



Bures Neighbourhood Plan 2021-2037

Submission Version

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Photography

Many thanks to members of the team and the many other Bures residents who have contributed photographs to bring this document to life.

Introduction

1. Bures Neighbourhood Plan has been produced by a team of residents. Some of the team are parish councillors for Bures Hamlet, some for Bures St Mary and some of the team are enthusiastic members of our community who want the best for Bures.
2. The team has brought together a body of evidence on Bures past and present. This information ranges from local knowledge gleaned from the people of our village to data and statistics provided by district and national bodies.
3. Most importantly, Bures Neighbourhood Plan uses what we know about the past and present and what current residents say they would like to see in the future. This Neighbourhood Plan provides a set of Planning Policies and Bures Community Actions to guide the way Bures changes over the period until 2037.

What is Neighbourhood Planning?

4. The Localism Act 2011 gives communities power to take part in neighbourhood planning for their areas. Neighbourhood planning enables communities to develop policies which will influence the development of land and other aspects such as the environment and climate change, the economy and infrastructure.
5. Bures is unusual in that the village is partly in the Braintree District Council area and partly in the Babergh District Council area. This means the plan needs to be endorsed by both District Councils.
6. Bures Neighbourhood Plan is a new planning document which aims to give local people more say about what happens in our area. It provides the local community with a powerful tool to guide the long-term future of Bures village and its surrounding countryside for the period 2021 to 2037. The Plan contains a vision for the future of Bures and sets out clear planning policies and community actions to realise this vision.
7. Some of the Neighbourhood Plan policies are general and apply throughout the geographic area of the Plan, whilst others are more specific and relate to particular areas or sites. In considering any proposals for development, the District Councils will apply all of the relevant policies of the Plan. The community actions will be taken forward by the parish councils as part of the Bures Parish Plan. Some actions may be realised through the work of other groups or volunteers.
8. If passed at a local referendum, the Neighbourhood Plan will be 'made' by Braintree and Babergh District Councils and, as part of the statutory development plan, will be used to determine planning applications in the village alongside the District Councils' Local Plans.



Figure 1-Neighbourhood plan process.

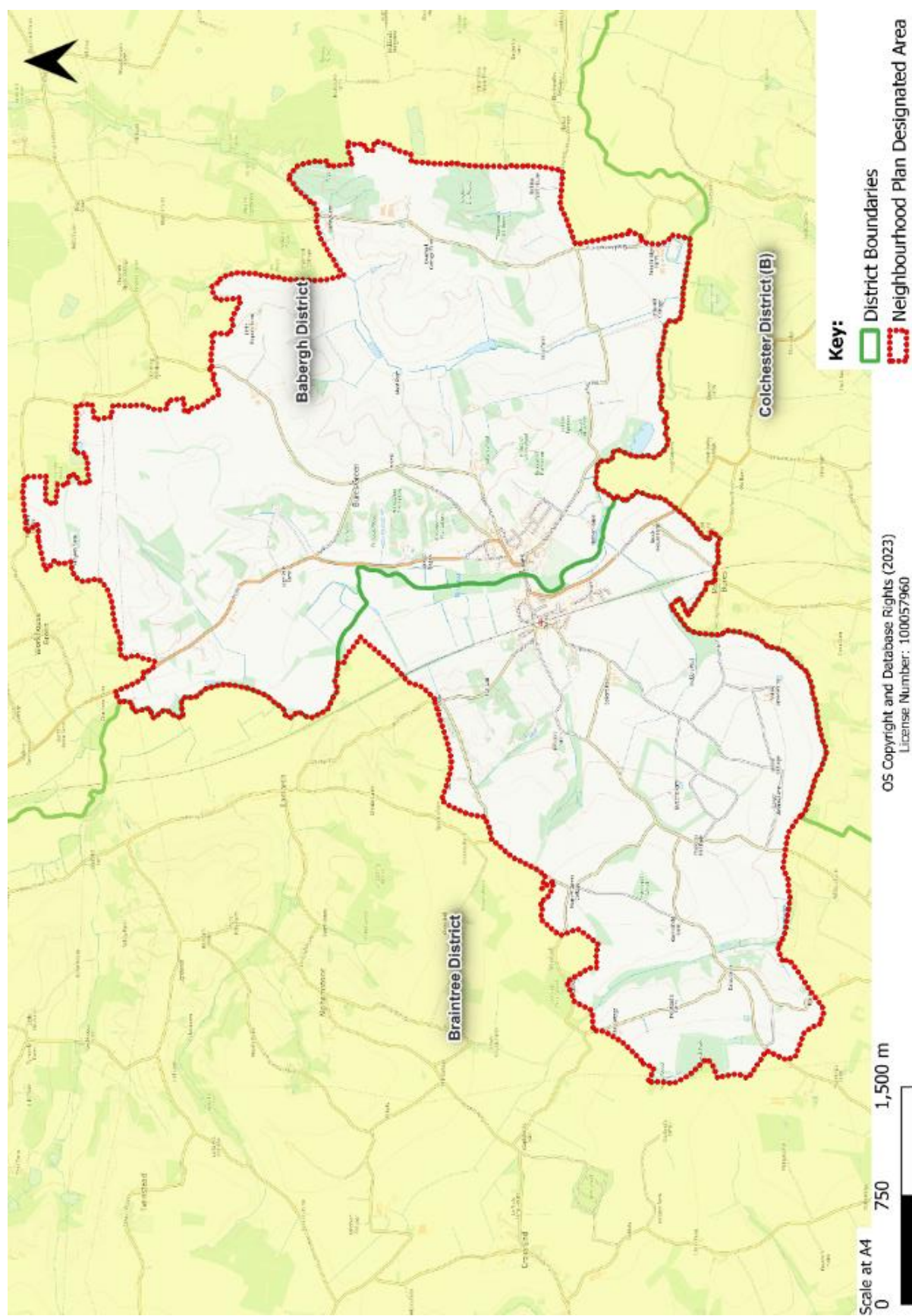
The Planning Context

9. The Bures Neighbourhood Plan will form part of a wider planning context which begins with the National Planning Policy Framework (NPPF), and the NPPF in turn informs Braintree and Babergh District Councils' Local Plans.
10. The adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023) does not set out a settlement hierarchy. This is likely to come forward in Part 2. The previously adopted Babergh Local Plan (2014) identified Bures St Mary as a Core Village; a provider of services and facilities within a wider functional cluster that includes the hinterland villages of Assington, Little Cornard, Bures Hamlet, Mount Bures, Alphamstone, Lamarsh, and Bulmer.
11. Braintree Local Plan (Adopted 2022) designates Bures Hamlet as a Second-Tier Village within the spatial strategy. Second Tier Villages are those which may not serve a wider hinterland but provide the ability for some day to day needs to be met, although they lack the full range of facilities of a Key Service Villages. Development of a small scale may be considered sustainable within a Second Tier Village, subject to the specific constraints and opportunities of that village.
12. Other relevant plans in the wider planning context include the Suffolk County Council Suffolk Minerals and Waste Local Plan, adopted in July 2020¹, which forms part of the Local Development Plan covering Bures St Mary. It is noted that within the Bures Neighbourhood designated area is a water treatment facility (AW26 – Bures-Wissington Rd Stw). In addition to this roughly half of the total designated neighbourhood area (all of the designated area within the Suffolk boundary) is located within a Minerals

¹ [Suffolk Minerals and Waste Plan - Suffolk County Council](#)

Safeguarding Zone. Therefore, safeguarding policies from the Suffolk Minerals and Waste Local Plan 2020 will apply. The most relevant policies are: Policy MP9 – Safeguard of Minerals Facilities, Policy MP10 – Minerals Safeguarding and Policy WP18 – Safeguarding of Waste Facilities. Essex County Council and Southend-on-Sea Minerals and Waste Local Plan, adopted in July 2017², covers Bures Hamlet. These plans make planning policies and decisions in relation to minerals and waste.

² [Minerals and waste planning policy: Waste Local Plan | Essex County Council](#)



Why does Bures need a Neighbourhood Plan

13. Neighbourhood Plans give local communities direct power to guide and shape the future of their village. Bures is a proactive community, always looking to see how the relationship between people and place can function in the most enjoyable and satisfying way to make Bures a great place to live. The aim of this plan is to ensure that local needs are met and that the valued characteristics of the village can be maintained and protected for future generations.

Production of a Neighbourhood Plan

14. The concept of a Neighbourhood Plan was introduced by the Localism Act 2011 and it ignited some enthusiasm on Bures St Mary Parish Council. We wished to engage with this new idea of giving more power on planning matters to local communities. In 2017 the idea of a Neighbourhood Plan arose once again. Well-attended public meetings were held and a whole host of ideas about the future of the village were generated. As all of the ideas were community actions rather than planning policies, a Parish Plan was produced.
15. When, in 2018-19, we were confronted by a proposal to build 98 homes off Colchester Road we felt vulnerable. In the aftermath we felt that putting the views about our vision for Bures on a legal footing would be valuable.
16. Recent development includes 20 houses built on the old factory site in the 1990s, 35 homes at Pikes Marsh and 9 homes at Tenterfield in 2020 and before long there will be development of the Chambers site. Bures residents have generally supported this organic type of development.
17. As the idea of a Bures Neighbourhood Plan took hold, the country was suddenly in the grip of the COVID-19 pandemic and public meetings were not permitted. At the Bures Hamlet Parish Council meeting on 17 May 2021 and the Bures St Mary Parish Council meeting on 20 May 2021, it was agreed that an application to designate a Neighbourhood Plan area should be made. This was carried out on 6 July 2021.
18. Bures may be two parishes, but it is one village. This was the first time Babergh and Braintree District Councils had received an application for a Neighbourhood Plan area that crossed the county and district borders. The application was therefore put out for a 6-week consultation and was formally approved on 25 November 2021.
19. Public meetings restricted by COVID were held in October and November 2021. There was a good level of commitment to work together to produce a Neighbourhood Plan.
20. A Steering Group was formed from those attending the public meetings. It comprised members of both parish councils and members of the public. Those who did not join the Steering Group but did want to be involved formed the Wider Group.
21. A leaflet was distributed to all homes in the Neighbourhood Plan area. It explained what was going on and how to become involved. The team evolved as a result of this. In order to be sure we were correct in thinking a large development was not what Bures needed we went straight into a Housing Needs Survey; this was carried out independently by the Rural Community Council for Essex. Public consultation was carried out at the Bures market and a variety of gatherings of residents to ascertain the views of residents. We learnt what was most important to residents and what they hoped Bures would be like in 2037. From these views we formed a Vision Statement – see box

after paragraph 40. The Vision Statement informed the work undertaken to create the plan.

22. In March 2022 the outcome of the Housing Needs Survey was shared at Bures market and at an event in the community centre. The opportunity was taken to ask residents to think about the businesses in Bures with a competition to add names to the already extensive list. A Strengths, Weaknesses, Opportunities and Threats exercise was undertaken to help determine residents views on Bures.



Figure 3: Bures Music Festival

23. In July 2022 the Steering Group had a stall at Bures Music Festival which gave the opportunity for engagement with many younger residents and a good number across the age ranges. There was keen participation in the challenge to work out the length of green corridors across the Neighbourhood Plan area and those visiting the stall were invited to identify on maps their favourite views and green places.
24. Groups undertaking Neighbourhood Plans have access to packages of work by AECOM. The Heritage and Landscape group met personnel from AECOM in February 2022 to discuss Design Codes for the village. A document containing designs for different areas of the village, which will be used when planning applications are made, was agreed in May 2022.
25. A survey to find out what is important to businesses in Bures was carried out in the summer of 2022. A 36% response rate gave valuable information about the local economy.
26. In January 2023 a leaflet, 'Bures Neighbourhood Plan – One Year In' was distributed to all homes in the area. Progress reported included the vision work, the Housing Needs Survey, Design Codes, Business Survey and residents' thoughts on favourite green spaces and views.
27. Work started on the AECOM Housing Needs Assessment (HNA) in December 2022 with an agreed document in place by March 2023. This provides an assessment of housing need to 2035 based on modelling of demographic data and housing stock. In February 2023 it was decided that the Bures Neighbourhood Plan would be clearly

organised around the matters identified by residents as their vision for the future of the village. The areas covered became Natural Environment, Community, Built Environment, Economy and Getting Around. The new structure and draft contents were shared with residents at the Annual Parish Meeting on 27th March 2023 and at Bures Market. There was a presentation by the chair of the NP Steering Group, Robin Hamilton, at the Annual Public Meeting on 25th March 2024. There has been information available at the monthly markets throughout the process and articles have been included in the village magazine.



Figure 4: Community engagement Bures Market



Figure 5: Neighbourhood Plan event Bures Community Centre

About Bures Village

Location and context

28. The village of Bures is located at a crossing point on the River Stour. Historically, the river was the boundary between the East Saxons to the south and the East Angles to the north. In more recent times, through to the present day, the Stour is the county boundary between Essex and Suffolk with the parish on the north bank being Bures St Mary, Suffolk and the parish on the south bank being Bures Hamlet in Essex. The combined parishes are known as Bures. The village has a population of around 1,700 in approximately 800 homes mainly in the settlement itself but also spread across the two parishes in greens and as isolated properties.

Setting

29. The Stour Valley is Constable Country. The western end of the Bures Neighbourhood Plan Designated Area sits in the Dedham Vale National Landscape (DVNL) and for twenty-five years there has been a local campaign to extend the DVNL up the Stour Valley through Bures and beyond. The Bures community has been careful to conserve the village and its setting as befits a National Landscape village-in-waiting. *'The wider landscape is undulating and relatively pronounced, comprising rolling valley sides which embrace the village and contrast with the relatively flat valley meadowlands along the river. On the western sides of the Stour there are numerous small brooks and tributary streams which cut through the undulating landscape, including Cambridge Brook to the south and Ferriers Brook and shallow valley immediately to the west of the village.'*
30. To the north of the settlement is the grade II* listed Great Bevills manor house set within parkland, its wooded slopes making an important contribution to the setting of Bures. On the western side of the village the railway line is also well wooded and not an obvious feature, vegetation contributing to the wooded character of the valley slopes and characteristic wooded skylines.
31. *'The river corridor and associated pastures, along with the crossing point within the village, give rise to open space adjacent to the church and the penetration of river valley character into the heart of the village which reinforces the settlement's sense of place.'*

Alison Farmer Associates Valued Landscape Assessment Stour Valley Additional Project Area March 2020

Historical Development

32. The history of Bures dates back to at least the Neolithic period. Along the River Stour burial mounds and a cursus show a funerary and ritual landscape that focussed on the waterway. This continued into the Bronze Age.
33. The crossing point on the River Stour gave rise to the development of the settlement. Excavations, within the village and associated with Bures Common, indicate the area is likely to have been settled in the early medieval period. In 1086 Domesday refers to the church at Bures, located close to the river in the centre of the settlement. Bures Mill is located on the eastern side of the river and was first recorded in the 12th century and in the 13th century Bures had its own medieval market and fair.
34. Bures was a prosperous town in the Early Modern age with the wealth mainly coming from wool. The River Stour was made navigable and operated from 1709 as a busy trading route between the port of Manningtree and Sudbury. This was followed by the

construction of the Sudbury branch railway line from Colchester in the mid-19th century which included a station at Bures Hamlet and brought development to the western side of the riverbanks.

35. With the improved communications network provided by the river and railway, the 18th and 19th Century Bures became the home to several industries including a tannery with related industries; smithies, maltings and in the 20th Century, seed merchants, textile dyeing and a processed cheese factory.

Bures Today

36. Bures is a village with a strong community spirit. The community centre, recreation ground, common, churches and pubs provide spaces for a wide range of activities, clubs and societies. Many residents are active volunteers in the village. The activities include the Good Neighbour Scheme Welcome Packs initiative, caring for the station garden, running the market and helping at Ferriers Barn, the local day centre for adults with disabilities. Friendliness and community spirit are highly valued and are commonly given as reasons for newcomers moving to Bures.
37. Bures is home to the locally famous Bures Christmas Lights, made possible through the work of a dedicated team of volunteers. The biggest event held in Bures is the annual Bures Music Festival which began life as Jazz on the Stour in 1997. This festival raises many thousands of pounds for local charities and organisations through the hard work of the volunteers.
38. Bures has a good range of facilities for its size. There is a post office, a village primary school, a GP surgery, a community centre with three rooms, two active churches and two well patronised pubs. The school, the largest employer in the village, is popular with residents and with those from further afield. Bures also has a general store, a deli, a tearoom, a garage and a hairdresser. The general store was opened, partly in response to need being identified in the 2017 Village Survey.
39. The monthly Bures market provides opportunities to buy locally produced meat, fruit and vegetables, locally baked goods and fish from the Suffolk coast. Local craftspeople also ply their wares. The market is held on Bures Common, and the trustees provide teas and coffees to help the socialising which is as valuable to many as the opportunity for shopping.
40. There are a large number of businesses operating in Bures and these boost the income for services and hospitality. Bures is also home to commuters to London. Bures is on a branch line which gives access to the mainline to London at Marks Tey and ends at the market town of Sudbury.

Our Vision for Bures

The distinctly special qualities of our **beautiful village**, nestled as it is in the **historic and natural setting** of the **River Stour**, will be valued, protected and enhanced.

The qualities highly valued by Bures residents including its **strong identity**, **community spirit** and **kindness and diversity** will be sustained.

We will embrace **green technical innovation** to address and protect against the impact of climate change whilst **valuing the heritage of the village and protecting its historic buildings and natural boundaries**.

Bures will continue to be a **working village** with **real vitality**.

Our village will remain **well connected** with the world beyond and will provide **safe** streets and improved walking and cycling routes.

Our Landscape

Vision for Bures

This section on landscape helps to deliver the following aspects of the vision:

The distinctly special qualities of our **beautiful village**, nestled as it is in the **historic and natural setting** of the **River Stour**, will be valued, protected and enhanced.



Figure 6: Bures 'nestling in the valley'

Objective - To protect the rolling farmland, woodland and trees, and landscape of Bures, unique only to this area of Suffolk and to preserve ancient lanes and paths.

Context - The settlement area of Bures sits in a valley surrounded by hills of predominantly open fields which provide wide, far-reaching views. An important characteristic for Bures is the relationship between the village and surrounding valley, which is described as a 'green nest setting'. The constrained built-up area on the valley floor and adjacent green hillsides provides this aesthetic quality.

41. The rural landscape is categorised as ancient rolling farmland, rolling valley farmlands and valley meadowlands in the Suffolk Landscape Character Assessment. Some key characteristics of this type of landscape include:

- Rolling arable landscape of chalky clays and loams;
- Blocks of ancient woodland; dissected widely and often deeply by river valleys;
- Hedges of hawthorn and elm with oak ash and field maple as hedgerow trees;
- A network of winding lanes and paths often associated with hedges, creating visual intimacy.

42. In the Essex Landscape Character Assessment (2003³) Bures falls within the Stour Valley (C8) Profile. The Stour Valley is a wide valley with a broad flat valley floor for much of its length. In the north and west arable farmland tends to dominate the valley, but it becomes pastoral in character further east. Where the landscape is open, there are panoramic views of the valley. In more enclosed parts, views are framed and focused. The key characteristics include:
- Typically wide flat valley floor with floodplain meadows, riverbank willow trees and small wet woodlands.
 - Rolling rounded valley sides with a complex mosaic of small woods, pasture and arable fields in the east, gentler arable valley sides in the north and west.
 - Church towers, traditional villages, farmsteads, barns and mills are distinctive features.
 - Sinuous pattern of lanes and roads.
 - Mostly tranquil, secluded character.
43. The River Stour which runs through the village forms most of the county boundary between Suffolk and Essex, running from its source in West Wickham in Cambridgeshire and joining the North Sea at Harwich in Essex. The Dedham Vale National Landscape lies just east of Bures and is designated to protect the vulnerable pastoral landscape. In November 2023, all designated Areas of Outstanding Natural Beauty (AONB) in England and Wales became known as National Landscapes⁴. This change came about after the government asked for an independent review into whether the protections for National Parks and National Landscapes were still fit for purpose. Julian Glover and an expert team led on a landscape review across England and summarised in their final findings that National Landscapes should be strengthened with government form, increased funding, and a greater voice on development. It was the Glover report which suggested the title to be replaced to National Landscapes⁵.
44. The western boundary of the current National Landscape is within the Bures Neighbourhood Plan area, as shown on Figure 7. Collectively the Dedham Vale and the River Stour valley, where Bures sits, is characterised by picturesque villages, rolling farmland, rivers, meadows, ancient woodlands, and a wide variety of local wildlife.
45. The Dedham Vale National Landscape covers an area of 90km². The designation includes the lower reaches of the River Stour and extends eastwards as far as Cattawade Marshes. The western boundary runs westwards between Bures and Wormingford while the northern and southern boundaries extend a few kilometres either side of the River Stour. It is an attractive place to live, work and visit. As stated on the Dedham Vale National Landscape and Stour Valley Partnership website, this area is under increasing development pressure for new housing, economic development, and transport schemes⁶.

³ Essex and Southend-on-Sea Replacement Structure Plan Review. 2003. Essex Landscape Character Assessment. Source: [Welcome \(essexdesignguide.co.uk\)](https://www.essexdesignguide.co.uk/)

⁴ [National Landscapes - Home \(national-landscapes.org.uk\)](https://national-landscapes.org.uk/)

⁵ [Landscapes review: final report - summary of findings - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/811111/Landscapes_review_final_report_summary_of_findings.pdf)

⁶ [Planning – Dedham Vale Area of Outstanding Natural Beauty \(dedhamvale-nl.org.uk\)](https://dedhamvale-nl.org.uk/)

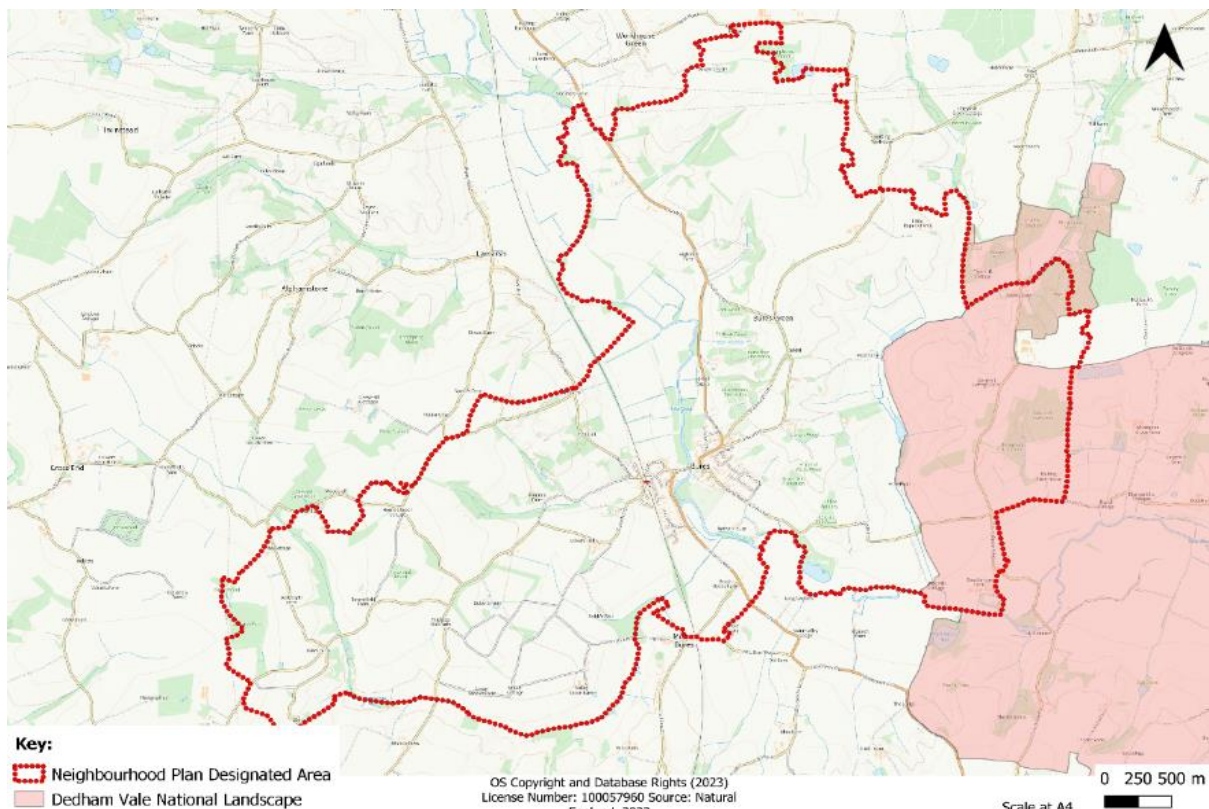


Figure 7: Map of the Bures NP Designated Area and location of the Dedham Vale National Landscape

46. The rest of the Neighbourhood Plan area falls within the Stour Valley. *'This is one of those subtle English places which tend not to declare themselves in any deliberate way. We see today what Thomas Gainsborough and John Constable saw. The valley is extraordinarily beautiful, and I would like others who do not know it to come to it and to experience its unique landscape⁷.*' The rolling landscape in which Bures sits is unique to this part of Suffolk. As set out in a report by Alison Farmer:

'Several important habitats for wildlife and biodiversity are scattered throughout the area (including sites of importance for nature conservation), comprising a mixture of ancient woodland, unimproved grassland, and scrub and wetland habitats. The valley floor pastures and contrasting undulating and relatively pronounced wooded valley sides, along with the historic character of the settlement, narrow rural lanes that weave off into the wider landscape and key landmarks such as the church, give rise to a settlement and wider landscape setting which has scenic quality and feels deeply rural. Modern housing estates are present but the historic core remains dominant in terms of overall perceptions and character⁸.'

47. The Stour Valley Project Area lies immediately adjacent to the Dedham Vale National Landscape and extends upstream following the River Stour, forming the boundary between Essex and Suffolk. This area covers 302km² and extends westwards from the National Landscape boundary at Wormingford, towards the Cambridgeshire border. The Project Area does not benefit from the same statutory protection as the National Landscape, however, parts of this are considered to exhibit similar qualifying characteristics as the nationally designated National Landscape and it is therefore

⁷ Dr Ronald Blythe, eminent writer and local resident (July 2014).

⁸ *The Special Qualities of the Dedham Vale National Landscape Evaluation of the Area Between Bures and Sudbury 2016.*'

considered a Valued Landscape. The National Landscape team commissioned Alison Farmer Associates to undertake a Valued Landscape Assessment of the Stour Valley Project Area (Figure 8).

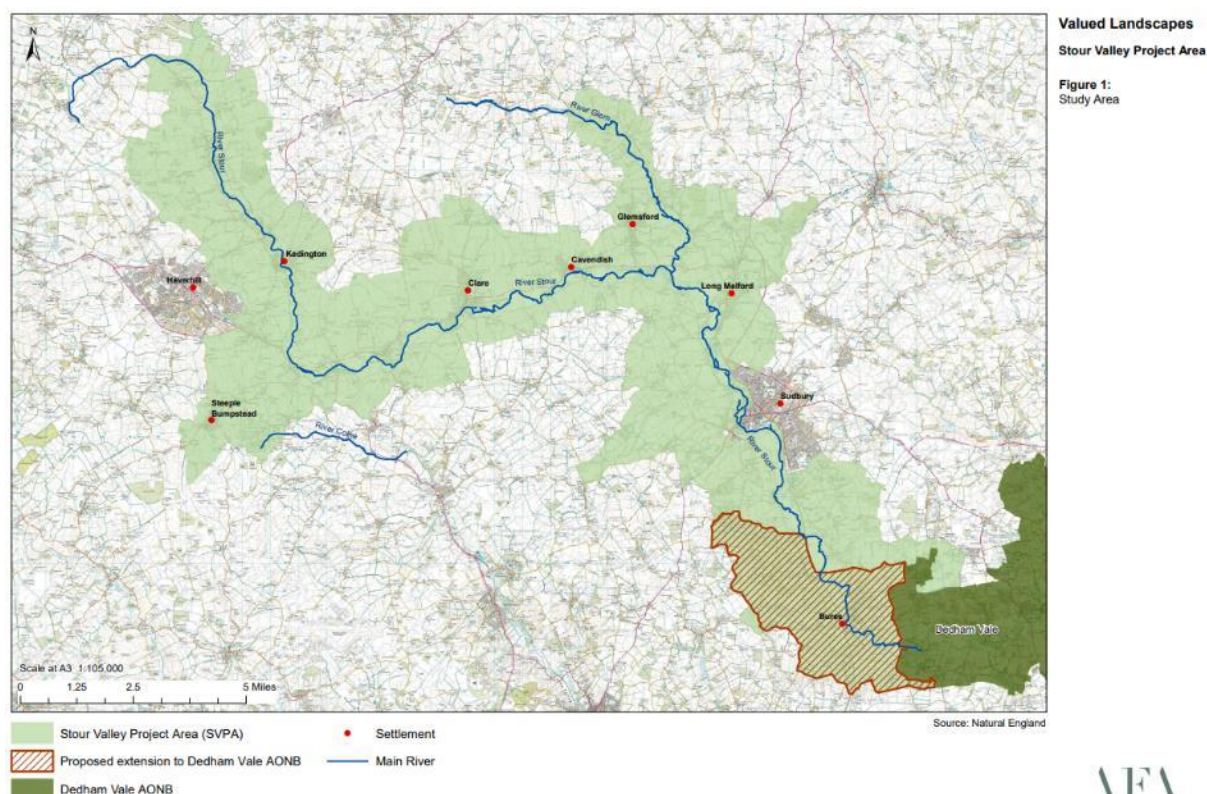


Figure 8: Valued Landscapes Stour Valley Project Area (Source: Alison Farmer Associates, 2020)

48. The final report released in 2020⁹ was commissioned to ensure that the Valued Landscape is properly considered at the plan making and planning application stage¹⁰. The National Landscape and Stour Valley Project Area Management Plan 2021-2026¹¹ further identifies that the Stour Valley has been recognised as an important landscape for local residents and statutory and non-statutory organisations for several decades, and the decision was to include the area in the management plan 2021-26 (Figure 9).
49. Section 85 of the Countryside and Rights of Way Act 2000 places a duty on all relevant authorities to have regard to conserving and enhancing the natural beauty of National Landscapes when exercising or performing any function in relation to or so as to affect a National Landscape. The Duty of Regard applies to all functions, not just those relating to planning and is applicable whether a function is statutory or permissive. Any development coming forward within the area must pay due regard to the statutory purpose of the National Landscape designation.
50. Section 85 applies also applies to the Stour Valley Project Area as an activity may have an impact on the area in question. The requirement is to 'conserve and enhance' and both aspects are required to be addressed. The National Landscape designation helps to protect natural features, but also settlements and working environments that are

⁹ [Final-Report-Stour-Valley-Project-Area-Valued-Landscapes-Assessment.pdf \(dedhamvale-nl.org.uk\)](https://dedhamvale-nl.org.uk/Final-Report-Stour-Valley-Project-Area-Valued-Landscapes-Assessment.pdf)

¹⁰ [Guidance for planning in the AONB – Dedham Vale Area of Outstanding Natural Beauty \(dedhamvale-nl.org.uk\)](https://dedhamvale-nl.org.uk/Guidance-for-planning-in-the-AONB-Dedham-Vale-Area-of-Outstanding-Natural-Beauty)

¹¹ [Management Plan - Dedham Vale National Landscape · Colchester City Council](https://dedhamvale-nl.org.uk/Management-Plan-Dedham-Vale-National-Landscape)

distinctive characteristics of the countryside. It allows for sustainable development, in ways that further enhance the character of the National Landscape area. **Policy BP1** aims to protect against the negative impacts of development in Bures within the National Landscape and Stour Valley Project Area.



Figure 9: Dedham Vale National Landscape (darker green) and Stour Valley Project Area (lighter green). Source: The Dedham Vale National Landscape and Stour Valley Project Area Management Plan 2021-2026

51. Enhancing valued landscapes and local distinctiveness is addressed in national and local plan policies. As set out in the NPPF (December 2024) Para 187, planning policies and decisions should contribute to and enhance the natural environment by protecting and enhancing valued landscapes. The Braintree District Council Local Plan (2022) Policy LPP67 sets out that proposals for new development should be informed by and be sympathetic to the character of the landscape as identified in the District Council's Landscape Character Assessments.
52. The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy LP17 provides criteria that development proposals must protect and enhance the landscape character. This area of the district is described as having a rich and varied natural environment that requires environmental protection measures. Policy LP18 is supportive of development within/affecting the National Landscape that meets criteria relating to conserving and enhancing the landscape and scenic beauty, with proposals required to be sensitive to their landscape and visual impacts. The NP aims to strengthen the guidance for development proposals that come forward within Bures, especially those outside of the National Landscape designation that fall within the Stour Valley project area.
53. The special nature of this area was recognised recently in a planning appeal decision in relation to a proposed development in Bures Hamlet. In 2018 the Planning inspector¹² making a judgement against the planning proposal off Colchester Road said '*In this case*

¹² Robert Mellor BSc (Est Man) DipTRP DipDesBEnv DMS MRTPI

I consider that there is ample evidence that the landscape around Bures, including the appeal site, is not ordinary countryside of no value but is of high sensitivity and is locally valued.'

54. Bures was previously part of the Stour Valley Special Landscape Area (SLA). It was recognised by Essex County Council as being of 'distinctive scenic attraction and great landscape value resulting from a combination of features such as vegetation cover and landform.' Suffolk County Council defined the SLA as 'River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna; Historic parklands and gardens; Other areas of countryside where undulating topography and natural vegetation, particularly broadleaved woodland, combine to produce an area of special landscape quality and character.' Although the SLA is no longer used as a designation, the Bures countryside remains the same.
55. The idyllic nature of the surrounding countryside is one of the factors that attracts people to the area and is highly valued by residents. A Parish Survey in 2017 found 35% of respondents identified the beautiful countryside as one of the best things about living in Bures, with a further 23% describing the area as quiet and rural. An abundance of green spaces and wildlife were also given as best things about living in Bures. Overall, 60% of respondents used words relating to landscape when they told us the best things about living in Bures.
55. Public contributions to the Strengths, Weaknesses, Opportunities and Threats exercise in April 2022 included 'Bures has a high quality, deeply rural and distinctive Stour Valley landscape setting.' as a Strength and 'Through the Neighbourhood Plan process the village can identify important aspects of the local landscape setting and can provide a degree of protection with appropriate policy designations.' as an Opportunity.
56. At the March 2023 consultation event, of the 29 respondents, 28 strongly agreed with the objective of protecting the ancient rolling farmland and landscape of Bures, unique only to this area of Suffolk and to preserve ancient lanes and paths. One respondent agreed. No one who attended disagreed or strongly disagreed with the statement. The Vision Statement for the 'project area' i.e. the proposed extension, from the Dedham Vale and Stour Valley Management Plan 2021-26 is '*The Stour Valley project area is a cherished landscape by both residents and visitors. It has agriculture and wildlife at its core and everyone appreciates its scenic quality and beauty. The area is treasured and decisions impacting its landscape quality recognise its status as a valued landscape.*'

POLICY BP1: LANDSCAPE, DEDHAM VALE NATIONAL LANDSCAPE AND STOUR VALLEY PROJECT AREA

The whole of the NP area either falls within the Dedham Vale National Landscape Area or the Stour Valley Project Area. Therefore, new built development that will result in a change which will cause harm to the local character or distinctive features of the built or natural environment, where Bures nestles in the valley, will not ordinarily be supported.

Development within the Dedham Vale National Landscape or the Stour Valley Project Area will be supported where it reflects the intrinsic quality and respects the character of the area and demonstrates the proposal has been informed by relevant local guidance such as the most up to date Dedham Vale National Landscape and Stour Valley Management Plan and planning guidance documents on the Dedham Vale National Landscape & Stour Valley website¹³.

57. Another key characteristic of Bures is its rural lanes. The lanes on the approaches to Bures are typically narrow, winding and without pavements. They are often enclosed by a mix of deciduous hedges and raised verges, which is an indication of their age, but also leads to poor visibility for road users. They are widely used by residents and visitors to the area as walking routes.
58. Bures St Mary Parish Council joined the Quiet Lanes Suffolk initiative with Hollow Lane, Mill Hill, Smallbridge Entry and St Edmunds Lane all having the Quiet Lane status. This means that drivers are reminded that pedestrians, horse riders and cyclists use these single-track lanes and that they should drive with care and respect.
59. The Braintree Local Plan Policy LPP69 aims to conserve the nature of these lanes and identifies them as 'protected lanes'. Material increases in traffic on them as a result of development proposals will not be permitted. The Joint Babergh and Mid Suffolk District Council Landscape Guidance Document (2015) identifies that the lanes give a sense of rural remoteness and tranquillity, which is an important component of the district's sense of place. The document provides the following guidance with respect to them:

'to conserve the character of rural/green lanes the District Council will seek to retain the traditional landscape, tranquillity, and nature conservation character of these landscape features, including their associated hedges, coppice stools, verges, banks and ditches. Any proposal that would adversely affect the physical appearance of a rural lane or give rise to an unacceptable increase in the amount of traffic using them or an unacceptable level of associated activity, noise or disturbance arising as a result of the development would be inappropriate¹⁴'.

¹³ [Guidance for planning in the AONB – Dedham Vale Area of Outstanding Natural Beauty \(dedhamvale-nl.org.uk\)](https://www.dedhamvale-nl.org.uk)

¹⁴ Joint Babergh and Mid Suffolk District Council Landscape Guidance Document (2015) . Source: [Joint Babergh and Mid Suffolk District Council Landscape Guidance](#)



Figure 10: Hollow Lane (left) and Lamarsh Hill (right)

60. In the Alison Farmer Study (2016) Bures lanes were described as having a rural character.

"Roads at the edge of Bures village are very rural in character. They are typically narrow, without pavement provision and lined by vegetation or open field land"¹⁵.

61. As set out in the Alison Farmer Associates Stour Valley Valued Landscape Assessment (2020) the narrow rural lanes play an important part in the experience of this landscape for their recreational value, tranquillity, and notable wildness. The lanes weave off into the wider landscape and key landmarks such as the church, give rise to a wider landscape setting which has scenic quality and feels deeply rural. The assessment identified the need to protect small scale rural lanes leading from the settlement from incremental changes that extend development along the main roads and alter gateways.

POLICY BP2: BURES RURAL LANES

All new development should seek to retain the traditional nature, tranquillity and habitat benefits of Bures' rural lanes, including their associated hedges, coppice stools, verges, banks, and ditches.

Development proposals should mitigate any impact which adversely affects the physical appearance of the rural lanes.

Key Views

¹⁵ Alison Farmer 'The Special Qualities of the Dedham Vale National Landscape Evaluation of the Area Between Bures and Sudbury 2016.

Objective – Protect and preserve key views of the village.

Context- Bures is a village nestling in the valley. The constrained built-up area on the valley floor and adjacent green hillsides provides this aesthetic quality. Recent development has begun to extend the settlement area further up the valley, which has raised concerns for retaining the rural nature of Bures and the potential impact on views from both across and within the valley.

This objective is designed to protect the unique views of Constable's rolling Suffolk country. As an environmentally sensitive area proposed for the National Landscape extension and within view of the current National Landscape it is crucial these views are protected.



Figure 11: Views from top of Cuckoo Hill (left) and looking towards the Bures Mill (Listed Grade II building- right)

62. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes, recognising the intrinsic character and beauty of the countryside. The Braintree Local Plan Policy LPP67 sets out that proposals for new development should be informed by and be sympathetic to the character of the landscape as identified in the District Council's Landscape Character Assessments, which include uninterrupted and panoramic views.
63. The Joint Local Plan for Babergh and Mid Suffolk Policy LP17 sets out criteria to ensure development proposals protect and enhance the landscape character. The supporting text for this policy identifies the panoramic views as a key component of this landscape.
64. Bures falls into three-character areas within the Suffolk Landscape Character Assessment, including Ancient Rolling Farmlands, Rolling Valley Farmlands and Valley Meadows (Figure 12). For Ancient Rolling Farmlands the visual experience of the area includes longer views of a rolling light wooded countryside¹⁶. For Rolling Valley Farmlands the landscape has some of the most famous visual experiences when it comes to views in Suffolk, East Anglia, and England. This is due to the varied landscapes, steeper valleys, sunken lanes, and medieval villages¹⁷. For the valley meadows character area, the visual experience reflects a sense of isolation along the valley¹⁸.

¹⁶ [Ancient rolling farmlands - Suffolk Landscapes](#)

¹⁷ [Rolling valley farmlands - Suffolk Landscapes](#)

¹⁸ [Valley meadows & fens - Suffolk Landscapes](#)

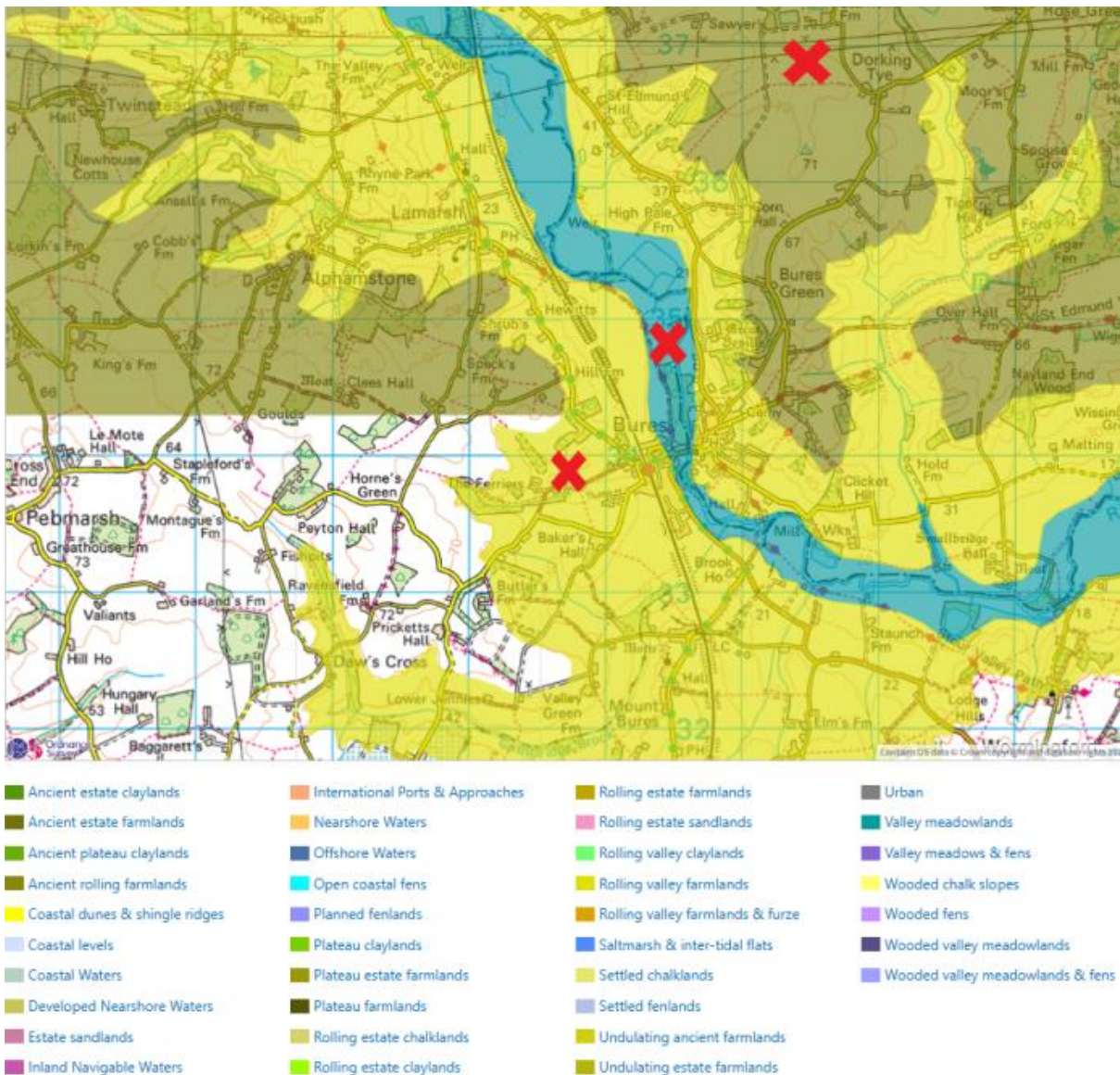


Figure 12: Adapted Map Marking 'X' within the Bures NP area different landscape character areas (Source: Suffolk County Council, 2023)

65. There are some specific views and vistas within the Bures Neighbourhood Plan area that are of particular importance to the local community including ones that overlook the village and the river. Building on national and local planning policy, the Bures Neighbourhood Plan identifies these specific views and provides justification for their significance in Appendix C and seeks to protect them for future enjoyment. All views are publicly accessible or on parish council owned land.
66. Many of these views depict the setting for Bures village. Each hill rising out from the settlement in the valley affords a different view of value. The river that flows through the centre and the medieval streets in the historic core also provide views much valued by residents. The pastoral field opposite Parsonage Hall, seen when entering the village from Bakers Hall, is important to the setting as seen from Cuckoo Hill. The fields when approaching Bures on the Nayland Road are part of the views from Colchester Road, Recreation Ground and Parsonage Hill. The fields off Cuckoo Hill form part of the nest as seen from the hills opposite.
67. In addition, views of the settlement from the public footpaths above it afford vistas that are particularly valued. These often hold strong emotional attachment and are marked

by benches in memory of past residents. The River Stour also affords views of value. The views, listed and mapped, were identified by residents as part of the consultations during 2022. Further support for protecting these views was gained through consultation that took place during 2023.



Figure 13: Benches at viewing spots

68. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development proposals within the views listed in **Policy BP3** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

POLICY BP3: KEY VIEWS

The key views listed below and identified in Figure 14 are important to the local community.

- View 1- From the seat in Community Woodland off Claypits
- View 2- From the permissive path off Clicket Hill towards Bures
- View 3- From Chapel Barn looking towards Bures Dragon
- View 4- From the seat along the track near Fysh House Farm looking towards the village
- View 4A- From the field South of Fysh House Farm
- View 5- From Cuckoo Hill across the village
- View 6- From the Public Right of Way North towards Fysh House
- View 7- From Lamarsh Hill looking across Bures
- View 8- On Stour Valley Way looking at Bures Mill and Mill House
- View 9- By Swan Corner looking across Bures Common to the Stour & St Mary's Church
- View 10- From the road bridge looking upstream and downstream
- View 11- View of the Millenium Bridge
- View 12- From Angel House up the High Street and Cuckoo Hill
- View 13- From the Millenium Bridge across towards Mount Bures
- View 14- From the Public Right of Way near Bakers Hall towards Bures
- View 15- From Jubilee Grove across the water meadow and river
- View 16- Ford at Arger Fen
- View 17- View along the track from Lamarsh towards Bures

Where new development is proposed, it should be accompanied by a Landscape & Visual Impact Assessment (appropriate to the scale of the proposal) that demonstrates that it has been sited and designed to be of a form and scale that avoids or mitigates unacceptable harm to these identified key views.

Development proposals that would unacceptably harm these key views will not be supported.

