Business Briefing
Publication Draft Local Plan
28th June 2017
Planning Context

Required to have an aspirational but realistic Local Plan to guide development in the District over the next 15 years

Must be in conformity with the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG)

The Local Plan should include the key strategic priorities of an area

Accompanied by a robust and credible evidence base

Our Local Plan has been in production since late 2014

- Issues and Scoping consultation held early 2015
- Draft Local Plan consultation held summer 2016

The Local Plan will replace the 2011 Core Strategy and 2005 Local Plan Review
This Stage – Publication Draft Local Plan

- This is the Local Plan that we will submit for examination
- There are no alternative options
- Subject to a more formal and technical stage of consultation on soundness
- Soundness means;
  - Positively prepared, Justified, Effective and Consistent with national policy
- Must all meet the Duty to Co-operate
- All comments received are sent to the Planning Inspector to consider
Section 1 - Contents

Strategic section 1 – shared with Colchester and Tendring and prepared with the assistance of ECC

Provides a strategic vision and objectives for North Essex

Includes ten policies on strategic issues

Broad areas of search for three garden communities

All three local authorities will be consulting on this section at the same time

Is expected to be part of a separate joint examination
Section 1 - Garden Communities

Identify broad areas of search for three standalone communities

- Colchester/Braintree Borders 2,500 homes within plan period (15,000-24,000 homes overall)
- West of Braintree 2,500 homes within plan period (7,000-10,000 homes overall)
- Tendring/Colchester Borders 2,500 homes within plan period (7,000-9,000 homes overall)

Policies to set the framework and principles for development

Separate development plan document will be completed for each of the communities
Section 2 - Contents

• Contains policies and allocations relating to Braintree District only

• Three main chapters of policies reflecting the three strands to sustainable development
  – A Prosperous District
  – Creating Better Places
  – The District’s Natural Environment

• Strategic and non strategic policies used in the determination of planning applications

• An ‘Inset Map’ for settlements in the District showing details of the allocations contained within them
Section 2 - Vision and Key Objectives

12 Key Objectives apply to the whole Plan. These include:

- Creating a successful economy
- Retail and Town Centres
- Transport Infrastructure
- Broadband
- Education and Skills

A Vision to make the District the most successful place to live and work in Essex.
Section 2 - Spatial Strategy

- Includes 5 categories of settlement based on an areas sustainability from Main Town to Countryside

- States the overall spatial strategy as follows;

  The broad spatial strategy for the Braintree District should concentrate development on the town of Braintree, planned new garden communities, Witham and the A12/Great Eastern Mainline corridor and Halstead
Key Policies - Housing

• An average of **716** new homes per year 2013 – 2033
• 30% urban and 40% rural requirement affordable housing
• Around 90 allocations for new homes
• The largest new allocations are;
  – East of Great Notley 1,750
  – East of Broad Road 1,000
  – Towerlands 600
  – Feering 750
  – Wood End Farm 450
  – Panfield Lane 600
Key Policies – Commercial

- Over 50ha of new employment land proposed including:
  - 18.5 business park to the west of the A131 at Great Notley
  - 6.8ha extension to Eastways Industrial Estate, Witham
  - 2ha extension to Bluebridge, Halstead
  - Mixed uses on the major growth residential sites
  - Major employment offer on the Garden Communities

Existing employment sites are retained
Key Policies – Commercial

- Specific retail and regeneration sites are allocated in the town centres. Notably Manor Street, Braintree and Newlands Precinct, Witham
- Retail policies for protecting and enhancing town centres, Freeport and the Retail Park
- Successful existing employment areas retained
- Support for small scale rural businesses
- Support for tourism facilities
- Policies supporting additional land for education as required
Key Policies – Infrastructure

- Enable all forms of infrastructure to support development
- Overall policy on securing infrastructure on page 157
- Sufficient appropriate infrastructure is required for permission to be granted for new development
- There are also specific policies to support
  - The provision of broadband
  - Education land
  - New road infrastructure
  - Open space
  - The protection of local community services
- We must work with partners to achieve these improvements
Infrastructure A12/A120

• Local Plan is generally supportive of the improvements but is not directly involved
• Transport modelling to support the Local Plan works on a worst case scenario
• We are expecting announcements from the HE re the A12 in late summer
• Announcement from ECC preferred A120 route in the Autumn
Local Plan Timetable

• Publication Draft Local Plan Consultation – 16th June to 28th July 2017
• Processing of comments - August - September 2017
• Submission to Secretary of State – Autumn 2017
• Examination in Public Strategic Shared Plan – Winter 2017/18
• Examination in Public BDC Local Plan specific – Spring 2018
• Receipt of Inspectors report – Summer 2018
• Adoption – September 2018
Business Breakfast
28th June 2017