

CALL FOR SITES – SHALFORD PARISH

March 2025

As part of the preparation of the Shalford Neighbourhood Plan, we are investigating sites that might be available for housing or other uses. This notice, which has been advertised locally, represents an official call to landowners in Shalford Parish who may have an interest in promoting their land for development. The Neighbourhood Plan is looking to address needs over the next 10 to 15 years.

Alongside any sites submitted, we will also be reviewing those sites in the parish that have been submitted to Braintree District Council, as part of the Braintree District Local Plan Review.

For all sites:

If landowners wish their land to be considered for allocation in the Neighbourhood Development Plan for any type of development, then the following details should be provided using the feedback form attached to this letter.

- a) A clear statement of which types of development the land should be considered for, e.g. residential, leisure, employment, biodiversity net gain etc.
- b) For residential sites, the area of the land in hectares. Sites must be at least 0.1 hectares in size and be able to accommodate at least three dwellings.
- c) A plan which clearly shows the extent of the land to be considered. Ideally this should be on an Ordnance Survey base or equivalent.
- d) An understanding of how the site would be accessed by vehicle and opportunities for linking in with existing footpath/pavement and cycle routes
- e) Any relevant planning history for the site, e.g. extant planning permissions that have not been brought forward.
- f) Any legal issues such as covenants restricting the use of the land.
- g) Confirmation that the site is available and whether there are any restrictions to the site coming forward in the short term.
- h) An indication of how biodiversity net gain requirements might be delivered on site.

For Biodiversity net gain sites:

We are also looking for sites that might be used to deliver biodiversity net gain.

Biodiversity Net Gain (BNG) is a new planning requirement in the 2021 Environment Act. It aims to leave biodiversity in a measurably better state than before the development takes place. It became mandatory for all major development from the 12 February 2024 and for small sites from the 2 April 2024 and for Nationally Significant Infrastructure Projects (NSIP) from 2025.

See the following website for more information about BNG:

<https://www.gov.uk/government/collections/biodiversity-net-gain>

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Selling units will help farmers, landowners and land managers provide biodiversity benefits to their land. It can also help manage flood risk on site, as well as on land up and downstream and can help reduce the impact of climate change in a natural way.

For biodiversity net gain sites, all sites, except private gardens, will be considered – including in and on the edge of the villages and in the countryside, with a preference for the following:

- sites located in strategic areas identified as important for wildlife there is no minimum or maximum site area, proposals of any size or scale will be considered. It could include land that is significant in joining up the landscape such as field margins or land near watercourses or part of an amenity space.
- sites that have the potential to buffer or expand existing habitats e.g., connecting woodland, buffering species rich grassland.
- agricultural land e.g., pasture, arable fields.

Ultimately, we are looking for bigger, better, and more joined up habitat for wildlife.

A site being used for biodiversity, flood management or for carbon storage means that managing the site for that use becomes the primary objective of that land. Existing and new Agri-environment schemes such as Countryside Stewardship Scheme have rules around compliance and double funding. These would need to be considered and may preclude such land being used.

Note, the site would need to be kept for biodiversity, natural flood management or for carbon storage for a minimum of 30 years.

It is important to be clear that submitting land for consideration does not mean that it will necessarily be allocated in the Neighbourhood Plan, nor does it mean that it is more likely to gain planning permission. At this stage the Neighbourhood Plan Steering Group is simply interested in considering all the possible options for development in the parish.

Submissions must be made via email by 25th April 2025 to the Shalford Neighbourhood Plan Steering Group at shalfordneighbourhoodplan@gmail.com with a copy sent to clerk@shalford-essex-pc.gov.uk.