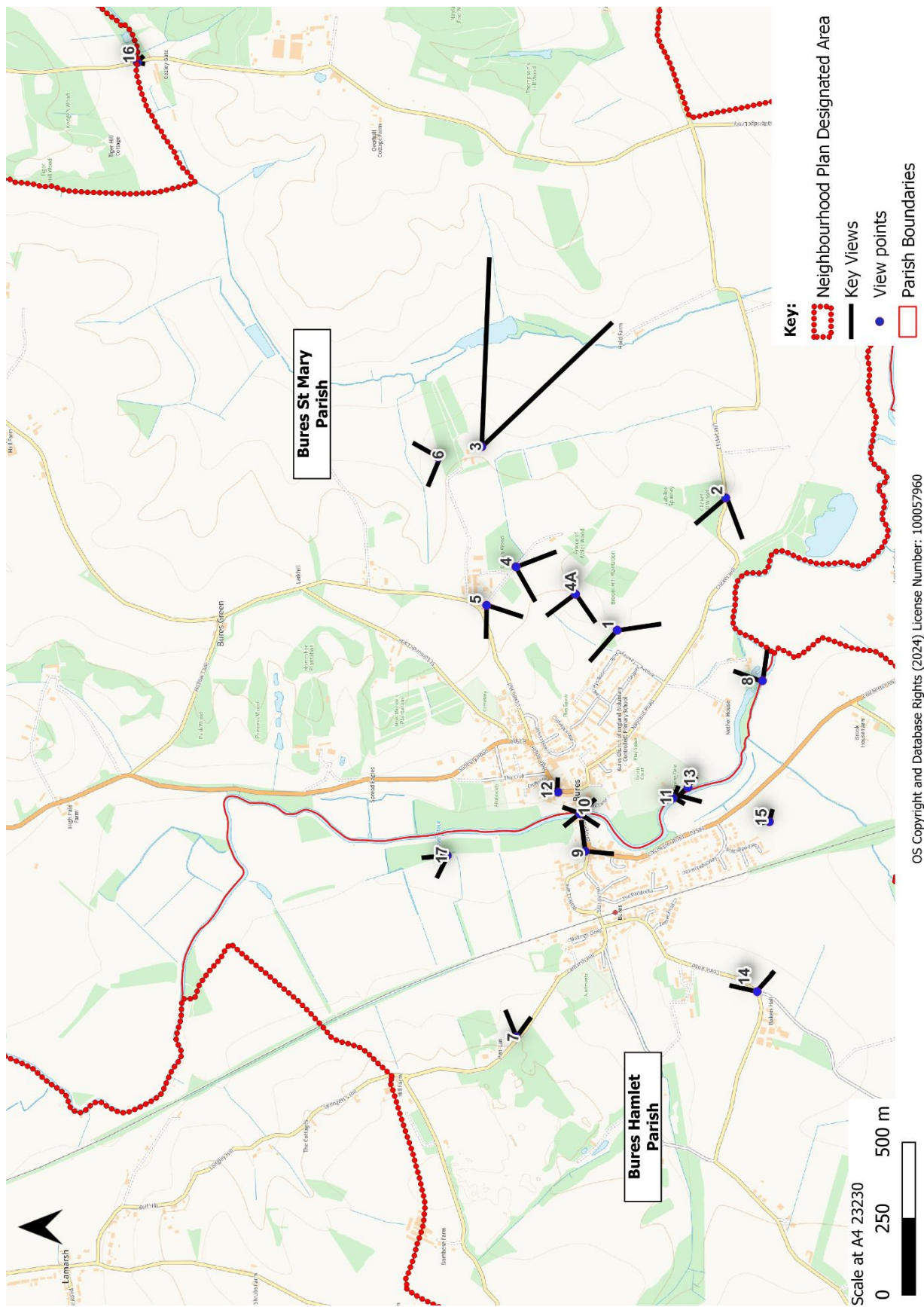


Figure 14: Key Views Map

Our Natural Environment, Biodiversity and Wildlife

Vision for Bures

This section on the natural environment, biodiversity and wildlife helps to deliver the following aspects of the vision:

The distinctly special qualities of our **beautiful village**, nestled as it is in the **historic and natural setting** of the **River Stour**, will be valued, protected and enhanced.

Objective: To protect and enhance our valuable natural environment, biodiversity, and wildlife.

Context: Bures has river valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna. Natural England, the RSPB and key research into the natural environment have shown flora and fauna in England is decreasing at an accelerating rate. This dramatic reduction is primarily due to changes in agricultural practices, urbanisation, and changes in the climate.

69. Bures is rich in wildlife and in recognition there are two Natural England statutory designated sites within the neighbourhood area, or in close proximity as shown in Figure 16. These sites sit to the west of the Neighbourhood Plan area. The designations include:

- Arger Fen & Spouse's Vale (SSSI) and Local Nature Reserve (LNR)
- Dedham Vale National Landscape

70. Arger Fen was designated as a Site for Specific Scientific Interest in 1986 due to biological interest. It is 49.7ha and falls within the South Suffolk and Norfolk Essex Clayland Character Area. Potential pressures on site are freshwater impacts due to water level changes and around 40% of the site is considered unfavourable/ recovering¹⁹. Arger Fen & Spouse's Vale consists of a mosaic area of ancient coppice woodland alongside fen meadow and regenerating woodland. It is a woodland reserve open to visitors (including dogs) and has an interesting mix of trees including oak, ash, field maple, holly, crab apple, superb large alder, and hazel stools. This reserve is also one of only a few ancient woodlands in Suffolk with wild cherry²⁰.

¹⁹ [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk)

²⁰ [Arger Fen & Spouse's Vale | Suffolk Wildlife Trust](#)



Figure 15: Arger Fen

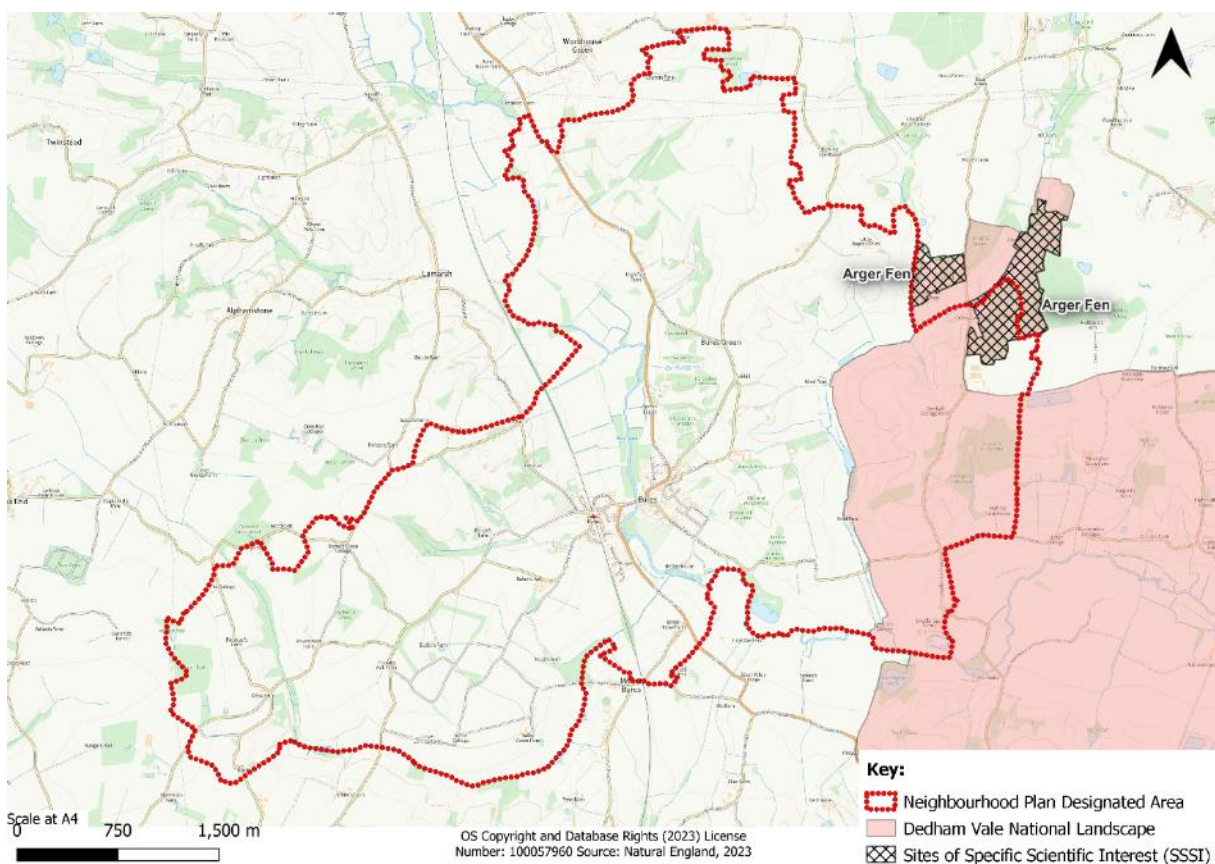


Figure 16: Wildlife Designations (Source: Natural England, 2023)

71. There are three County Wildlife Sites (CWS) that fall within, or partly within, the Neighbourhood Plan area (Figure 17) to the north and east. These are Tiger Hill Long Meadow (CWS186) which is a wet acid fen meadow, Appletree Wood/Meadow (CWS84) and Nayland End Wood (CWS40) which are both ancient woodlands. There are also two CWS in close proximity to the designated NP Area; Roadside Nature Reserve 195, and sections of the River Stour, a wetland area noted for its flora and insects. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

72. A significant area of the parish contains priority habitat – those which have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP).
73. There are 6 main types of priority habitat within the Neighbourhood Plan area (see Figure 18), coastal and floodplain grazing marsh; deciduous woodland; good quality semi-improved grassland; lowland meadows; no main habitat but additional habitats present and traditional orchard. The most apparent habitat is deciduous woodland. Around the built-up area coastal and flood plain grazing marsh and good quality semi-improved grassland is also present. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.
74. Wildlife is widely present beyond these identified habitats. Most of the farms in the Bures area are managing their land under Higher Level or Countryside Stewardship schemes. The Bevills Estate which wraps round the east & south of the village has, for four generations, been managed with landscape and wildlife enhancement as its focus adding green corridors, several miles of hedges, a dozen new woods and an important wetland. The Stour Valley Farmer Cluster, a group of 34 farmers who manage land in and around the Dedham Vale, actively and positively work with conservation groups. Dedham Vale National Landscape, Essex and Suffolk Wildlife Trusts together with the RSPB and the Environment Agency work positively to enhance the natural world around Bures. An example is the creation of backwaters on the Bevills Estate on the floodplain north-east of the village.

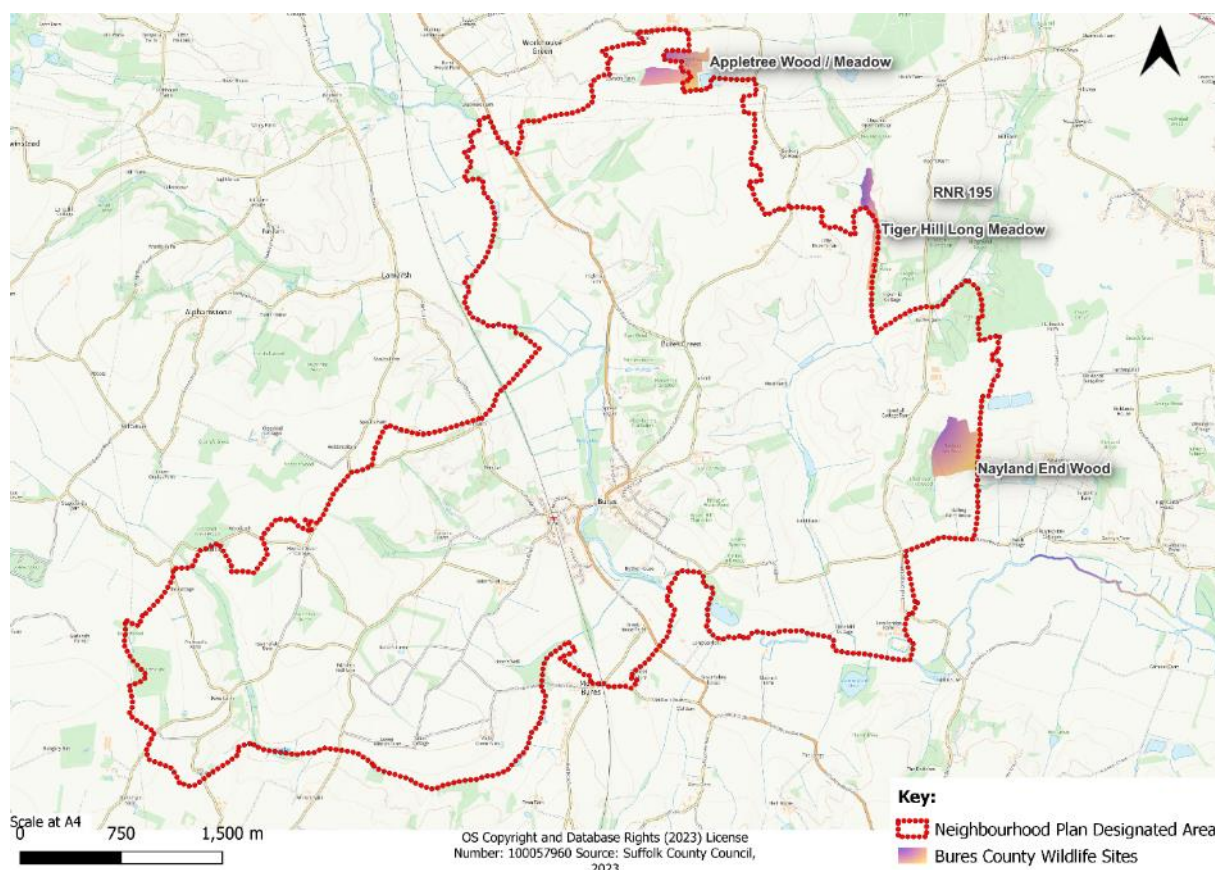


Figure 17: County Wildlife Sites (Source Suffolk County Council, 2023)

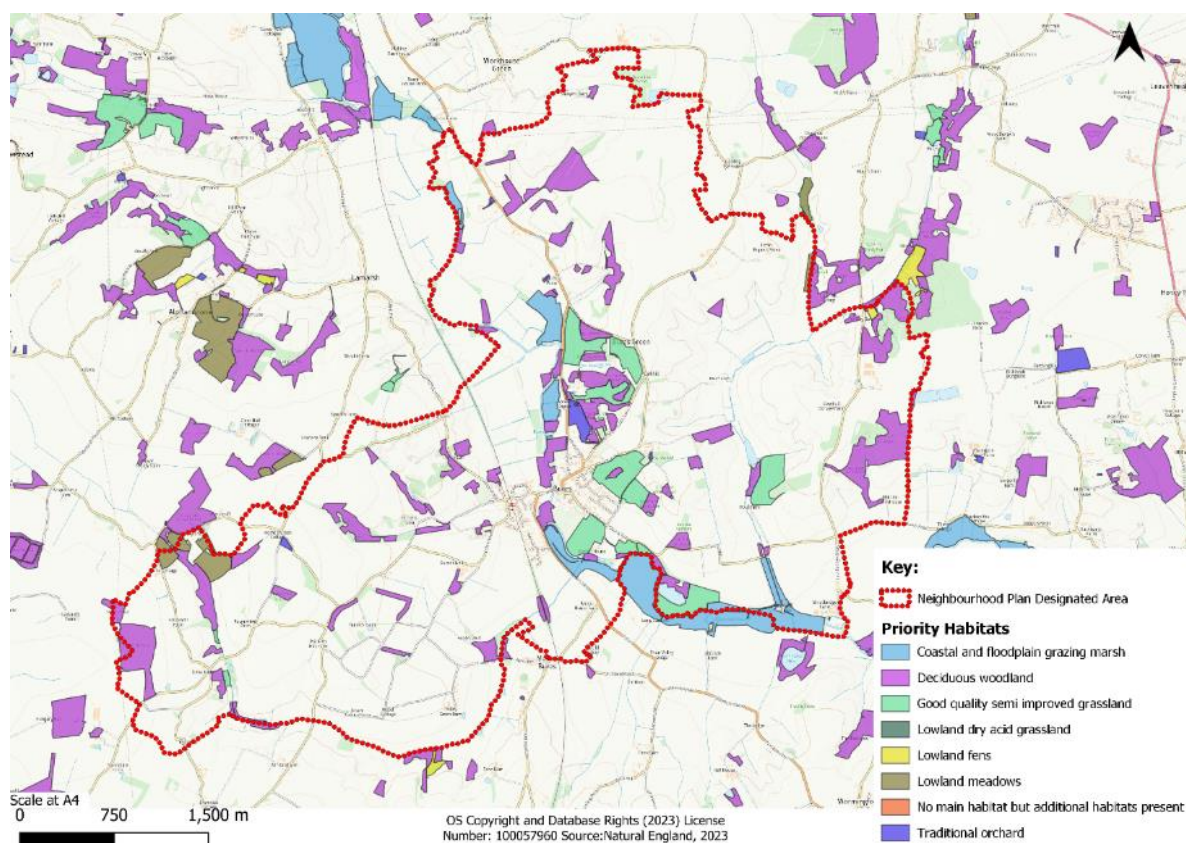


Figure 18: Priority Habitats (Source Natural England, 2023)

75. The Babergh and Mid Suffolk Joint Local Plan and the Braintree District Council Local Plan (2022) both recognise the importance of Biodiversity Net Gain and the need to consider the impact of development on biodiversity.
76. Paragraph 192 of the NPPF (December 2024) states that plans should “*promote the conservation, restoration and enhancement of priority habitats.*” Furthermore, the requirements of the Environment Act 2021 are now mandatory in terms of achieving Biodiversity Net Gain (BNG). In simple terms, BNG is an approach to development which aims to leave the natural environment in a measurably better state than it was beforehand. This gain is to be measured using DEFRA’s biodiversity metric and all net gains will need to be secured and monitored for at least 30 years. Opportunities to improve biodiversity in and around developments should be integrated as part of their design to secure a minimum of 10% net gain firstly onsite or if not locally.
77. Consultations in Bures have shown that residents fully support initiatives to protect and enhance biodiversity. Bures, although a beautiful village surrounded by a rolling agricultural landscape, has not escaped the destruction of the natural environment. Species of what were common fifty years ago are now rarely seen. There have however been some successes. Red Kites and otters are now seen in the area.
78. In 2018 Bures Parish Councils adopted the Friends of the Earth 20 Actions on Climate and Nature Emergency. These include managing land for nature and reducing the use of pesticides. Key species including swifts, dormice and water voles are found in Bures and it is important that their needs are protected, and measures taken to increase their numbers. Bures St Mary and Bures Hamlet Parish Councils are managing areas of council land for the benefit of wildlife.

79. The Bures community recognises the importance of supporting the designated wildlife areas and agrees with the urgent need to create nature corridors that link up blocks of habitat. In July 2022 Bures residents engaged enthusiastically with the activity to gauge the length of green corridors in the Neighbourhood Plan area. This was followed up with surveys to assess the level of support for measures protecting and enhancing biodiversity to be included in the Neighbourhood Plan. 100% of those responding to the 2023 surveys either strongly agreed or agreed that biodiversity should be protected and enhanced. The same was true when recognising the importance of linking green corridors.
80. The Bures Swift Project was launched in March 2023 with over thirty people in attendance. The project has resulted in the installation of over 20 swift boxes and callers provided through The Dedham Vale National Landscape. Transition Bures also works to enhance and protect the biodiversity of the village. It was involved in the creation of the Community Woodland off Tawney's Ride in 2011, the Community Orchard in 2019 and the Jubilee Grove in 2022. All these areas are managed with wildlife in mind.
81. The need for natural corridors is now recognised, by government and local district council plans, as part of the Nature Recovery Network. Green corridors are a key component of wider ecological networks, connecting core wildlife areas and stepping stone habitats, enabling species to move, disperse, migrate and reproduce. Blue Corridors, alongside water, act in a similar way to Green Corridors. Many wetland and aquatic species can thrive in relatively narrow habitats that do not stretch far from the water's edge. Grass buffer strips alongside rivers, streams and static water when of sufficient width will provide excellent wildlife habitat and reduced pollution from agriculture. A diverse margin of semi-natural vegetation will be alive with birds, small mammals, and pollinating insects, whilst also providing safe passage for species that need to move between larger patches of habitat.
82. Nationally, the Environmental Improvement Plan is a delivery plan for a greener country and the Nature Recovery Network (NRN) is a major part of that plan. By bringing together partners, legislation, and funding there is a national commitment to restore and enhance the natural environment. There is also an emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) coming forward which will identify priority actions for nature and map specific areas for improving habitats for nature recovery²¹. The next planned public consultation is intended for March 2025.
83. See Figure 19 which shows the Green corridors. A number of these corridors run alongside the rivers and streams (blue corridors).

²¹ [Local Nature Recovery Strategy \(LNRS\) - Suffolk County Council](#)

POLICY BP4: BIODIVERSITY

Otherwise acceptable development proposals²² must demonstrate at least a 10% net gain in biodiversity and have regard to the Bures Design Code Document. Demonstration should be achieved in the following ways:

- a) In consultation with the relevant local planning authority, and use of an agreed biodiversity metric and biodiversity net gain plan;
- b) The habitats should be secured for at least 30 years via planning obligations or conservation covenants;
- c) Delivery of biodiversity net gain on site wherever practicable and, if it can be demonstrated that this is not feasible, then delivery elsewhere within the Parish boundary, and in the green corridors identified in **Fig. 19** as a priority;
- d) Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as priority habitats or corridors to those sites);
- e) Wherever possible, extending priority habitats to reduce the loss of these valued habitats through fragmentation and
- f) The use of native British species of flora and fauna of local provenance.

Development should through effective layout and design, recognise the location of existing green infrastructure and support appropriate uses and functions e.g. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure.

POLICY BP5: PROTECTION OF WILDLIFE

Developments that are within or adjacent to existing green or blue corridors set out in Figure 19, should use features to enhance and improve this area such as incorporate wildlife friendly design features as set out in Bures Design Code EE.06-Wildlife Friendly Features.

Developments that provide new green corridors and green links will, if otherwise acceptable, be actively encouraged.

²² Certain types of development are exempt from BNG. These are: permitted development rights; householder application; development which only has a 'de minimis' impact on habitats; developments undertaken for the purposes of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments

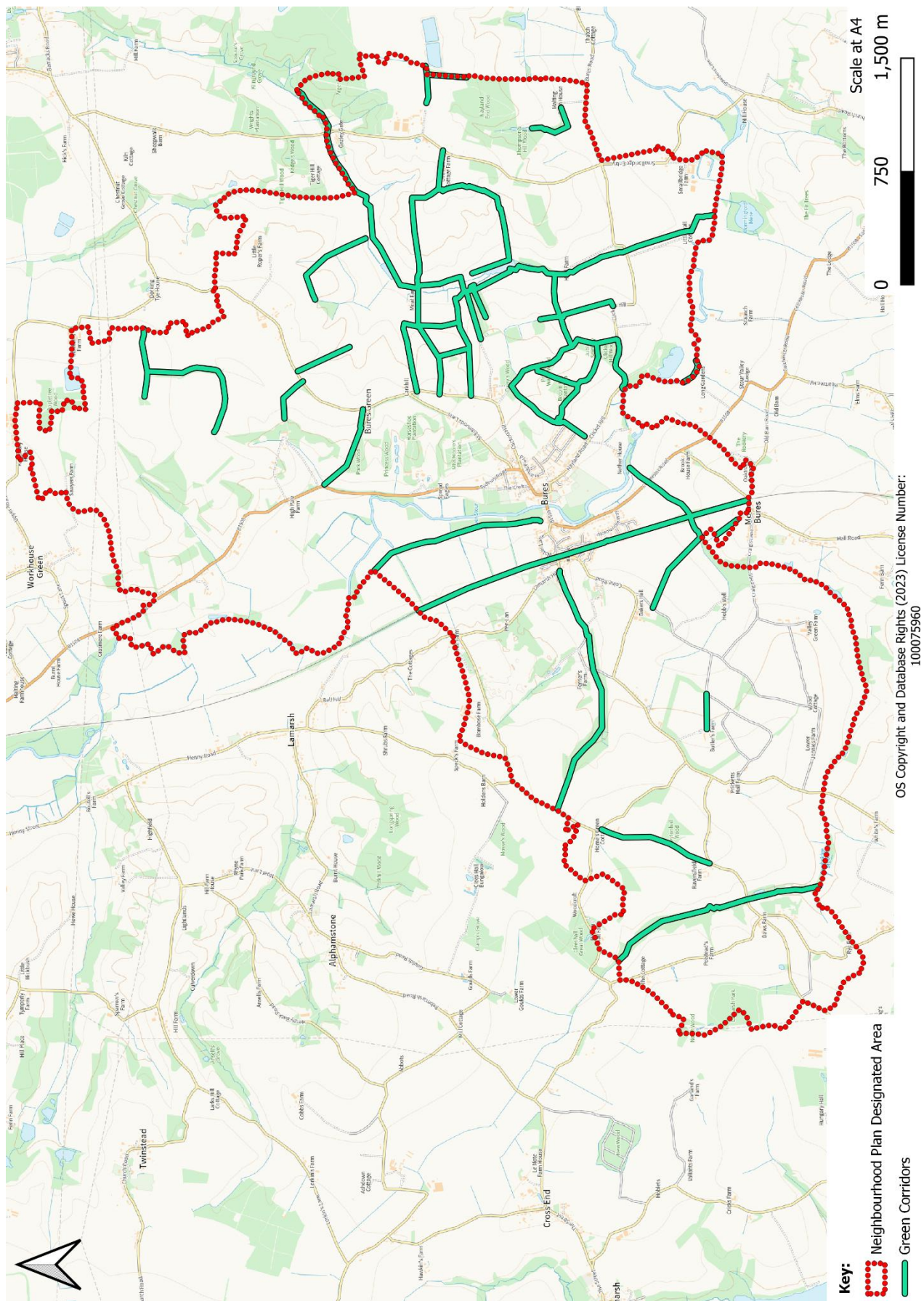


Figure 19: Existing Green corridors in Bures

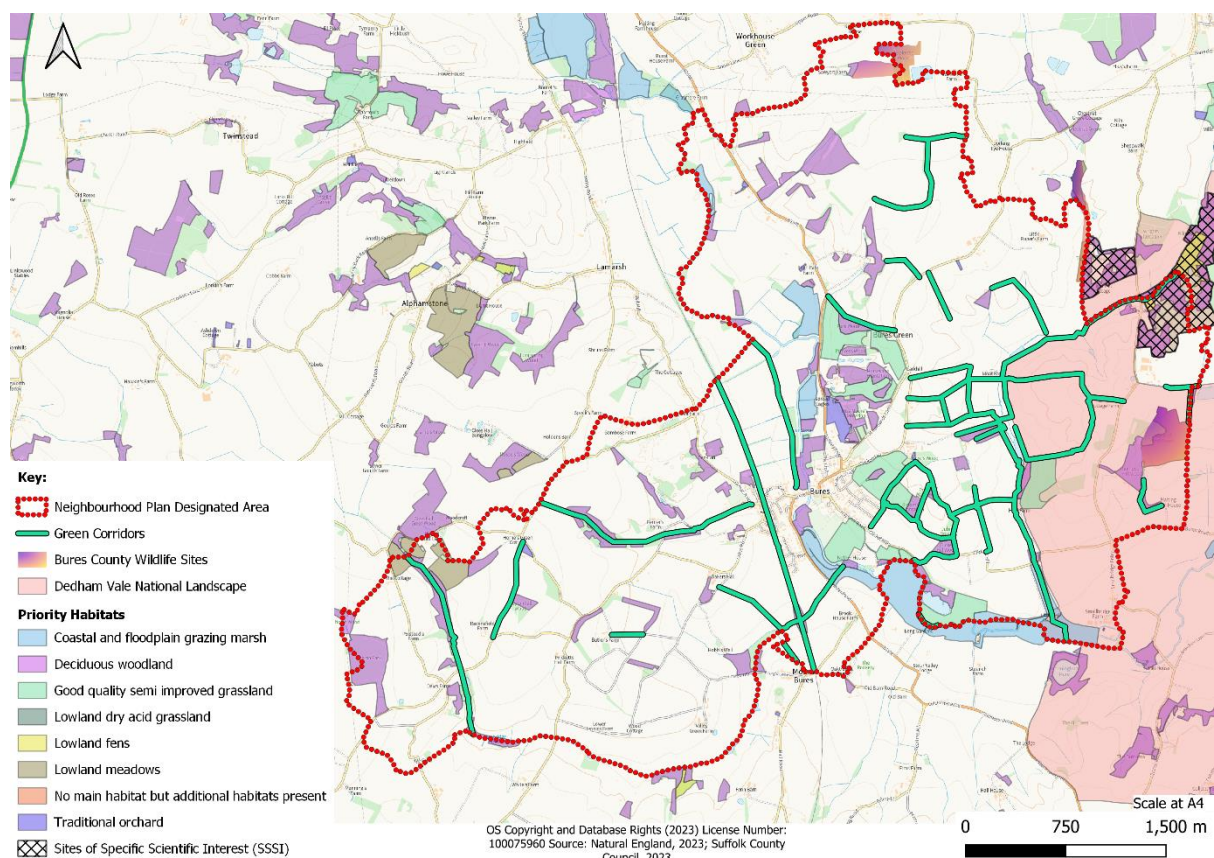


Figure 20: Green corridors amongst other habitats landscape and ecological designations



Figure 21: Swift box being installed in Bures 2023

COMMUNITY ACTION 1: PROTECTING LOCAL BIODIVERSITY

Parish Councils, Volunteer groups and Local Conservation Groups will continue to work together in partnership to protect and enhance the biodiversity of the Bures NP area including developing in conjunction with landowners, green corridors across the parish and linking them with adjacent parishes. These groups include but are not

COMMUNITY ACTION 1: PROTECTING LOCAL BIODIVERSITY

limited to Transition Bures, Dedham Vale National Landscape Volunteer Group, The Woodland Trust, The RSPB and Wilder Together in the Stour Valley. Working together will continue ongoing habitat management to enhance biodiversity outcomes.

The parish councils will liaise with local landowners and relevant stakeholders to explore appropriate sites for offsite credits regarding biodiversity net gain and delivering habitat improvements. One site which will be explored is Jubilee Grove.

Our Trees

Objective: To preserve the ancient woodland that surrounds the village and protect valued trees in the landscape.

Context: Bures has two conservation areas which protect the trees within their boundaries. Outside these areas there are significant woodlands and single trees that are important to the landscape of the Bures area.



Figure 22: Maple at the entrance to Bures Community Centre (left) Ginkgo with Virginia Creeper on Bures Common (right)

84. The abundance of trees beyond the historic core is one of the village's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.

85. The Braintree Local Plan (2022) Policy LLP67 requires that development proposals are sympathetic to the landscape character and should not have a detrimental impact on distinctive features such as trees and woodland. In the Babergh and Mid Suffolk Joint Local Plan, Policy LP16 states that “all development must follow the mitigation hierarchy” and, with particular reference to this chapter, that development that would “result in the loss or deterioration of irreplaceable biodiversity” ... “such as ancient woodlands and veteran/ancient trees” ... “will not be supported”.
86. Bures Parish Councils signed up to the Tree Charter in 2018. Trees have been planted in Bures to mark significant events. The Millennium Oaks across the Recreation Ground are an example of such trees as is the Jubilee Oak on Bures Common planted to mark the Diamond Jubilee of Queen Elizabeth II. As part of the public consultation for this plan residents identified trees of particular significance to them. These trees include single trees in the landscape seen from the valued network of footpaths. The valued trees have been recorded as Locally Listed Trees.
87. Very few trees in Bures St Mary are protected in their own right through a Tree Preservation Order. The Copper Beech on the corner of Nayland Road and Church Square and a Walnut in the grounds of The Three Horseshoes (WSSC301) and a small group of two Silver Birch and one Copper Beech in the grounds of Bolberry House, High Street. (BT257) have TPOs. Any other trees in the historic core are protected by virtue of being in a Conservation Area. In 2001 a small stand of trees off Tawney’s Ride were protected by TPOs BT341/T1,T3,T4,T7,T8 Oak; T2 Ash and T6 Maple. They lie outside the conservation area. Of the eight listings in Bures Hamlet, three relate to trees listed when the maltings’ buildings were converted to housing, one to the conversion of the Swan PH to housing and others are at The White House, Craigs Hill and Penlan.
88. It should be noted that planning permission would allow TPO trees to be removed, once granted. Tree and hedgerow surveys are usually carried out prior to developments. Surveys should help inform the design of a site, and the mitigation hierarchy should be followed (i.e. Avoid– Minimise – Mitigate – Compensate²³).
89. Retaining the trees, and the green feel to Bures they afford, is important to residents. The tree most commented on by residents is the Ginkgo tree on Bures Common. As a relatively unusual variety and with its additional striking Virginia creeper in the Autumn, it is hard to miss. The beech on the corner of Nayland Road and the maple by the entrance to the Community Centre are also particularly significant to residents.
90. Arger Fen, Bures St Mary, is a significant area of ancient woodland and earthworks. It is recorded as such in the Suffolk Heritage Explorer and referenced by Oliver Rackham in ‘Medieval Woods’. Both parishes have other tracts of ancient woodland and remnants of deer parks on the hills surrounding the village.
91. **Fig. 24** identifies the trees that Bures residents consider to be most important to the character and setting of the village. These were identified during consultation exercises and amongst the neighbourhood plan steering group. Many of these are mature and some have been planted more recently such as those on Smallbridge Entry by Dedham Vale National Landscapes team to replace Elms lost to Dutch Elm Disease. The Elms were featured in several paintings by John Nash. Ensuring the valued trees are protected is important to the community, as is adding new trees to enhance the setting. See

²³ [UKGBC-The-Mitigation-Hierarchy-Factsheet-v0.5.pdf](#)

Appendix D for the full list of trees, reasons for their inclusion and further detailed maps.



Figure 23: Smallbridge Entry Image: Bill Hiskett, 2022 and Avenue of Elms John Nash RA 1953.



Figure 24: Location of Locally Important Trees (Source: Google Maps 2024)

POLICY BP6: LOCALLY VALUED TREES

This policy identifies a number of locally valued trees. Their locations are shown on Figure 24, with further details provided in Appendix D. Otherwise acceptable development proposals that will have an adverse impact on these locally valued trees will not be supported.

Development proposals that will have an impact on otherwise unprotected trees and hedgerows within the parish should be accompanied by a survey that establishes the health and age of the affected tree or hedgerow and be accompanied by an appropriate management plan.

Where appropriate, new development proposals should use native deciduous and evergreen species as part of any designed planting scheme in publicly accessible places, as part of the street scene, and in private gardens.

COMMUNITY ACTION 2: TREE PRESERVATION ORDERS

The parish councils will apply for Tree Preservation Orders for Locally Important Trees.

Preserving our Green Spaces

Objective: To protect valued green spaces in Bures.

Context: This section sets out detail regarding designating local green spaces. The 2017 survey and subsequent public consultations have shown how important green spaces in the village are to its residents; some are already well protected. The Recreation Ground is a Queen Elizabeth Field in Trust and Bures Common is protected by the objects of the charity, Bures Common Land Trust. The extension of protection to cover all green space areas listed is of major importance when considering development within the two parishes.

92. Existing open green spaces within the built-up settlement are shown in **Fig. 25**. This includes the allotments off the Croft and Lamarsh Hill, the recreation ground off Nayland Road, St Mary's churchyard and the cemetery on Cuckoo Hill.
93. Braintree District Council Local Plan (2022) Policy LPP 68 identifies the importance of green buffers between settlements. Although there are no green buffers identified by the local plan within Bures, it is important that Bures and Mount Bures remain distinctly separate settlements.
94. The Braintree Local Plan makes clear the importance of green infrastructure and the natural environment. It states that developing, protecting, and enhancing green infrastructure and the natural environment will also help protect urban and rural environments against the impacts of climate change. Protecting green infrastructure will also improve surface drainage; reduce flood risk; store, and clean water and reduce the urban heat island effect.

95. The Neighbourhood Plan sets out the protection of a range of local green spaces and important natural features to support this priority, as well as showing how we can adapt our blue and green infrastructure to support the natural environment. Gardens form a significant part of the natural environment within Bures and residents can make changes in their gardens, which collectively can make a large impact on biodiversity.

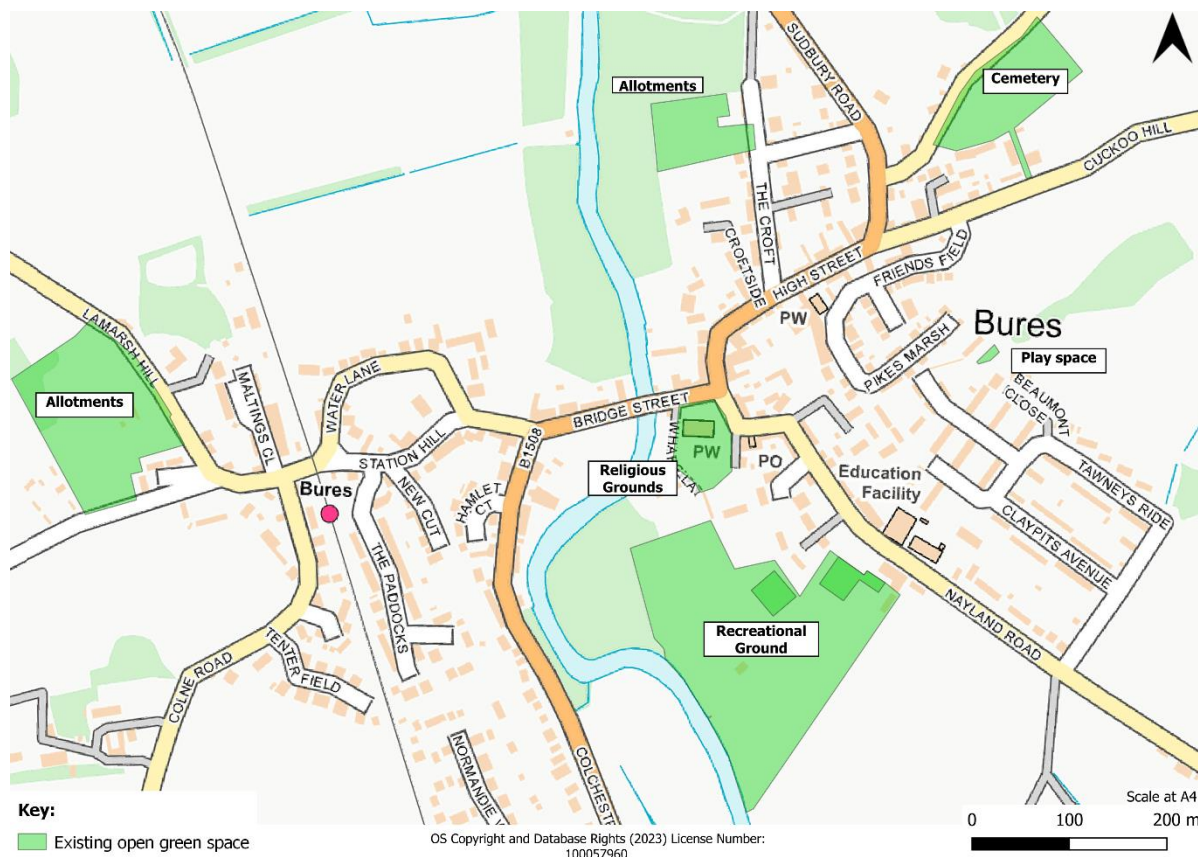


Figure 25- Existing Green Spaces within Bures NPA

96. The NPPF sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

97. The designation should only be used where:

- The green space is reasonably close to the community it serves;
- The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and
- The green area concerned is local in character and is not an extensive tract of land.

98. A robust process has been followed to determine which green spaces within Bures should be designated:

- Initial ideas were suggested by the community as part of consultation activities.

- These were reviewed to consider at a glance whether they would meet the national criteria for designation.
- A site visit was undertaken by the Steering Group and further evidence gathered on each of the remaining green spaces.
- An assessment against the national criteria for LGS was made for each of the potential areas.
- Landowners were contacted via letter in the early stages of plan preparation before the Regulation 14 Consultation to make them aware that their land was being considered for local green space designation.
- A final decision was made by the Parish Councils as to which green spaces to designate.

99. Bures Neighbourhood Plan designates 15 Local Green Spaces for protection, these are identified in **Fig.26** and on the Policies Map in Appendix A. These are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation. Justification for each Local Green Space can be found in Appendix E.



Figure 26: Bures Station Garden (left) and St Mary's Churchyard (right)

POLICY BP7: LOCAL GREEN SPACES

In accordance with the NPPF the areas listed below and shown in Figure 27 are designated as Local Green Spaces:

1. Recreation/Sports Ground
2. Home Stable field from the Football club area down to the riverbank
3. Pikes Marsh Play area and wild area
4. Bevills Estate Allotments (St Mary)
5. Glebeland Allotments including the copse (Hamlet)
6. Bures Common
7. Essex Knoll
8. Jubilee Grove
9. Water meadows between the B1508, the River Stour and the Cambridge Brook
10. Water Lane Triangle and Water Lane Stream
11. Bures Station Garden
12. St Mary's Churchyard
13. Bures Cemetery
14. Station Hill Garden
15. Claypits Community Woodland

In accordance with the NPPF, these will be protected from inappropriate development in accordance with Green Belt Policy.

Where development or enhancements are allowed within public local green spaces, such as play areas, seating arrangements, walking and cycling routes, safety and crime must be considered in the design process following national and local design guidance²⁴ to ensure users all users feel comfortable.

²⁴ Violence Against Women and Girls Strategy: [Tackling violence against women and girls strategy - GOV.UK](#), Secured By Design Initiative: [Secured by Design - Secured by Design](#)

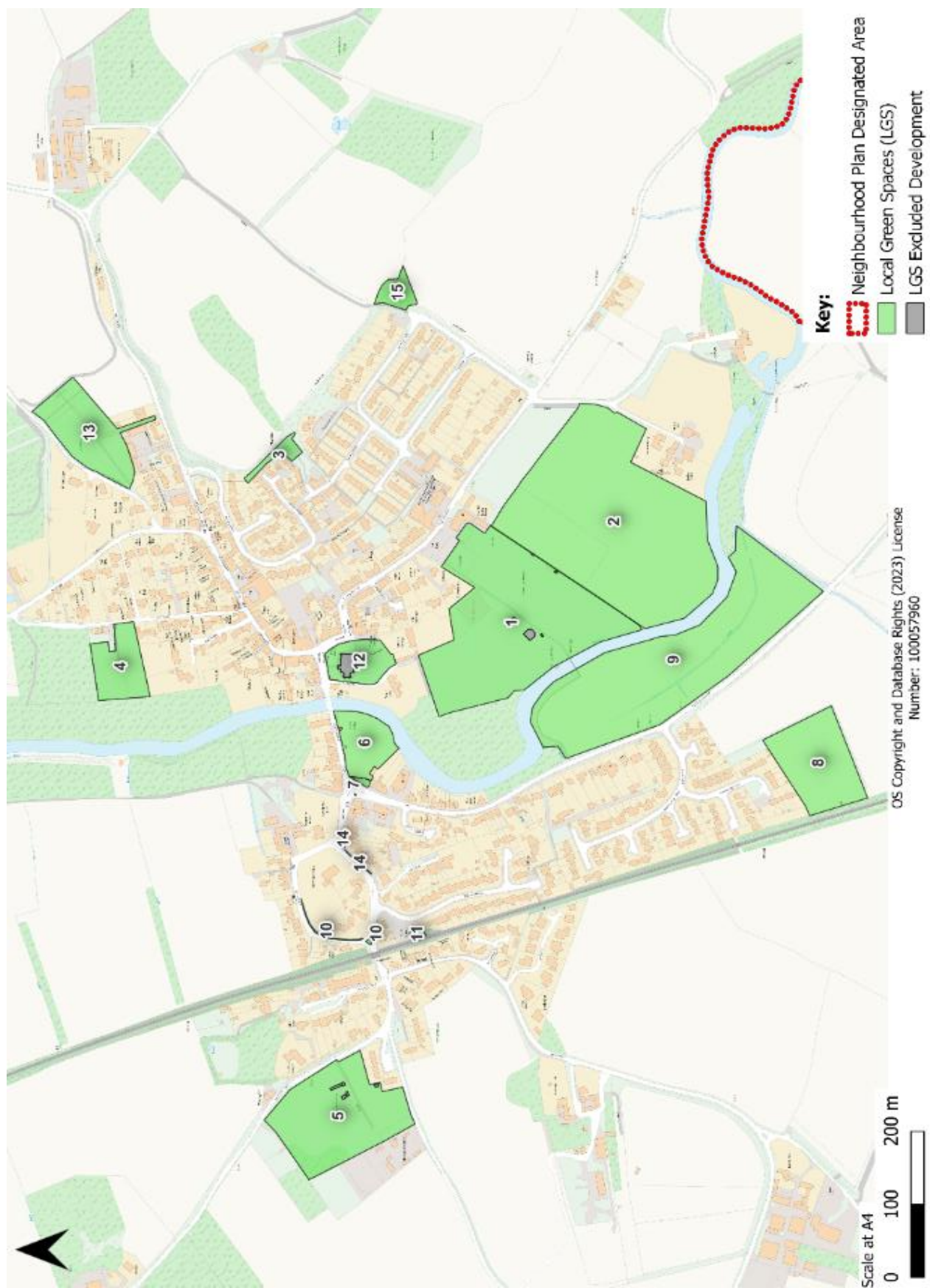


Figure 27: Local Green Spaces

Improving Water Quality in the River Stour

Objective: To conserve the ecological environment of the River Stour through the village and its surroundings and ensure the quality of water in the river meets or exceeds good bathing standards which in turn assures protection for flora and fauna.

Context: Whilst historically Bures was quite an industrial village with several polluting facilities including a tannery and an abattoir, in recent years these premises have closed and Bures has been less subjected to obvious pollutants in the air and water courses. The main businesses in the village are no longer major producers of pollution.

The River Stour is a significant feature of the village and is used by many for various uses from canoeing, fishing, paddle-boarding as well as the beneficial impact of the beauty of nature on mental well-being. The value of the river to the community should not be underestimated.

100. The River Stour is an important natural and historic asset to the village. It is the county boundary between Essex and Suffolk, the district council boundary between Braintree and Babergh and the parish boundary between Bures Hamlet and Bures St Mary.



Figure 28: River Stour Bures

101. Historically, the River Stour was the boundary between the kingdoms of the East Saxons to the South and the Angles to the North. The value of the river to Bures and beyond is manifold. It has been over the centuries an inspiration to many great artists, the most famous being John Constable. The Stour retains a meandering course despite its previous use as a navigable waterway. In the past the river was important commercially to the prosperity of the village. Photographs of the village before WWII show wharves along the riverbank. This stretch of the Stour has historically been modified to facilitate milling, navigation, and land drainage.
102. Today the river is a major contributor to the well-being of residents providing beauty, tranquillity, and recreation. The Stour is an important wildlife corridor managed as part of a wider catchment. It is the heart of the valley landscape and essential to the area's sense of place. The Assington Brook, the Cambridge Brook and Ferriers Brook contribute

to the landscape of the main river. The river supports populations of otter and water vole, kingfisher, reed warblers and sedge warblers. These species are representative of a healthy and thriving watercourse.

103. In the wider Bures landscape, in times of heavy rain, the water meadows can become flooded and the valley floor appears as a series of vast lakes. It is important that this valley landscape is protected and enhanced through schemes such as that undertaken by the Environment Agency. A recent project, on the Bevills Estate, has focused on improving the condition by enriching the habitats along the river and enhancing connectivity with the floodplain. Parts of the river edge have been re-profiled to create areas of shallow water that will encourage the growth of marginal plant species. Five backwaters of varying size have also been created along the bank of the river. A backwater is an aquatic habitat that connects to the main river and has three important functions depending on the flow. In high flows, the backwater becomes a refuge for adult fish to rest in until the normal flows return. In normal flows, the shallower water left in the backwater will warm up quicker than the main channel. This means it will act as a nursery area promoting the growth of young fish. Furthermore, the backwater can hold water that might otherwise contribute to flooding downstream.



