer sustainable due to significant changes since the previous assessments:

- **Loss of Services:** The local church is now closed.
- **Inaccessible Retail:** The "local store" is a petrol station garage with limited stock 0.7 miles away; the nearest supermarket is 1.7 miles away.
- **Highway Danger:** Average vehicle movements on the A120 have increased to one every 3.6 seconds. Crossing this dual carriageway to reach bus stops is dangerous, and the nearest safe crossing is 0.5 miles away.
- **Pedestrian/Cycle Safety:** Hollies Road has no footpath and is a "rat run" for traffic avoiding A120 congestion. It is not wide enough for two cars and a bicycle, making cycling to Braintree unsafe.

4. Impact on Heritage Assets

The application site is adjacent to a Grade II listed building and a Victorian Folly.

- The applicant has failed to submit a Heritage Assessment, which is a requirement.
- Previous plans (24 July 2018) for the site acknowledged the importance of "retaining an open outlook in front of the listed tower" - an outlook this proposal would destroy.

5. Procedural Deficiencies and Invalidity

The current "Full" application is fundamentally deficient and should be deemed invalid:

- **Trees and Hedges:** The application incorrectly claims there are no trees or hedges that influence the site, despite clear photographic evidence to the contrary.
- **Essential Infrastructure:** The application is silent on surface water disposal (critical given existing flooding on the road) and lists sewage disposal as "unknown".
- **Waste Management:** No arrangements have been made for waste storage or recycling collection.

As the Planning Inspector previously concluded, the adverse impacts of developing this site significantly and demonstrably outweigh the benefits. Given that the Council can now demonstrate a 5-year housing land supply (unlike during previous approvals), there is no justification for granting permission for a development that so clearly violates the Neighbourhood Plan.

The Parish Council urges the refusal of this application.