Kevin Welsh

Project Lead, Shalford Neighbourhood Plan Steering Group

SHALFORD PARISH COUNCIL - CALL FOR SITES SUBMISSION FORM**Section 1: Contact details**

1. Name		
2. Organisation		
3. Address		
4. Telephone number		
5. E-mail address		
		Please tick
6. Your status (please tick all that apply)	Landowner Planning consultant Land agent Registered social Landlord Developer Other (please specify below)	

If you are **representing another person**, please provide their name, address and contact details:

7. Name	
8. Organisation	
9. Address	
10. Telephone number	
11. E-mail address	

		Please tick
12. Your status (please tick all that apply)	Landowner	
	Planning consultant	
	Land agent	
	Registered social Landlord	
	Developer	
	Other (please specify below)	

13. Do you have the landowner's permission to submit this site?	
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14. If you are not the landowner, or are not working on behalf of the landowner, or the site is in multiple ownerships then please provide the name, address and contact details of the landowner(s):

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Section 2: Site details

15. Site name		
16. Site address		
17. Grid reference (Easting / Northing)		
18. Site area (ha). Area must be at least 0.1 ha in size for residential use and must be able to accommodate at least 3 dwellings		
19. Description of site characteristics (e.g. existing buildings, points of access, boundaries)		
20. Current land use		
21. Is the site brownfield / greenfield		
22. Relevant planning history (please quote planning application references)		
		Please tick
23. What uses is the site being promoted for: (please tick all that apply and for mixed use sites the percentage for each use)	Housing Specialist housing (e.g. extra care, sheltered housing, self-build, please specify) Office (B1a) Research and Development (B1b) Light industry (B1c) General industry (B2) Specialist Industrial (B3 to B7)	

	Storage and Distribution (B8) Retail (Please specify) Leisure (Please specify) Community uses (Please specify) Biodiversity Net Gain Other (Please specify)	
Please attach a map (preferably on an ordnance survey base and at 1:1250 scale) outlining the exact boundaries of the whole site and the part(s) that may be suitable for development.		

Section 3: Suitability

		Please tick
24. Accessibility (please tick all that apply and provide known details)	Vehicle access (e.g. where does the site have access to the highway and what is the access) Pedestrian and cycle access (e.g. where are the existing footways in relation to the site and what opportunity is there to link in with existing footpaths and cycle routes) Public transport (type and proximity) Services (e.g. education, health, shops)	

	Utilities (e.g. gas, electric, water, sewage, broadband) Other (please specify below)	
25. Policy constraints	Ancient woodland MBLP Landscapes of Local Value (Policy SP17) Local wildlife sites Heritage (e.g. Listed buildings) Archaeology Tree Preservation Orders / Veteran Trees Other (please specify below)	
26. Tangible and infrastructure constraints (please tick all that apply and provide details)	Flood risk Drainage Contamination / pollution Land stability	

	Public Rights of Way Utilities (underground) Hedgerows Ecology (including ponds) Neighbour / residential amenity Other (please specify below)	
27. Please provide details on how identified constraints will be overcome (e.g. through mitigation). Please attach any studies as separate documents to this form)		
28. Please indicate how biodiversity net gain requirements might be delivered on site?		

Section 4: Availability

29. Is the site available for development right now?	
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30. If not, when will the site be available? (please specify year)	
31. What do you estimate the amount of development on the site to be? (please specify)	
32. When do you anticipate commencement on the site and completion?	Commencement: Completion:
33. Is there a developer interested in the site? (please state name of the developer and nature of interest)	
34. Are there any legal constraints on the site that may impede development (please specify e.g. restrictive covenants, ransom strips)	

Section 5: Achievability

35. Would the development be new build, involve a conversion or both?	
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36. On housing sites would the development provide affordable housing? (please state types)	
37. Are you aware of any exceptional issues that may affect site viability? (please specify)	
38. What, if any measures may be required to make the site viable for the development proposed?	

Section 6: Additional information

This section of the submission form should be used to provide any other information in support of your site.

Please return this form by 25th April to the Shalford Neighbourhood Plan Steering Group at shalfordneighbourhoodplan@gmail.com with a copy sent to clerk@shalford-essex-pc.gov.uk.