Figure 29: Bures Water Meadows

104. In the last fifty years the flora and fauna of the river and its banks have been adversely affected by contamination. The national 'State of Our Rivers Report September 2021' highlights the issues of raw sewage and agro-chemical runoff. The continued management of the land in the flood plain as meadows helps to reduce the impact of chemical runoff. Changes in agricultural practices, in line with the UK Government's 2023 Environmental Improvement Plan, have the objective of reducing nitrogen, phosphorus, and sediment pollution from agriculture into the water environment by at least 40% by 2038, compared to a 2018 baseline, with an interim target of 10% by 31 January 2028, and 15% in catchments containing protected sites in unfavourable condition due to nutrient pollution by 31 January 2028.
105. The sewage effluent from Bures is discharged downstream of the mill from the sewage works located North of the river. Water is extracted from the river, for transfer to Abberton Reservoir, midway between the mill and Smallbridge Hall. The safety of the water in the river in Bures has caused concern with an Environment Health warning not

to use the river for recreation for a limited period in August 2022. No cause for the concern was identified. The River Stour Trust has a focus on cleaning up the river and in 2023, the Women's Institute resolved to campaign for bathing water standards.

106. The water quality of the River Stour is monitored and sampled regularly by the Environment Agency²⁵ this does not include testing for bacterial content. Essex County Council and Suffolk County Council also undertake Catchment Management across the area and support the Stour Valley Farm Cluster.
107. The River Stour in Sudbury was given bathing water status in May 2024. Bacterial content is now tested there, affording Bures enhanced protection. However, the bacteria monitoring only takes place for the bathing water season (May-end of September) and therefore will not be undertaken during the winter months²⁶. Within the Neighbourhood Plan area, the results from March 2019 fall just within the UK drinking water quality regulations which is a minimum of 6.5pH and maximum of 9pH totalling 8.45pH²⁷.
108. The Environment Agency is legally obliged to publish a full set of data for every water body in England every 6 years. The last full set was in 2019, with the next to be produced in 2025²⁸. However, in the interim the Environment Agency have published a limited dataset that was collected between 2019 and 2021. The dataset shows in Figure 29 that the Neighbourhood Plan area falls within the Anglian River Water Body Catchment, the River Stour Operational Catchment (OC) and the River Stour (Lamarsh- R. Brett) Protected Area; this protected area is for drinking water. As a whole this catchment area has a moderate ecological status.

²⁵ Department for Environmental Food & Rural Affairs. River Stour Bures Sampling Point. Location- easting northing: 590614 234062 lat lon: 51.972324, 0.77365 Source: [Open WIMS data](#)

²⁶ Suffolk County Council Regulation 14 response

²⁷ [The physical and chemical properties of water - Drinking Water Inspectorate \(dwi.gov.uk\)](#) and [pH - Water Quality Guide - DataStream](#)

²⁸ [Water body data update August 2023 - Creating a better place \(blog.gov.uk\)](#)

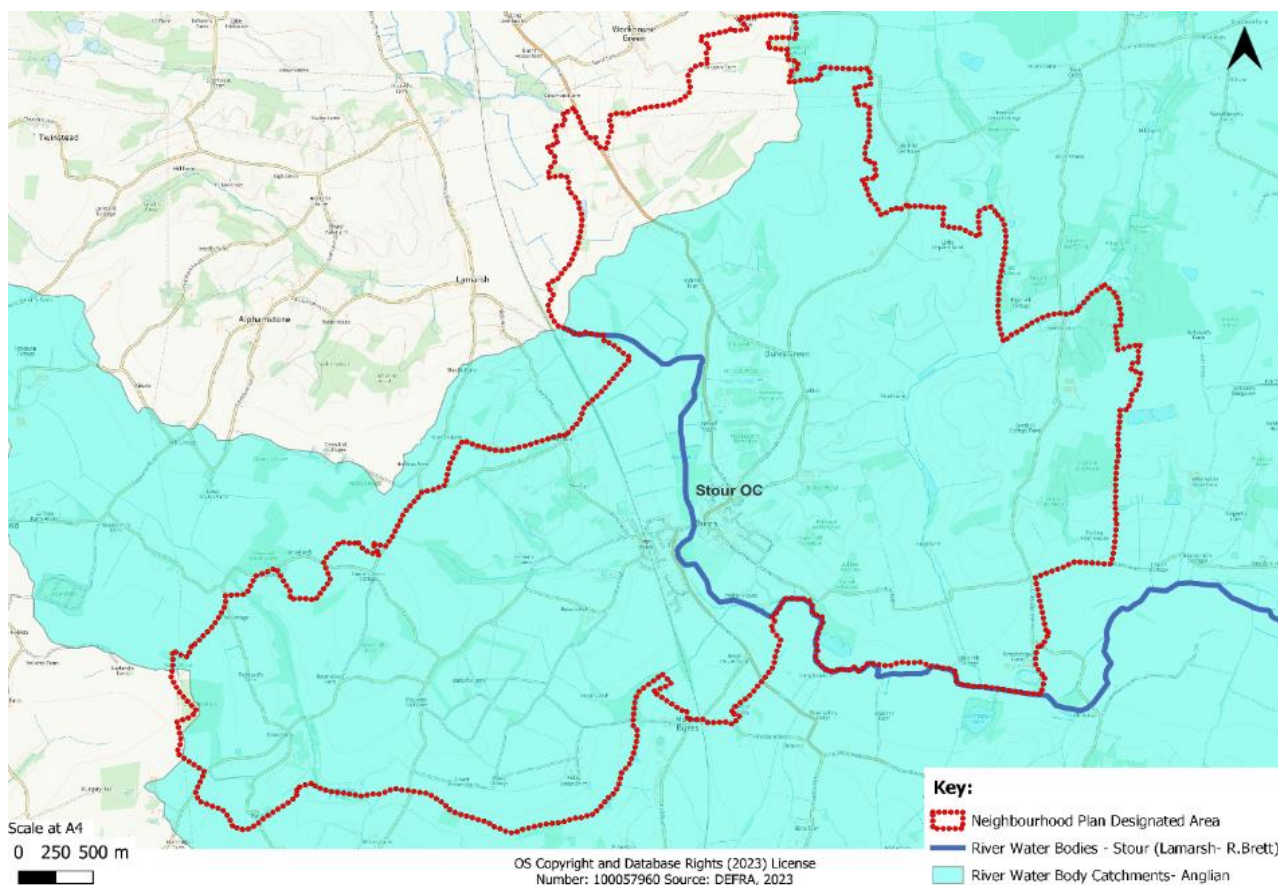


Figure 30: River Water Body Catchment Area

109. There is a River Stour sample point in the centre of Bures, at the road bridge. Results from 2019 and 2022 show the status of the River to be moderate to high for a number of classification items²⁹ including biological quality such as fish and invertebrates and physico-chemical quality elements like ammonia, phosphate, and pH. The Neighbourhood Plan area falls within a number of nutrient sensitive areas according to the Environment Agency draft river basic management plan maps. This includes the River Story/Stour Brook Urban Wastewater Treatment Area and the Lower Stour Nitrate Vulnerable Zone for surface water and groundwater³⁰.
110. In November 2022 concern over water quality in the River Stour was discussed by Babergh District Council, with councillors agreeing motions designed to address concerns over water quality, and the impact of regular wastewater discharge – including untreated sewage – into local rivers and seas³¹. Motions were set to ensure evidence is gathered to consider any cumulative impact of sewage from further development. It is also felt locally that the water quality has worsened in recent years with development having an impact on this.
111. Work by the various environment and wildlife agencies is improving the situation regarding the conservation and management of the river. Bures supports the continuation of this work such as the progress made by Natural England on Nutrient

²⁹ [Stour \(Lamarsh - R. Brett\) | Catchment Data Explorer | Catchment Data Explorer](#)

³⁰ [Draft river basin management plan: maps \(arcgis.com\)](#)

³¹ [Agenda for Babergh Council on Tuesday, 22nd November, 2022, 5.30 pm : Babergh and Mid Suffolk District Councils \(moderngov.co.uk\)](#)

Neutrality. Their advice is to ensure that development plans and development consisting of overnight accommodation can be considered 'nutrient neutral' demonstrating no overall increase in nutrient pollution affecting specified Habitat Sites in the country. Habitat sites are considered to be the most internationally important water dependent places (lakes, rivers, estuaries, etc.) and are designated for protection under the Conservation of Habitats and Species Regulations 2017 (as amended³²). Whilst Braintree District Council and Babergh and Mid Suffolk District Council are not specifically affected by the Nutrient Neutrality rules, there remains a need to protect our national rivers.

112. Habitats Regulations are planned to protect our precious sites from increasing pollution, which damages the very environment we need to support us through climate change adaptation and resilience. Water companies will legally be required to significantly reduce pollution from wastewater by 2030, employing technically achievable limits as their goal. Nature-based solutions will be the preferred option, such as creation of wetlands and woodlands, supported by shorter-term measures to buffer watercourses and fallow land. However, some other solutions may be required. Such mitigation measures would also help reduce the nutrients going into the River Stour and feeder streams.
113. Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. Regarding foul water infrastructure, there are local concerns by some residents that the infrastructure in place cannot cope and that capacity problems continue. For example, the Apple Tree Mews development on Cuckoo Hill needed enforcement action to ensure that it complied with current regulations. In addition, the drainage system on Colchester Road is considered inadequate to manage development other than single dwellings.
114. According to Anglian Water³³, Bures Water Recycling Centre operated by Anglian Water Services has capacity to treat foul water from fewer than 250 additional homes equivalent. Any applicant wishing to develop land in this catchment should liaise with the Anglian Water to ensure that sufficient capacity to treat new foul water flows will be available at the time of development. Anglian Water encourages developers to engage in early discussions with their pre-development team so that connections to a sustainable point of connection (SPOC) or any upgrades to their network are addressed when planning applications are submitted to the local planning authority.
115. Bures Neighbourhood Plan has included Policy BP9 to ensure that future new developments can provide proof that there is adequate wastewater capacity in place prior to construction.

³² [Nutrient Neutrality and Mitigation: A summary guide and frequently asked questions - NE776 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nutrient-neutrality-and-mitigation-a-summary-guide-and-frequently-asked-questions-NE776)

³³ Regulation 14 representation

POLICY BP8: RIVER

Development within 30m of the River Stour should contain an 'Impact on the River' statement to ensure there will be no significant adverse impacts on the environment and quality of water.

Where new development proposals are proposed, impact statements should be confirmed with the relevant water companies, such as Anglian Water, in terms of capacity.

POLICY BP9: FOUL WATER AND WASTE INFRASTRUCTURE

To protect water quality, the capacity of the existing wastewater infrastructure system should be confirmed prior to any development work taking place.

All new development proposals should incorporate sufficient wastewater infrastructure upgrades appropriate to their mix and scale of buildings and their use on site. Capacity and upgrades should be confirmed with relevant water companies.

COMMUNITY ACTION 3: MAINTENANCE OF DRAINAGE DITCHES

The parish councils will support environmental agencies and relevant bodies working towards cleaning up the River Stour and reaching bathing water standards.

To increase the resilience of the Bures community infrastructure, the Parish Councils will work:

- a) Proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.

Where necessary identify possible areas for the future relocation of vulnerable service infrastructure.

Climate Change and Flooding

Objective: To improve the resilience of Bures against the impacts of climate change including high intensity weather events through mitigation and adaptation.

Context: Flooding due to unprecedented levels of rainfall 2023 linked to Climate Change and also due to changes in river management and highway maintenance are an increasing concern in Bures.



Figure 31: Historical Floods in Bures 1968 (left) and 1987 (right)



Figure 32: Pump Corner Colchester Road Bures Source: East Anglian Daily Times 2.1.24 and Bures water meadows 12.23.

116. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid damage to properties, manage it more efficiently or in a way that adds value to biodiversity and the natural environment. It is important that development in Bures should always be on suitable land and not on sites vulnerable to flooding. The importance of adequate drainage should not be underestimated. The River Stour flows through the centre of Bures and this part of the Neighbourhood Plan area is vulnerable to flooding from the river (Figure 33) as well as from surface water flooding (Figure 34) such as along Colchester Road, Nayland Road, High Street, Station Hill and Water Lane. The majority of the settlement is situated within Flood Zone 1 with parts of the parish around the River Stour, including part of the built-up settlement, being within Flood Zones 2 and 3.

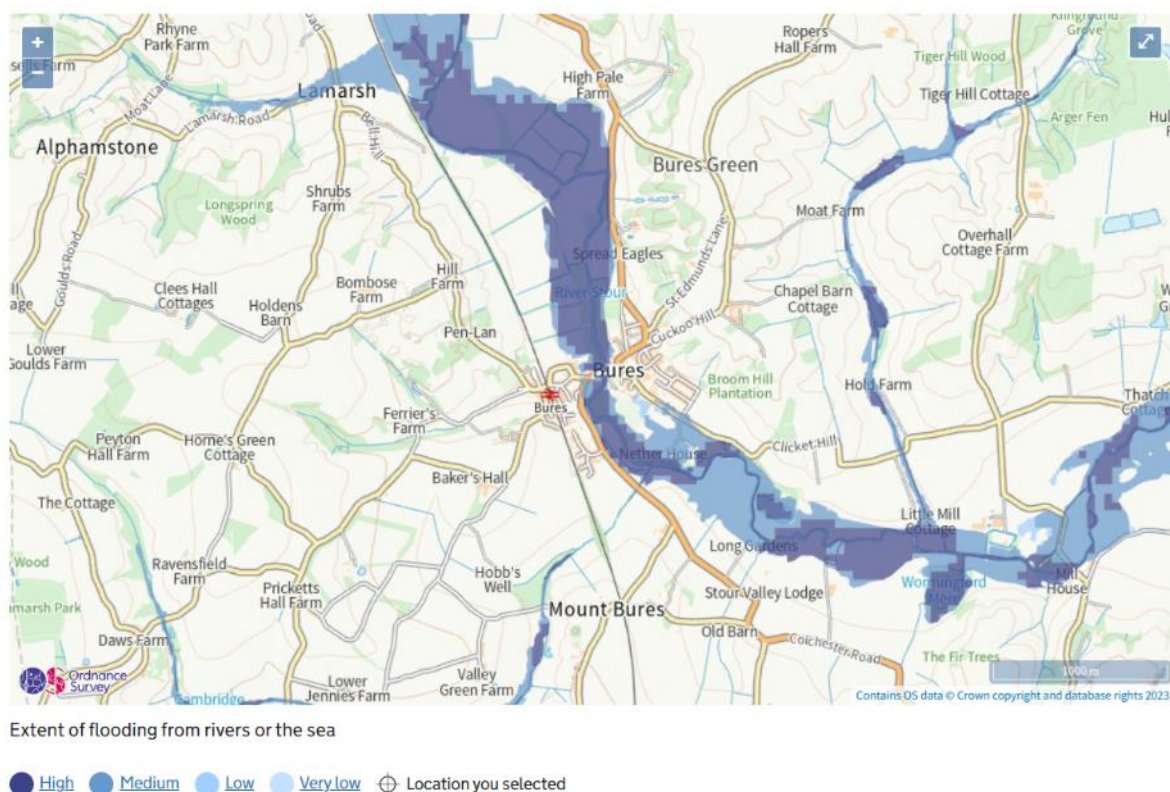


Figure 33: Extent of flooding from rivers in the NP area.

117. In the Babergh and Mid Suffolk Strategic Flood Risk Assessment Level 1 Report (SFRA, 2020³⁴) historical flooding due to rainfall and fluvial causes has been recorded along the River Stour Catchment in Bures in September 1968, January 1982 and August 1987 leading to several properties being flooded. As stated in the Babergh and Mid Suffolk SFRA (2020), the primary fluvial and tidal flood risk within the district is along the River Stour and with climate change the extent of tidal flooding will also increase along River Stour with the tidally influenced areas moving further upstream.

118. In the Braintree Strategic Flood Risk Assessment Level 1 Report (2016³⁵), historical flooding has been reported in 2001, 2006 and 2014 due to ditches overflowing from field runoff and risk of flooding from the River Stour specific areas referenced were along Water Lane, the main road and the Eight Bells public house. In the Braintree Strategic Flood Risk Assessment Level 2 Report (2017)³⁶ Bures was assessed due to a potential allocation in the Local Plan, Land at Colchester Road. Based on the strategic assessment of flood risk and the recommendations for mitigation measures set out in the report, it was considered that development on the site could be suitably designed to satisfy part 2) of the Exception Test subject to submission of a detailed site-specific Flood Risk Assessment. However, this site has not been taken forward in the Local Plan.

119. The Environment Agency identifies the areas vulnerable to flooding in the future. Environment Agency data sets provide details of several flood incidents dating back to

³⁴Babergh and Mid Suffolk Strategic Flood Risk Assessment Level 1 Report (2020). Source: [JBA Consulting Report Template 2015 \(placecube.com\)](#)

³⁵Braintree District Council (2016). SFRA Level 1 Source: [BDC049 1 5 Strategic Flood Risk Assessment Update Level 1 November 2016 - Documents for the section 1 examination – Braintree District Council](#)

³⁶Braintree District Council (2017). SFRA Level 2 Source: [Level 2 Strategic Flood Risk Assessment \(braintree.gov.uk\)](#)

1953 with the main flood event being tidal flooding from the River Stour and River Orwell in 1953. The river has made roads impassable and entered properties in Bures on many occasions notably in 1963, 1987, 2022 and 2023.

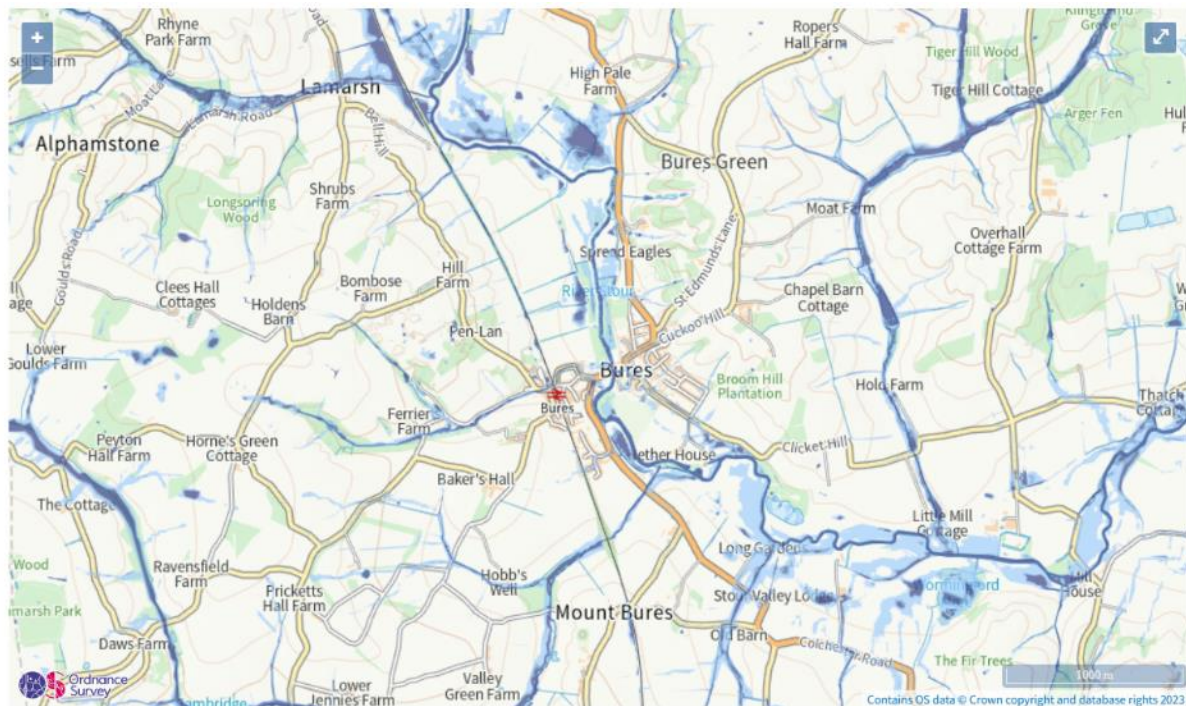


Figure 34: Extent of surface water flooding in the Neighbourhood Plan area.

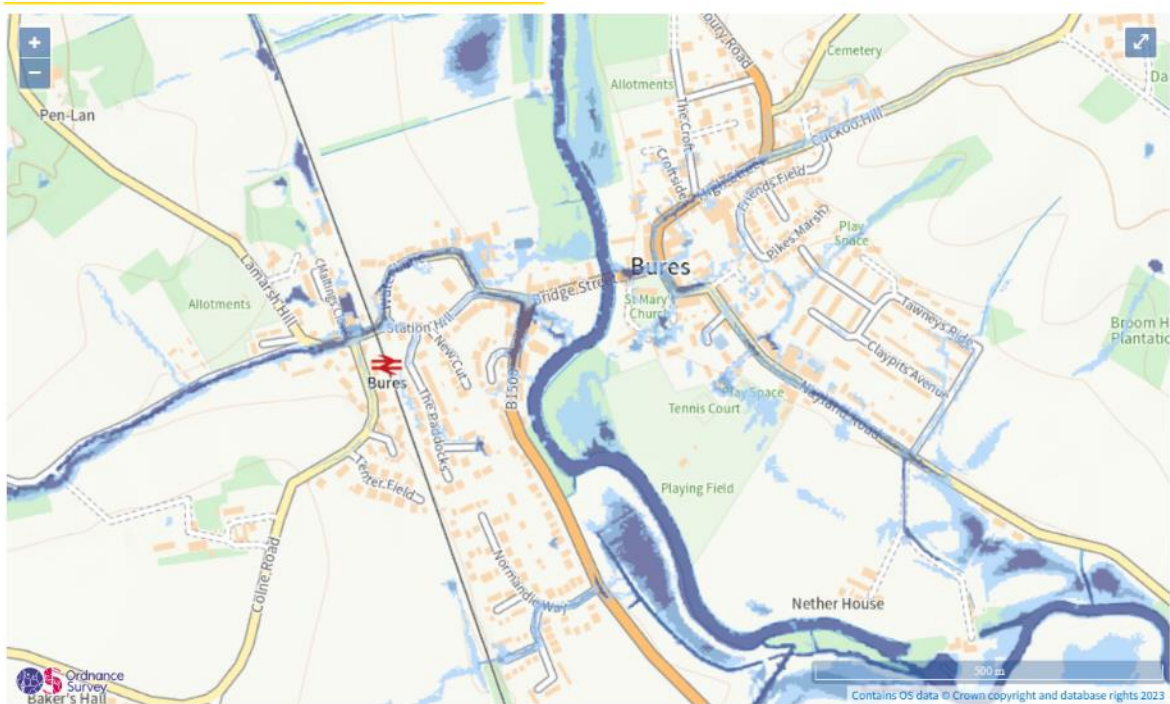


Figure 35: Extent of surface water flooding in the built-up part of the Neighbourhood Plan area.

120. Floods also impact on the village's infrastructure. The current drainage system is inadequate for present needs and even without further development will require upgrading. Standing water on roads in Bures causes significant deterioration to the surface and danger to road users. Our parish councils will continue to highlight problems to the relevant authorities.
121. Chapter 14 of the NPPF, '*meeting the challenge of climate change, flooding and coastal change*', seeks, amongst other things, to ensure that development addresses flooding and flood risk. This includes a focus on use of Sustainable Drainage Systems (SuDS). Also, the NPPF sets out that allocated sites or any windfall development delivered should follow the sequential approach. In line with national policy, the Local Plan policies require that flood risk is fully mitigated through appropriate design and engineering solutions.
122. The Braintree Local Plan Policy LPP74 sets out detail on flood risk and surface water drainage. This includes how new development should be located within Flood Zone 1 over areas with a higher probability of flooding. If development is proposed in Flood Zones 2 and 3 there will be a requirement of sufficient evidence using the sequential test. In Policy LPP74 further detail is set out on what proposals will need to provide a flood risk assessment and flood warning and evacuation plan such as all sites of 1ha or more (or within flood zones 2 and 3) excluding change of use or minor sites. In regard to surface water drainage, Policy LPP74 also addresses criteria that schemes should avoid adverse impacts to ordinary watercourses, local flood storage and capacity flows.
123. In the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) flood risk is addressed in requiring all development to adopt a sequential risk-based approach taking into account future-proofing measures for impacts of flooding under Policy SP10. The Local Plan addresses the need for sustainable construction and design (Policy LP23) ensuring that the layout and scheme plan for risks associated with future climate change, which can include harsher rainfalls and more flooding, are appropriate. LP27 is the main flood risk and vulnerability policy that sets out how new development proposals can be approved where they meet a number of criteria. This includes, but is not limited to, evidence that the Strategic Flood Risk Assessment (SFRA) has been used to assess whether the proposal is at risk of flooding; that development in areas of medium or high-risk flooding (flood zones 2 and 3) can soundly demonstrate the proposal will be made safe for its lifetime without increasing flooding elsewhere and that adequate mitigation measures are put in place for surface water management.
124. It is the Government's intention to implement Schedule Three of The Flood and Water Management Act (2010) to make SuDS mandatory in all new developments in England in 2024. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing increases the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. Natural vegetation, including trees, helps attenuate flows, traps silts and pollutants and promotes infiltration.

125. **Policy BP10** aims to ensure that all development proposals are designed to manage flood risk effectively and focuses on maximising the use of natural SuDS features. These manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat. SuDS schemes that consist of underground plastic/concrete boxes to store rainwater, although recognised to reduce flood risk by releasing rainwater more slowly will not deliver the additional benefits. Having this policy in place can also help build on the community's climate resilience by addressing local flood risk mitigation.

POLICY BP10: FLOOD RISK MANAGEMENT

In line with the Babergh and Braintree adopted Local Plan Policies, development on flood plains in Bures should not be permitted.

Development proposals should be designed to manage flood risk effectively and not increase, and wherever practicable reduce, the overall level of flood risk both to the site and elsewhere. Proposals specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, will be supported.

When development is proposed, surface water should be drained via infiltration, where the geology is acceptable. If not, then the surface water should be discharged at a controlled rate to a watercourse or surface water sewer. For major developments, the use of above ground open Sustainable Drainage Systems (SuDS) should be used and designed in accordance with national and local policy/guidance.

Proposals should respond positively to the flood mitigation solutions for relevant character areas and incorporate permeable road and driveway surfaces as set out in Design Code EE04- Flood Mitigation.

Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:

- Attenuation ponds;
- Planting;
- Rainwater harvesting and storage features;
- Green roofs.

Community

Vision for Bures

This section on community helps to deliver the following aspects of the vision:

The qualities highly valued by Bures residents including its **strong identity**, **community spirit** and **kindness and diversity** will be sustained.



Figure 36: Celebrations on Bures Common

126. Historically there has been a strong sense of community in Bures. This has not diminished through the years of change from residents relying on facilities within the village to meet their needs to routinely travelling further afield for shopping and entertainment.
127. Residents openly express their appreciation of the community spirit in Bures and the enjoyment they derive from living in the village. The 2017 Parish Survey showed 98% of respondents identifying the people and community spirit as the best thing about living in Bures and the same number feeling safe living here. The 2021 vision statement survey for this Neighbourhood Plan again showed the qualities highly valued by the community as its strong identity, community spirit, kindness, and diversity.
128. We believe the community spirit in Bures to be something special. The photograph above of Bures and the 2022 Music Festival with one of the bronze aged 'Twin Rings of Bures' in the foreground is evidence that Bures inhabitants have been congregating and celebrating in this specific area for over three thousand years. There is a need to nurture this spirit and protect it from any threats that may weaken it.

Community Buildings

Objective: To ensure that Bures has community buildings and parking to meet the changing needs of residents, and community assets are protected and improved.

Context: Bures is a village with a strong community spirit, giving rise to many clubs and activities. Buildings have evolved over time from the 14th Century St Mary's Church, itself a replacement of the earlier All Saints, to the restoration of the Dennis Ambrose Barn, previously a cowshed, into a community building in 2018. The Business survey identified support for a Community Business Hub. The sports courts project in 2023 has led to increased tennis and pickleball. There is potentially the need for change of use and for provision of an additional capacity.



Figure 37: Community Centre



Figure 38: Bures Primary School



Figure 39: The Dennis Ambrose Barn

129. Key community buildings include:

- Bures Village Hall, built in 1960-1 to replace the earlier Victory Hall. It was financed through the generosity of residents, Thomas and St Osyth Wood and by the Ministry of Education. In 2007-8 the hall was refurbished and renamed Bures Community Centre. It is run by a Management Committee comprising representatives of the groups that use the facility. Bures Community Centre has three rooms; a main hall, the Garrad Room and the Committee Room.
- Bures Church of England Voluntary Controlled School, dating from 1839, has a modern hall, built in 2007, which can be booked for community use.
- The Dennis Ambrose Barn on Bures Common is a restored and upgraded late 18th century cattle shed. It is available for use by community and volunteer groups.
- Ferriers Barn, a day centre for adults with disabilities on the outskirts of the village, has a hall available for hire in the evenings.
- St Mary's Church is an active church with various community activities³⁷. The flint and stone church dates back to the 14th century. The two churches in Bures have meeting spaces with the Baptist Hall being available for lettings.
- The Scout Hut, Bures Cricket pavilion and Bures Football Clubhouse, all of which are used on a regular basis.



Figure 40: Bures Football Clubhouse

³⁷ <https://parishchurch.co.uk/bures/>

130. These community buildings are heavily used. The Community Centre is in daily use by Noah's Ark a children's nursery. The nursery is a very valuable service, but its use of the Community Centre does limit other daytime activities.

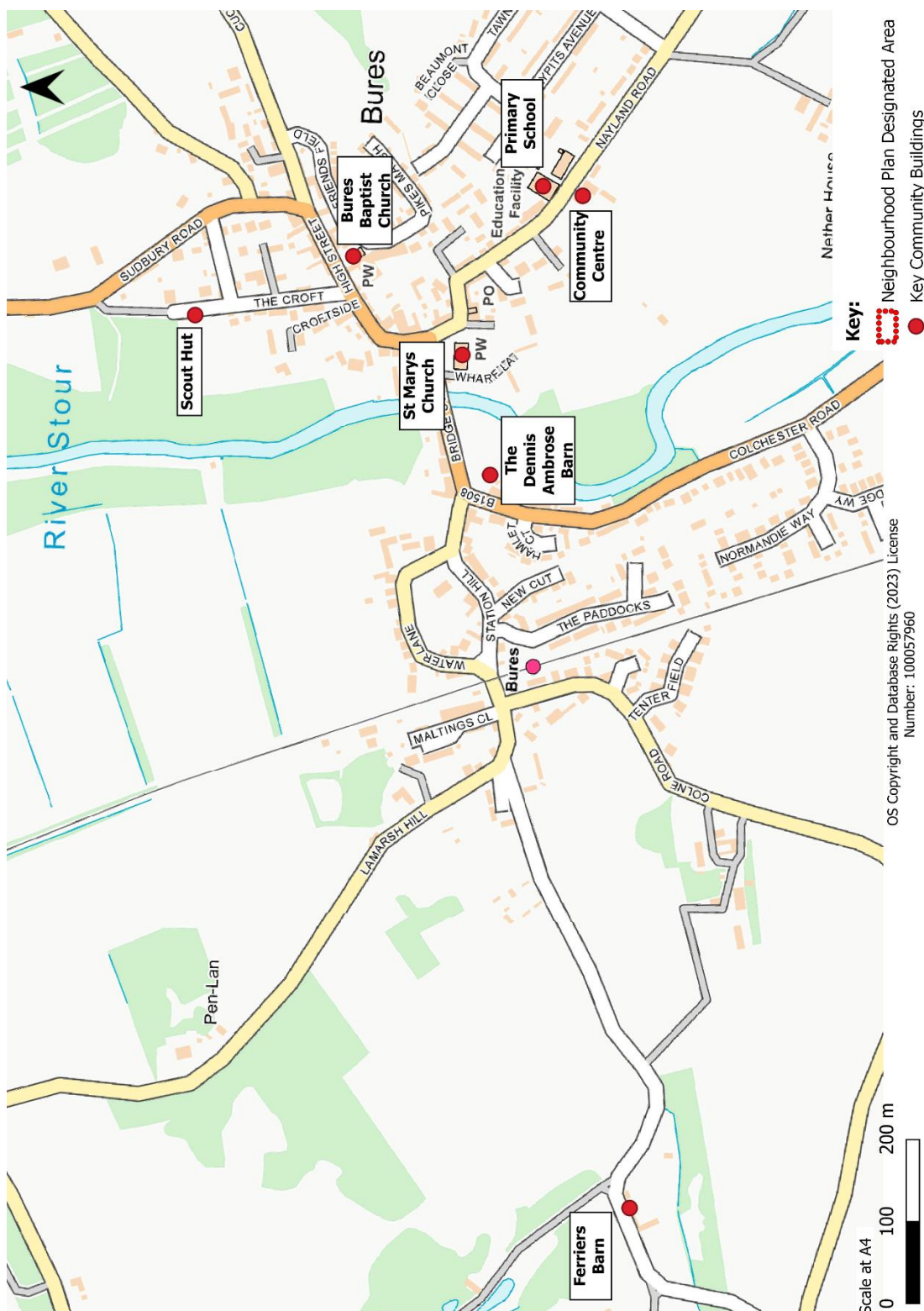


Figure 41: Key Community Buildings

131. Both Essex and Suffolk have services and strategies supporting village halls and community centres. The Rural Community Council for Essex (RCCE) works to ensure all affiliated village halls and community buildings in Essex are provided with encouragement and support in their management.
132. RCCE Village Halls and Community Buildings Advice Service aims to ensure all village halls/ community centres are well run; encourage and support hall redevelopment projects; provide grant funding advice; provide information and advice on running a hall charity in your local community; provide advice and information on all aspects of village hall and community building management components in sustaining inclusive and active communities. This is particularly in rural areas where fewer community spaces and services may be present. They provide communities with a hub in which social interaction can occur, businesses may be supported, services may be delivered, and physical activities may take place.
133. In addition, the district councils support community buildings through grants and through the planning system. In the Braintree Local Plan (2023) Policy LPP61 the provision of new or enhanced community facilities are also supported wherever possible. In the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) Policy LP28 supports the provision of new/or expanded services where the proposal is well related and meets the needs of the community.

POLICY BP11: COMMUNITY BUILDINGS

Applications to enhance community buildings in the village will be actively supported and should ensure designing out crime principles are considered at the earliest stages of planning and design³⁸.

Particular regard must be paid to the Design Codes in the Built Environment section, ecological impact in the Natural Environment section and parking in the Getting Around section.

Community Facilities

Objective: To protect and improve community facilities.

Context: Consultations with residents have shown how important community facilities are to the people of the village. Where possible these will continue through their being used by residents. However, if there are threats to the provision of such facilities, moves should be made to protect them.

134. Bures Church of England Voluntary Controlled School was founded in 1839 although there had been a school on the site prior to this date and records show a school in Bures as early as 1582. The current school is still in the buildings of 1839 although with 21st Century additions in 2007 and 2012. The number on roll stands at 192 with a capacity of 210. (Jan 2024). It is valuable to the community to have a flourishing primary school.
135. Bures has retained its Post Office long after other villages have lost theirs. In the Village Survey of 2017 and again in the consultations for this plan, the Post Office is

³⁸ Secured by Design - SBD Design Guides

seen as the most valuable service in the village. The Post Office contains the only cash point in the village.

136. The GP Surgery in Bures is linked to the Hardwicke House Group Practice. Although based in an inadequate building, residents of Bures value having a doctors' surgery in the village very highly.



Figure 42: St Mary's Church



Figure 43: Bures Post Office

137. Bures has a thriving Church of England congregation that worships at the Grade 1 listed Church of St Mary in the centre of the village. The Church holds a number of meetings and other community events including an open-door café. Bures Baptist Church in the High Street was built in 1834. A forward-thinking church, also hosting a range of regular community activities for different age groups including morning services, footprints toddler group, Support 4 Parents Group, a warm space and community lounge drop-in session for all and a youth club ³⁹, it is undertaking a major building project to meet the needs of future Bures residents.
138. Bures Women's Institute was one of the earliest founded. It has been running continuously since 1921. There was previously a WI Hall, but since the new hall was built, meetings have taken place in Bures Community Centre making best use of the facilities available in the village.

³⁹ [Events - Bures Baptist Church](#)



Figure 44: Bures Baptist Church

139. There has been a Scout Group in Bures from at least 1911 with this group ceasing and reforming over the years. The current troop has been running since 1952. The troop has Beavers, Cubs, Scouts, and Explorers representing much opportunity for the young and considerable volunteering on the part of the leaders. Since 1968 the headquarters have been in the Croft with access to the river.



Figure 45: Bures Scout Hut

140. Bures is fortunate to have two areas of allotments, the church Glebeland on the Essex side of the river and the Bevills estate allotments on the Suffolk side. Bures Transition Group has an allotment orchard on the Glebeland and a small section of allotment in Suffolk where members of the Scout group are taught gardening skills.
141. Bures Cemetery is an oasis of peace and tranquillity. It is well managed both for the purpose of burials and visitors to graves and for biodiversity. There are areas designated for wildlife which enhance the overall air of calm.



Figure 46: The Eight Bells Pub

142. At one point in the last century there were eight public houses in Bures. The Three Horseshoes and the Eight Bells are still running as popular, well-supported village pubs.
143. In the Braintree Local Plan (2023) Policy LPP61 seeks the retention of all existing community facilities and services where they meet an identified local need. These facilities can include village and community halls, shops, public houses, post offices, banks, places of worship, doctors' surgeries, and other services.
144. In the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) Policy LP28 aims to support and safeguard key services and facilities that play an important role. For the purpose of Policy LP28 community facilities include open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices. Education and healthcare facilities are addressed in separate policies in the Joint Local Plan. Marketing, prior to change of use, is required in both the Braintree Local Plan and the Babergh and Mid Suffolk Joint Local Plan. Both planning authority areas have different suitable marketing periods for assets for example Babergh and Mid Suffolk is 6 months and Braintree is 12 months. The suitable marketing periods set out in the Local Plans will continue to be the case for applications in this NP area.

POLICY BP12: COMMUNITY ASSETS

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where:

- a. It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. Alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

COMMUNITY ACTION 4: COMMUNITY ASSETS

Where possible the Parish Councils or other groups of residents will act to retain and improve community assets.



Figure 47: Three Horseshoes Pub

Recreational Areas

Objective: To ensure that open areas for sport, recreation and relaxation are well maintained and developed according to need.

Context: Bures has a large recreation ground on Nayland Road that runs down to the River Stour and has a further access down Wharf Lane. The area began with a cricket pitch on Vicarage Meadow. In 1946 The Sportsground Committee was formed of parish councillors from both Bures St Mary and Bures Hamlet with the task of managing an enlarged area. This followed a donation of additional land by a local benefactor. There have been 21st century extensions on neighbouring land belonging to the Bevills Estate. These provide a football pitch and sports field for the village school opposite.



Figure 48: Bures Recreation Ground

145. The recreation ground currently provides a cricket pitch, football pitches and sports courts for tennis, pickle ball, netball, and basketball. There are two fenced areas of play equipment for children, an adult outdoor gym, and a skateboard half pipe, climbing wall and a shelter for teenagers. By the riverbank there is a picnic area and landing stage. The recreation ground is registered as a Field in Trust under the Queen's Diamond Jubilee scheme, protecting it from development. This scheme was launched to protect a legacy of parks and green spaces throughout the UK in perpetuity.
146. As part of the village Millennium project a pedestrian bridge was installed to give a safe walking route from Bures Hamlet to the school, village hall and recreation ground. A footpath route across the field was established with a row of Millennium oaks planted by children of the village.



Figure 49: The Millennium Bridge

147. In 2011 the field variously known as Phillips' field or Megg's meadow and which was part of the medieval Bures Common, came up for sale. A successful campaign resulted in the land being brought for the village through donations and grants. There followed the establishment of Bures Common Land Trust to maintain the land for recreation, education and leisure and the encouragement of community volunteering. Residents now identify Bures Common as one of the foremost assets of the village.
148. There is a timber-framed 'barn' on the common. It was built as a thatched cattle shed or 'nettus' towards the end of the 18th century. The shed was derelict in 2011 but was subsequently subject of a major project for volunteers. These volunteers included some skilled craftsmen.
149. Bures Common has a landing stage for access to the River Stour for canoeing, paddleboarding and bathing. There are also good spots where residents can enjoy fishing.
150. Bures Dragons Quoits Club members were prominent members of the volunteer team carrying out the work on the 'nettus'. The club, which has two teams who play in the local league, has four clay beds on the common.
151. In 2010 The Bevills Estate agreed to provide land for a Community Woodland and Orchard off Claypits Avenue. This has been developed as recreational and productive space by Transition Bures (TB). TB have since taken over a disused allotment on the Glebeland where a further orchard of trees donated by residents for the benefit of the village has been planted.



Figure 50: Claypits Community Woodland

152. 2022 saw the transfer of land off Cambridge Way to Bures Hamlet Parish Council. TB together with The Woodland Trust and Bures School have planted a woodland. This was part of the Queen's Canopy to mark the Platinum Jubilee of Queen Elizabeth II. The Essex Wildlife Trust, Dedham Vale National Landscape and Bures Common Land Trust are supporting the work of Transition Bures with the management of this area.
153. The Braintree Local Plan 2023 includes in Policy SP7 Place Shaping Principles which all new development should follow where applicable. This includes principles addressing open space and recreation such as:
 - Providing an integrated and connected network of biodiverse public open space and green and blue infrastructure, thereby helping to alleviate recreational pressure on designated sites.
 - Providing a mix of land uses, services and densities with well-defined public and private spaces to create sustainable well-designed neighbourhoods.
154. The Braintree Local Plan (2023) further sets out that recreational areas shall be designed to be safe for their users. Water storage features are particularly encouraged where they include features which nurture biodiversity and include safe public access. Policy LPP50 gives further requirements as to what is expected from all developments when providing open space and recreational land in line with the Open Spaces Supplementary Planning Document 2009.

POLICY BP13: RECREATIONAL AREAS

Development proposed on existing recreational land use areas must not have an adverse impact on the benefits gained by residents from such provision. If such provision is lost a suitable alternative should be provided in the village which is in an accessible and sustainable location.

Proposals to build new facilities or refurbishment should be designed with crime, inclusivity and safety in⁴⁰ mind for all users.

Enhancement of existing recreational areas will be encouraged in principle.

Use of the River Stour

Objective: Residents in Bures should have access to the River Stour for a range of recreational activities.

Context: In the late 19th Century and early 20th Century Bures was a tourist destination for people from London coming to enjoy fishing and boating. Fishing has continued to be a popular sport with Angling Associations holding rights to some stretches of the riverbank and fishing rights for residents from public land. Licences are required for fishing in the Stour. Boating reduced in popularity with a revival using canoes in the latter years of the 20th Century and paddleboards taking centre stage since then. All craft using the river need to be licenced with the Environment Agency. In recent years swimming in the river has increased in popularity. There are concerns, however, around the cleanliness of the water. As part of our objective for residents to have access to a range of river related activities we support the campaign to clean up the river.

155. Braintree and Babergh District Councils do not set out any specific Local Plan policies which address the use of boating or recreational use of the River Stour.



Figure 51: Bures scouts kayaking on the River Stour

⁴⁰ Example- www.makespaceforgirls.co.uk/about-us

COMMUNITY ACTION 5: RECREATIONAL USE OF THE RIVER STOUR

Action will be taken locally to support cleaning up of the River Stour so that it meets the standards for safe bathing.

Where the needs of different groups wanting to make use of the river compete, the Parish Councils will manage representations to the Parish Councils in a balanced way.

Cultural Activities

Objective: To maintain the wealth of community spirit

Context: Community spirit is key to what makes Bures special to residents. The 2017 Parish Survey showed 98% of respondents identifying the people and community spirit as the best thing about living in Bures and the same number feeling safe living here. The 2021 vision statement survey for this Neighbourhood Plan again showed the qualities highly valued by the community as its strong identity, community spirit, kindness and diversity.

156. Village events are important to life in Bures and the community has a strong contingent of volunteers. Braintree and Babergh District Councils provide grants and access to a wider pool of resources to enable organisations and groups to thrive. Positive encouragement should be given to village event organisers in order that the wealth of community spirit is maintained.



Figure 52: Bures History Society at the Dennis Ambrose Barn

COMMUNITY ACTION 6: CULTURAL ACTIVITIES

Residents who establish and run clubs or initiatives in the village should have the support of the Parish Councils in line with the need to look after the mental and physical wellbeing of all those in the wider community.

Meeting the Bures Housing Needs

Vision for Bures

This section on meeting Bures housing needs helps to deliver the following aspects of the vision:

We will embrace **green technical innovation** to address and protect against the impact of climate change whilst **valuing the heritage of the village and protecting its historic buildings and natural boundaries**.



Figure 53: Examples of houses within Bures

Objective: To ensure that any new residential development will satisfy Bures housing needs, particularly of the young and those needing support in their later years and preserve the character of Bures as a rural village.

Context: A Housing Needs Survey was carried out in 2022, and subsequent public consultations have consolidated the understanding of the views of residents. The survey was followed up by a Housing Needs Assessment carried out by AECOM in which AECOM analysed the data available for Bures to help shape our housing policies.

157. The NPPF requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, families, self-builders and so forth. This provides an opportunity to include a policy in the neighbourhood plan that sets out the housing mix that is expected from new residential developments.
158. The amount of new housing and its distribution is a strategic matter for the Local Planning Authorities (Babergh and Braintree) as part of their local plan process. The local plans generally aim to direct most new housing towards the more sustainable places such as larger towns, with proportionally less directed to smaller rural villages.

Neighbourhood Plans can nevertheless play a key role in guiding the type of housing that comes forward.

159. To provide an appropriate housing mix policy, proposals, and policies, should reflect local housing needs by using the most up to date, best available and proportionate evidence. A Housing Needs Survey (HNS) was undertaken by the Rural Community Council of Essex in 2022 to gather up to date information on housing need from the community. Overall, 785 forms were distributed and 271 returned, giving a 35% response rate. The following bullet points summarise the main findings:
- The majority of new dwellings in Bures should support people looking to downsize or people looking to get on the housing ladder.
 - There is a preference for 2-bed followed by 3 bed properties.
 - There was strong support for any future development to meet the needs of the community in terms of the type and tenure of the housing provided.
 - There is a need and demand for more affordable housing in Bures.
 - Almost 80% of respondents supported a small-scale developments of 4-8 dwellings, where this is for affordable housing for local people.
 - Around 41% of respondents supported the idea of allocating for market housing.
 - A relatively small number of households identified they would be seeking affordable rented housing in the next 5 years.
 - There is a need for a mix of open market and social housing with predominantly two to three bedrooms.
160. In addition to the survey, a Housing Needs Assessment (HNA) was undertaken by AECOM (December 2022). This provides empirical evidence in relation to housing need, including the appropriate size and tenure. The HNA found:
- Bures has a high proportion of mid/larger homes, with 3 bed or larger representing 72% of housing stock and very large 5+ bed properties at 10%.
 - There is an ageing population and retaining younger people or families could be an issue.
 - The tenure profile is dominated by households who own their own homes (76%), which is higher than the district/national level.
 - Analysis suggests a need for smaller 1, 2 or 3 bed properties over the plan period to meet population changes, with no additional 5+ bed homes.
161. Putting the HNS and HNA findings together would suggest a housing mix policy that ensures most new homes built over the plan period are for three-bedrooms or less. This would meet the needs of older residents wishing to move within the village as well as younger residents looking for their first house. The HNA suggests that such smaller homes should comprise around 94% of new homes, but it is not good practice to be too precise or restrictive in this regard, so some flexibility has been built into **Policy BP14**.

