

	Full Council
Date	10 August 2026
Agenda Item	5a

Meeting between Braintree District Council and Halstead Town Council

14/7/26

Present :

Neil Jones, Melanie Corbishley Planning BDC

Cllrs Jim Bond, Paul Nunn, Janet Atkinson, Linda Hilton, Jackie Pell HTC

Sarah Greateorex Town Clerk HTC

Planning application 25/02741/FUL

At its meeting on 12 January 2026, HTC stated that it had no objection to this application. The meeting had also been attended by the Halstead 21st century group, who have spent 13 years trying to ensure that the air raid shelters are preserved. They pointed out that this may be the last chance to save the shelters.

BDC planning department requested a joint meeting, as the application has yet to be determined by BDC, but it is hoped that joint discussions will be able to secure the future of the part of the site that includes the air raid shelters and warden hut, if BDC agrees that the planning application can go forward. The plan would be to secure the heritage element for the future by keeping most of the air raid shelters and making the site available for residents and the wider area. Of the 15 air raid shelters 10 are to be retained and refurbished to varying degrees, 5 demolished and the warden shelter refurbished

BDC asked whether HTC would consider taking on responsibility for the part of the site with the retained air raid shelter as HTC are considered to be the more appropriate local body for taking on the long-term stewardship of the retained air raid shelters. The applicant has offered a 99- year lease. HTC could seek a freehold offer with a nominal £1 fee, or a much longer leasehold agreement. If the land were to be transferred to HTC the owner of the land, Halstead New Homes, would have responsibility for reasonable legal costs which would be incurred by HTC. There would need to be a conservation management plan which would be approved by BDC, and if the development proceeded the refurbishment works would

be overseen by an independent heritage works supervisor (CARE Register RICS) who would be engaged by the developer.

HTC, rather than managing the site itself, would be likely to offer the management of the site to the Halstead 21st century group, as they are mindful that this organisation is already committed to the conservation of the site.

Recommendation: that in the event that BDC grant planning permission for the development, HTC supports in principle the suggestion from BDC that it takes on the ownership and responsibility for managing the part of the Land East of the High Street site where the retained air raid shelters and ARP bunker are located, subject to agreement of the terms of the transfer and the refurbishment of the shelters as specified in the Conservation Management Plan. On/or before completion of the transfer HTC would look to make appropriate arrangements for allowing public access to the retained shelters, which could be facilitated by an agreement that the day-to-day management of the site is licenced to a community group, such as the Halstead 21st Century group. Or any suitably skilled successor group.



Sarah Greateorex