

**Draft Braintree District Sustainable Community and Local Development Framework  
Core Strategy**

**Contact Details:** Paul Munson and Sara Moutard

**Designation:** Head of District Development and Head of Corporate Policy

**Ext. No:** 2560 and 2361

**E Mail Address:** [paul.munson@braintree.gov.uk](mailto:paul.munson@braintree.gov.uk); [sara.moutard@braintree.gov.uk](mailto:sara.moutard@braintree.gov.uk)

**Background Papers:** Evidence Base Studies (on Planning Policy Website)

**Financial Implications:** Costs of consultation to be met from existing budgets

**Equalities Implications:** Accessibility issues. The draft Strategy will be Equalities Impact Assessed and rural-proofed before being finally signed off

**Legal Implications:** None

**Options:**

- To approve the draft Core Strategy (the 'Planning Policy') elements of the document for Public Consultation.
- Not to approve them for Public Consultation.
- To amend them prior to Public Consultation.

**Risks:** That the Core Strategy would not be found sound by the Planning Inspectorate.

## **EXECUTIVE SUMMARY**

This document comprises the combined draft Sustainable Community Strategy and the Core Strategy element of the Local Development framework for the Braintree District for the period up to 2025. Government guidance stresses the importance of closely linking the two documents and this is the first time that they have been joined up in this way.

The document is being prepared jointly by the Braintree District Local Strategic Partnership (which is responsible for developing the Sustainable Community Strategy – or community priority - elements) and Braintree District Council which is responsible for developing the Core Strategy – or planning policy – elements.

Some of the Community Strategy elements are still being finalised. They will shortly be endorsed for consultation by the Local Strategic Partnership and this will be done before the end of October.

The Core Strategy proposals have now been considered by the Local Development Framework Panel which agreed on 24<sup>th</sup> September to recommend that the Council should approve them for public consultation. The Cabinet also considered the document at the meeting on 9<sup>th</sup> October 2008.

The Core Strategy elements of the document sets out the following:

- A requirement for around 4,600 dwellings to be built in the District between 2008 and 2025. The majority of these dwellings will be on existing housing allocations or Urban Capacity Sites within current settlement boundaries, but there will be a need for around 1,400 dwellings on greenfield sites in new growth locations.
- A proposed settlement hierarchy with 3 main towns, six key service villages and other villages and countryside. It proposed that new growth locations should be situated on the edge of Braintree and Witham, as these provide the main sources of local employment and community services.
- Proposed growth locations for 1,400 dwellings are identified in north-west Braintree (500 dws) and south-west Witham (600 dws) and north-east of Witham (300 dws within the Parish of Rivenhall). Around 200 dwellings will also be provided on mixed use regeneration sites, including employment and community provision at Silver End and Sible Hedingham.
- Future general employment provision is proposed at north-west Braintree (15 ha) and to the north-east of Witham (6.0 ha within Rivenhall Parish), together with a 12.5 ha business park proposal south-west of Great Notley.
- Nine Core Policies to guide development in the District, including a policy on affordable housing, which suggests that housing schemes with a size threshold of 5 dwellings, or 0.2 ha should provide affordable housing, with a percentage of 40% of these sites comprising affordable housing.

The Draft Strategy will be accompanied by a Technical Supplement which will provide background information to support the content of the proposed strategy – including the Community Strategy and Core Strategy elements.

Consultation will take place during November and December. Following consultation all responses will be considered by the Local Development Framework Panel and the Local Strategic Partnership to determine whether any changes are required before the LDF element is submitted to Government for examination and approval.

The full document can be viewed on the Councils website at [www.braintree.gov.uk](http://www.braintree.gov.uk) under Council & Democracy, Committees, Council meeting 20<sup>th</sup> October 2008 and hard copies are available on request from Member Resources.

As mentioned previously - it is for Council to approve the LDF elements of the strategy and for the Local Strategic Partnership to approve the Sustainable Community Strategy elements.

### **Recommendation**

(In relation to the Core Strategy and planning elements only)

That the Council approves the Draft Braintree District Sustainable Community and LDF Core Strategy for public consultation.