POLICY BP14: HOUSING MIX

New residential development proposals must contribute positively to meeting the existing and future needs of the two parishes as identified in the 2022 Bures Housing Needs Assessment (HNA), or any subsequent HNA update undertaken and published by the Parish Councils.

Appropriate to their size and location, open market proposals that prioritise a housing mix whereby at least 90% of the homes are no more than three-bedrooms will be supported in principle.

Open market proposals that prioritise larger homes (4+ bedrooms) will not be supported unless acceptable evidence is provided to justify why the proposed mix is essential or necessary.

Support will be given to the provision of housing that meets local need from within the Neighbourhood Plan area including homes that are adaptable and accessible (meaning built to optional M4(2) standards) in order to meet the needs of the aging population, without excluding the needs of the younger occupants and families.

162. Affordability is a worsening challenge in Bures as elsewhere, particularly for younger adults and first-time buyers. One way to address this is to ensure homes come forward of an appropriate size for residents' needs and budgets. Affordable Housing is defined in the NPPF (December 2024) as housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Examples include housing that is discounted at least 20% below market value⁴¹.
163. The two districts, Babergh and Braintree, have slightly different approaches to affordable housing delivery in their respective Local Plans. The Babergh & Mid Suffolk Joint Local plan (Policy SPO2) requires 35% of the housing on (greenfield) major developments sites to be affordable, and the Council seeks to prioritise affordable rent and shared ownership tenures. The Braintree Local Plan (Policy LPP31) requires that 40% of all housing on appropriate development sites is affordable but they do not prescribe a tenure split.
164. The NPPF (December 2024) in Para 66 sets out a policy approach for affordable housing whereby major development (housing schemes above 10 dwellings or where the site has an area of 0.5 hectares or more) should meet identified local needs, across social rent, other affordable housing for rent and affordable housing ownership tenures. Policy on Rural Exception Sites⁴² for affordable housing is also covered in the NPPF. There is currently a Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40% or 50% as set out in the Planning Practice Guidance 004⁴³ where need is suitably evidenced. After the discount

⁴¹ [National Planning Policy Framework](#)

⁴² Exception Sites for affordable housing is usually on land where planning permission would not normally be granted

⁴³ First Homes Paragraph: 004 Reference ID: 70-004-20210524 Source: [First Homes - GOV.UK \(www.gov.uk\)](#)

is applied the initial sale price must not exceed £250,000 (2024 prices). First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop renting or sub-letting. Subject to transitional arrangements for Local Plans, under the previous government, there was a requirement to deliver a minimum of 25% of affordable housing as First Homes. However, the NPPF (December 2024) has now scrapped this requirement but states that the delivery of First Homes can, however, continue where local planning authorities judge that they meet local need. The Babergh and Mid Suffolk Joint Local Plan is covered by the transitional arrangements and so Babergh does not currently seek First Homes as part of its affordable housing requirements.

165. The Bures HNA considers affordability thresholds. Affordable home ownership (First Homes at 50% discount) can be achieved for individuals on about £48,000 per annum. Shared ownership of 25% equity could be an affordable option to earners on an income of around £45,000 per annum, but First Homes is the Government's preferred approach currently. These incomes are much higher than the average incomes.
166. **Policy BP15** sets a requirement for a tenure split that follows the Bures HNA (2022) findings, with a desire for affordable home ownership to focus on First Homes if achievable. If this is not achievable other routes to home ownership, including shared ownership and help to buy could be considered.

POLICY BP15: AFFORDABLE HOUSING
Affordable housing delivered in Bures should comprise: <ul style="list-style-type: none">• 50% Affordable Rented Housing• 50% Affordable Home Ownership

167. Affordable housing can also come forward on 'exception sites' through Community-led Housing Group or a Housing Association (Registered Provider). Exception sites are sites that are typically adjacent to or are otherwise well related to the existing settlement that would not normally receive permission for housing development. Other site-specific criteria may also apply depending on the delivering agent.
168. Policy LP07 of the Babergh and Mid Suffolk Joint Local Plan allows for the minimal necessary amount of open market housing to come forward on a rural exception sites (up to a maximum of 35%) where it can be demonstrated that it is financially necessary. Policy LP07 also provides detail on community-led proposals and how they must demonstrate that the scheme was initiated by and will be led by a local community group and that it has general community support from meaningful engagement.
169. Braintree Local Plan Policy LPP32 sets out criteria that must be met for affordable housing in rural areas. For example, that the development is adjacent to the development boundary with reasonable access to services, that the development should be for less than 15 dwellings, that a proven local need exists, and market housing should be provided at the minimum level to support viability and at no more than 30%.
170. A proportion of Affordable Housing, designed to be flexible, easily adapted with ramps, special bathrooms, and modified kitchens, may be needed in the area.

POLICY BP16: RURAL EXCEPTION SITES

Any proposals for development coming forward as a Rural Exception Site within the Bures Neighbourhood Plan area should demonstrate that they meet the need identified in the BHNA 2022 or subsequent update, and provide up to date evidence of the following:

- A Housing Needs Survey of Bures residents to identify the current need;
- Evidence of a willing landowner who will sell the land at an affordable price below the market value for housing land;
- Evidence of an interested registered social landlord (Housing Association) willing to work with the Parish Councils and Braintree/Babergh District Councils, to fund and manage the development; and
- Support by the relevant District Council and Parish Council.

Rural exception sites should remain affordable in perpetuity and should be offered in the first instance to people with a demonstrated local connection, as defined by the Babergh District Council and Braintree District Council Choice Based Lettings Scheme⁴⁴. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh and Braintree Districts. These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

171. Giving communities a greater say and control of their local area is a central theme of Government policy. Some communities have established Land Trusts to help bring forward community-led housing, which is genuinely affordable to local people, based on what they earn. Community Land Trusts are democratic non-profit organisations that own and develop land for the benefit of the community. They typically provide affordable homes, community gardens, civic buildings and energy schemes. They are run by ordinary people who want to make a difference to their local community, putting control of assets into the hands of local people, enabling them to ensure that homes are permanently and genuinely affordable.
172. Community-led developments will be supported, unless there are fundamental constraints, such as impacts on designated heritage assets or unacceptable highway safety concerns.
173. Evidence from the HNA, identifies a significant need for affordable housing in Bures and it is unlikely that this will come forward as part of existing plans. **Policy BP16** allows for proposals outside of, but well related to, the defined settlement boundary, to come forward as exception sites. This is in recognition that community groups may be unable to afford to purchase sites within the defined settlement boundary.
174. Community-led housing schemes in the open countryside should be adjacent to existing settlements and proportionate in size to them to enable easy access to services and facilities by walking and cycling. This is to ensure good levels of accessibility and quality of life, as well as minimising the need for car travel. Applicants will need to

⁴⁴ <https://www.gatewaytohomechoice.org.uk/>

demonstrate that sites are suitable in this respect. For those sites outside the settlement, impact on character of the locality and countryside will be important. This will be considered in relation to the proposals overall scale, design, and layout. Significant harm to the appearance and character of the local landscape or townscape, or heritage assets, should be avoided.

175. It is important for proposals to be genuinely community led and have wider community support. Applicants will need to demonstrate that meaningful engagement has taken place with the community. Proposals for Affordable Housing will need to be initiated by a Community Land Trust or the Parish Council.
176. To fund the construction of community assets, it is expected that the community organisation will be able to access external grants or loans. However, such funding opportunities may not be readily available or limited in their extent. In which case, an element of market housing may be needed to provide cross subsidy for affordable housing or other community benefits.
177. A Viability Assessment will be required to explain and justify the inclusion of market housing within a scheme. A financial appraisal will need to demonstrate that the proposed amount of market housing is essential to enable delivery of the other elements of the Community Scheme. Applicants will also need to demonstrate that the community benefits are significantly greater than would be delivered on a normal open market site.
178. The granting of planning, outside of the defined settlement boundary can significantly enhance a site's value. To satisfy that the introduction of market housing is used to fund community benefits, rather than disproportionately benefitting the landowner, a Statement of Community Benefit will be required. This should set out an explicit statement of site value that will accrue to the landowner, as a consequence of planning permission.

POLICY BP17: COMMUNITY LED DEVELOPMENT

Community-led development should generally be supported. This may include schemes for affordable housing, small business units or renewable energy generation.

The affordable housing element may be permitted outside of defined settlement boundaries as an exception to normal policies where:

- a) The site is adjacent and proportionate in size to the settlement with good access to services and facilities by walking, cycling or wheeling;
- b) No significant harm will be caused to the character or setting of the settlement and the surrounding countryside;
- c) The scale of the scheme is appropriate to the location and the level of identified local affordable housing need;
- d) The scheme incorporates a range of dwelling sizes, types and tenures appropriate to local need (as per Policy 14 and 15);
- e) The scheme is led by a Community Land Trust or the Parish Council and is able to demonstrate community support;
- f) It can be demonstrated that the scheme will be well managed and financially viable over the long term and that any benefits provided by the scheme can be retained by the local community in perpetuity; and
- g) An element of market housing may be acceptable on the site where it:
 - Is demonstrated through financial appraisal that it is essential to deliver affordable housing or other community benefits on-site; and
 - The community benefits of the scheme are significantly greater than would be delivered on an equivalent open market site.

As part of any proposal the developer will need to demonstrate that they have proactively engaged with the two relevant community charities (Rural Community Council of Essex, and Community Action Suffolk) and with the relevant departments within the two local authorities.

COMMUNITY ACTION 7: COMMUNITY SAFETY

- A. The Parish Councils will work in partnership with Essex Police and Suffolk Police regarding any future infrastructure or development of the village at the earliest plan stages to ensure principles of Crime Prevention Through Environmental Design (CPTED) and designing out crime are incorporated.
- B. The Parish Councils will liaise with Essex Police and the Road Policing colleagues in regard to any changes on the roads to ensure that the 'Safe System Approach'⁴⁵ is considered, and appropriate enforcement is agreed.
- C. Bures Hamlet Parish Council will continue to promote the neighbourhood watch group in the area, so the local community know who to contact when there are potential crime risks. Bures St Mary Parish Council will continue to actively seek a leader to initiate a neighbourhood watch group in this parish.

Housing Growth

179. In chapter 5 of the NPPF, plans are required to ensure a significant increase in the supply of new homes. The Braintree Local Plan designates Bures Hamlet as a Second Tier Village within the settlement hierarchy set out in their spatial strategy. Second Tier villages are those that provide the ability for some day to day needs to be met, although they lack the full range of facilities of a Key Service Villages. Development of a small scale may be considered sustainable within a Second-Tier village, subject to the specific constraints and opportunities of that village. However, Braintree Local Plan does not allocate development within the Bures Hamlet so any further development will be via 'windfall.'
180. The adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023) does not set out a settlement hierarchy. This is likely to come forward in Part 2. The previously adopted Babergh Local Plan (2014) identified Bures St Mary as a Core Village; a provider of services and facilities within a wider functional cluster that including the hinterland villages of Assington, Little Cornard, Bures Hamlet, Mount Bures, Althamstone, Lamarsh, Bulmer and Smallbridge.
181. No site allocations remain in any currently adopted Babergh planning policy document. Babergh & Mid Suffolk District Councils have now commenced work on Part 2 of their Joint Local Plan which, among other things, is likely to include site allocations needed to enable the two councils to meet its housing requirement figures. In June 2024 information relating to their Call for Sites exercise was made publicly available. This showed that no sites had been submitted for consideration in Bures St Mary.

⁴⁵ The Safe System approach views human life and health as paramount and should be the first and foremost consideration when designing, building, operating, and maintaining a road network. Source: Safer Essex Roads Partnership. 2022. Vision Zero Strategy. [SERP Vision Zero Strategy](#)

182. There are some sites within the village which already have Planning Permission. These permissions do not specifically meet the need identified by the Housing Needs Survey for smaller homes.
183. The Chambers Bus Depot application (ref. no. DC/24/01103/FUL) for 14 apartments / houses is still under consideration. The situation will be monitored through the development of this plan.
184. The Bures Hamlet Ambrose Motors (Locally known as Eight Bells Garage) site has Planning Permission (23/01906/REM) for 3 detached four-bedroom properties. The properties are currently under construction.
185. Neither of the above developments have provision for affordable housing.
186. Recent developments in Bures St Mary have included six houses in Apple Tree Mews and bungalows on Nayland Road and Mill Lane.
187. Bures Hamlet recent Planning Permissions have included detached bungalows and houses such as on Colne Road and Tenter Field, Bures.
188. Braintree and Babergh District Councils expect the need for housing in Bures to be met by windfall and small sites that become available in the natural course of events. Any new built windfall developments are expected to meet the relevant criteria to their proposal as set out in **Policy BP18**.

POLICY BP18: NEW HOUSING DEVELOPMENT

New housing developments will prioritise access to services and public transport, minimising environmental impact.

New housing development should be located within the defined settlement boundaries for Bures Hamlet and Bures St Mary, as shown in Figure 54 and on the Policies Map, and should meet the following criteria as well as being compliant with other relevant policies in this plan:

- a. Be in close proximity to local services and amenities
- b. Be of a scale that is appropriate to the site location, character and setting and its surroundings

Support in principle is given to proposals that prioritise the redevelopment of vacant brownfield land or that bring forward schemes on sites in Local Authority ownership where the existing use is no longer required.

Proposals for development located outside of the defined settlement boundaries will only be permitted where they are in accordance with national, relevant district level and neighbourhood plan policies and where they would not have a detrimental impact on infrastructure capacity or on any heritage and landscape designations.

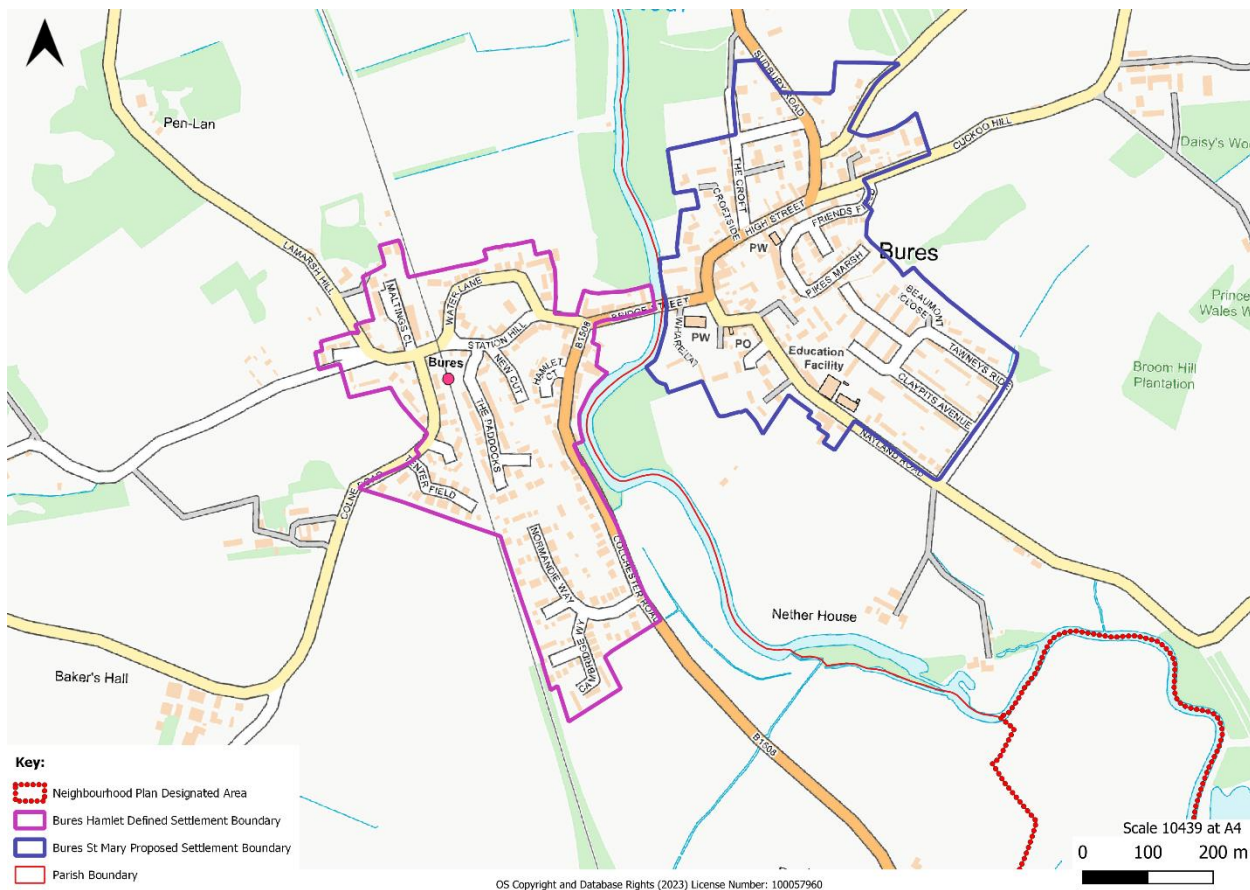


Figure 54: Bures Hamlet Defined Settlement Boundary and the Proposed Bures St Mary Settlement Boundary

Design

Objective - To ensure all development adheres to Bures design codes and heritage sites are not overpowered or degraded.

Context Design codes for the different areas of the village are part of this plan. This will help protect the village from inappropriate development. Bures has had experience of prolonged planning disputes over the rooflines of new homes and adjacent heritage properties.

Bures will continue to be a rural village and value its historic homes but will embrace green technical innovation in adapting existing dwellings and providing new dwellings that are well designed and meet the Government's targets for reducing climate change. We aim to ensure that new development is community focussed, housing is designed to a high quality, is suitable for all ages and has easy access to essential services, so that families can remain living locally.

189. Design is another key area where the Neighbourhood Plan can have significant influence and is considered to be a key aspect in achieving sustainable development. It plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical to national policy. As stated in paragraph 131 of the NPPF (December 2024) *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*

190. As set out in the National Design Guide (2021)⁴⁶ a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in Figure 55.
191. NPPF Chapter 12 (December 2024) requires Plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies⁴⁷ and encourages Neighbourhood Plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future. For example, trees are seen as an important part of design, as is integrated biodiversity net gains. There is strong support for good design and beautiful homes, and the requirement is for poor design to be refused.



Figure 55: The Ten Characteristics of a Well-designed Place (National Design Guide, 2021)

192. The Braintree Local Plan (2022⁴⁸) covers the plan period 2013-2033 and is relevant to half of the Bures NP designated area. The Local Plan sets out strategic policies which cover detailed issues including the need for high quality design in developments. Within Braintree's Local Plan chapter "Creating Better Places" there is a focus in Policy LPP47 Built and Historic Environment. The council is committed to promoting and securing a

⁴⁶ [National design guide.pdf \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/92542/national_design_guide.pdf)

⁴⁷ National Planning Policy Framework (December 2023), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

⁴⁸ <https://www.braintree.gov.uk/directory-record/1062214/local-plan-section-1-2-text-adopted-25th-july-2022>

high standard of design and layout in all new development and the protection of the historic environment. Policy LPP48 An Inclusive Environment also focuses on the need for accessible and inclusive design to meet the diverse needs of all users. The mention of design codes for development is in Policy SP7 Place Shaping Principles where all new development must meet high standards of urban and architectural design and design codes will be prepared in consultation with stakeholders where they are needed to support this objective. However, design codes do not obtain specific detail, Bures NP wishes to add this detail to the Neighbourhood Plan area.

193. The Babergh and Mid Suffolk Joint Local Plan (2018-2037) Policy LP24 - Design and Residential Amenity sets out that all new development must be of a high-quality design, and it sets out criteria developments must address as appropriate to their scale and nature. The supporting text of this section also sets out that, in determining applications, regard will be given to the 'Suffolk Design Guide for Residential Areas', and any other relevant local design codes and documents endorsed by the Councils, where appropriate⁴⁹.
194. The expected increasing use of electric vehicles for private, business and utility use will necessitate the installation of a large number of charging points, for visitors and those who do not have driveways or parking spaces. This should also be a design consideration for the future.
195. AECOM was commissioned to provide high-level design support to the Parish Councils. This focused on developing design guidelines and codes that could be used to inform the design of future planning applications and developments in Bures. This included a high-level assessment of the neighbourhood area, site visit and meeting with the community and preparation of a bespoke design guide and codes. **Policy BP19** on design is based on this work and sets clear expectations for future development.
196. Figure 57 is an extract from the Bures Design Guidelines and Codes (AECOM, 2022) and shows the four distinct character areas, namely, Bures St Mary Historic Core, Bures Hamlet Conservation Area. Modern Estate and Rural Typology. These have been summarised below.
197. **CA1- Bures St Mary Historic Core**, covers the oldest area of Bures St Mary on the Suffolk side of the village. The area is part of the Bures St Mary conservation area, which extends further into surrounding landscape and is centred around St Mary's Church. The primary land use is residential, but there are some local amenities including the primary school, community centre, post office, doctors' surgery, tea room and a public house.

⁴⁹ <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas>



Figure 56: Bures High Street (left) and Church Square (right)

198. Building plots are arranged in rows or terraces close to the road. There is generally a consistent building line throughout the area, especially along the High Street where buildings face directly onto the street, the majority with no gardens and some set back. The main building typologies are terraced with some detached and semi-detached houses. The heights of most buildings are 2 storeys with predominantly pitched rooflines. However, there is a variation of depth and roofline within the character area especially the High Street which provides individuality.

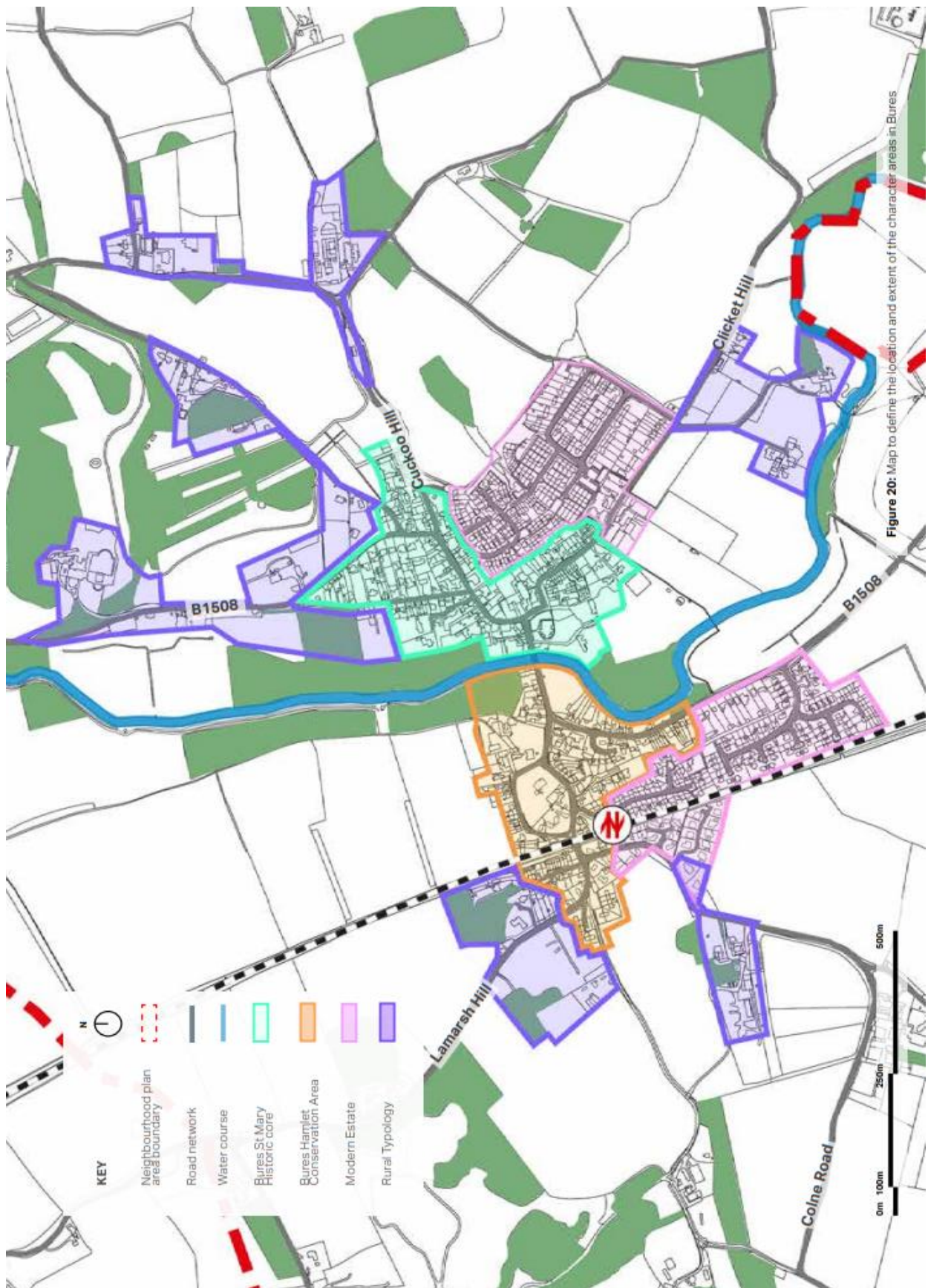


Figure 20: Map to define the location and extent of the character areas in Bures

Figure 57: Character Areas in Bures (Source AECOM 2022)

199. Building materials used fall into two major groups of buildings such as older (16-17th century) and newer (18th century+). For the older buildings, materials include plain tile roof, colourful painted rendered timber frame, jettied floor, exposed timber frame construction detailing and dormers. For the newer buildings predominant materials are Suffolk brick (red, white, or grey gault), slate roofs and render.
200. The properties generally do not have front gardens, or these are small compared to the other character areas. Many of the buildings in the historic core have no boundary treatment. Where boundary treatment is used, it is small, for example low brick walls, small fences, and hedges.
201. **CA2- Bures Hamlet Conservation Area** covers the Essex part of Bures and is constrained to the inner built-up area of this half of the village. The area is predominantly residential but there are some village amenities including the village shop, village deli and hairdressers. CA2 is formed of ribbon development along two main roads: the B1508 and Station Hill and the small lanes which branch off from these. There is a varied building line and plot arrangement with some buildings facing onto B1508 having small or no front gardens and most other areas having front gardens or on plot parking.



Figure 58: Bures Hamlet Conservation Area

202. The majority of buildings are two storeys. However, a new development near the river Stour and the boundary between Bures Hamlet and Bures St Mary is three storeys high and has roof and architectural features not in keeping with the character of the village. The predominant roof styles are pitched, with some hipped roofs. The main materials used are rendered timber frames with tile roofs and brick construction with slate roofs. Boundary treatments are varied but the most characteristic to CA2 is brick garden walls.
203. Regarding public realm, the common in the village centre offers a considerable sized green open space for residents. There are some issues with on street parking, particularly around the train station area.
204. **CA3 Modern Estate** covers areas of Bures which have been developed in the 20th and 21st century in an estate/ cul-de-sac pattern adjacent to the older areas of the village. CA3 is formed of cul-de sacs which feature one predominant street typology of a regular, paved roads lined either side with pavement. The majority of the modern estate has a straight, very regular street layout, which differs greatly with the more informal street network of the conservation areas.

205. Development periods range from 1950s to new builds. The older parts of were developed between 1950 to the late 1960s and include housing in Claypits Avenue and the bungalows on Tawney's Ride, which make up the most grid-like layouts of modern estate. More recent estates include Parsonage Hill and Parsonage Grove developed in the 1990s-2000s. The plot arrangements are very regular, and houses are set back with front gardens.
206. Typical typologies found in CA3 include semi-detached and terraced homes. The houses are predominantly one or two-storeys in height and the majority of roof styles are pitched. There are several examples of very steep pitched roofs with dormers, particularly in Bures Hamlet. The main building materials are red brick and clay tiles. The boundary treatment between the houses and streets are low hedges, walls, or fences.



Figure 59: C3 Modern Estate

207. There are comprehensive pavements and pedestrian routes, particularly in the modern estate in Bures St Mary. There are a number of small areas of open, green space and some green spaces where it is unclear if these are public or are part of front gardens.
208. **CA4- Rural Typology** covers individual or small clusters of housing around the edge of the built-up area of Bures. Part of the rural typology in the Suffolk half of Bures is included in the Bures St Mary conservation area. The CA4 plot arrangements are irregular and individual. The building line is usually set back a considerable distance from the main roads and plots are generally large with generously sized front and back gardens. A key characteristic is the high level of boundary treatments such as hedgerows and fenced entrance. The heights of houses range between 1-2 storeys and the rooflines are typically pitched. Materials used are a mixture of brick constructions with clay tile roofs and plastered timber frame construction with tiled roofs.
209. The Bures Design Guidance and Codes 2022 has further detail on the characteristics of each area. The design codes can be a valuable tool for securing context-driven, high-quality development in Bures, especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community.



Figure 60: Rural Typology

POLICY BP19: DESIGN

As appropriate to their scale, nature and location, development proposals should be consistent with the Bures Design Guidance and Codes in general and specifically as they apply to the following distinct character areas:

- CA1- Bures St Mary Historic Core
- CA2- Bures Hamlet Conservation Area
- CA3- Modern Estate
- CA4- Rural Typology

The Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:

- a. Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings as set out in Design Code BU.01, BU.02 and BU.05.
- b. Density in new residential developments should take into consideration the low to medium density ranges of the relevant character area as set out Design Code BU.03.
- c. New development should have due regard to the heights and rooflines of other buildings in the area and the generally low profile of buildings. Typically, 1 to 2 storey buildings with pitched roofs depending on the character area and detail set out in Design Code BU.04.
- d. Materials and colours should respect the local vernacular and adjacent built environment as set out in each character area and Design Code BU.07 such as red brick, rendered timber frames and clay tiles.
- e. Any new development should respect the linear settlement pattern and building layouts present in the relevant character area.
- f. New or existing development proposing boundary treatments should use features set out in the relevant character area which may include hedgerows, or low walls built from local materials.

POLICY BP19: DESIGN

- g. Provide front and back gardens in new developments which respect the ratio of garden space to built form within the overall plot as set out in the relevant character area under Design Code BF-02. Front gardens should also be well planted to create an attractive environment and sense of openness.
- h. Where cars need to be parked at the front ensure at least 50% of the frontage is landscaped with a relevant property boundary treatment respecting the character area.
- i. Protect, retain, and enhance existing landscape features to preserve the natural character of the village such as existing mature trees and the Local Green Spaces set out in Policy BP13.
- j. New developments should integrate new trees and vegetation to improve net gain and wildlife without blocking future views, particularly those identified in Policy BP3.
- k. Existing or new development including shops in character area CA1 should have consideration to Design Code SP07- Shop Fronts.

Extensions and conversions within the area should have due regard to Design Code BU.06 when submitting an application.

New developments are encouraged to use innovative approaches to design and opportunities to deliver water efficiency measures and decentralised energy systems powered by a renewable or low carbon source and associated infrastructure including community-led initiatives. Examples of such design features are set out in Design Code- EE01 to EE07.

The spacing between buildings must respects the character of the street scene.

Design issues, relating to energy saving wind turbines and solar panels, must be considered within their local context for appearance and/or noise nuisance.

The privacy, daylight, sunlight, and outlook of adjoining residents to any planning applications should be safeguarded.

All future developments should accord with Suffolk Guidance for Parking (2023⁵⁰) or the Essex Design Guide: Parking Design⁵¹ in relation to parking and charging points.

All new development should seek to achieve a Secured by Design (SBD) award / accreditation⁵² following SBD guidance ensuring all development is built with safety and security in mind.

⁵⁰ [Parking guidance - Suffolk County Council](#)

⁵¹ [Parking Design | Essex Design Guide](#)

⁵² [Secured by Design - SBD Developers Award](#)

Historic Environment

Vision for Bures

This section on the historic environment helps to deliver the following aspects of the vision:

We will embrace **green technical innovation** to address and protect against the impact of climate change whilst **valuing the heritage of the village and protecting its historic buildings and natural boundaries**.

210. The village has a long history with archaeological evidence of activity, mainly burials, from the Neolithic period through to the Bronze Age. Excavations within the village show the settlement at the crossing point of the river is likely to date from the early medieval period. In 2012 test pits in gardens in the centre of the village as part of the Access Cambridge Archaeology dig, recovered finds from the 10th Century through to the present day. In 1086 Domesday refers to the church at Bures, located close to the river in the centre of the settlement having 18 acres and two manors. Milling was first recorded in Bures in the 12th Century and in 1270/1 a charter for a market and fair was granted to Robert Aguillon⁵³.
211. Bures St Mary Conservation Area⁵⁴ includes much of the built settlement and extends to include areas of landscape to the north and south comprising Great Bevills and landscape grounds and valley meadows respectively. The Bures Hamlet Conservation Area includes just the core historic built form. The two areas are shown in Figure 62 and Figure 63.
212. Suffolk County Council Archaeological Service (SCCAS) advise that there should be early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any development site at an appropriate point in the design stage, in order that the requirements of the NPPF and the Local Plans are met. As shown in Figures 64 and 65 there are numerous locations within Bures where monuments and find spots of historic assets have been located.



Figure 61: Historic Centre of Bures St Mary

⁵³https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1615-1/dissemination/pdf/accessca1-196185_1.pdf

⁵⁴ Bures St Mary 2007. Source: [Conservation Area appraisals - Babergh District Council - babergh.gov.uk / midsuffolk.gov.uk](https://www.babergh.gov.uk/)

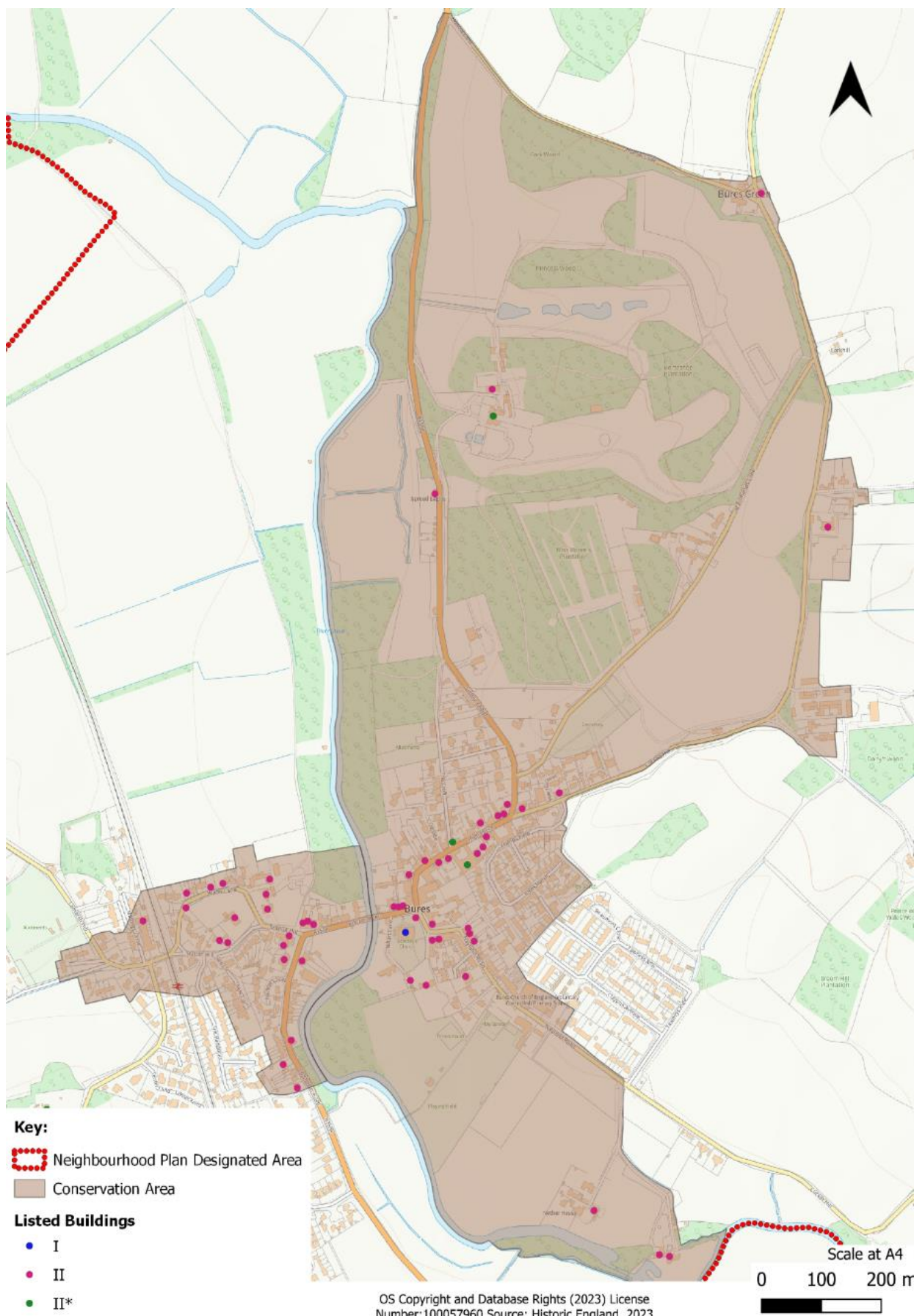


Figure 62: Historic Assets in Bures

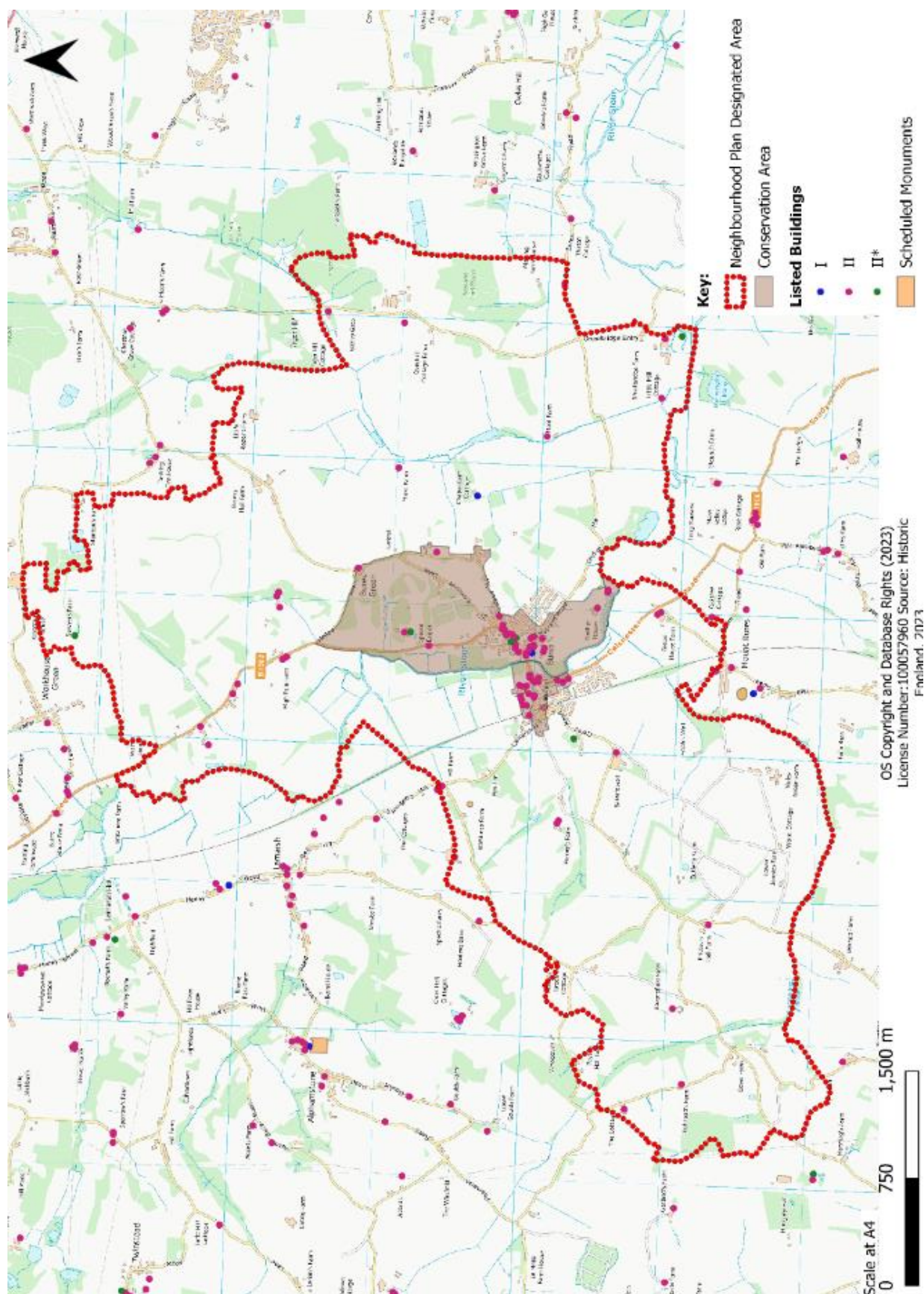
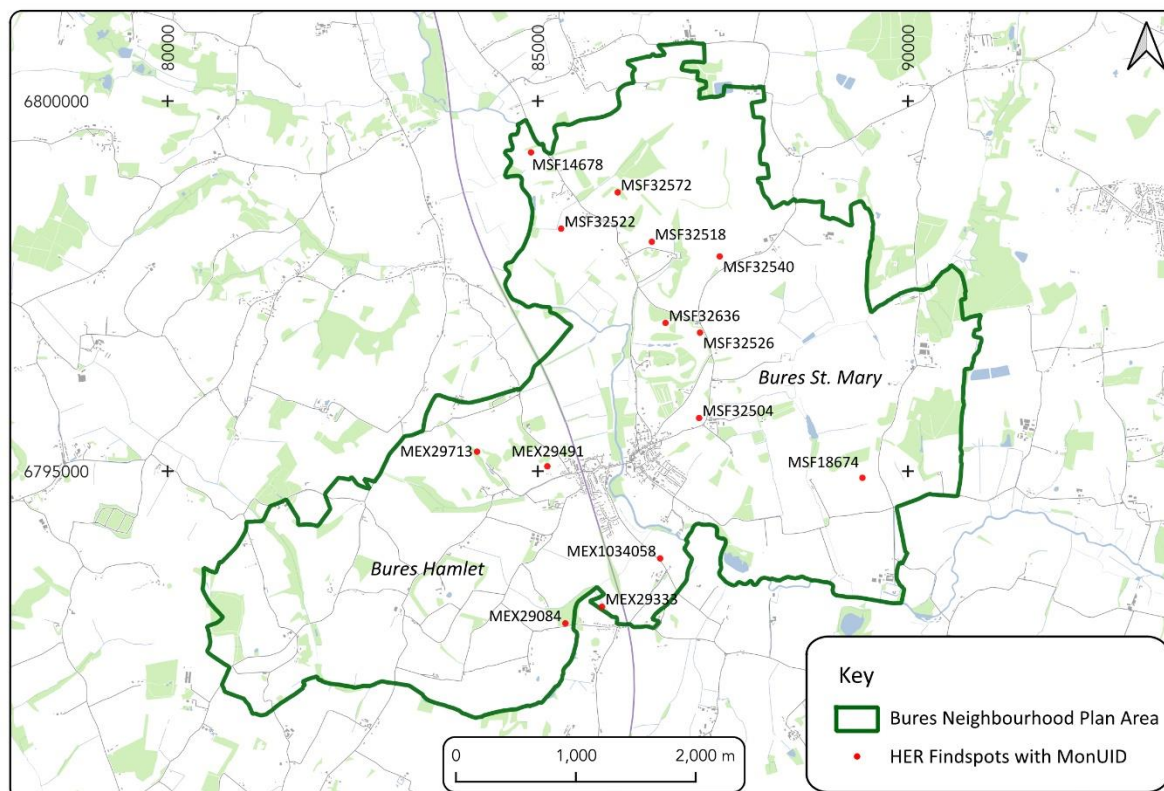


Figure 63: Historical Assets in Bures



Bures Hamlet

MEX29713 - A bronze looped socketed axe-head was found with a small piece of similar axe and other fragments (not available for study) during mineral extraction in 1948 by Mr Hicks, the quarry manager.

MEX29491 - Implement made from a large nodule of flint, probably a pounder or fabricator, found on the Essex side of the River Stour by AG Wright in 1905.

MEX29084 - Excavation of a mound in 1972 produced no finds other than a piece of Roman tile.

MEX1034058 - Flint finds from a watching brief on mains replacement in fields to the south of the River Stour.

MEX29333 - Hand-axe.

Bures St Mary

MSF18674 - Scatter of Roman coins and a post medieval gilded bronze fragment

MSF14678 - Findspot of a Medieval silvercut half-penny of William I of Scotland

MSF32518 - Findspot of a coin of Charles I

MSF32522 - Findspot of a Elizabeth I coin and probable post medieval ring

MSF32526 - Post medieval bronze disc weight

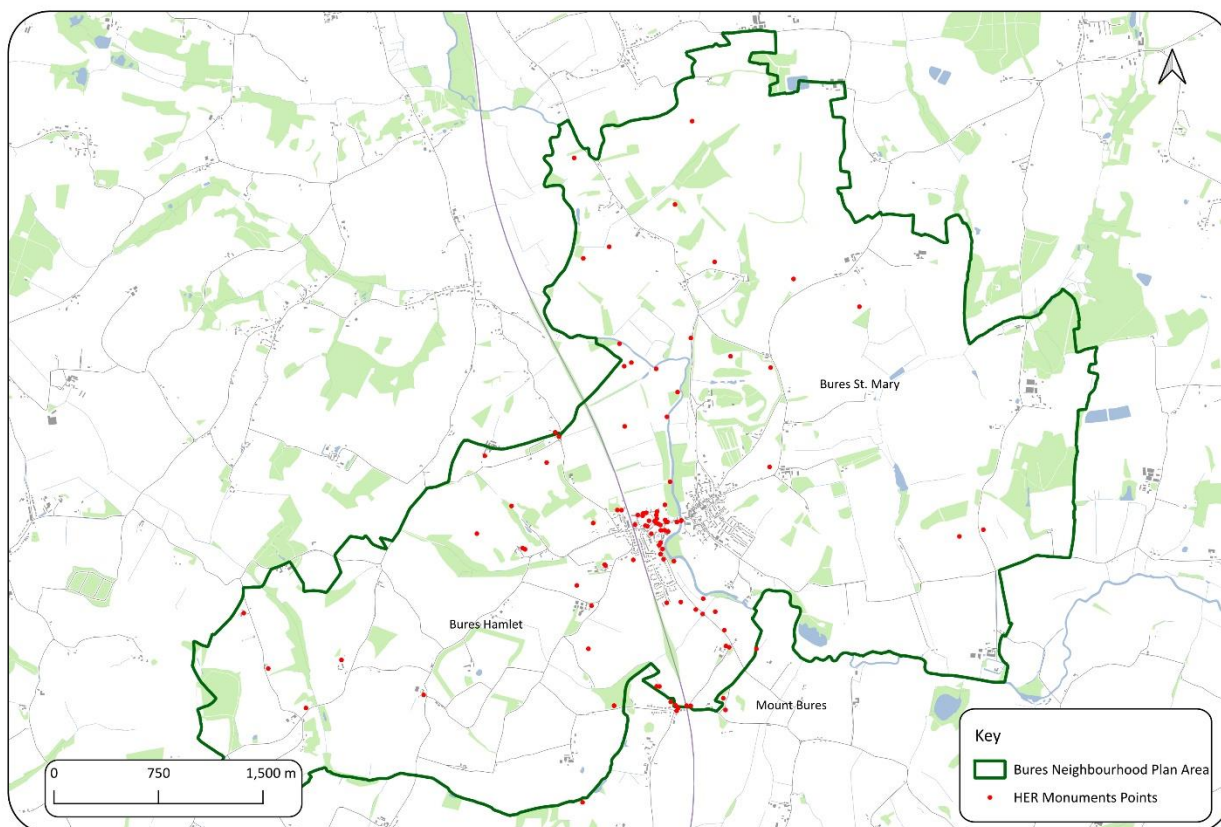
MSF32540 - Findspot of a possible medieval mirror case and a 16th century coin

MSF32572 - Medieval copper alloy buckle and Pmed copper alloy weight

MSF32504 - Findspot of a Elizabeth I coin and 19th century medallion

MSF32636 - Small almost complete pot

Figure 64- Bures NP Findspots (Suffolk and Essex Historic Environment Record, 2025)



Monument points as recorded by both Suffolk and Essex HER

Figure 65- Bures NP Monument Points (Suffolk and Essex Historic Environment Record, 2025)

Designated Heritage Assets

Objective: To protect and enhance the important scheduled monuments and listed buildings in Bures.

Context: The Stour Valley is richly covered in evidence of human life over thousands of years. In particular this area is home to a large number of ring ditches and other features. It is important to identify them and to protect them.

213. The Conservation Areas for Bures St Mary and Bures Hamlet were established in 1973 and 1969 respectively. These cover much of the core village as well as an extensive area of the surrounding landscape.
214. The Bures St Mary Conservation Area forms the historic core of Bures and extends into the countryside beyond and contains many listed buildings. There are 56 listings for Bures St Mary. The Bures Hamlet conservation area is the central heritage nucleus. Bures Hamlet has 33 listings. The Hamlet area of the village established itself more recently compared with the Suffolk side, growing from a small number of cottages to today, a built-up area of similar size to Bures St Mary.
215. The heritage and character of the two conservation areas reflect this difference in development time period; however, there are a few consistent features which can be seen in both. Many buildings are timber-framed and plastered and there are several examples of colourfully painted facades.



Figure 66: The Old Bakery

216. The most notable listed buildings in the Bures St Mary conservation area include:

- **Church of St Mary** (LEN 1036711) is Grade I listed and a defining part of the character of the Bures St Mary. A flint and stone church predominantly with 14th century heritage and some 16th century alterations and additions. The building has several unique architectural and historical elements which justify its Grade I listed status, for example, the 14th Century North porch constructed from heavy timbers which can be seen from the High Street.
- **The Old Bakery** (LEN 1351766) is a Grade II* listed house composed of two tenements. One is 16th century, timber-framed and plastered with a jettied cross wing on the first floor. The other is 17th century, also timber-framed and plastered with exposed timber-framing and an upper-storey jettied on exposed joists. Additional architectural details include a Tudor doorway with a castellated door head, carved with roses.
- **Malthouse** and premises occupied by WA Church (LEN 1036677) are Grade II* listed and consist of a 16th-17th century timber-framed and plastered house with exposed timber-framing and 18th century red brick malt house, arranged on a U-shaped plan. The timber-framed house features a jettied upper floor with a unique and elaborately carved bressumer.

217. The most notable listed buildings in the Bures Hamlet conservation area include:

- **The Railway Maltings**, Lamarsh Hill (LEN 1122845) in Bures Hamlet which in the 21st century has been converted into housing. Dating to 1851 this building is Grade II listed, 3 storeys high and clad in red brick with slate roofs. It has a H-plan layout and incorporates a square oast house. It differs from the other listed buildings examples in its materiality and form, representing more recent heritage of Bures in the development of its railway line and station.
- **The White House** (LEN 1122847) is a Grade II listed, early 19th century building

of plastered brick and slate roof. Named for its white facade, the house sits on a large plot between Station Hill and Water Lane.

- Properties along **Water Lane** including Pear Tree (LEN 1166237), Water Lane cottage (LEN 1122848) and numbers 34 and 36 (LEN 1338104). These are all Grade II listed buildings. The cottages of 34 and 36 are 17th century timber framed. They have a painted brick facade with other walls rendered. Both Water Lane cottage and Pear Tree are timber framed and plastered with handmade red clay tile roofs. Water Lane cottage is circa 16th century and Pear Tree 17th century.
- **Secretaries Farm** (LEN 1122849) is a Grade II listed house located on Water Lane and is timber framed with a red brick facade in Flemish bond and a roof of handmade red clay tiles. The house dates to the 14th century with major alterations from the 18th century and 19th century extensions. Historically this was the home of the Garrad family who were farmers, brickmakers and owners of sailing vessels.



Figure 67: Secretaries.

218. Outside the conservation areas, but within the Bures Neighbourhood Plan area, there are other notable listed buildings. These include St Stephens Chapel (LEN 1351742) which is Grade I listed and is located east of Bures St Mary. Originally, the chapel was erected by Abbot Sampson of Bury in the late 12th or early 13th Century. It is a stone rubble building with heavy buttresses on the south and east sides. On the North side there is a gabled 2 storey entrance bay with exposed timber-framing. Parsonage Hall (LEN 1122842) is Grade II* listed and is located in Bures Hamlet. The timber frame and plastered construction dates to the 15th and 16th centuries and features a handmade red clay tile roof and 15th century bays. Smallbridge Hall is a Grade II listed building known as being a large red brick Elizabethan mansion. It has had extensive restoration and has been rebuilt in 1893 and 1920. The original manor house on the site was built before 1362 (LEN 1194489).
219. The Conservation Area Appraisal for Bures St Mary was originally designated by West Suffolk County Council in 1973 and was then inherited by Babergh District Council at its

inception in 1974. The appraisal was last updated by Babergh District Council in 2007 and finds that the historic core of the village remains relatively unscathed by modern built intrusions, with most new developments having been tucked away behind it. The appraisal notes that some of the industrial properties face neglect or have not been well preserved. This has changed somewhat over the last 30 years, but it is a concern locally that the conservation area status has been insufficient to protect heritage buildings. An example of this is the Almshouses on Cuckoo Hill where the roof of ornate Victorian tiles was replaced with modern tiling and the replacement of traditional wooden sash and casement windows with UPVC in the Victorian school and in cottages in the historic centre of the village.

POLICY BP20: CONSERVATION AREAS

Development proposals within the Bures Hamlet or Bures St Mary Conservation Area should have regard to character areas CA1 – Bures St Mary Historic Core and CA2 – Bures Hamlet Conservation Area under Policy BP19 on design and consider the following:

In CA1 – Bures St Mary Historic Core:

- A linear pattern of development should be preserved.
- Design should be sympathetic to many listed buildings in the area, using local architecture styles and details.
- Buildings should be aligned to the front of the plot with more spacious back gardens, providing a minimum of 10m depth and area of 50m² usable amenity space.
- Building heights should reflect the settlement character of 1 or 2 storey dwellings.
- Where planning applications are made, aspects of the building's windows, doors and other materials/features should conform with design standards.

In CA2 – Bures Hamlet Conservation Area:

- Development should reflect the informal layout of meandering roads and linear development.
- Building heights should reflect the settlement character of 1 or 2 storey dwellings.
- Plots should have well-proportioned front and back gardens.
- Boundary treatments should include brick walls, hedgerows, and vegetation with limited use of other materials such as wooden fencing.
- Where planning applications are made, aspects of the buildings windows, doors and other materials/features should conform with design statements.

All proposals should identify opportunities for enhancing the conservation area and should be supported by appropriately detailed information to allow an informed assessment of any impacts. Outline applications for new buildings in the conservation area will not be acceptable.

220. The area also contains a range of scheduled monuments. A circular cropmark at Ferriers Farm (LEN 1010501) southwest of Hill Farm is a scheduled site. This is classified as a Springfield style enclosure and dates to the middle and later Bronze Age. Here

there are valuable archaeological remains including postholes, pits and burials. This type of enclosure is rare and unique to eastern England.

221. In the neighbouring parish of Mount Bures, Castle Mound: a motte 40m north of St John's Church (LEN 1012056) which survives as an 10m high earthwork surrounding by a 3.5m ditch. The castle is believed to have been owned by the Sackvilles and built during the reign of either King Stephen or Henry I.
222. There are many other scheduled monuments including circular crop marks east of Bombose Farm SMR9399. The ring ditch is 25.5m in diameter with a 4.5m south-east entrance and a 3m wide ditch. It is on the crest of a hill which slopes down to the River Stour. On the south bank of the River Stour north of Bures there is a very large ring ditch 16.5m feet in diameter, SMR 9237. There are many other marks in the landscape indicating human influence from very early times.
223. On the Suffolk side of the river there is a cursus with parallel lines 30m apart and numerous ring ditches both within and outside the village.
224. Many of these assets are identified on the Heritage Explorer websites for Essex and Suffolk. The scheduling of monuments owes more to those who have found these sites of interest than to their relative merits. The cursus towards the river from Clicket Hill warrants more attention than its current status indicates.
225. Chapter 16 of the NPPF Conserving and Enhancing the Historic Environment, recognises that the nation's heritage assets comprise an irreplaceable resource. Paragraph 202 of the NPPF (December 2024) requires all heritage assets to '*...be conserved in a manner appropriate to their significance...*'. It goes on to set out a detailed and carefully nuanced approach to the conservation of heritage assets. The prevailing local plans for Braintree and Babergh and Mid Suffolk require development proposals to have no adverse impact on heritage assets or their settings. A Heritage Statement may also be required to support applications that have potential for impact.

COMMUNITY ACTION 8: SCHEDULED MONUMENTS

Further investigation of the scheduled monuments will be undertaken through crop mark analysis, site surveys and where necessary archaeological digs. Interpretation boards for key sites, including off Colchester Road, will be provided.



Figure 68: Twin Rings of Bures visible from the air

Locally Listed Heritage Assets

Objective: To protect Locally Listed Heritage Assets

Context: Bures is a village of significant heritage importance. It has a medieval core and also buildings from all periods since that are of significant value. In addition to the 90 National listings in the Neighbourhood Plan area there are other assets worthy of local listing.

226. The Government's Planning Practice Guidance recognises that there are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas local authorities keep a local list of non-designated heritage assets, incorporating those identified by neighbourhood planning bodies. Paragraph 216 of the NPPF (December 2024) determines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.
227. Non-designated heritage assets should be identified against a clear set of consistent criteria. The steering group undertook a review of designated heritage assets and the Historic Environment Record prior to considering whether there were other assets of heritage value worth identifying in the neighbourhood plan. Local knowledge and the Historic Environment Record were used to find out more about their history. These were subsequently assessed in accordance with Historic England's guidance on Local Heritage Listing⁵⁵, using the commonly applied selection criteria.
228. In the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) Policy LP19 addresses the historic environment in numerous ways including requiring applicants to submit a

⁵⁵ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

heritage statement, where appropriate. Policy LP19 also addresses non-designated heritage assets and states under criterion 4 *'in order to safeguard and enhance the historic environment, the Councils will have regard where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced, or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting'.*

229. In the Braintree Local Plan (2023) Policy SP7 states that new development should protect and enhance assets of historical or natural value. Policy LPP8 states that proposals for new tourist accommodation will be permitted providing they meet all the criteria including not materially adversely affecting the character of the surrounding area and any heritage assets. Policy LPP37 states that replacement dwellings in the countryside must not have a more harmful impact on heritage assets and their setting. Policy LPP40 states residential conversion of buildings in the countryside must not have an unacceptable impact on heritage assets and their settings.
230. Policy LPP47 of the Braintree Local Plan (2023) is the main built and historic environment policy and states as one example that the Council will promote and secure a high standard of design and layout in all new development and the protection and enhancement of the historic environment to promote and encourage the contribution that heritage assets can make towards driving regeneration, economic development, tourism, and leisure provision in the district.
231. **Policy BP21** provides a list of 30 Non-designated Heritage Assets that should be conserved in a manner appropriate to their significance. These have been locally identified as part of developing the Bures Neighbourhood Plan. The list is limited to those visible when travelling along the roads into the village. There are many others of similar value on side roads such as The Croft, Water Land and New Cut. Rural farmsteads outside of the village centre are also important within the area.
232. It is recognised that Suffolk County Council Archaeological Service have been reviewing Farmsteads throughout Suffolk, as part of a project funded by Historic England. Farming has been a major influence on the development of Suffolk's landscape, both physically and socially throughout history. Farmsteads are important to Suffolk's history and character.
233. The aim of the project was to raise awareness of the importance of these undesignated heritage assets and improve their long-term management to ensure a sustainable future for Suffolk farmsteads. Regarding historic rural buildings in Bures looking on Suffolk Heritage Explorer there are 19 Farmsteads in Bures St Mary⁵⁶ these include Allen's Cottage, Corn Hall, Moat Farm, Fysh House Farm, Gazley Gate, Great Bevills, Great Roper's, High Pale Farm, Hold Farm, Little Roper's Farm, Malting Farm, Moat Farm, Overhall, Woolman's Farm and Stanton's.

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<https://heritage.suffolk.gov.uk/monuments/search?RecordType=mon&ps=10&MonType=farmstead&ObjectType=&AminArea=100464&PeriodFrom=&PeriodTo=&PeriodIncludeOverlaps=true&SortOrder=1>



Figure 69: Buildings reflecting significant changes in Bures in the Victorian era. School House Nayland Road (right) and Station houses 19 and 21 Station Hill (left)

POLICY BP21: HERITAGE ASSETS AND NON-DESIGNATED HERITAGE ASSETS

All heritage assets, including the non-designated heritage assets identified below, will be conserved in a manner appropriate to their significance and in accordance with both national and relevant local plan policy guidance. Applicants should provide a heritage statement with their application where this involves a heritage asset.

The Non-Designated Heritage Assets are:

1. Croft House, High Street
2. The Old Croft
3. 1,3,4,5,6,7 The Granary
4. Apsley House, High Street
5. Former Butcher's Shop part of Willow House, High Street
6. Willow House, High Street
7. St Mary's, High Street
8. Malting Cottage, High Street
9. Cuckoo Barn, Cuckoo Hill
10. The Almshouses Cuckoo Hill
11. Cellini Court, High Street
12. 3 and 5 Church Square
13. The Three Horseshoes, Church Square
14. Central Stores, Bridge Street
15. Chambers Former Bus depot
16. Bures School, Bridge Street
17. School House, Nayland Road
18. 24 Nayland Road
19. Bures Cricket Pavillion
20. Remnant of the former tannery, Bridge Street
21. Pill box Bures Common
22. 15 Bridge Street
23. 13 Bridge Street
24. Old Saddlery, Colchester Road
25. Hamlet House, Hamlet Court
26. River House, Colchester Road
27. 19, 21 Station Hill
28. 17, Station Hill
29. 10 Colchester Road
30. 16,18,20,22,24 Colchester Road

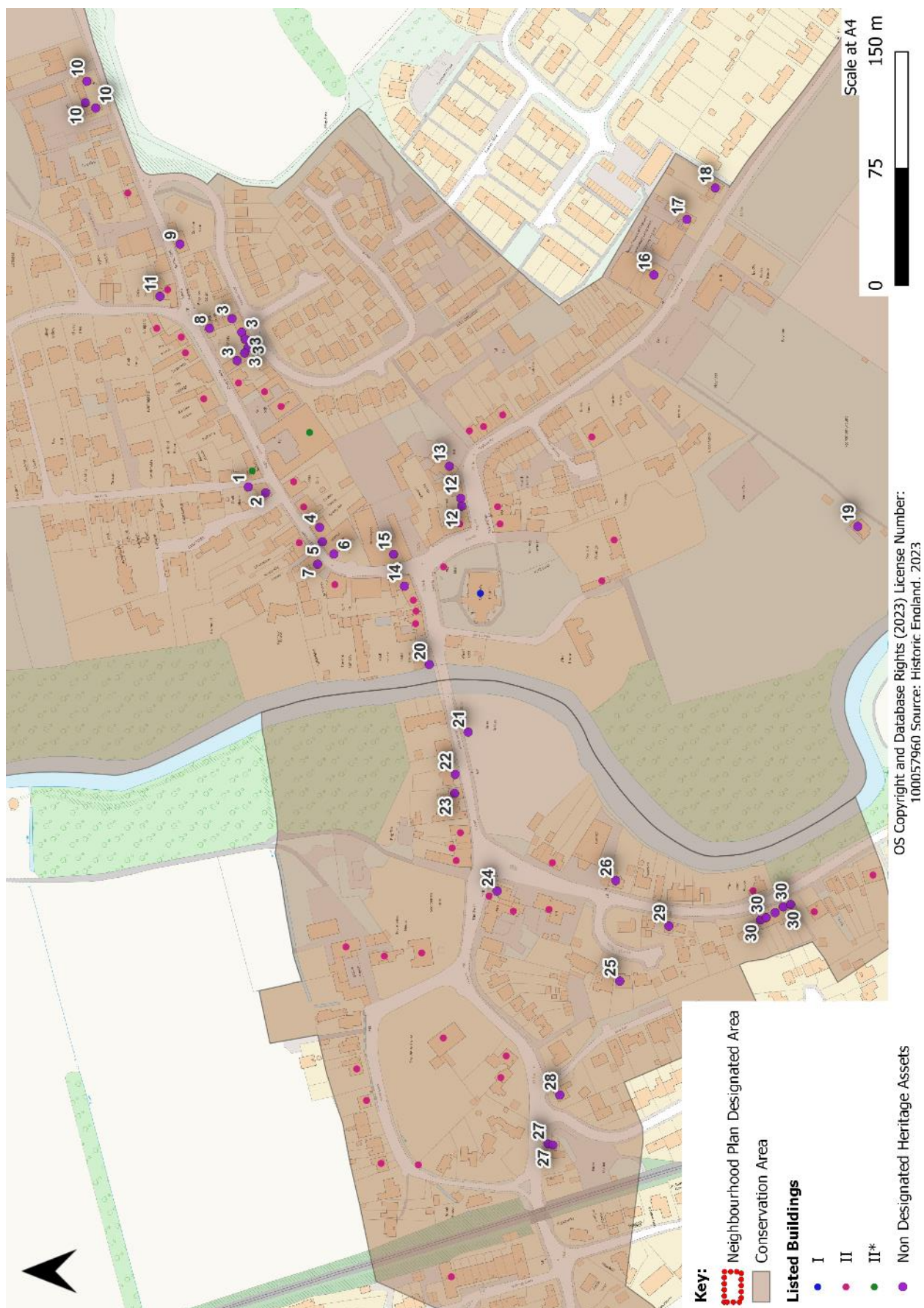


Figure 70: Historic Assets in Bures

Economy

Vision for Bures

This section on the economy helps to deliver the following aspects of the vision:

Bures will continue to be a **working village** with **real vitality**

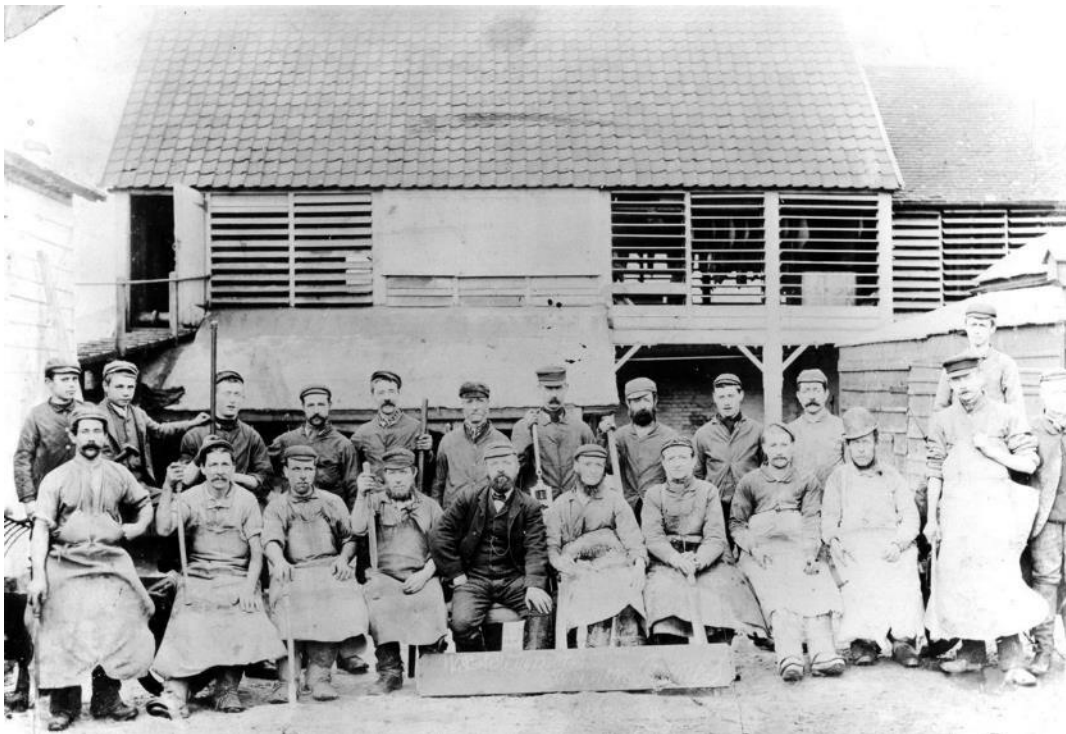


Figure 71: Workers at Bures Tannery, 1906

234. Although it is now a village, Bures has a history of being a small working town. Its strategically important position at a boundary and at a crossing point of the river was an important factor. The river was the focus of milling, tanning and transport. Malting was also prominent in Bures. As an illustration of the situation in the mid-19th century, White's Directory 1844 lists eight leather related businesses and four malsters.
235. In the late 20th century, the obvious working nature of the village was still apparent through the presence of the bus depot and garage belonging to the Chambers family, the Swift Cheese Factory and Church's Seeds. As recently as 1982 there were three grocers, two butchers, a newsagent, a hairdresser, and several antiques shops.
236. Today we have a varied business scene including many IT based businesses. Now, as always, there are many small businesses that we all need as part of our daily lives.
237. Bures is fortunate to still have a Post Office and GP Surgery. There is also a deli, a recently established general store, newly opened tearoom and a hairdresser. Two pubs continue to thrive in the village.
238. Bures farms encircle the village with many farmhouses and yards no longer in agricultural use and some working farms still exist on every route into the village and on minor lanes leading from those routes.



Figure 72: Chambers Bus Depot and Figure 73- The Village Deli

239. The business and commerce objectives of the plan have evolved from the Business Survey distributed to 135 businesses in the area and from public consultations during the process of developing this plan. The policies are derived from discussion and analysis on how the objectives can be achieved within the national and local planning system. It should be noted that an individual policy may contribute towards achieving more than one objective.
240. Growth of business in Bures will be innovative whilst at the same time respectful and protective of its environment and heritage. It will include those using cutting edge technology to engage with the wider world.

Interdependent Businesses

Objective: To ensure that Bures businesses are supported by the provision of a good range of retail and service businesses; fibre Broadband is provided to all business premises, a Business and Commerce Hub and a Bures Business Network is established.

Context: Respondents to both the 2017 Residents' Survey and the Business Survey showed the Post Office and the shops as highly valued. The level of interdependence between businesses with the retail sector including the Post Office, Roses shop, and the Deli was shown to be important to the economic success of the village. Additionally, responses to the Business Survey identified the lack of fibre broadband in some parts of the village as a limitation and a Business Hub and Network for those involved in commerce were popular ideas.

241. Where villages provide the basics in terms of post offices and shops, other businesses are more likely to set up and survive. Recent years have seen a resurgence of interest in small retail businesses. After a prolonged period of increasing dependence on supermarkets and superstores, there has been a revival of demand for more local provision. In 2019 there were 46,388 convenience stores in the UK. By 2022 there were 48,590⁵⁷.

⁵⁷ ACS The Annual Local Shop Report, 2022

242. The 2022 Business Survey showed that all businesses, that responded, used at least one other Bures business on a regular basis. This echoed evidence of the importance of local businesses to residents from 2017. The Post Office in particular is of key importance to local businesses and residents - the parish survey indicated it was important in the lives of 97% of respondents, whilst the business survey demonstrated that 96% of respondents used the Post Office.

243. In 2017 80% of respondents reported that the shops did not meet their needs. Many of these identified a convenience store as the shop most needed. This was also given as a response when asked what would improve their lives. A new convenience store opened in 2020. 65% of respondents to the business survey use the shop and 54% use the deli. The pubs, important to 79% of residents in 2017 were reported as used by 52% of businesspeople. It is clear that these businesses, in addition to being important to residents, are important to those involved in business and commerce in Bures.



Figure 74: Roses Stores, 2022

244. Restrictions on movement during the Coronavirus Pandemic made local shopping a necessity for some people. This helped to grow retail businesses in villages.

245. In 2020 the UK government looked at Rural Proofing in England with the following intentions – to strengthen the rural economy; develop rural infrastructure; deliver rural services; and manage the national environment.

246. In September 2020 HM Government 'Delivering for Rural England' added the intention to integrate rural interests across the government's approach to levelling up and opened the 'Rural England Prosperity Fund' at £110m. This provided investment for such projects as

- Converting farm buildings and other business uses;
- Rural tourism, such as investments in visitor accommodation;
- Capital grants for provision of gigabit-capable digital infrastructure at hubs such as village halls, pubs and post offices for community use;
- Capital grants to develop, restore or refurbish local natural, cultural and heritage assets and sites;
- Creation of new footpaths and cycle paths, particularly in areas of health need; and
- Capital grants to enable people to develop volunteering and social projects locally.

247. In our area the mantle for rural proofing was taken up by New Anglia Local Enterprise Partnership for Norfolk and Suffolk and the Essex Renewal Fund.
248. The Joint Local Plan for Babergh and Mid-Suffolk Policy LP10 aims to protect against the loss of employment sites, whilst LP12 supports the growth of tourism and leisure services, with a requirement that they benefit the wider community and respect the character of the landscape. The Braintree Local Plan SP5 supports development of a strong, sustainable, and diverse economy, whilst SP3 supports the diversification of the rural economy. Policy LPP7 relates to rural enterprise and supports small-scale commercial development outside development boundaries where it involves conversion or re-use of an existing building.

POLICY BP22: BUSINESSES IN BURES

Existing Businesses

Non-commercial development proposals should not be accepted where they replace existing businesses in Bures except where it has been shown that:

- a) there is no longer a local need for the business in Bures; or
- b) the business is no longer commercially viable; or
- c) no alternative suitable commercial business could retain business/commercial use in that location.

New Businesses

New commercial development proposals within Bures will be supported, including the provision of flexible employment spaces, where they conform with other local plan policies.

New development proposals should consider Crime Prevention principles at the earliest stages of planning.

249. Having the right infrastructure to support local business and enterprise is essential. 43% of businesses that responded to the business survey in 2022 indicated that better broadband was needed to enable more efficient working. We would like to support the provision of full-fibre broadband locally. This is also an important factor enabling residents to work from home. We know that following the pandemic this has remained a trend for many employers, whilst there are many others who run their own businesses from home.
250. The Braintree Local Plan has a new policy area relating to Broadband, with Policy LPP46 setting out that the Council will work with the telecommunications and broadband industry to maximise access to broadband, wireless hotspots, and mobile signal. It requires all new residential and commercial development to be served by a fast and reliable connection to the premises.

COMMUNITY ACTION 9: FULL-FIBRE BROADBAND

Provision of full-fibre broadband is a local priority for which the Parish Councils will continue to lobby.

Local Employment Opportunities

Objective: To support opportunities for local employment by providing more office and other Class E business premises to enable new businesses to open up and existing businesses to grow.

Context: Over half of those responding to the Business Survey felt that further business space was needed in the village. The largest employers responding, Bures Primary School, Randall Surveys and W A Church are in Bures St Mary which is seen as a sustainable village by Babergh despite having a very limited number of shops. Feedback shows employers as welcoming the opportunity to employ local people and, in the situation, where fewer journeys using fossil fuels are being encouraged a new era of increasing local employment is to be encouraged.

251. Many residents welcome the opportunity to work locally and this in many ways is more sustainable, resulting in fewer car trips. Whilst there are employment opportunities within Bures, there has been a trend of businesses converting into residential dwellings. This was when shopping locally declined in popularity and industrial/retail centres were established in or just outside of towns.
252. The current climate for rejuvenation of the local economy, working from home and addressing climate change, gives rise to demand for office and retail space.
253. 80% of residents responding to the parish survey in 2017 said that the shops in Bures did not meet their needs. The situation has improved immensely with the opening of a convenience store and café. However, there is still the appetite for further shops and local employment opportunities. 53% of respondents to the Bures business survey indicated that further business space was needed. The parish survey also identified a need for a C2 Care Home for older residents. This would provide local employment opportunities and support residents to remain within the village when they're no longer able to live independently in their own homes.

COMMUNITY ACTION 10: BUSINESSES IN BURES

Where businesses in Bures are under threat the Parish Councils should, where possible, act to secure the future of such businesses.

Business and Commerce Hub

Objective: To support the setting up of a business and commerce hub.

Context: There are many people in Bures who, post pandemic, are continuing to work from home on a regular basis. Some of these have a need for hot desks, meeting space, technical support, or business advice. Some towns and villages have established Business Hubs to meet this need.

254. As described above, there are many people in Bures who, post pandemic, are continuing to work from home on a regular basis. Some of these have a need for hot desks, meeting space, technical support, or business advice. Some towns and villages have established Business Hubs to meet this need.

255. 27% of respondents to the Bures business survey, 2022, indicated a need for meeting space, and business support and advice was requested by 20%. A Business Hub was suggested by many respondents.

COMMUNITY ACTION 11: BURES BUSINESS HUB

The Parish Councils will support the establishment of a business hub in Bures and provision of flexible employment spaces for local businesses in the parish.

Getting Around and Sustainable Transport

Vision for Bures

This section on getting around and sustainable transport helps to deliver the following aspects of the vision:

Our village will remain **well connected** with the world beyond and will provide **safe** streets and improved walking and cycling routes.

Objective: To provide a safe and accessible village environment for pedestrians, cyclists and vehicles to move freely through and around the village.

Objective: To encourage the use of sustainable forms of transport, to reduce dependency on the private car, while recognising that, as a rural area, remoter residents are reliant on the private car to access essential services and facilities.

Context: The village centre suffers from traffic congestion. Due to the narrow streets and on-street parking it is often only possible for traffic to flow in one direction at a time. Particularly difficult problems arise when heavy goods vehicles (HGVs) pass through. At busy times, movement, parking, and pinch point congestion occur.

Emissions and particle pollution would be reduced through the lowering of the speed limit in the centre of the village. However, further measures need to be taken to make walking and cycling more pleasant experiences. Currently the proximity of vehicles to pedestrians and cyclists is a deterrent to some who would otherwise use these methods of getting around.



Figure 75: Bures High Street - narrow with narrow pavements.

256. Bures village has an historic core with the B1508 road running through the narrow streets with tight bends, bordered by historic buildings with narrow pavements. The B1508 is the main artery connecting Bures with Sudbury and Colchester via West Bergholt. In recent years, with large developments in Great Cornard and increased commercial transport, the volume and size of vehicular traffic has increased.

Pedestrians and Safer Streets

257. The 2017 Parish Survey and the recent consultations have confirmed issues of speeding and parking within the village centre. Community feedback showed there to be a significant problem with large articulated vehicles unsuited to the medieval streets in the centre of the village. This problem is linked in the feedback to concerns regarding the safety of pedestrians, cyclists within the village both when crossing and walking on the pavements. This was of particular concern where the roads and pavements are narrow and large articulated vehicles unsuited to the medieval streets in the centre of the village. Pedestrians, mobility scooters and push chairs using narrow or non-existent pavement to compete with the traffic leads to the concern echoed by many, that 'there is a serious accident waiting to happen'.



Figure 76: Vehicles struggling with the medieval streets.

258. Residents also reported seeing speeding on all roads into the village but in particular on Colchester Road and Sudbury Road. The above concerns relating to the safety of pedestrians and cyclists also apply when smaller vehicles exceed the speed limit.
259. The combination of driver frustration, inappropriate vehicle speeds, the need to make awkward manoeuvres and instances of a mix of vehicle types sharing or intruding into pedestrians' spaces poses a substantial risk to highway safety. There have been no recent personal traffic related injury accidents in Bures, although they have occurred in the past, and damage to buildings is a regular occurrence. Suggestions made by residents as part of open consultations included speed and weight restrictions, bicycle access routes/storage points, wider pavements, safe crossing points, additional public car parking, electric vehicle charging points, and community transport.
260. Recent changes to the Highway Code emphasises hierarchy principles with the need to prioritise pedestrians, then cyclists and finally motorists. Where possible walking is the desirable way for residents to access the amenities of the village.
261. As part of the Millennium project a footbridge was installed between Colchester Road and the Recreation Ground. A public right of way footpath was created across the Recreation Ground to the community centre and school. A further PROW was created from the bridge to Colchester Road. To complete this safe route a zebra crossing is needed to reach the housing on the south-west side of road as pedestrians report feeling unsafe on the pavements and when crossing the road due to the speed of traffic.
262. Walking routes have been a focus of attention in Bures for some time. Many use the route across the Recreation Ground and the 'Welcome to Bures' pack gives a map showing short cuts away from the road. However, there should also be consideration given to improving the experience for pedestrians and cyclists along the roads.
263. The National Planning policy puts the achievement of sustainable forms of transport as one of the highest priorities with the UK, targeting the achievement of net zero emissions by 2050. The introduction of electric vehicles, the use of hydrogen for large

commercial vehicles and the encouragement of walking and cycling are elements of this strategy. The General Assembly of the United Nations endorses 20mph or 30km/h where people mix with motor vehicles. Nationally the 20's Plenty for Us campaign has led to most of the UK's larger cities adopting 20mph for residential streets. Parishes in Essex and Suffolk can request 20mph areas.

264. The Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) Policy LP29 addresses pedestrians by stating that all development will be required to demonstrate safe and suitable access for all and must prioritise sustainable and active travel.
265. The Braintree Local Plan (2023) Policy LPP52 seeks a high standard of layout and design in all developments. Criteria are set to ensure that developments shall be permeable and well connected to walking and cycling networks, open space, and facilities. Within Policy SP7 one of the place shaping principles for new development is to ensure that places prioritise the needs of pedestrians, cyclists, and public transport above the use of a private car. In Policy LPP42 again priority should be given to pedestrian movements and access to public transport. New development proposals should provide appropriate provision to pedestrians through safe, accessible, direct, and convenient design and layout of routes including widening the pedestrian network.

POLICY BP23: WALKING AND CYCLING NETWORK

Where appropriate to the size and scale, new built developments coming forward in the neighbourhood area should have regard to the following:

- a) New development or change of use applications should be well connected to, maintain, and seek to improve the functionality and quality of the walking and cycling network in and beyond the village.
- b) Good connections to the walking and cycling network should be a design priority, taking opportunities to improve freedom of use and road safety for pedestrians and cyclists.
- c) Development proposals which retain or incorporate safe, attractive, and direct walking and cycling routes on site and which appropriately mitigate the impact of additional transport movements in the village created through the development scheme will be supported.
- d) Existing footpaths and pedestrian cut-throughs in the village are protected.
- e) New footpaths are designed to current Suffolk County Council and Essex County Council guidance and standards so they can be recognised as Public Rights of Way and be adopted by Essex or Suffolk County Council Highway Authority.
- f) All new developments are designed to be "permeable", to encourage and enable pedestrians, wheelers, and cyclists to walk, wheel, or cycle by the shortest route.
- g) The design will conform with Department for Transport user-hierarchy guidelines, so that it will make provision for pedestrians first, cyclists second, public transportation third, and private vehicles last.
- h) New streets should be designed to ensure that vehicle speeds are in keeping with prioritising pedestrians and cyclists.
- i) Development that will be clearly visible from a Public Right of Way should consider the appearance of the proposal from the right of way and incorporate green landscaping to reduce any visual impacts.

266. The village is also approached by a number of rural lanes connecting neighbouring villages. These lanes of medieval heritage are being used by an increasing volume of domestic and commercial traffic. Bures has both rail and bus links to Colchester, Sudbury and beyond which are used for work commuting and leisure. With Bures located some six miles and eight miles from Sudbury and Colchester respectively, transport has a key role to play in promoting sustainable development and improving quality of life.
267. In a rural setting, such as Bures, accessibility by car is vital for most residents to be able to access employment, major shopping, education, and other services. A large proportion of working age residents commute for work either to nearby towns or to London.
268. Speeding and lack of parking, the two commonly identified problems in villages were at the forefront of responses for this area in both the 2017 Village Survey and the 2022-3 consultations. Existing problems cannot be addressed through Planning Policies; however, these issues are significant enough to warrant attention.
269. This Neighbourhood Plan seeks to present the key transport and access issues faced in the village including traffic congestion and safety, parking, public transport connectivity, pedestrian and cycling routes and address them where possible in policies and in the identification of community projects to be taken forward during the plan period. As shown in Figure 77 there were a number of issues raised in the public consultations around transport. Some issues could be manageable with patience but were identified as a problem such as:
- **Speeding issues:** Methods currently used to address the problem are a flashing 30mph on Colchester Road, a moveable Speed Indicator Device on Sudbury Road, Nayland Road, and Cuckoo Hill and, importantly, village residents volunteering for the Speed Watch scheme.
 - **Pinch Points:** These are areas where large vehicles struggle to manoeuvre due to the form of the medieval streets. These were identified and submitted by Bures St Mary Parish Council as part of the Suffolk Lorry Route review. They had been highlighted by residents who have suffered from the lorries near their homes. This is particularly common along the High Street, Nayland Road and Church Square.
 - **Parking Issues:** This happens at particular times. For example, along Nayland Road at the weekend when it is football season, Bridge St (Suffolk) during Church service, Bridge St (Essex) when events are on the common. Following the introduction of parking charges at the station car park, parking on Station Hill and Water Lane has been a problem on some working days. Vehicles parked at the bottom of Cuckoo Hill cause difficulties for those joining the road from the B1508.
270. The NPPF (December 2024) Paragraphs 109-118 explicitly state the high-level objectives of national planning strategy in respect of transport. These include:
- Promoting sustainable transport.
 - Helping to reduce congestion and emissions, improve air quality and public health.
 - Offering a genuine choice of transport modes.
 - Providing attractive and well-designed walking and cycling network.
 - Providing adequate spaces for charging of electric vehicles in safe, accessible, and convenient places.

271. These national objectives have been reflected in the Braintree Local Plan (2023) and in the Babergh Local Plan Part 1 (2023) sustainable transport policies. Bures Neighbourhood Plan supports the Braintree Local Plan Policy LPP42 and Policy SP7 and the Babergh and Mid Suffolk Local Plan (2023) Policy LP29.
272. The Bures Design Guidance and Codes includes the requirement that all future highway works should address more than just traffic capacity. Street design should be aimed at delivering economic benefit, quality of place, safety and public health, ease of movement and inclusive access. Future highway works (both capital and maintenance) will be shaped by the recent road user hierarchy principles where the needs of pedestrians are considered first and are prioritised over service vehicles and private cars.

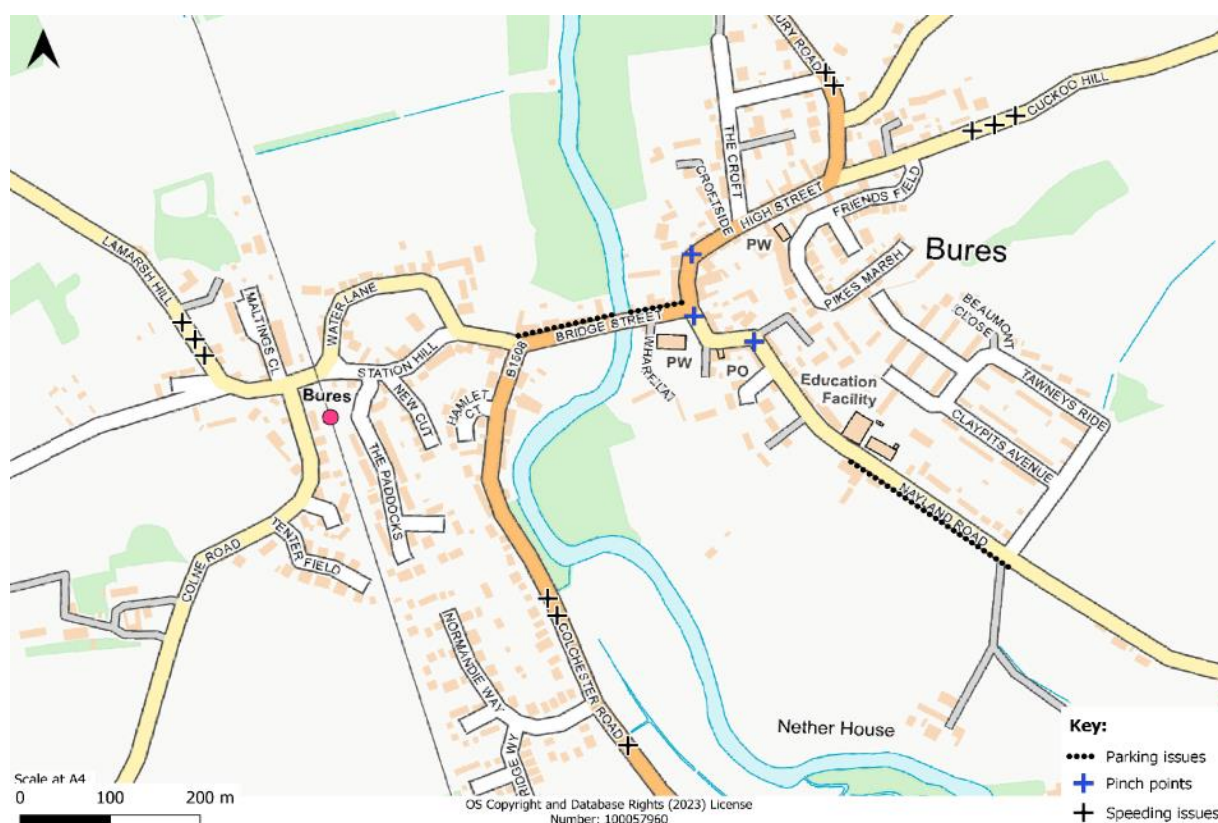


Figure 77: Traffic issues in Bures identified in the public consultations.

COMMUNITY ACTION 12: SUSTAINABLE TRANSPORT IMPROVEMENTS

The following transport improvements are identified as a priority locally:

- A. Zebra Crossing to be provided by Essex County Council Highways through requests from Bures Hamlet Parish Council and Bures residents.
- B. 20mph limit to be considered within the historic core of the village through application to Essex and Suffolk Highways
- C. Bures Parish Councils to continue to press for the B1508 to be removed from the Primary Lorry Routes
- D. Bures Parish Councils to continue to support the volunteers who carry out Speed Watch and lobby for the use of recognised ways of reducing the speed of vehicles on the roads into the village.

COMMUNITY ACTION 12: SUSTAINABLE TRANSPORT IMPROVEMENTS

- E. The Parish Councils or groups of interested residents to access grants for the improvement of cycling routes and installation of cycle racks.
- F. Bures Hamlet and Bures St Mary Parish Councils to access grant aid to provide public electric car charging points.
- G. The Parish Councils will continue to seek for opportunities to provide additional off-street parking.
- H. The Parish Councils will liaise with Essex and/or Suffolk Police and the Road Policing colleagues in regard to any changes on the roads to ensure that 'The Safe System' approach is considered, and appropriate enforcement is agreed.
- I. The Parish Councils will look into signposting bus shelters sympathetic to the conservation area.

Train and Bus Connections

Objective: Bures train and bus services to be maintained for the benefit of the residents and the environment.

Context: Having a train station is of importance to a high number of Bures residents and is the reason for some of them choosing Bures to be their home. The railway is of sufficient importance for support for its continued service and for any improvements to be included in this plan.

273. The station and rail connection to London via Marks Tey, was identified as an important service by respondents to the 2017 and 2022 public consultations. Bures is on the bus route from Colchester to Sudbury and Bury St Edmunds and this provides transport for school and college and for residents who work in nearby towns. **Community Action 13** is to help keep the importance of these services going with conversations taking place with relevant bodies.



Figure 78: Train at the platform in Bures, January 2024

COMMUNITY ACTION 13: RAIL AND BUS SERVICES

Bures Parish Councils and or groups of residents will keep the importance of rail and bus services to the fore through engaging with Essex and Suffolk County Council and with the providers to ensure that, as far as is possible, services will not be reduced. This engagement may be most effective via the Suffolk Enhanced Partnership, and the parish council is encouraged to be an active stakeholder within this forum.

Public Rights of Way and Access to Countryside

Objective: To provide additions and enhancements to the rights of way in Bures.

Context: Bures has a good number of public footpaths including two Long Distance routes which run through the area. Footpaths connect to adjacent settlements of Assington, Mount Bures, Lamarsh although some of these connections could be significantly improved. The link to Alphasstone is in particularly need of improvement. Other local villages have also expressed for these footpath links to be improved.

274. Bures has many public footpaths including two Long Distance routes which run through the area. The Stour Valley Path is a 60-mile route runs through Bures en-route between Newmarket and Cattawade near Manningtree⁵⁸. St Edmund's Way runs through the area as part of its route from Manningtree to Brandon⁵⁹. For part of the way these two long distances paths run concurrently through Bures, close to Nayland Road within the built-up settlement, as shown in Figures 81.
275. Footpaths exist which connect to adjacent settlements of Assington, Mount Bures, Lamarsh although some of these connections could be significantly improved. The links to Alphasstone is in particularly need of improvement. Other local villages have expressed for these footpath links to be improved. The formally approved Little Cornard Neighbourhood plan contains proposed walking routes to Bures which align with the Bures proposals.
276. The existing network of paths is well used by the community and visitors. Visitors utilise both the bus and train connections to access the long-distance footpaths and the network of public footpaths. Guides giving countryside walking routes centred on Bures are well used. Figures 80 to 84 show the different public footpaths that are present within the Neighbourhood Plan area. There is a good choice, although they are fragmented in places. These paths are kept in good condition by the Bures Rights of Way officers and landowners. Replacement of stiles with "kissing gates" has been implemented over a number of years to improve accessibility.

⁵⁸ [Stour Valley Path - Discover Suffolk](#)

⁵⁹ [St Edmund Way - Discover Suffolk](#)



Figure 79 Sloane Avenue PROW

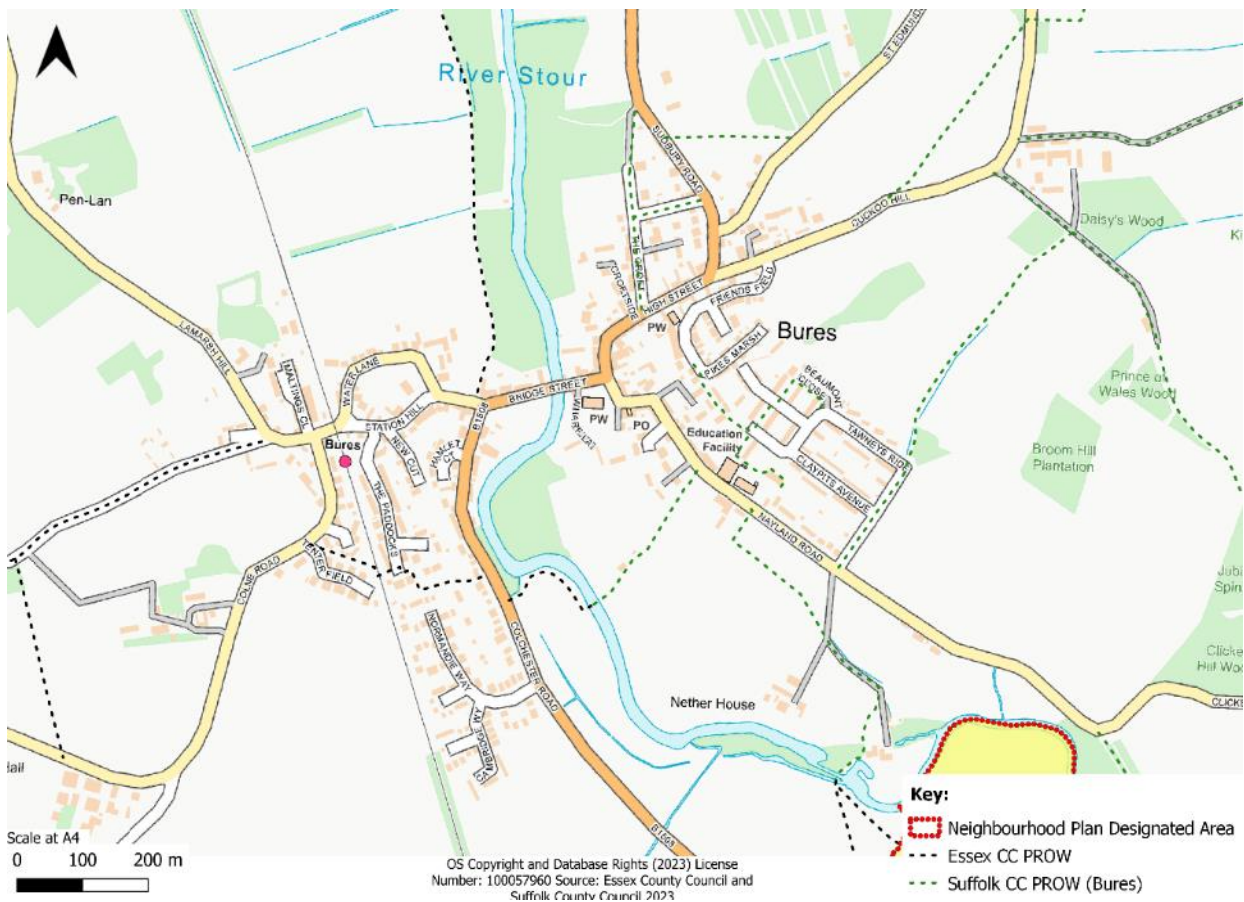


Figure 80 Public Rights of Way within the built-up area

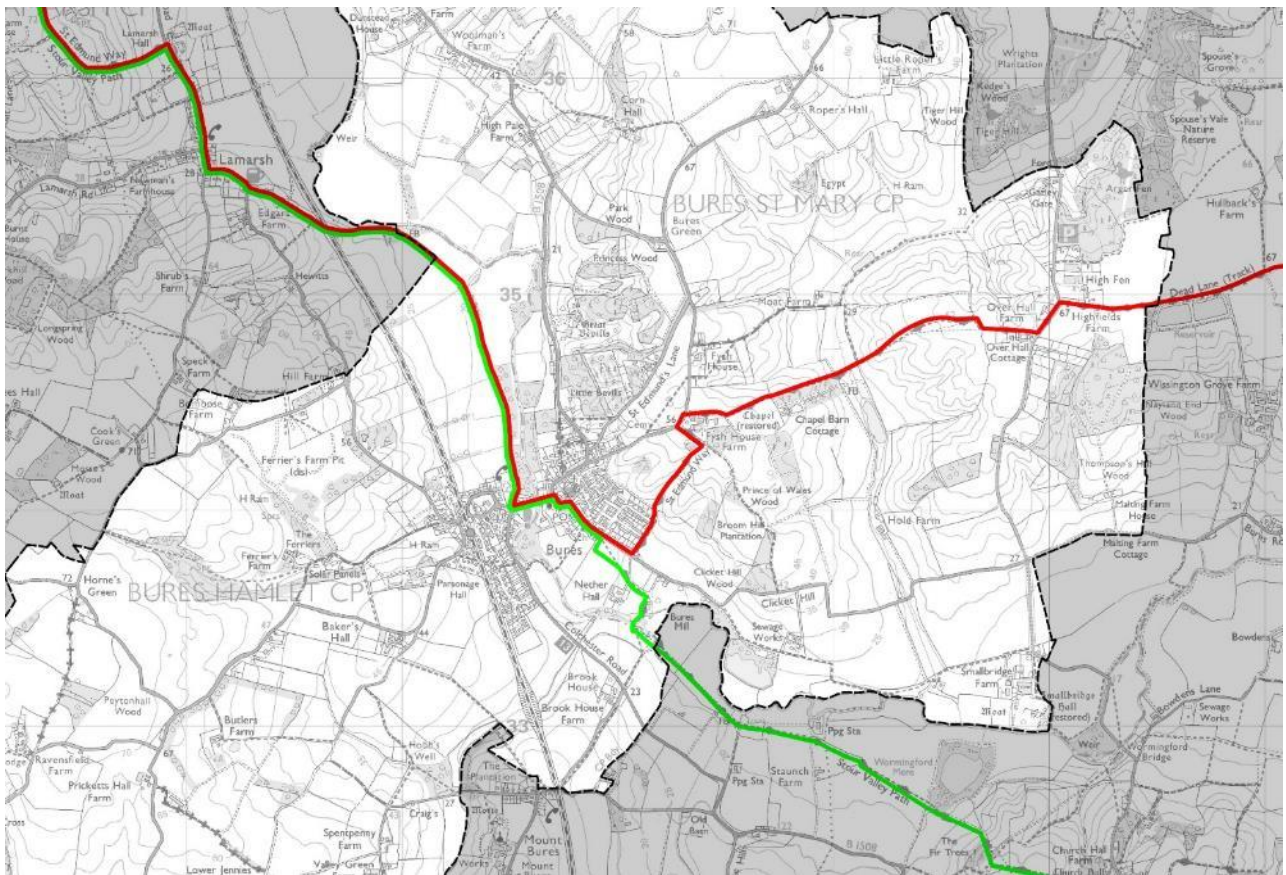


Figure 81: Long Distance Paths in Bures – The Stour Valley Path and St Edmund Way

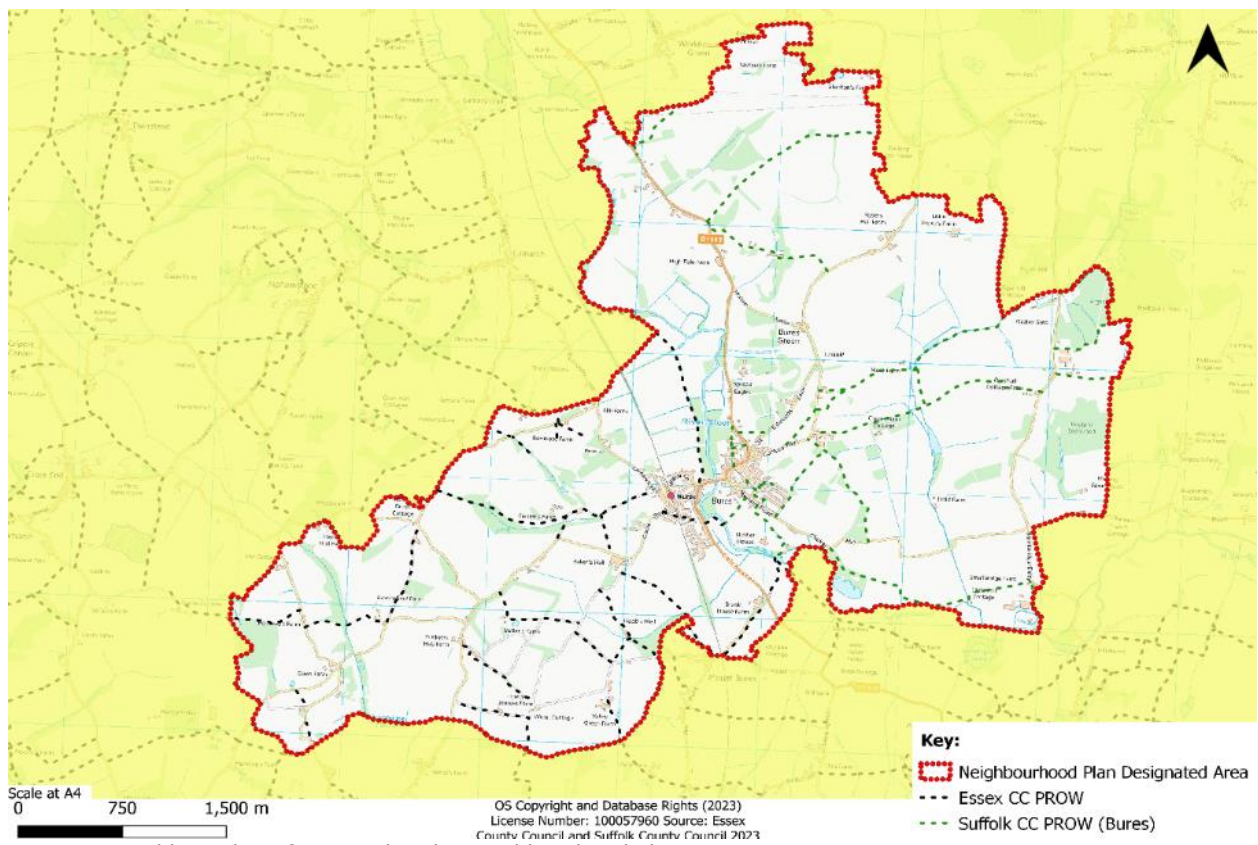


Figure 82- Public Rights of Way within the Neighbourhood Plan Area

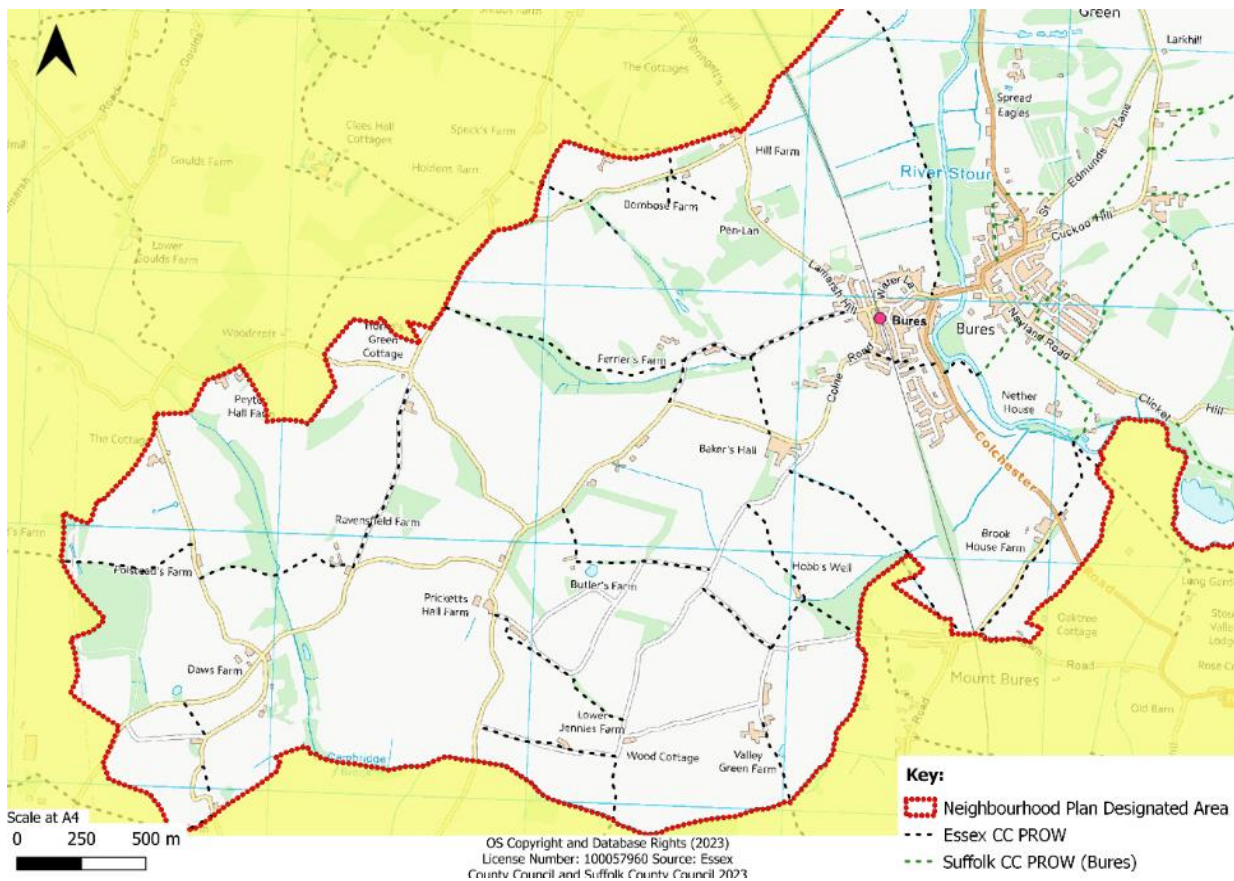


Figure 83: Public Rights of Way within the Neighbourhood Plan Area - Essex

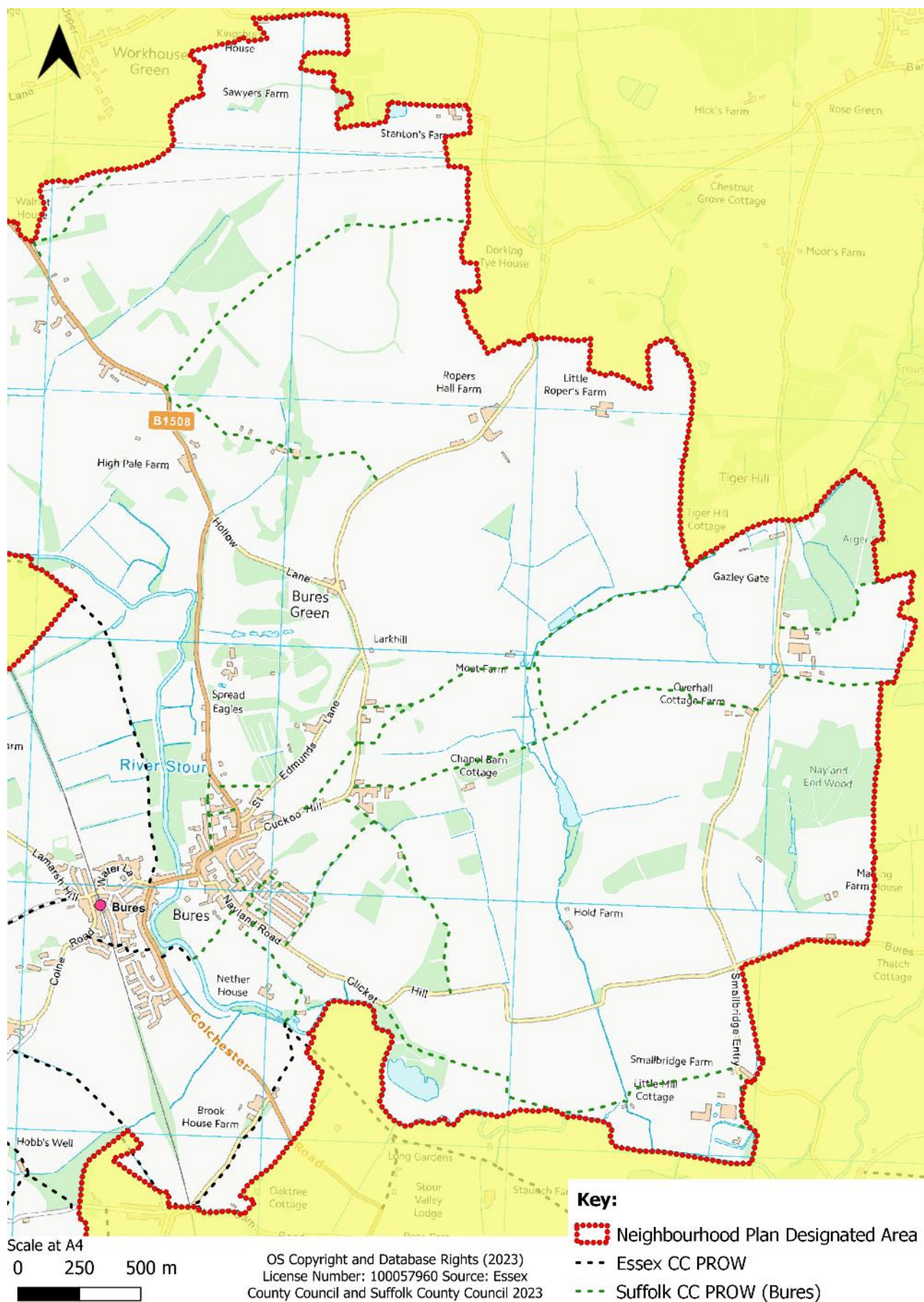


Figure 84: Public Rights of Way within the Neighbourhood Plan Area - Suffolk

277. Bures St Mary Parish Council has signed up to the Quiet Lanes scheme which highlights to motorists the need to be aware of walkers, cyclists, and horse riders. This is a significant step in implementing the hierarchy of road use on small rural roads.
278. Landowner discretion which permits circular walks from Bures St Mary is highly valued. These permissive paths are appreciated by the community. The Bures Dragon walk⁶⁰ is an increasing attraction for individuals and walking clubs. Views of the dragon can be obtained from public rights of way although access to St Stephen's Chapel and the finest view of the Dragon can be obtained using a permissive path.



Figure 85: Millennium Path PROW



Figure 86- One of the highly appreciated Permissive Paths- Bures Dragon Walk

⁶⁰ Bures Dragon Walk Map. Source [ESS-CRP-Vol-2-Walk-5.pdf](http://ess-crp-vol-2-walk-5.pdf) (esscrp.org.uk)

279. There are a number of footpaths that terminate at a road. These footpaths have been used over the centuries. At the time of the horse or very low car ownership this was safe. However, it is no longer feasible from a safety perspective to walk along these roads which have no or little verges, even for a few hundred metres. There are also some footpaths that were temporarily closed during WWII, when extracting materials from Ferriers Pit to build Wormingford airfield runways, that were never reopened. They are an important missing link to Alphasstone, see Figure 87. To improve the network of footpaths and where appropriate bridle paths, over the planning period additional footpath links should be considered as shown in Figure 88 and 92.

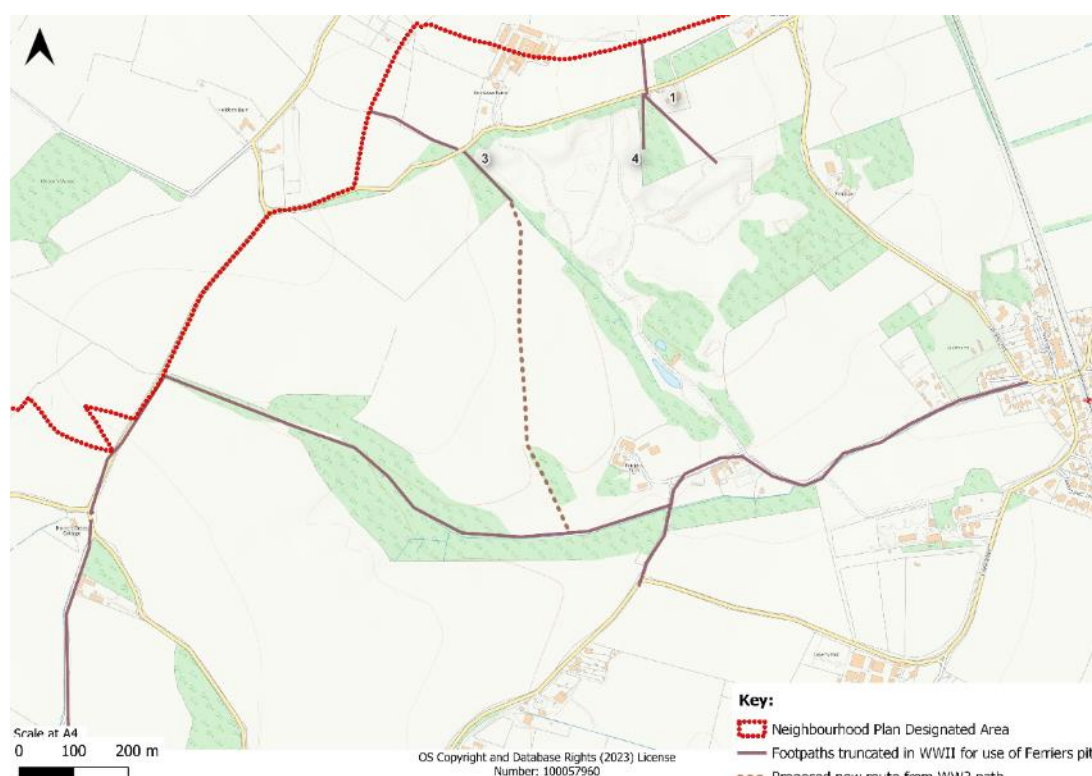


Figure 87: Footpaths truncated in World War Two (WWII) for use of Ferriers Pit

280. The local paths are used daily and in a number of locations members of the public walk regularly on routes not designated as footpaths. In some areas these unofficial paths encroach on land that is being managed under the DEFRA High Level Stewardship scheme. The use of these unofficial routes is driven by a need for short circular routes, typically taking 15 to 20 minutes to complete, dictated by time availability, terrain, or disability/health of the user. It would be a significant improvement to the community's health and wellbeing if these routes can be legitimised and other opportunities investigated. See Figure 91 for possible improvement routes.

281. In the NPPF (December 2023) Paragraph 104 states that 'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'. In the Babergh and Mid Suffolk Joint Local Plan Part 1 (2023) safe, sustainable, and active travel is addressed. LP29 states that development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth, whilst protecting and enhancing the Public Rights of Way network.

282. The Braintree Local Plan (2023) Policy LPP42 addresses the safeguarding of existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer multi use routes for walking, cycling and other recreational opportunities such as horse riding.
283. Suffolk County Council's Green Access Strategy (2020-2030) sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.
284. There are a number of relevant local and national guidelines that set out the principles applicants should consider when developing streets and the movement different users will take such as pedestrians and cyclists. These guidelines include but are not limited to Suffolk Design: Streets Guide, Suffolk Guidance for Parking (2023), Essex County Council Design Guide⁶¹, Manual for Streets, Cycle infrastructure design (LTN1/20) and Inclusive Mobility. The Suffolk Design: Streets Guide (2022⁶²) sets out design principles parish councils can consider when achieving better outcomes and requirements from developments. The five principle functions include place, movement, access, parking and utilities. Within these functions design needs to reflect on the fact that streets should be accessible, inclusive and safe. All users should be able to have access to easy navigation and streets should be familiar and distinctive. Crossings need to be located in safe places in proximity to junctions and cycling infrastructure must consider the five core principles which are coherent, direct, safe, comfortable and attractive.
285. Whilst reasonably endowed with public access to the countryside, significant improvements can be made to increase access for all, including disabled persons and those with young families. New paths will make the network more user-friendly and reintroduce routes to adjacent settlements. Certain new routes will improve safety by removing the requirement to walk on roads without verges or footpaths.
286. Opportunities for improving and extending rights of way in the Neighbourhood Plan area are shown in Figures 89 to 92 which includes two proposed routes that fall in our designated area. The routes are present in the adopted Little Cornard Neighbourhood Plan (2022) Policy LCO2⁶³. This is a parish adjacent to our neighbourhood area. The routes include Yorley Farm to Corn Hall and St Edmund's Hill to link to Lamarsh (Figure 86). Three new Public Rights of Way are proposed namely:
- 1. Riverside Walk.** A walk is proposed on the route of the old towpath alongside the River Stour towards Lamarsh. This would connect with the existing route of the Stour Valley way and provide an excellent circular walk from Bures. The Riverside walk will also facilitate the planned Bures WW2 Historic Trail giving access to the pill boxes, part of UK Defence line located along the River Stour.
 - 2. Jubilee Grove Link to Mount Bures Level Crossing.** This walk would provide a safe and convenient link between the villages of Bures and Mount Bures.

⁶¹ [Highways Technical Manual | Essex Design Guide](#)

⁶² [5647 21 - Suffolk Design Street Guide v26](#)

⁶³ [Ref Version May 2022 \(babergh.gov.uk\)](#)

3. Millennium Bridge to Bures Mill. A walk proposed to join up the current footpaths which stop at Bures playing field and the footbridge south of Bures Mill.

287. The Millenium Path in Bures is already accessible and there are plans to add an accessible path with Jubilee Grove.

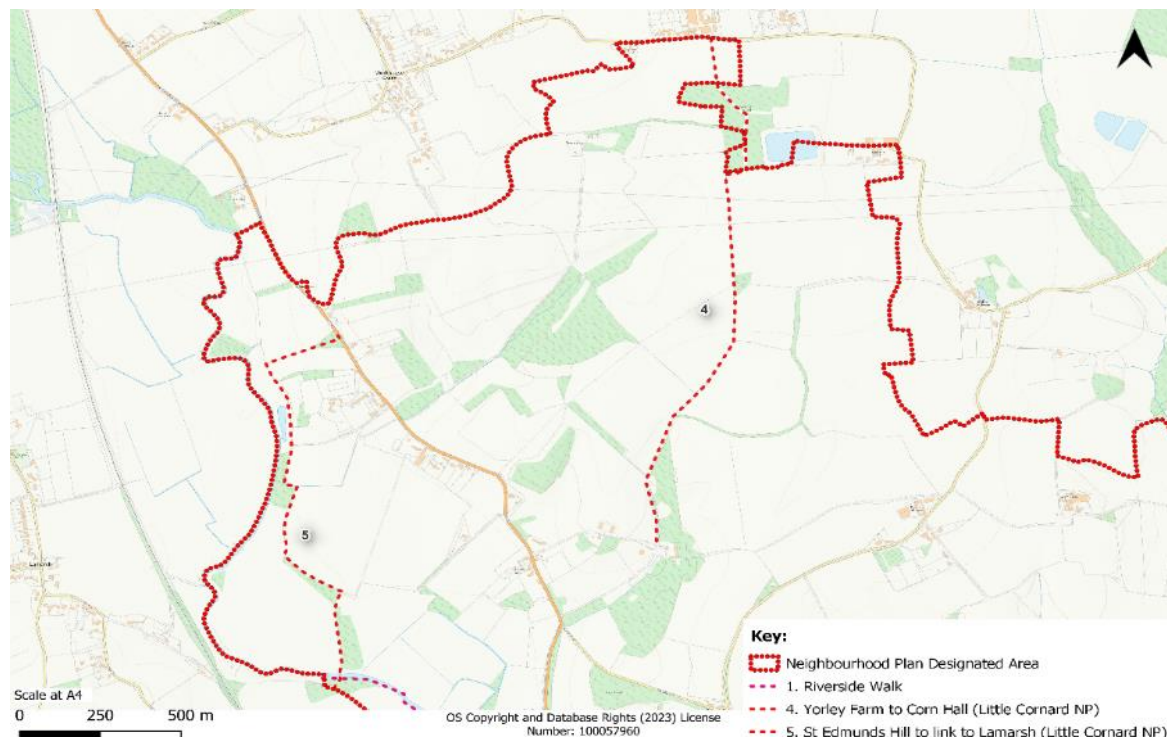


Figure 88: Yorley Farm to Corn Hall and St Edmunds Hill to link to Lamarsh Routes. Also present in the Adopted Little Cornard NP (2022)

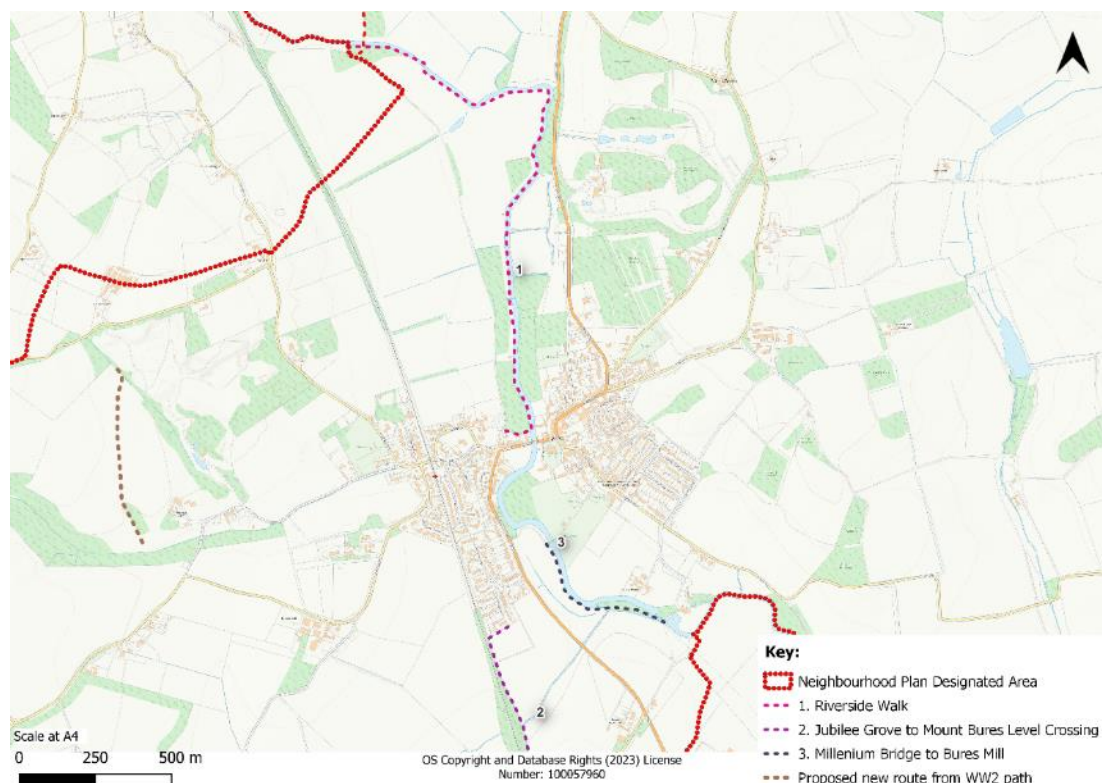


Figure 89: Proposed New Routes 1 to 3

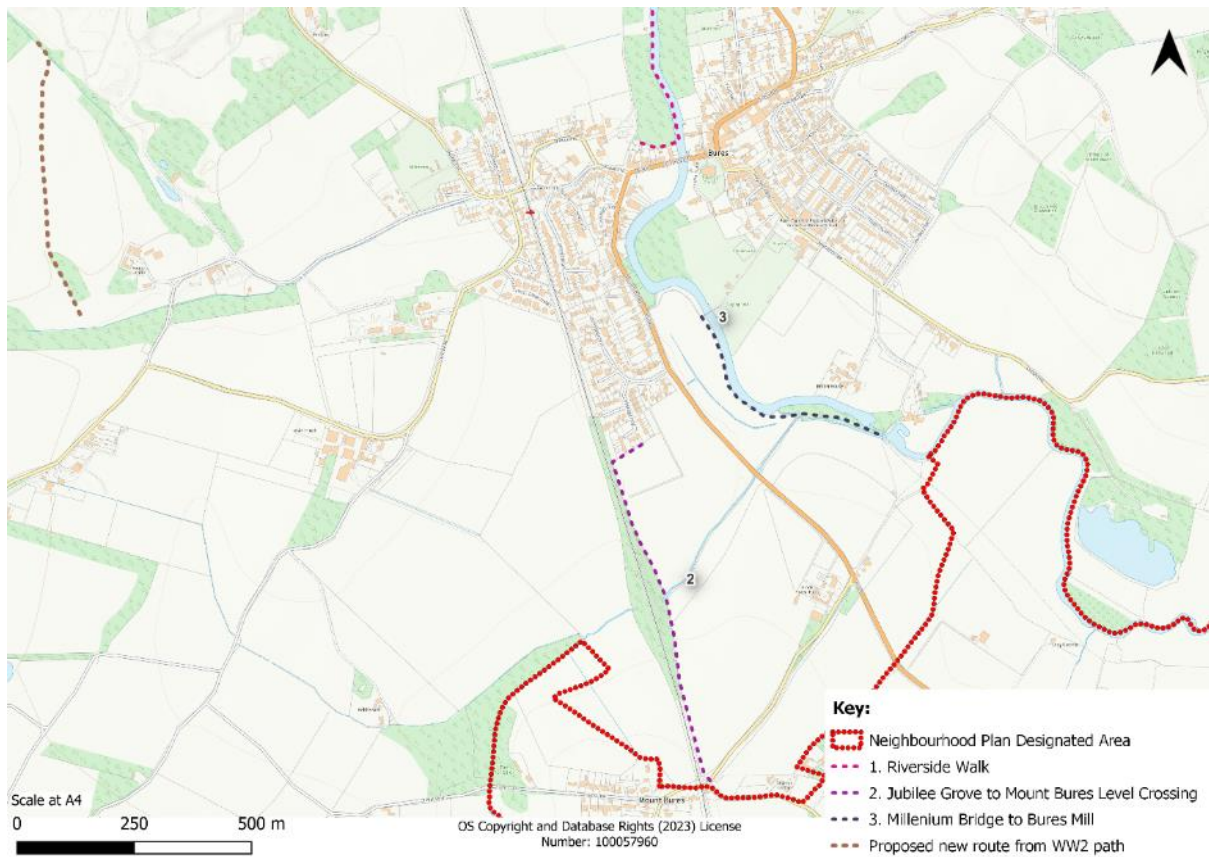


Figure 90: Proposed New Routes 2 to 3.

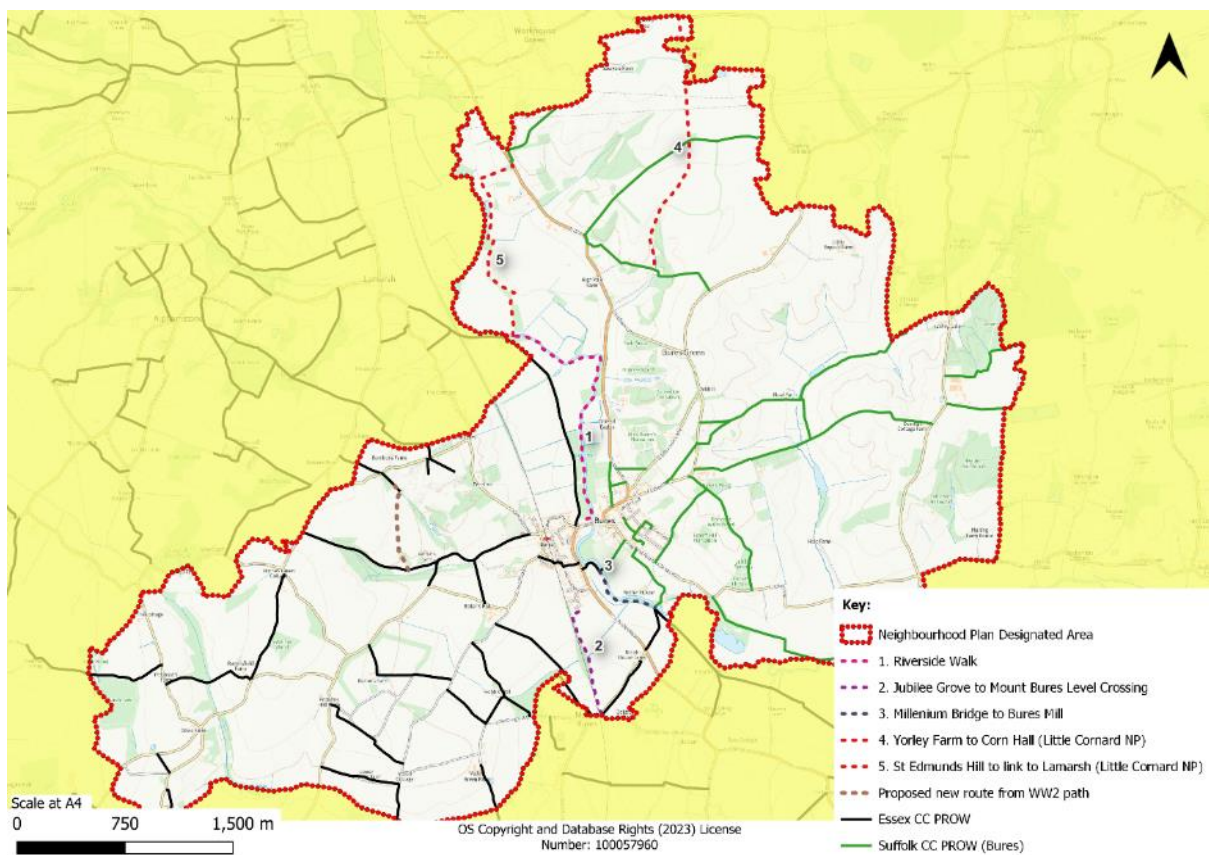


Figure 91: Proposed new routes linking to existing Public Rights of Way (Source: Essex County Council and Suffolk County Council)

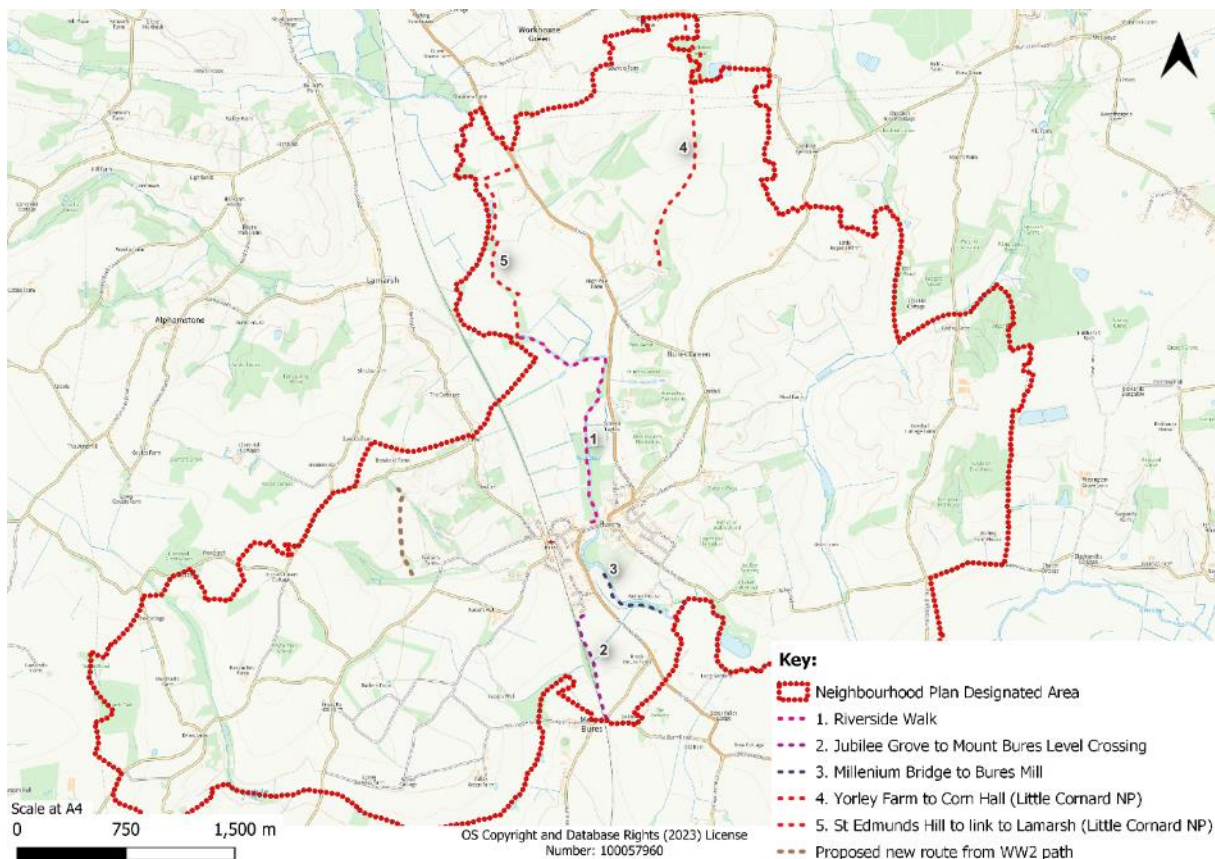


Figure 92: Proposed new routes.

POLICY BP24: PUBLIC RIGHTS OF WAY

Where appropriate, new development will be expected to maintain and enhance the existing Public Rights of Way (PRoW) network. Proposal that might lead to the loss of or the degradation of an existing PRoW will be expected to make Development schemes that would also help deliver the proposed new routes listed below and identified in Figure 90 will also be supported in principle:

1. Riverside Walk
2. Jubilee Grove Link to Mount Bures Level Crossing
3. Millenium Bridge to Bures Mill
4. Yorley Farm to Corn Hall
5. St Edmunds Hill to Lamarsh

[Nb: Routes 4 & 5 are also being promoted through the adopted Little Cornard NP 2022]

Proposals to improve and upgrade the footpaths off Clickett Hil, as identified in the Babergh District Council Local and Cycling Walking Infrastructure Plan (LCWIP) would be supported.

Development to the public rights of way network should meet the needs of different users including cyclists, horse riders, people with limited mobility or people using pushchairs and wheelchairs.

COMMUNITY ACTION 14: WALKING ROUTES

The following points are identified as a priority locally:

- A. Public Right of Ways and permissible links that encourage walking and cycling including vehicular free routes around and between settlements will be pursued.
- B. Public Rights of Way will be improved and extended for the benefit of the physical and mental health of residents.
- C. Links to be made between existing rights of way networks to create circular walks of various length to cater for range of abilities and opportunities.
- D. The Babergh District Council Local and Cycling Walking Infrastructure Plan (LCWIP), and the community consultation carried out to develop it, identified some local desire to open up the footpaths off Clickett Hill to cyclists, by a bridleway designation that permits cycling. The parish council could ascertain whether this might be agreeable with the local landowner(s), and if so, work with the Public Rights of Way team at Suffolk County council to action this.
- E. Promotional material, regarding PRow, is already in use with the Welcome to Bures Pack for new residents and available locally. This will be extended when additional paths become available in the area.

Monitoring, Review, and Implementation

288. Bures Hamlet Parish Council and Bures St Mary Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Plan. This will be undertaken annually by capturing the outcome of planning applications determined by Braintree District Council and Babergh District Council.

289. A monitoring spreadsheet, similar to that recommended by Locality⁶⁴ will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
<i>Policy 1</i>	<i>Twice</i>	<i>Affordable provision within the development</i>	<i>Housing mix does not meet aspirations</i>	<i>Policy too vague on housing mix</i>

290. Regarding a neighbourhood plan review the Parish Councils may feel it is necessary to review the plan after say 5 years of it being adopted due to a number of reasons. This could include:

- The introduction of new planning reforms such as through the Levelling Up and Regeneration Act and further Secondary legislation;
- The introduction of new Local Plan policies which need to be considered;
- New evidence emerging which highlights changes within Bures;
- Current policies not working as effectively as first envisaged.

291. The Parish Councils will consider reviewing the plan when monitoring the effectiveness of individual policies and changes like the reasons set out above. The monitoring of policies will be considered on an annual basis and a decision can be made if a review is needed from this action.

292. The table below repeats the Community Actions set out elsewhere in this plan and now identifies the relevant Stakeholders / Partners who the Parish Council will work with in order to ensure their delivery. These community actions and their implementation will be reviewed annually as well to monitor working relationships and necessary changes.

Community Action	Relevant Stakeholders/Partners
Community Action 1: Protecting Local Biodiversity Parish Councils, Volunteer groups and Local Conservation Groups will continue to work together	<ul style="list-style-type: none"> • Parish Councils • Local community, businesses, and landowners.

⁶⁴ [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

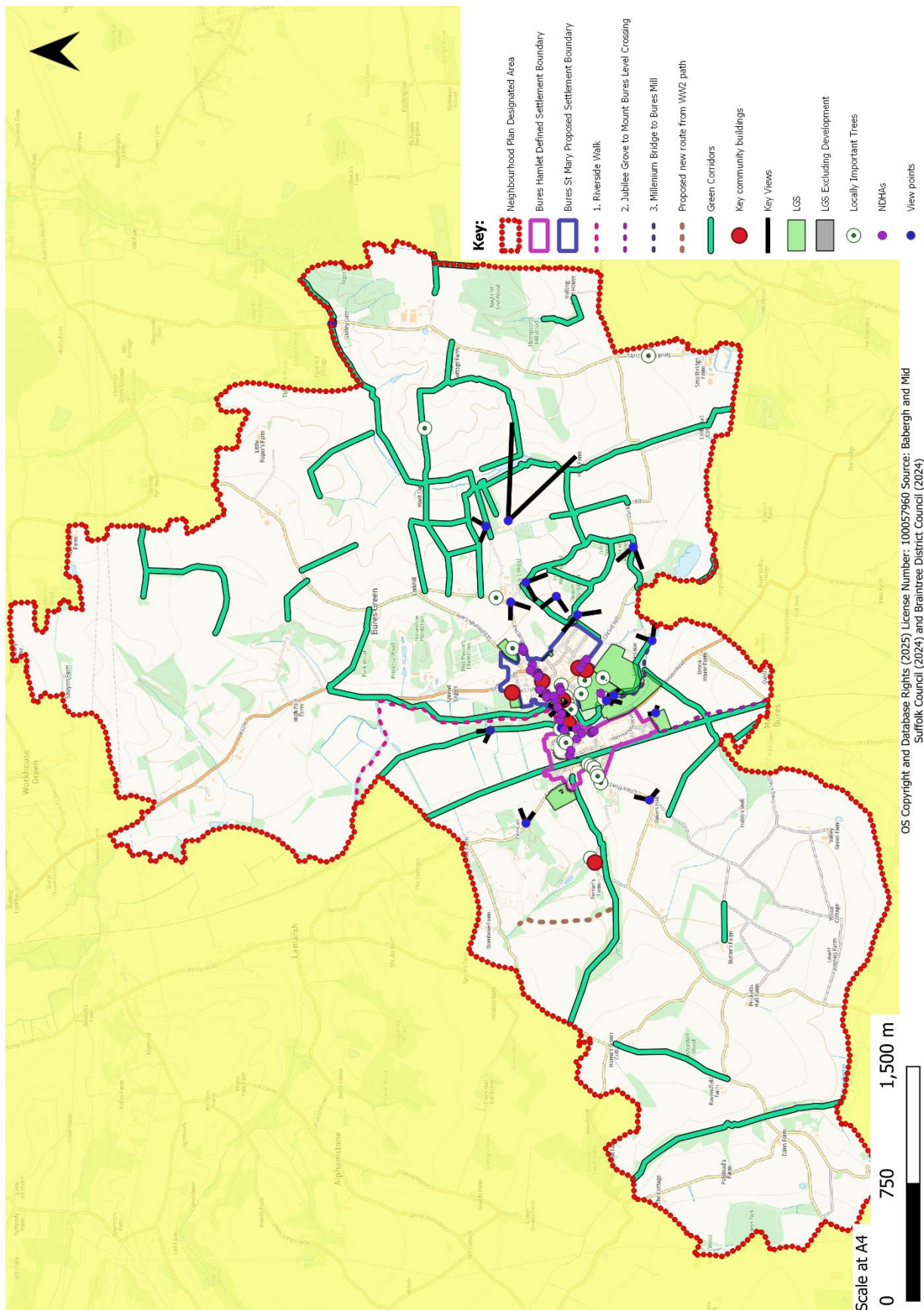
Community Action	Relevant Stakeholders/Partners
<p>in partnership to protect and enhance the biodiversity of the Bures NP area including developing in conjunction with landowners, green corridors across the parish and linking them with adjacent parishes. These groups include but are not limited to Transition Bures, Dedham Vale National Landscape Volunteer Group, The Woodland Trust, The RSPB and Wilder Together in the Stour Valley. Working together will continue ongoing habitat management to enhance biodiversity outcomes.</p> <p>The parish councils will liaise with local landowners and relevant stakeholders to explore appropriate sites for offsite credits regarding biodiversity net gain and delivering habitat improvements. One site which will be explored is Jubilee Grove.</p>	<ul style="list-style-type: none"> • Wildlife charities • Transition Bures, • Dedham Vale National Landscape Volunteer Group, • The Woodland Trust, • The RSPB and Wilder Together.
<p>Community Action 2: Tree Preservation Orders</p> <p>The parish councils will proactively apply for Tree Preservation Orders for Locally Important Trees.</p>	<ul style="list-style-type: none"> • Parish Councils • Local planning authority
<p>Community Action 3: Maintenance of Drainage Ditches</p> <p>Environmental agencies and relevant bodies working towards cleaning up the River Stour and reaching bathing water standards will be supported by the parish councils.</p> <p>To increase the resilience of the Bures community infrastructure, the Parish Councils will work:</p> <p>Proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.</p> <p>Where necessary identify possible areas for the future relocation of vulnerable service infrastructure.</p>	<ul style="list-style-type: none"> • Landowners • Environment Agency • Anglian Water • Relevant Internal Drainage Boards (IDBs) • Lead Local Flood Authority
<p>Community Action 4: Community Assets</p> <p>Where possible the Parish Councils or other groups of residents will act to improve community assets.</p>	<ul style="list-style-type: none"> • Parish Councils • Residents
<p>Community Action 5: Recreational Use of the River Stour</p>	<ul style="list-style-type: none"> • Parish Councils

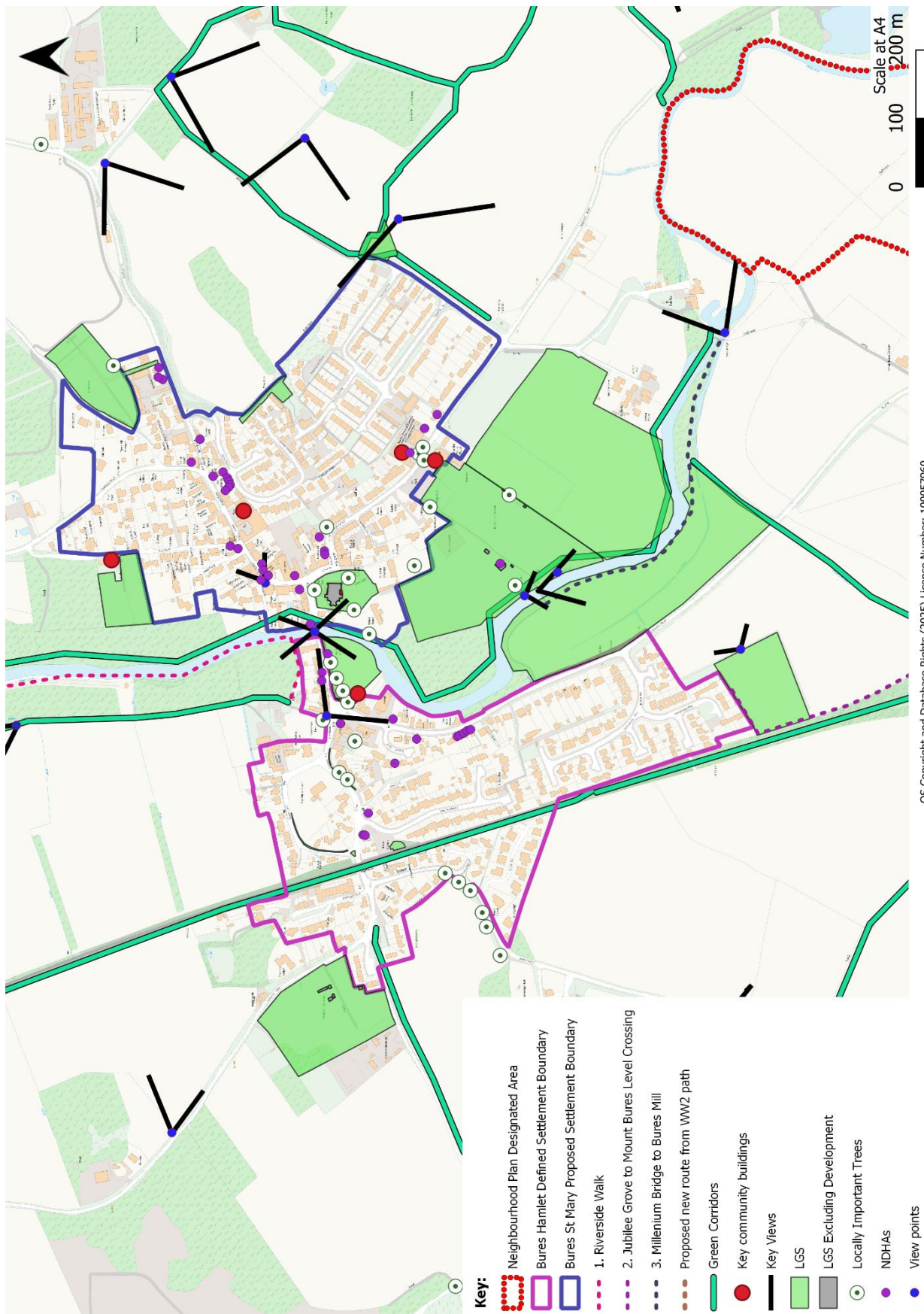
Community Action	Relevant Stakeholders/Partners
<p>Action will be taken locally to support cleaning up of the River Stour so that it meets the standards for safe bathing.</p> <p>Where the needs of different groups wanting to make use of the river compete this will be managed in a balanced way by the Parish Councils.</p>	<ul style="list-style-type: none"> • Local community including volunteer groups, businesses, and landowners. • Wildlife charities • Essex County Council • Suffolk County Council • Local planning authorities • Natural England Advice
<p>Community Action 6: Cultural Activities</p> <p>Residents who establish and run clubs or initiatives in the village should have the support of the Parish Councils in line with the need to look after the mental and physical wellbeing of all those in the wider community.</p>	<ul style="list-style-type: none"> • Parish Councils • Local community including volunteer groups and businesses
<p>Community Action 7: Enhancing the Village Centre</p> <p>The Parish Councils will work in partnership with Essex Police and Suffolk Police regarding any future infrastructure or refurbishment of the village centre at the earliest plan stages to ensure principles of Crime Prevention Through Environmental Design (CPTED) and designing out crime are incorporated.</p>	<ul style="list-style-type: none"> • Essex Police • Suffolk Police
<p>Community Action 8: Scheduled Monuments</p> <p>Further investigation of the scheduled monuments will be undertaken through crop mark analysis, site surveys and where necessary archaeological digs. Interpretation boards for key sites, including off Colchester Road, will be provided.</p>	<ul style="list-style-type: none"> • Parish Councils • Historic England Advice • Essex County Council Historic Environment Team • Suffolk County Council Historic Environment Team • Local planning authorities conservation officers • Local historic groups/trusts • Volunteers
<p>Community Action 9: Full Fibre Broadband</p> <p>Provision of full-fibre broadband is a local priority that the Parish Councils will continue to lobby for.</p>	<ul style="list-style-type: none"> • Network providers
<p>Community Action 10: Businesses in Bures</p> <p>Where businesses in Bures are under threat the Parish Councils should, where possible, act to secure the future of such businesses.</p>	<ul style="list-style-type: none"> • Community • Local businesses

Community Action	Relevant Stakeholders/Partners
<p>Community Action 11: Bures Business Hub</p> <p>The Parish Councils will support establishment of a business hub in Bures and provision of flexible employment spaces for local businesses in the parish.</p>	<ul style="list-style-type: none"> • Local planning authorities • Parish councils • Local businesses • Community
<p>Community Action 12: Sustainable Transport Improvements</p> <p>The following transport improvements are identified as a priority locally:</p> <ol style="list-style-type: none"> Zebra Crossing to be provided by Essex County Council Highways through requests from Bures Hamlet Parish Council and Bures residents. 20mph limit to be implemented within the historic core of the village through application to Essex and Suffolk Highways Bures Parish Councils to continue to press for the B1508 to be removed from the Primary Lorry Routes Bures Parish Councils to continue to support the volunteers who carry out Speed Watch and lobby for the use of recognised ways of reducing the speed of vehicles on the roads into the village. The Parish Councils or groups of interested residents to access grants for the improvement of cycling routes and installation of cycle racks. Bures Hamlet and Bures St Mary Parish Councils to access grant aid to provide public electric car charging points. The Parish Councils will continue to seek for opportunities to provide additional off-street parking. The Parish Councils will liaise with Essex Police and the Road Policing colleagues in regard to any changes on the roads to ensure that the safe system approach is considered, and appropriate enforcement is agreed. The Parish Councils will look into signposting bus shelters sympathetic to the conservation area. 	<ul style="list-style-type: none"> • Adjacent parish councils • Businesses and residents • Essex County Council • Essex Police • Highways Authority • Local planning authorities • Local Landowners • Suffolk County Council • Highways Authority • Suffolk Police
<p>Community Action 13: Rail and Bus Services</p> <p>Bures Parish Councils and or groups of residents will keep the importance of rail and bus services to the fore through engaging with Essex and Suffolk County Council and with the providers to ensure that, as far as is possible, services will not be reduced. This engagement may be most effective via the Suffolk</p>	<ul style="list-style-type: none"> • Parish Councils • Essex County Council • Suffolk County Council • Local planning authorities • Bus and rail service providers • Residents

Community Action	Relevant Stakeholders/Partners
Enhanced Partnership, and the parish council is encouraged to be an active stakeholder within this forum.	
<p>Community Action 14: Walking Routes</p> <p>The following points are identified as a priority locally:</p> <p>A. Public Right of Ways and permissible links that encourage walking and cycling including vehicular free routes around and between settlements will be pursued.</p> <p>B. Public Rights of Way will be improved and extended for the benefit of the physical and mental health of residents.</p> <p>C. Links to be made between existing rights of way networks to create circular walks of various length to cater for range of abilities and opportunities.</p> <p>D. The Babergh District Council Local and Cycling Walking Infrastructure Plan (LCWIP), and the community consultation carried out to develop it, identified some local desire to open up the footpaths off Clickett Hill to cyclists, by a bridleway designation that permits cycling. The parish council could ascertain whether this might be agreeable with the local landowner(s), and if so, work with the Public Rights of Way team at Suffolk County council to action this.</p> <p>E. Promotional material, regarding PRow, is already in use with the Welcome to Bures Pack for new residents and available locally. This will be extended when additional paths become available in the area.</p>	<ul style="list-style-type: none"> • Adjacent parish councils • Businesses and residents • Essex County Council • Essex Police • Highways Authority • Local planning authorities • Local Landowners • Suffolk County Council • Suffolk Police

Appendix A Policies Map





Appendix B: Bures Design Codes Checklist

The aim is to assess all proposals by objectively answering the **relevant** questions set out in the Bures Design Guide and Codes Document (2022). It is recognised that there are a large number of questions. Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

For example, a householder extension may not require car parking. In this case the Applicant should indicate that this section of the checklist is not applicable.

The relevant questions should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

A proportionate approach should be taken to the scale and type of proposal. It is up to the applicant on how they wish to interpret the design checklist. An Applicant could:

EITHER

Provide a response to each question in the checklist.

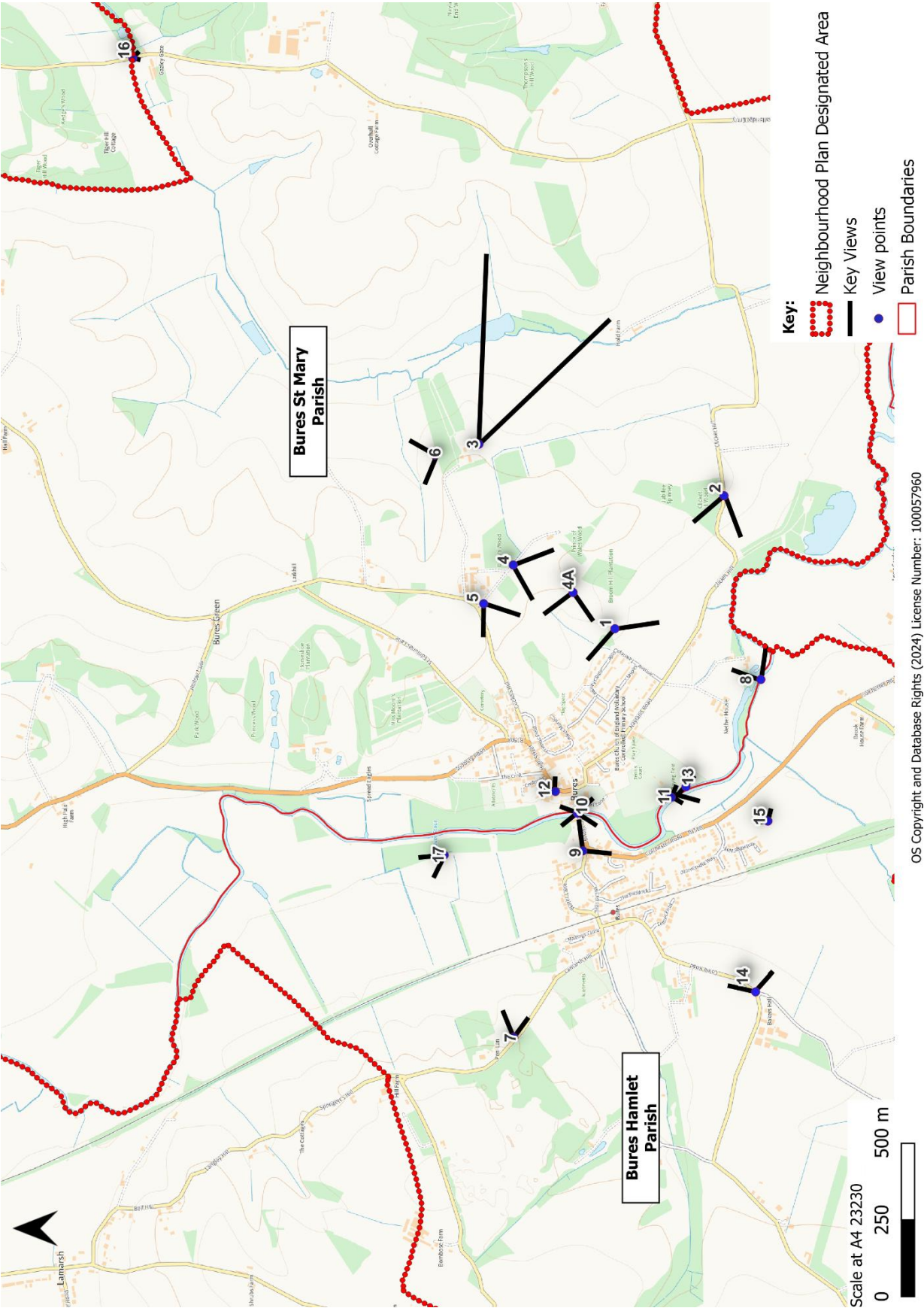
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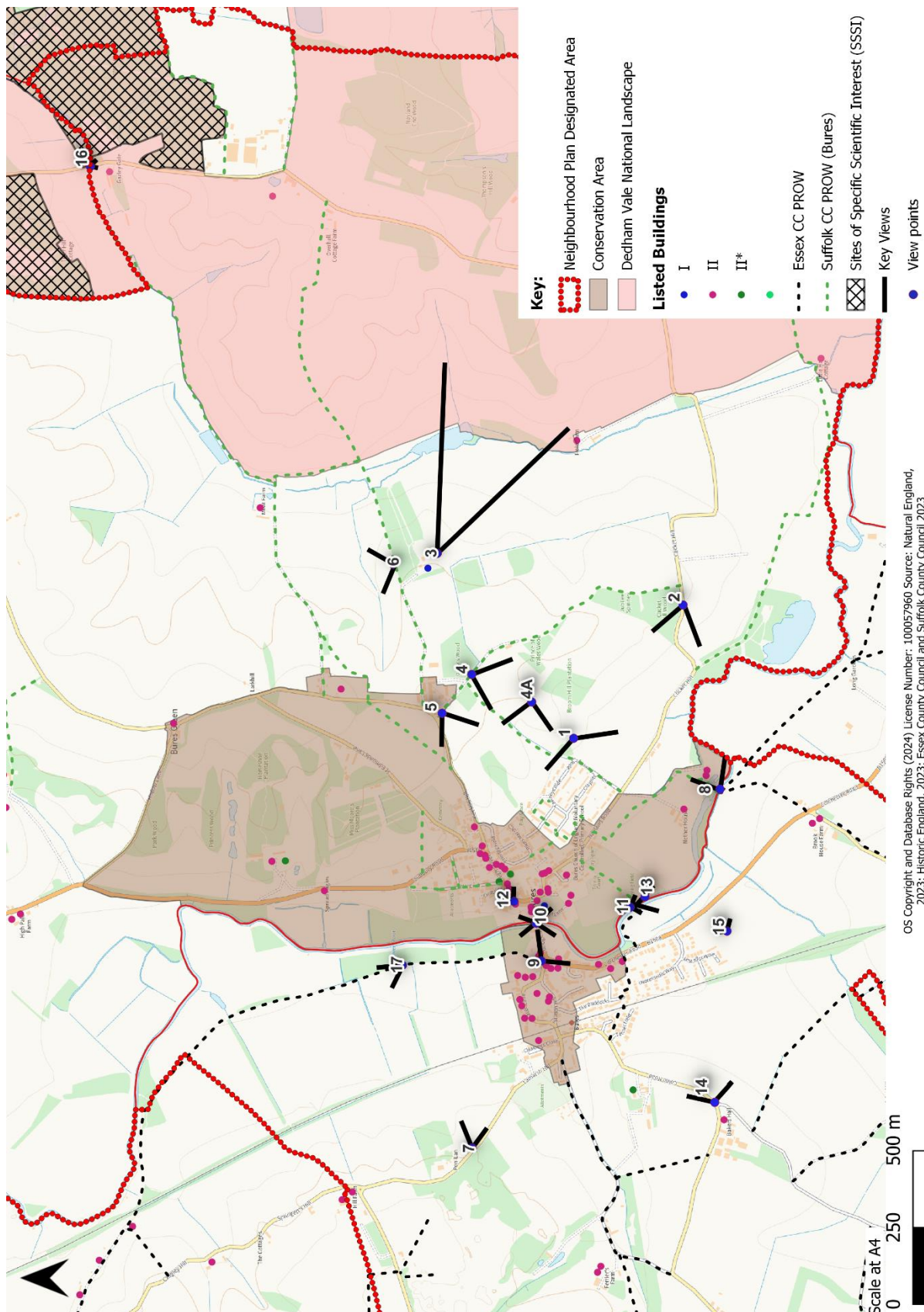
Provide a summary statement under each of the relevant checklist headings, as below.

1. **Street, grid, and layout**
2. **Local green spaces, views, and character**
3. **Gateway and access features**
4. **Buildings layout and grouping**
5. **Building lines and boundary treatments**
6. **Building heights and rooflines**
7. **Household extensions**
8. **Building materials and surface treatment**
9. **Car parking**
10. **Architectural details and design**


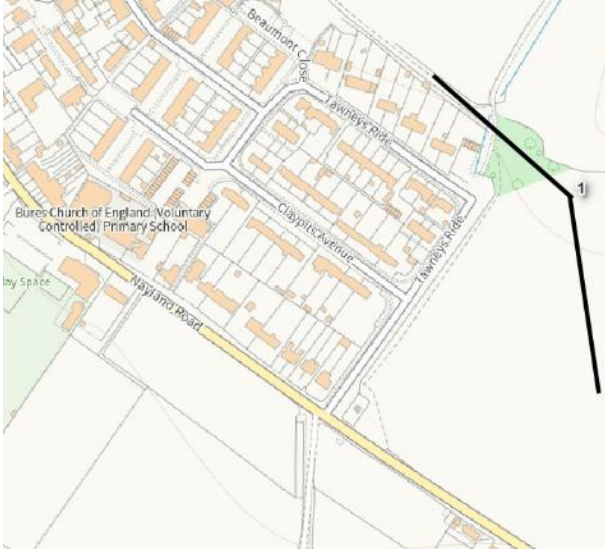
Effective use of the design checklist will be monitored by the Parish Councils when applications are submitted.


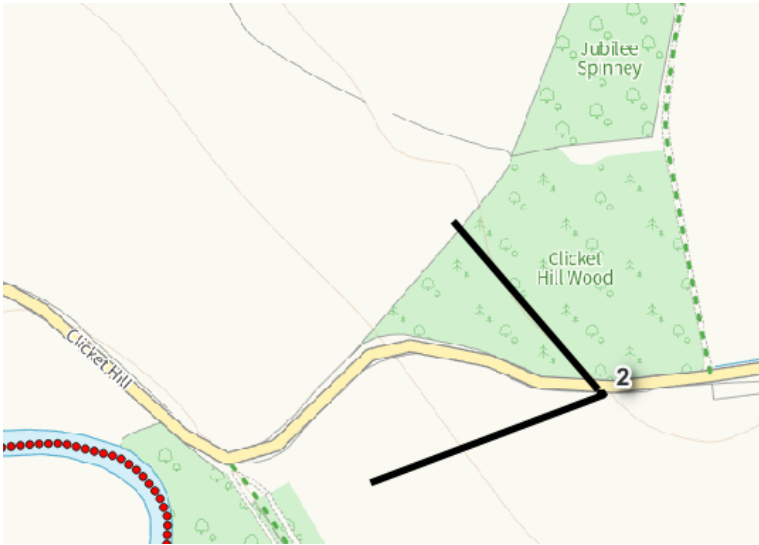

Appendix C: Key views

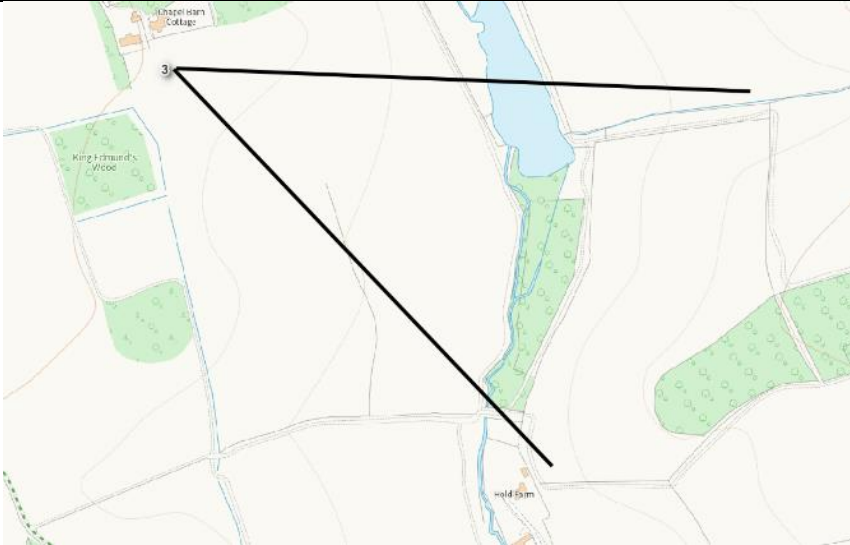


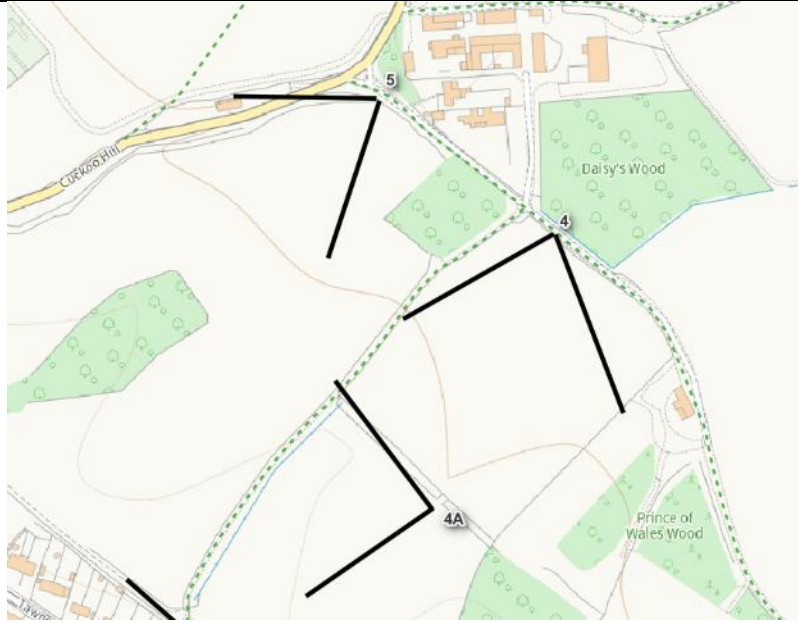



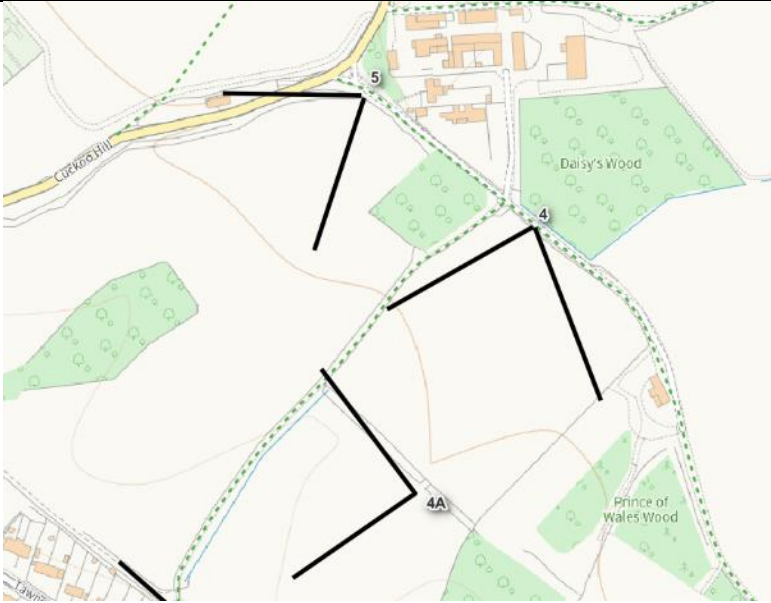

BURES KEY VIEWS

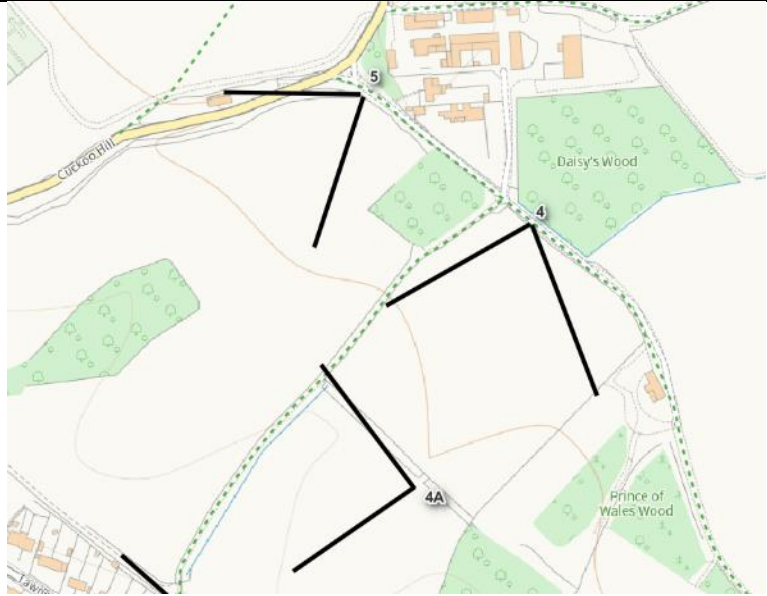

No.	Justification for the key view being locally special
1	<p>From the seat in Community Woodland off Claypits</p> <p>Grid Ref: TL 9123 3395</p> <p>High, quiet vantage point with wide vista across valley towards Mount Bures</p>  
2	<p>From the permissive path off Clicket Hill towards Bures</p> <p>Grid ref: TL 9172 3359</p> <p>First view of Bures in its setting when approaching from Nayland</p>



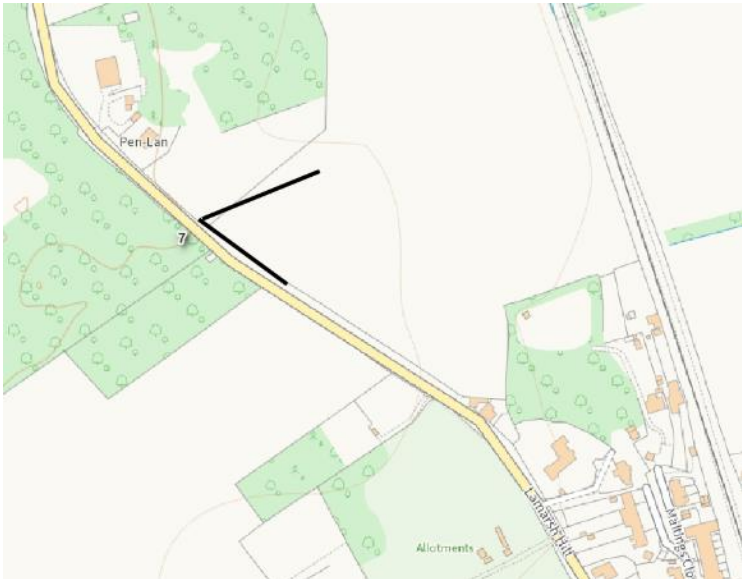
No.	Justification for the key view being locally special
	 
3	<p>From Chapel Barn looking towards Bures Dragon Grid ref: TL 9180 3441 Subject of Bures legend of national renown in the style of a chalk figure</p> 


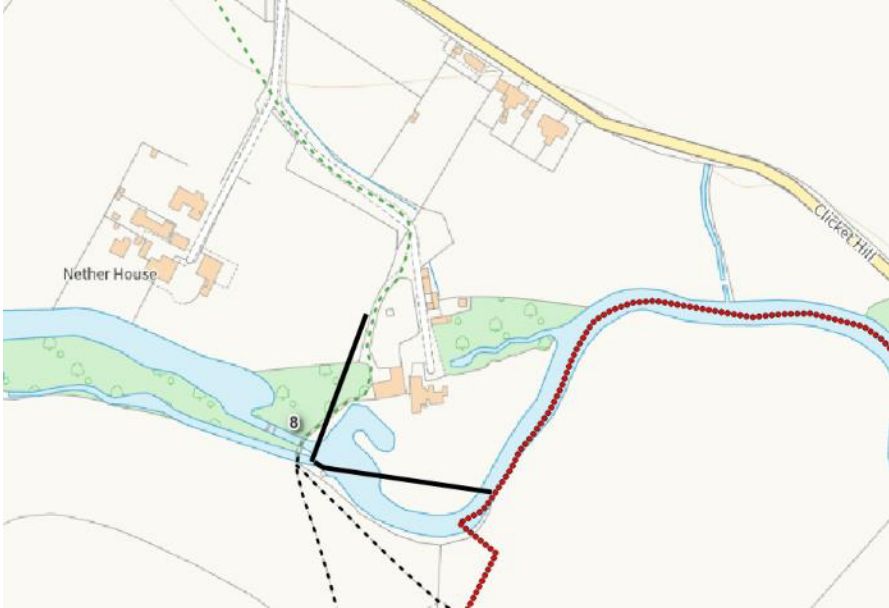

No.	Justification for the key view being locally special
	
4	<p>From the seat along the track near Fysh House Farm looking towards the village</p> <p>Grid ref: TL 9142 3428</p> <p>Well-loved view from popular vantage point on a daily walk for many residents.</p> 

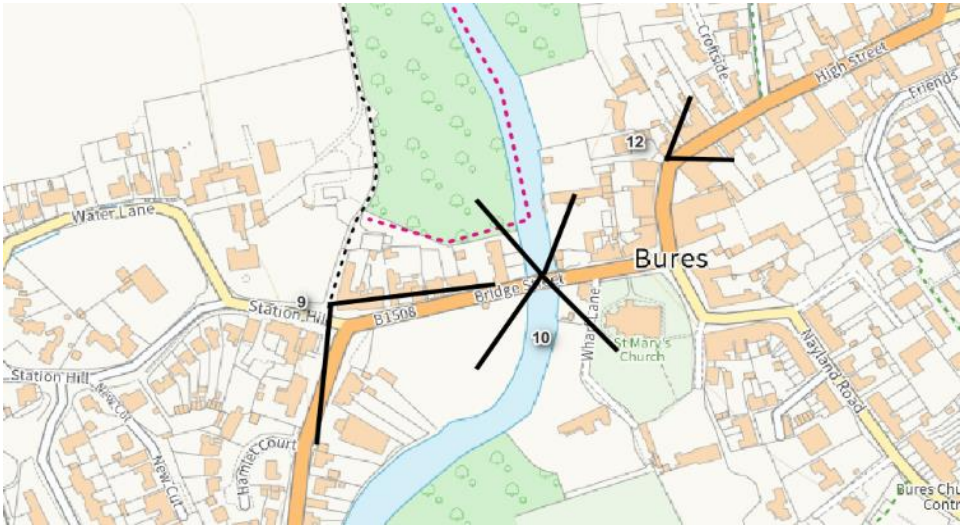


No.	Justification for the key view being locally special	
		
4a	<p>From the field South of Fysh House Farm Grid ref: TL 9130 3406 Site of the Easter Cross installed each year on Good Friday</p>	
		

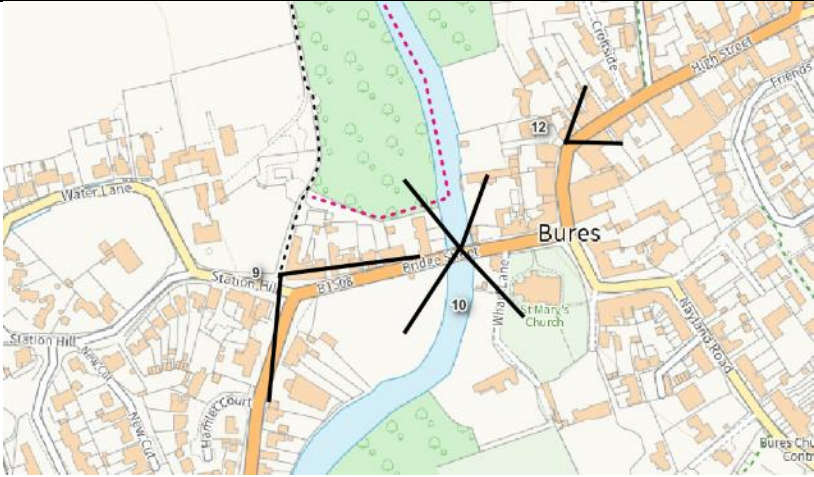

No.	Justification for the key view being locally special
	
5	<p>From Cuckoo Hill across the village</p> <p>Grid ref: TL 9129 3437</p> <p>The archetypal view of Bures nestling in the valley</p> 

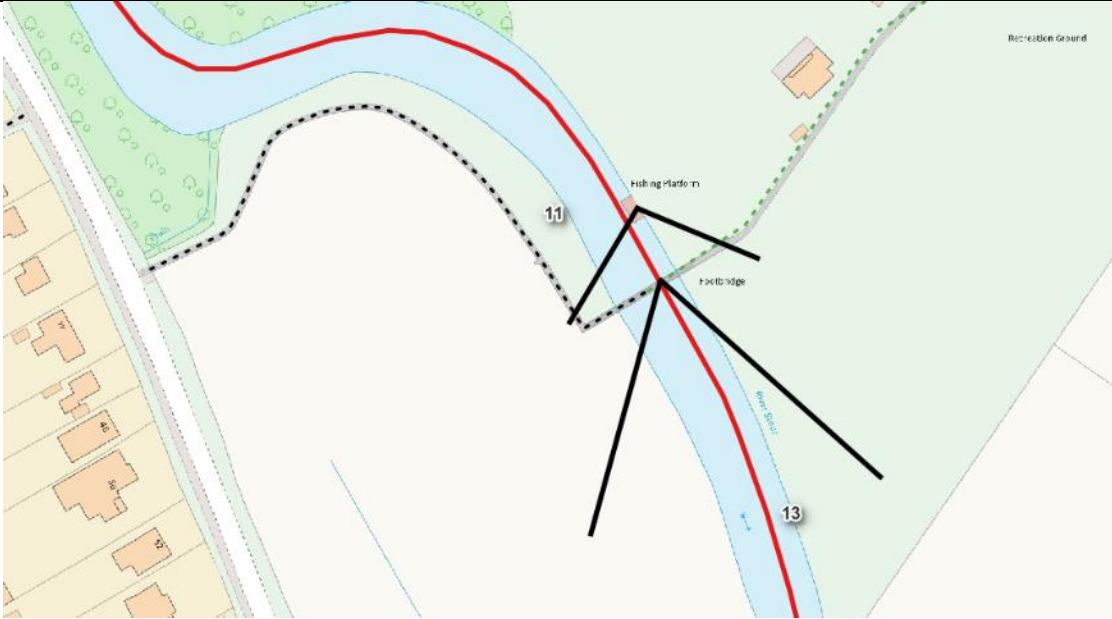

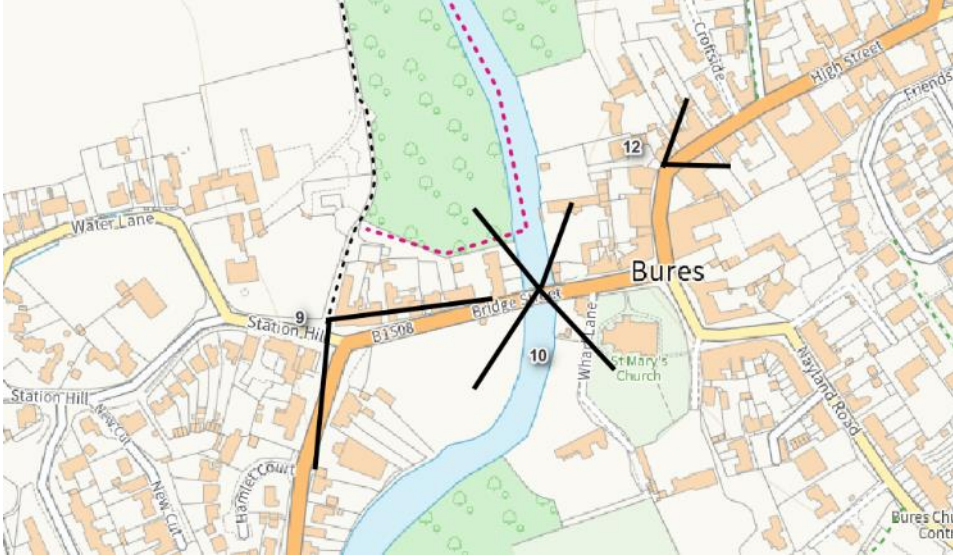
No.	Justification for the key view being locally special
	
6	<p>From the Public Right of Way North towards Fysh House Grid ref: TL 9175 3455 Beautiful hidden valleys, a site of emotional importance featuring a memorial bench</p> 


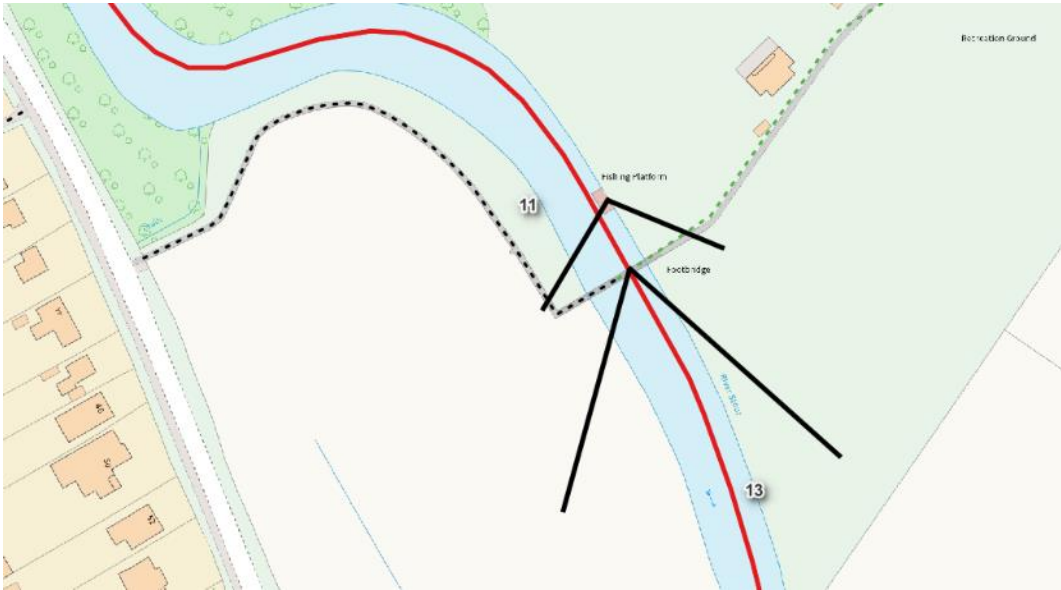

No.	Justification for the key view being locally special
	
7	<p data-bbox="256 875 676 949">From Lamarsh Hill looking across Bures</p> <p data-bbox="256 960 576 994">Grid ref: TL 8994 3420</p> <p data-bbox="256 1005 724 1084">First view of Bures in its setting when approaching from Lamarsh</p>  

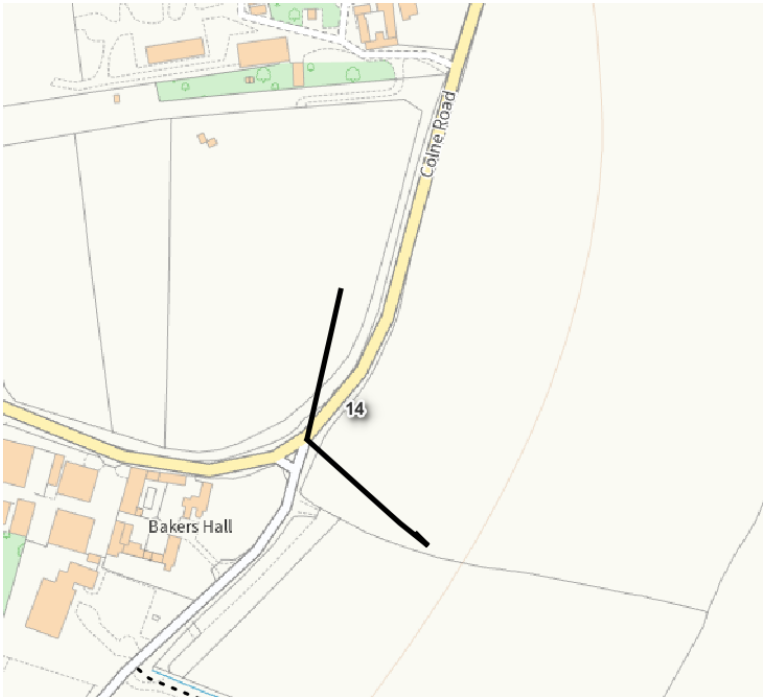

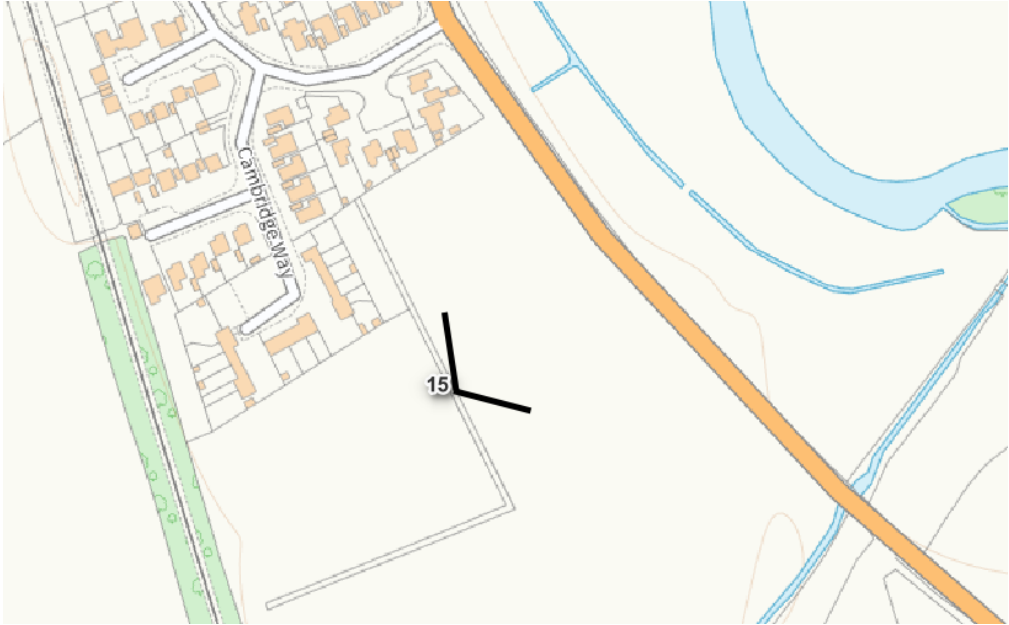
No.	Justification for the key view being locally special
8	<p data-bbox="256 248 778 322">On Stour Valley Way looking at Bures Mill and Mill House</p> <p data-bbox="256 333 576 367">Grid ref: TL 9108 3346</p> <p data-bbox="256 378 775 452">A reminder of the milling heritage of Bures</p>  
9	<p data-bbox="256 1413 1394 1487">By Swan Corner looking across Bures Common to the Stour & St Mary's Church</p> <p data-bbox="256 1498 576 1532">Grid ref: TL 9050 3402</p> <p data-bbox="256 1543 1110 1576">Highly significant features in the centre of Bures in one view</p> 


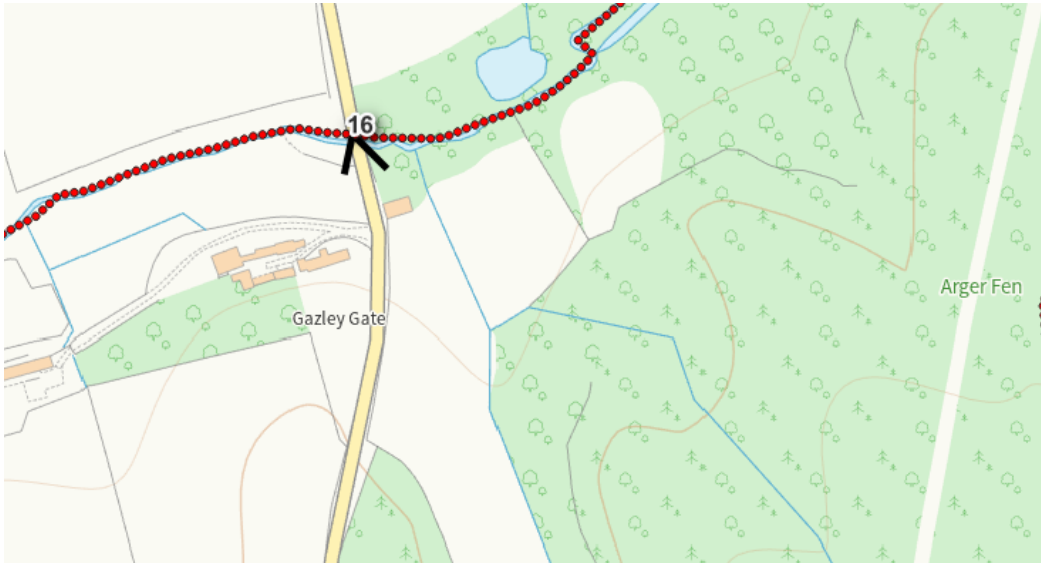

No.	Justification for the key view being locally special
	
10	<div data-bbox="256 869 703 1160"> <p>From the road bridge looking upstream Grid ref: TL 9063 3405 View encompassing the beauty of Constable's river with remnants of Bures tanning industry on the right.</p> </div> <div data-bbox="722 880 1385 1256">  </div> <div data-bbox="256 1319 663 1861">  </div> <div data-bbox="683 1395 1406 1473"> <p>From the road bridge looking downstream TL 90634 34043</p> </div> <div data-bbox="683 1525 1406 1682"> <p>A wonderful view of natural beauty in the centre of the village. The River Stour with tree and reed lined banks provides an oasis of tranquillity. Bures Common on the right.</p> </div>

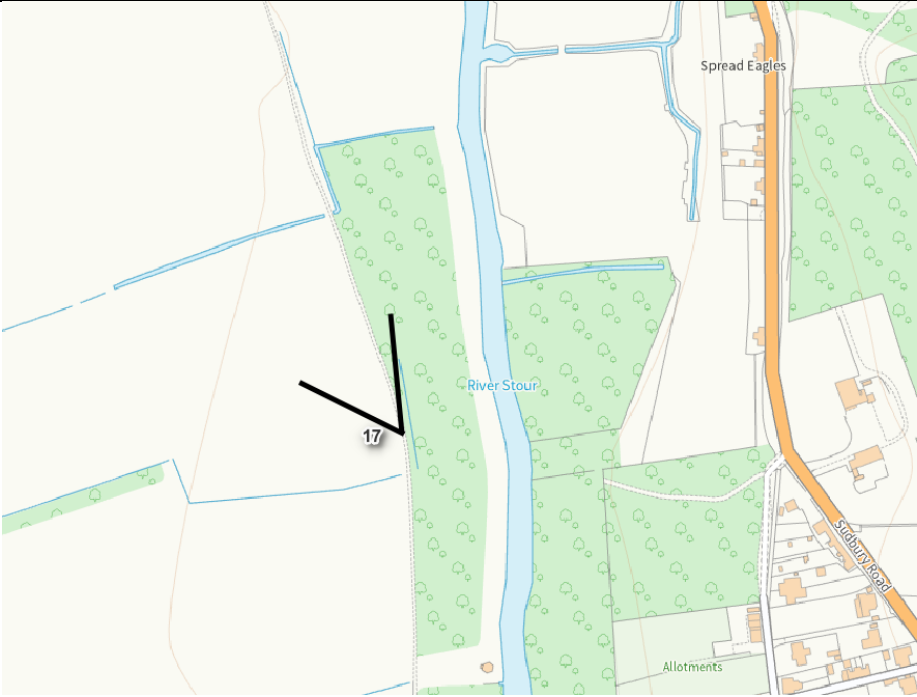
No.	Justification for the key view being locally special
	
11	<p>View of the Millenium Bridge Grid ref: TL 9070 3374 Important landmark in Bures uniting the two parishes</p> 

No.	Justification for the key view being locally special
	
12	<p data-bbox="256 920 743 992">From Angel House up the High Street and Cuckoo Hill</p> <p data-bbox="256 1003 576 1037">Grid ref: TL 9069 3412</p> <p data-bbox="256 1048 563 1081">Medieval street scene</p>  

No.	Justification for the key view being locally special
13	<p data-bbox="256 248 711 322">From the Millenium Bridge across towards Mount Bures</p> <p data-bbox="256 333 576 367">Grid ref: TL 9069 3371</p> <p data-bbox="256 378 762 495">Panoramic view from Bures towards the distinctive spire of St John's Mount Bures</p>  
14	<p data-bbox="256 1339 759 1413">From the Public Rights of Way near Bakers Hall towards Bures</p> <p data-bbox="256 1424 576 1458">Grid ref: TL 9007 3341</p> <p data-bbox="256 1469 783 1547">First view of Bures in its setting when approaching from Earls Colne</p> 

No.	Justification for the key view being locally special
	
15	<p data-bbox="256 1043 783 1335">From Jubilee Grove across the water meadow and river Grid ref: TL 9062 3342 Scene of environmental and heritage importance. Traditional water meadows from the new community woodland, Jubilee Grove</p>  

No.	Justification for the key view being locally special
<p>16</p>	<p>Ford at Arger Fen Grid ref: TL 9303 3560 Historic water crossing of the Assington Brook</p>  
<p>17</p>	<p>View along track from Lamarsh towards Bures Grid ref: TL 90482 34475 Much favoured Bures residents' walk</p> 

No.	Justification for the key view being locally special
	

Appendix D: Locally listed Trees































No.	Type of tree and position	Grid ref	Reason for significance	
1	Pollarded Limes at Bures School	TL 90906 33918	Sense of permanence as these trees have been there for so long. Grandparents picking up from school saw them when at school themselves	
2	Maple at the entrance to Bures Community Centre	TL 90883 33900	Place where parents have sat and waited for children from school since 1960	
3	Millennium Oaks alongside the path across the recreation ground	TL 90819 33889	Planted by the children of the village to mark the Millennium. Plaque recording this is on an oak plinth on the rec.	




No.	Type of tree and position	Grid ref	Reason for significance	
4	Black Poplar on the rec near Bures Cricket Pavilion	TL 90704 33759	Planted in 2000 next to a memorial bench	
5	Oak in the hedge line at the recreation ground.	TL 90837 33763	A favourite for children climbing trees for 50 years.	
6	Copper Beech on the corner of Nayland Road and Church Square	TL 90781 34035	TPO Significant tree for children as a 'wait by the tree' spot	



No.	Type of tree and position	Grid ref	Reason for significance	
7	Sweet Chestnut in garden of Old Vicarage	TL 90731 33904	Magnificent large specimen remembered by many from childhood when attending Sunday School in the Post Room	
8	Norway Maple in churchyard	TL 90687 34048	Beautiful memorial tree much admired	
9	Beech in churchyard	TL 90707 33996	Significant tree in the churchyard	




No.	Type of tree and position	Grid ref	Reason for significance	
10	Pollarded Lime Trees in the churchyard along Wharf Lane	TL 90662 34002	See 1. A	
11	Chestnut at Ferriers Barn	TL 89679 33800	A favourite tree for residents and members at Ferriers Barn. A good conker tree for children.	
12	Isolated Oak off PROW from Arger Fen to Bures	TL 92379 34965	A favourite tree for residents	

No.	Type of tree and position	Grid ref	Reason for significance	
13	Cedar at top of the Cemetery Drive	TL 90999 34355	Strong associations with visits to the cemetery. Ancient trees – Cedar approx. 175 yrs old recently reduced for safety reasons. Previously alongside a Redwood which was also reduced due to risk of falling.	
14	Alders in Wharf House garden	TL 90623 33959	Significant to the river scene	
15	Oak on Cuckoo Hill	TL 91313 34472	Oak noted for its stunning branch structure and as the home to a barn owl.	


No.	Type of tree and position	Grid ref	Reason for significance	
16	Beech in Secretaries garden	TL 90499 34026	Beautiful tree seen and admired daily by many residents	
17	Ginkgo on Bures Common	TL 90530 34003	Much loved ancient species of tree. Also home to Virginia creeper previously on a house demolished in the 1950s. Provider of shade on Bures Common	
18	Oak on Bures Common	TL 90560 34012	Planted to commemorate the Golden Jubilee of Queen Elizabeth II in 2012. Time capsule included by children from Bures School	


No.	Type of tree and position	Grid ref	Reason for significance	
19	Elm on Bures Common	TL 90573 34015	Planted 2021 as an Elm of Hope to mark moving on from the COID 19 pandemic	
20	Ash on Essex Knowle	TL 90542 34002	Significant tree in the street scene	
21	Oak in garden of former Swan pub	TL 90468 33985	Oak threatened with removal when the pub was converted to housing. Residents objected to the application.	



No.	Type of tree and position	Grid ref	Reason for significance	
22	Copper beech on Station Hill	TL 90423 34005	Mature copper beech tree Significant value to street scene along the old walled path to the station.	
23	Sycamore on Station Hill	TL 90413 33992	Classic form of a Sycamore also adding significantly to the street scene on the path to the station.	


No.	Type of tree and position	Grid ref	Reason for significance	
24	Avenue of limes on Smallbridge Entry	TL 92912 33584	<p>Limes planted by Dedham Vale AONB and Stour Valley project to replace the Elm trees lost to Ophiostoma novo-ulmi Otherwise known as Dutch Elm disease. The Elms featured in several paintings by John Nash who lived at nearby Bottomgoms.</p> <p>Above photo by Bill Hiskett</p> <p>Below painting by John Nash</p>	 
25	Group of Oaks and others Colne Road to Parsonage Hill	<p>From TL 90170 33769</p> <p>To TL 90268 33845</p>	Impressive oaks topping the bank and lining the road into the village	


Appendix E: Green Spaces



LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
1	<p>TL 90822 33816</p> <p>Recreation/Sports Ground Bures St Mary</p> <p>Prior to WWII there was a cricket pitch on Vicarage Meadow. In 1946 a recreation ground was created through adding land given as donations. A committee formed of councilors from Bures St Mary and Bures Hamlet was set up to manage the facility for the village. There was a further addition in the 1990s and a riverside area with landing stage and brick-built barbecue added as part of the Millennium projects. The major Millennium project of a bridge over the River Stour goes from this point over to the Essex bank. A PROW was created each side of the river to link to Nayland Road in Suffolk and Colchester Road in Essex.</p> <p>The field is registered as a Field in Trust which protects it from development. The field is in the centre of the village, and is demonstratively special in terms of beauty, historic significance, and recreational value. At times it can be tranquil, and wildlife is plentiful on the river and riverbanks.</p>	 <p>The area size is approximately 3.9ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306³, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 107 of the NPPF (December 2024) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The recreation ground is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the neighbourhood designated area itself which totals approximately 1800ha.</p>


LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
2	<p>TL 90847 33637</p> <p>Home Stable Field Football Club Area and down to the riverbank</p> <p>Bures School playing field and Bures Football Club both benefit from long leases on sections of this field. The annual Bures Music Festival uses the lower section for camping and parking. The lower section is always well-used by dog walkers. This is a much valued and beautiful space allowing views down to the historic mill and river and up to the Claypits community woodland. The green corridor along the river is abundant with wildlife.</p>	 <p>The area size is approximately 5.2ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306³, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 107 of the NPPF (December 2024) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The field is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the neighbourhood designated area itself which totals approximately 1800ha.</p>

LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
3	<p>TL 90977 34107</p> <p>Pikes Marsh Play area and wild area.</p> <p>Bures St Mary Parish Council assumed ownership of the play area and open grass and wild area related to the Pikes Marsh housing development which was built in the 1990s.</p> <p>The area is managed by Bures St Mary Parish Council and by the Sportsground Committee.</p>	 <p>The area size is approximately 0.1ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>
4	<p>TL 90703 34318</p> <p>Bevills Estate Allotments (St Mary)</p> <p>A large area of allotments with riverbank. This long-established resource was previously listed as an Asset of Community Value, a designation only discontinued due to the security of its tenure. Gardeners from those of great experience to those learning the skills and members of the Scout group all benefit from activity here.</p>	 <p>The area size is approximately 0.57ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>


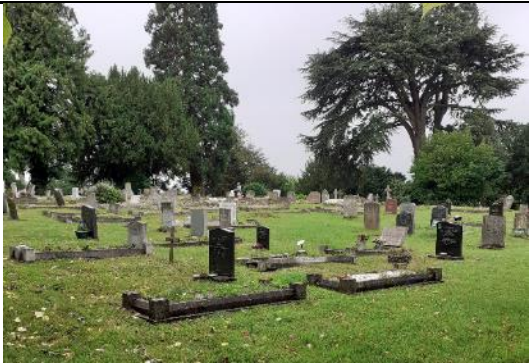
LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
5	<p>TL 90107 34001</p> <p>Glebeland Allotments including the copse (Hamlet)</p> <p>Historic tract of and owned by St Mary's Church and used as allotments for many years. The area contains well-cultivated areas for recreational and subsistence gardening, a community orchard managed by Bures Transition Group and tranquil wild areas given over to nature.</p> <p>The copse is a small but significant area for birdlife and other flora and fauna. A copse which has been allowed to develop alongside the allotments to a point where it has achieved value of its own.</p>	 <p>The area size is approximately 1.96ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>



LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
6	<p>TL 90563 34000</p> <p>Bures Common</p> <p>Bures Common is part of the original medieval common. It was in private hands and used for sheep or horses in recent times. The land was sold to a developer but after a public appeal and other fundraising it was purchased by the village in 2011 and a trust, Bures Common Land Trust, set up to manage the asset. It is used by the community and can at times be vibrant and brimming with life. At other times is a peaceful, tranquil oasis in the centre of the village. There are wildlife areas along the riverbank.</p> <p>The monthly Bures Market is held here, and many village organisations use the facilities of the Dennis Ambrose barn, the restored cattle shed along with the field for their events.</p> <p>The is a landing stage for access to the river for swimming, boating, and boarding and the banks are available for locals to fish. Picnic benches and open space are welcoming to residents and visitors.</p>	 <p>The area size is approximately 0.52ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
7	<p>Essex Knoll</p> <p>Adjacent to the Common is a smaller piece of grassed land owned by Bures Hamlet Parish Council. It houses the Hamlet village sign and commemorative plaque for the Queen's Silver Jubilee, it has a bench seat and provides space for visiting food suppliers.</p>	 <p>The area size is approximately 0.018ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>
8	<p>TL 90583 33440</p> <p>Jubilee Grove</p> <p>This field was the S106 land resulting from housing development at Normandie and Cambridge Way. Part was previously used for further housing. The land was transferred from Braintree District Council to Bures Hamlet Council in 2022. With the help of The Woodland Trust and the Dedham Vale AONB and Stour Valley project, Bures Transition group and other residents planted the land as mixed native woodland. It is intended to make this an area of biodiversity value with walks and an accessible route to enjoy the views. It is already providing a beautiful area of tranquility for residents and home to many wild creatures. The woodland was named to commemorate the Diamond Jubilee of Queen Elizabeth II.</p>	 <p>The area size is approximately 1.19ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

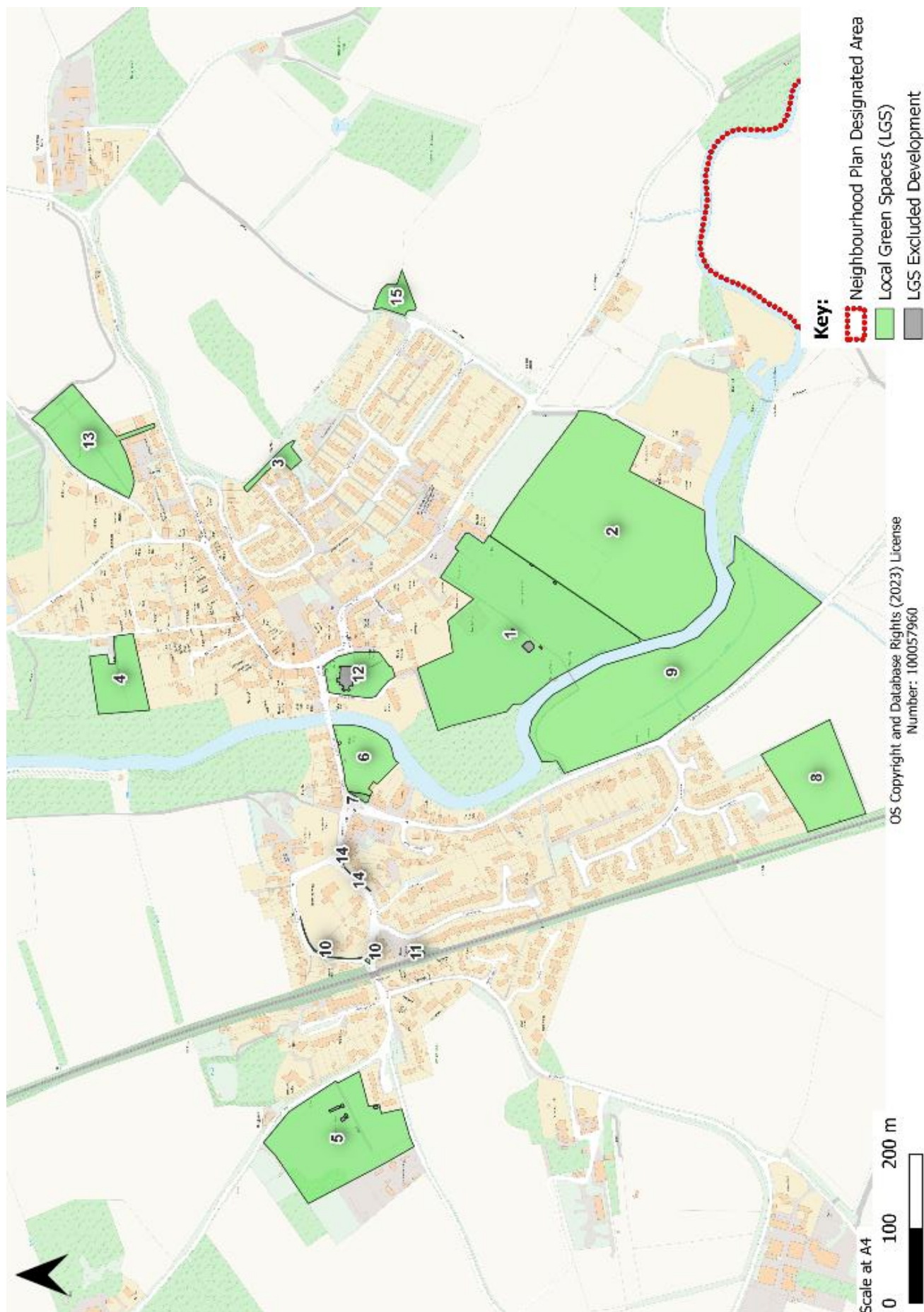
LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
9	<p>TL 90664 33651</p> <p>Water meadows between the B1508, the River Stour and the Cambridge Brook</p> <p>The Public Right of Way from Colchester Road to the Millennium Bridge runs through this beautiful heritage asset. Water meadows are both vital to the flood management of the valley and to the biodiversity of the area. Walkers have traditionally been given permission to walk through the meadow to the public right of way at Bures Mill and across the river towards Nayland Road.</p>	 <p>The area size is approximately 4.12ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306³, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 107 of the NPPF (December 2024) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The water meadows is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the neighbourhood designated area itself which totals approximately 1800ha.</p>

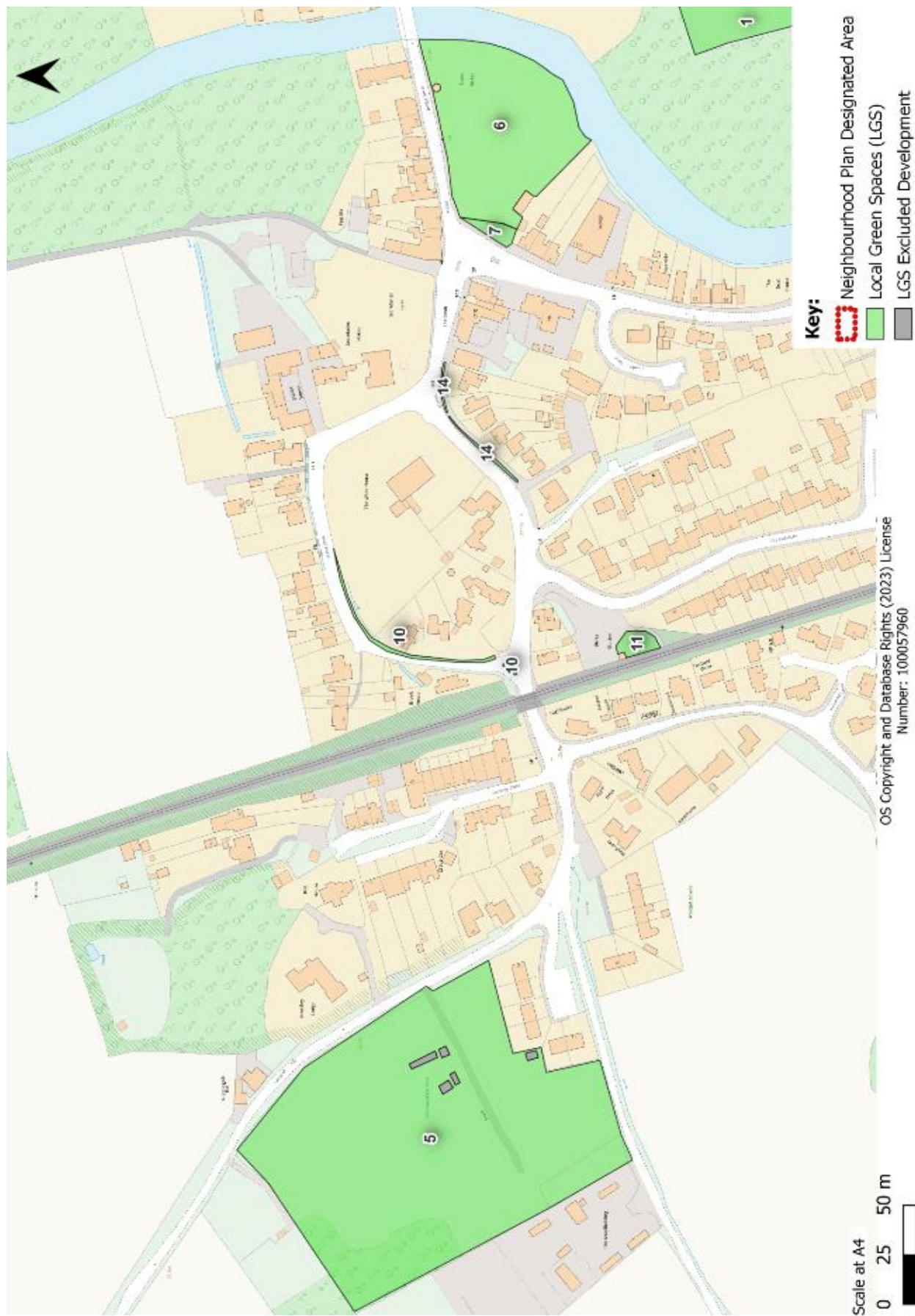
LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
10	<p>TL 90352 34075 (0.016ha) and TL 90308 33980 (0.003ha)</p> <p>Water Lane Triangle and Water Lane Stream</p> <p>Water Lane, historically Watery Land and briefly, Brook Street, became a 'close' when the railway cut through in 1849. The stream is partly in a culvert but mostly open, providing habitat for various species and adding to the pleasant environment of the lane.</p> <p>The triangular green where the land meets Station Hill near the railway bridge is the only one of its type in the village centre. It is an important relic of the traditional method of forming a road junction.</p>	 <p>The area size is approximately 0.019ha in total. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>
11	<p>TL 90309 33933</p> <p>Bures Station Garden</p> <p>The railway has been part of the heritage of the village since the line and station, part of the Stour Valley Line, was built in 1849. Following the closure of the line beyond Sudbury, the station house and buildings were taken down and the area now garden became derelict land. A local commuter tamed the land in the 1980s and a Station Adopters scheme set up by Greater Anglia 20 years ago helped to continue the transformation into what is, today a lovely tranquil space for travelers and wildlife to enjoy. A thriving station adopters group cares for the garden.</p>	 <p>The area size is approximately 0.019ha. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
12	<p>TL 90689 33995</p> <p>St Mary's Churchyard</p> <p>The setting for the Grade I listed St Mary's Church and an area of great historic significance. A geophysical survey in the 1990s found the site of an earlier church to the south of the current St Mary's. This earlier St Mary's was superseded by All Saints which was then, later, renamed St Mary's.</p> <p>The churchyard also contains remnants of WWII defenses relating to the Stop Line which ran through the village.</p> <p>This is now close to burials. Part of the South section of the churchyard is wildflower meadow producing a beautiful display in May and June. It is a beautiful, restful refuge in the village centre.</p>	 <p>The area size is approximately 0.04ha. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>
13	<p>TL 90984 34375</p> <p>Bures Cemetery</p> <p>Bures Cemetery is an oasis of peace and tranquility. It is well managed both for the purpose of burials and visitors to graves and for biodiversity. There are areas designated for wildlife which enhance the overall air of calm.</p>	 <p>The area size is approximately 1ha. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

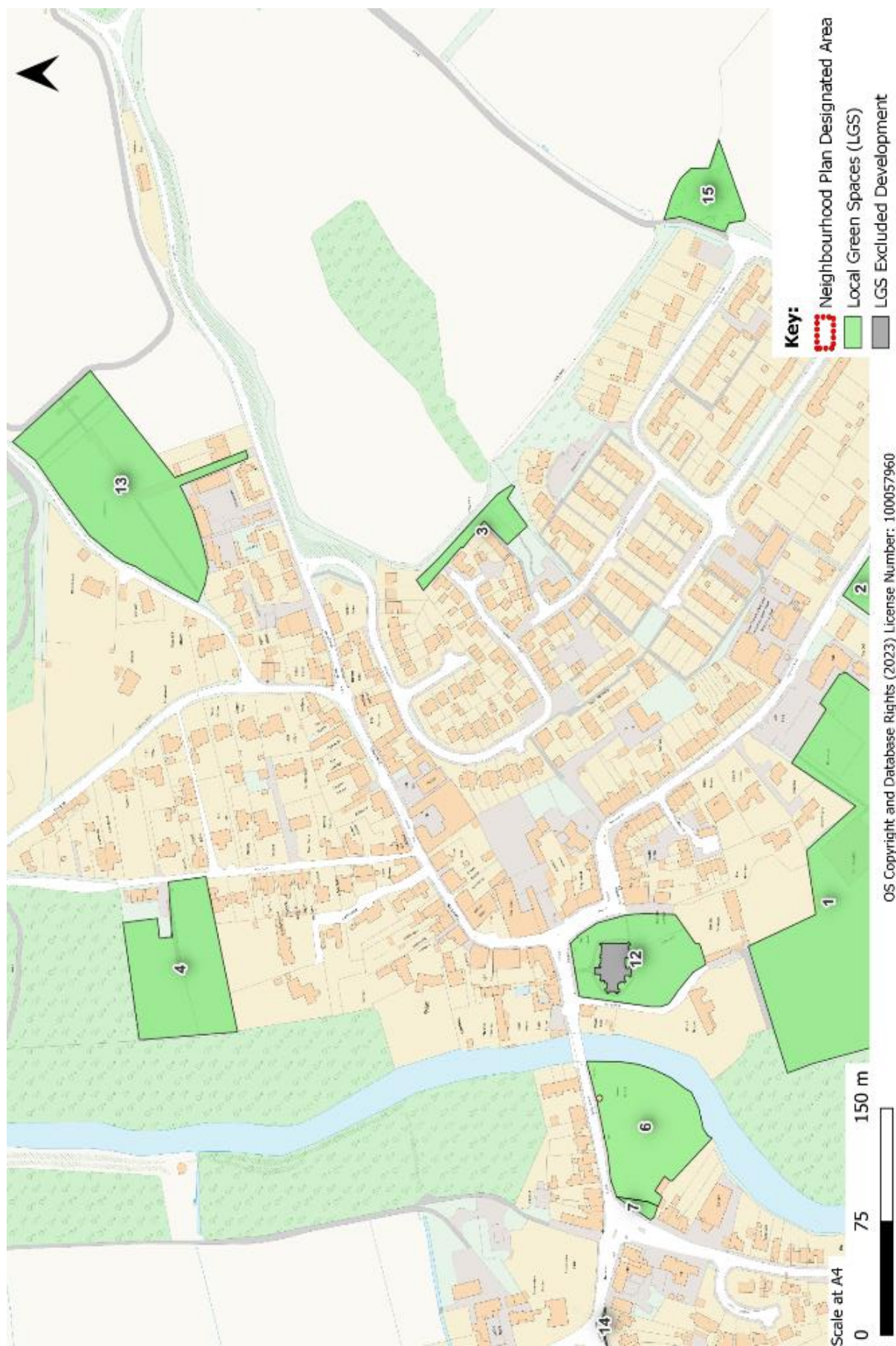
LGS	Demonstrably special to the local community (beauty, historic significance, recreational, tranquility, wildlife or other)	Image and Size of LGS
14	<p>TL 90427 34009</p> <p>Station Hill Garden</p> <p>This garden runs from the entrance to the station at the Paddocks junction to just before the building converted from the garage where the wartime fire engine was kept to housing in 2019.</p> <p>The garden has recently been the subject of a Braintree Community Gardens grant award and has been replanted and had large oak planters added.</p>	 <p>The area size is approximately 0.007ha. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>
15	<p>TL 91210 33957</p> <p>Claypits Community Woodland</p> <p>This land was made available to Bures Transition Group in 2011 by the Bevills Estate for the creation of a community woodland. Children from Bures School planted the trees with the help of Suffolk Wildlife Trust and members of the Transition Group. The woodland provides a beautiful viewing spot over the valley.</p>	 <p>The area size is approximately 0.17ha. It is local in character to Bures, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

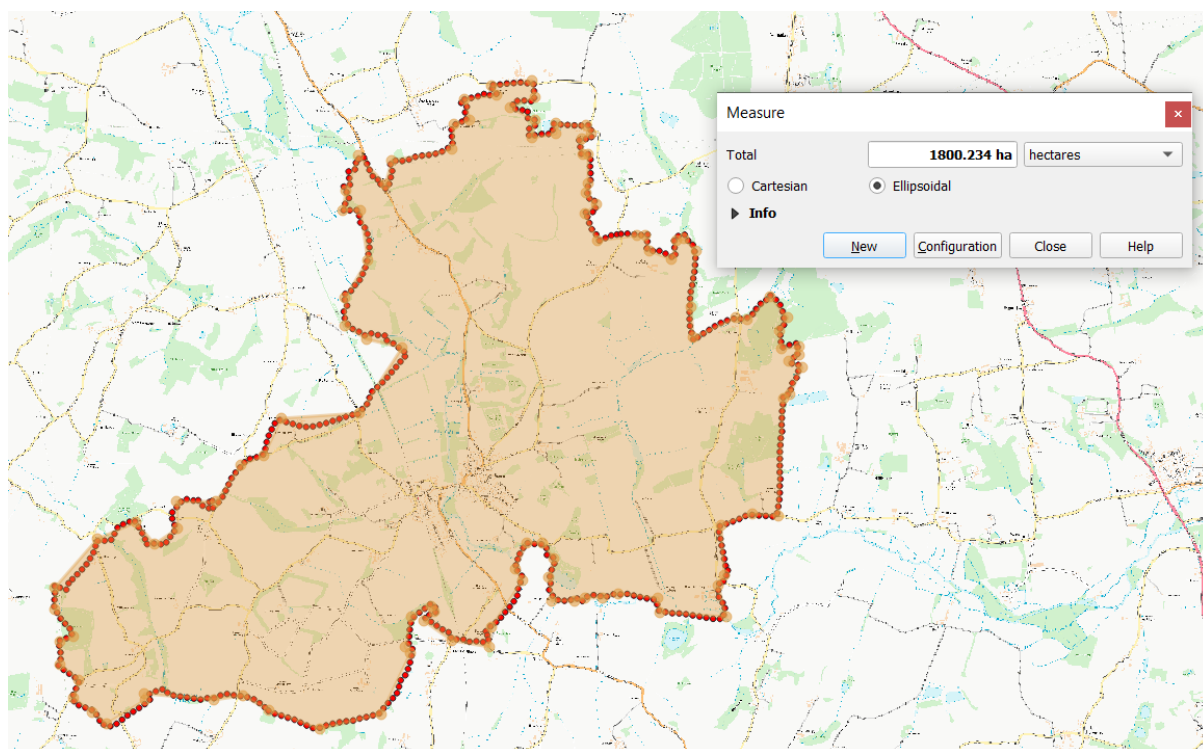
Name	LGS Criteria				
	Beauty	Historic	Recreation	Tranquil	Wildlife
Recreation/Sports Ground	X		X		
Home Stable Field Football Club Area and down to the riverbank		X	X	X	X
Pikes Marsh Play Area and wild area			X		X
Bevills Estate Allotments (St Mary)			X	X	
Glebeland Allotments including the copse (Hamlet)		X	X	X	X
Bures Common	X	X	X	X	X
Essex Knoll		X	X		
Jubilee Grove			X	X	X
Water meadows between the B1508 the River Stour and the Cambridge Brook	X	X	X	X	X
Water Lane Triangle and Water Lane Stream	X	X			X
Bures Station Garden	X	X	X	X	X
St Mary's Churchyard	X	X		X	X
Bures Cemetery	X	X		X	X
Station Hill Garden		X	X		
Claypits community woodland			X		X











Appendix F: Nationally Listed Heritage Assets and Non-Designated Heritage Assets

The information in this appendix was correct at the time of publication. Up to date information should be sought from the local planning authority or from Historic England's National List for England.

There are a number of designated heritage assets within the neighbourhood area, including listed buildings. These are described below.

Grade II Listed Properties in Bures Hamlet

Station Hill – 16,18, 20 and 22, Station Hill, K6 Kiosk Outside previous Swan Public House, The previous Swan Public House, The White House, Wall of the White House

Bridge Street - 1, 3, Bridge Street, The Old Toll House

Water Lane - 34, 36 Water Lane, Secretaries Farmhouse, Barn Approximately 35 Metres North of Secretaries Farmhouse, Coach House and Stable Block
Approximately 10 Metres North of Secretaries Farmhouse, Pear Tree Cottage, Water Lane Cottage

Colne Road - Ferriers Farmhouse, Ancillary Building 15 Metres North West of Ferriers Farmhouse, Baker's Hall

Lamarsh Hill - The Railway Maltings, Hill Farmhouse

Bombose Lane Barn Approximately 70 Metres North East of Bombose Farmhouse

Fishpits Lane - Fishpits, Polstead's Farmhouse

Ravensfield Lane - Ravensfield Farmhouse

Colchester Road Blacksmiths Cottage, The Eight Bells Public House, The Boat House, The Cottage, Pilgrims, Brook House, Railings and Dwarf Wall Approximately 20 Metres East of Brook House

Parsonage Hill – Parsonage Hall **II***

Colne Road - Pricketts Hall

Grade I Listed properties in Bures St Mary

Church of St Mary

Chapel of St Stephen

Grade II Listed Properties in Bures St Mary

High Street - Angel House, Tudor Cottage, The Old Bakery **II***, Baytree House, Bures Baptist Church, Sunday School to Bures Baptist Church, Chapel Cottages, Crown House, Junipers, Malthouse and premises occupied by W A Church **II***, Doctor's House (Old Forge House) Tadworth, The Manse

Church Square – Maynscroft, Outbuildings to the Southwest of the Old Vicarage, Church House, Doctors' Surgery and Post Office (Tanchin and Bondi), The Old Vicarage, The War Memorial

Nayland Road - 1, 2-4, 5-7, Bures House, Hold Farmhouse, Little Mill House, Malting Cottage

Smallbridge – Smallbridge Hall **II*** Stables to the North of Smallbridge Hall

Bridge Street - 8, 9,10, 11

Mill Lane - Bures Mill, Nether Hall,

Cuckoo Hill - Spout House, White Horse House, Fysh House, Moat Farm
Bures Green – Rose Cottage

Gazeley Gate – Gazeley Gate, Overhall,

Workhouse Green – Sawyer's Farmhouse

Sudbury Road – Spread Eagle, Abram Constables, Allens Farmhouse, Great Bevills **II*** Barn to the North of Great Bevills, High Pale Farmhouse, Barns to the North of High Pale Farmhouse, Corn Hall, Farm Building Range Including Adjoining Barns About 100 Metres East of Corn Hall, Cottage About 70 Metres East North East of Corn Hall Including Wall and Dovecote Adjoining Northeast, Dunstead House, Woolman's Farmhouse.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment. Historic England provide guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

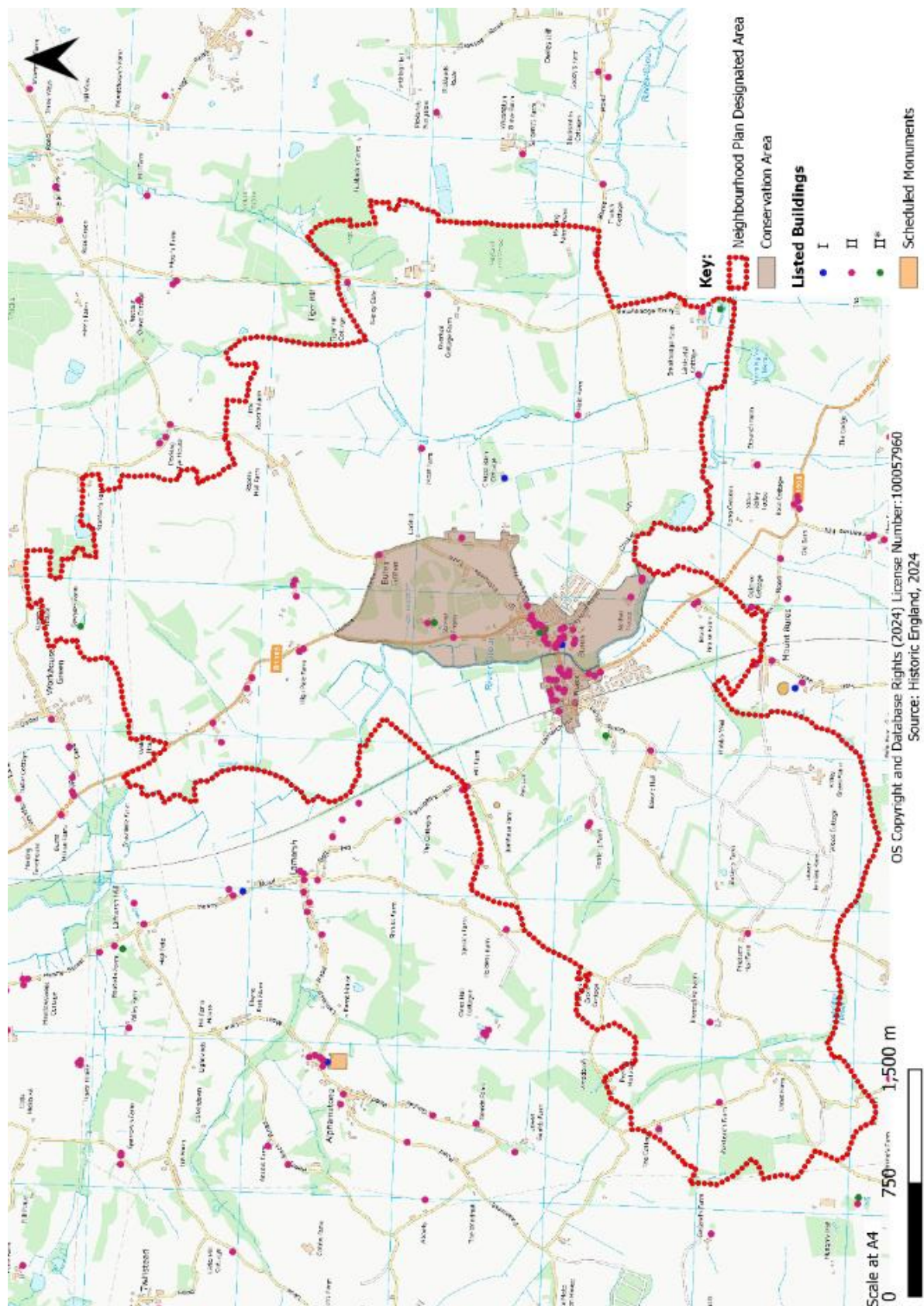
Bures Neighbourhood Plan has adopted the following process for considering assets of historical importance which could be included on a local list:




- Review of designated assets and data held on the Historic Environment Record;
- Identification of assets of local importance through consultation
- Assessment according to Historic England criteria⁶⁵, below;
- Further consultation with residents.




⁶⁵ Taken from Local Heritage Listing: Historic England Advice Note 7: [Local Heritage Listing: Identifying and Conserving Local Heritage](https://historicengland.org.uk) (historicengland.org.uk)

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens, and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction, and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Map of Statutory Listed Assets in the Neighbourhood Development Area







Grid reference	Assessment: Heritage Asset Type	Age	Rarity	Architectural	Group Value	Archaeological Interest	Historic Interest	Landmark status	
1. TL 90751 34168	Croft House High Street This and the adjoining property were converted into residential dwellings in 1998. This property has unusual and distinctive features, including bottles set into the masonry and a curved wall.	✓	✓	✓	✓		✓		
2. TL 90749 34165	The Old Croft 19 th Century former shop on High Street with retained shopfront. Forms part of street scene	✓			✓		✓		
3. TL 90841 34192	1,3,4,5,6,7 The Granary High Street These 1830s red-brick maltings were converted to maisonettes in 1995. They form an important part of the streetscape and reflect Bures's industrial past.	✓	✓	✓	✓		✓		

4. TL 90724 34132	Apsley House High Street A 16 th Century timber framed property. Formey the Post Office, Apsley House was rendered and the windows replaced in the 1970s. Current façade belies its earlier origins.	✓		✓	✓		✓		
5. TL 90712 34117	Former butcher's shop part of Willow House High Street Another reminder of Bures's more commercial past. Glazed bricks and wide shop windows have been retained.	✓	✓	✓	✓		✓		
6. TL 90712 34117	Willow House High Street A two-part property made up of original early 19 th Century house with early 20 th century addition. Interesting balcony overlooking the southern end of the High Street.	✓	✓	✓			✓		




7. TL 90704 34130	St Mary's High Street Red brick nineteenth century building. Timber sash windows retained. Served as the Post Office in the early 20 th Century.	✓	✓	✓	✓		✓		
8. TL 90852 34207	Malting Cottage High Street Upper Story timber framed construction. Restored in early 20 th Century and again in 1990s.	✓	✓	✓	✓				
9. TL 90906 34226	Cuckoo Barn Cuckoo Hill Timber-framed former barn/cattle shed converted into a house in the late 20 th Century. Origins likely 18 th Century.	✓	✓	✓			✓	✓	

10. TL 90997 34288	The Almshouses Cuckoo Hill Great Ropers' Charity Almshouses built by William Atkinson in 1866 for those of the parish in need and having reached 60 years. In 2012 original Victorian decorative roof tiles were removed and replaced with modern tiles and timber windows replaced with UPVC	✓	✓	✓	✓		✓		
11. TL 90870 34239	Cellini Court High Street Interesting white weather-boarded property, likely to be 19 th Century in origin. Adds to the street scene at the top end of the High Street	✓	✓	✓	✓				
12. TL 90750 34038	3 and 5 Church Square Red brick, slate roofed, workers cottages. Likely to be built to house workers at maltings. Most have multipaned timber windows with some originals surviving.	✓	✓		✓		✓		

13 TL 90770 34046	The Three Horseshoes Church Square Public House, likely to be of 18 th Century origin with early 20 th Century façade, masking timbered construction. Formerly annexed to blacksmiths (now demolished).	✓	✓	✓			✓	✓	
14 TL 90693 34071	Central Stores Bridge Street Good example of purpose built shop building with accommodation .19 th C construction with original sashes windows above the shop section and original shop windows. Sashes replaced with UPVC in the residential section.	✓	✓	✓	✓		✓	✓	



15 TL 90711 34071	Chambers Former Bus depot A landmark in the street scape of the village centre. Part of it a former shop and another a period gabled building. Early 20thC industrial bus depot doors onto street. Site of the medieval Bures market.	✓	✓	✓	✓	✓	✓	✓	
16 TL 90897 33915	Bures School Nayland Road Built as a National School in 1839 and extended several times in the 19 th Century. The original building has distinctive features across the top of the windows. The building was extended again in the 21 st Century. The original wooden sashes have recently been replaced, with some UPVC.	✓	✓	✓	✓		✓	✓	

17 TL 90931 33897	School House Nayland Road Built in the 1850s as the accommodation for the head teacher. It was sold in 1967. Painted brick, with original sashes	✓	✓	✓	✓		✓		
18 TL 90953 33881	24 Nayland Road Mid to late 19 th Century property. Also thought to have been built in association with the school. Original timber sash windows and door have been retained.	✓		✓	✓		✓		
19 TL 90738 33779	Bures Cricket Pavilion Bures Recreation Ground Dr Thomas and St Osyth Wood helped to finance the purchase of the Vicarage Meadow in the 1940s as part of the setting up of the Recreation Ground. It is believed that the pavilion predates this and that it originates from the 1920s. Wooden, weather-boarded construction typical of the period	✓	✓	✓			✓	✓	

20 TL 90641 34056	Remnant of former tannery Bridge Street An important relic of the industrial past in Bures. This building still retains the louvred windows on the river side (now protected) which would have allowed a flow of air to dry the hides.	✓	✓	✓			✓	✓	
21 TL 90614 34029	Pillbox Bures Common A hexagonal concrete FW3/22 pillbox, with an internal anti-ricochet wall and loopholes for five Light Machine Guns and one rifle. 15in thick bulletproof walls	✓	✓			✓	✓	✓	
22 TL 90571 34034	15 Bridge Street Rendered timber framed building. Timber sashes retained. Built in traditional, vernacular style in the mid 19 th Century. Forms part of street scene looking onto the Common.	✓		✓	✓		✓		

23 TL 90553 34031	13 Bridge Street Built at similar time to No.15 next door. Original sashes retained. Forms part of street scene looking onto the village common.	✓		✓	✓				
24 TL 90502 34004	Old Saddlery Colchester Road Bures Hamlet's old saddlery building now residential. Original sashes intact. 19 th Century of Suffolk White Brick under slate roof.	✓		✓			✓	✓	
25 TL 90454 33947	Hamlet House Hamlet Court Mid 19 th Century residential property to rear of Eight Bells PH. Originally the home and offices of Charles Deaves builders. Original sash windows and door retained.	✓	✓	✓			✓		

26 TL 90504 33929	River House Colchester Road Early 19 th Century residential house backing onto River Stour. Symmetrical façade. Windows replaced with UPVC in 1990s.	✓	✓	✓			✓		
27 TL 90335 33963	Station Hill Well preserved pair of houses, of Suffolk white brick construction under slate roof. Built in 1849 linked Stour Valley Railway station. With the station building itself demolished, this pair serves as a reminder of Bures's railway heyday. Original features retained.	✓		✓			✓	✓	
28 TL 90370 33961	17 Station Hill Two further cottages from the railway era now one residence. This stands at the end of the New Cut where the road layout changed due to the railway. The building features a ghost sign advertising Church Contractor	✓			✓		✓		

29 TL 90480 33889	10 Colchester Road Georgian property with retained sash windows. Porch added and dormer removed early 20thC. Contributes well to the street scene.	✓		✓	✓		✓		
30 TL 90490 33829	16,18,20,22,24 Colchester Road Distinctive terrace with ornamental brick features above the windows and leaded light windows.	✓	✓	✓	✓				

Glossary

Term	Definition
Affordable Housing (NPPF 2024 Definition)	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>C. Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those</p>

Term	Definition
	who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
BNG	Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development ^{27F66} .
Community Led Development (NPPF Definition December 2024)	A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.
Green Corridors	Areas of habitat connecting wildlife populations.
Green Infrastructure (NPPF Definition December 2024)	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

⁶⁶ [Understanding biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-biodiversity-net-gain)

Term	Definition
Local Green Space (LGS)	Local Green Space is a way of designating local green areas , which meet a set of criteria, in order to protect them from inappropriate development.
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
Rural Exception Site (NPPF Definition December 2024)	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Sustainable Drainage System (SuDS)	A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.