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| Inspector's Report on Core Strategy and Proposed Adoption of Core Strategy incorporating Changes | Agenda No: 5 |
| <p>Corporate Priority: Environment is clean and green, business is encouraged and local economy prospers, housing and transport meet local needs</p> <p>Report presented by: Eleanor Dash</p> <p>Report prepared by: Eleanor Dash</p> | |
| Background Papers: Braintree District Core Strategy Inspector's Report on the Examination into Braintree District Council Core Strategy 28.7.11 | Public Report |
| <p>Options: To approve changes, or not approve changes, to the Core Strategy set out in the Inspector's Report. To recommend adoption, or not to recommend adoption, of the Core Strategy to the Council (to be considered at the meeting on 19th September.)</p> | <p>Key Decision: Yes (Recommendation to Council)</p> |
| <p>Executive Summary: The Planning Inspector who examined the soundness of the Core Strategy sent his report to the Council on 28th July 2011, in which he concluded that the Core Strategy was an appropriate basis for planning the District over the next 15 years and was sound. He set out a limited number of changes to the Core Strategy, which are needed to meet legal and statutory requirements. These changes are binding upon the Council if it adopts the Core Strategy. Almost all of these changes had been suggested by the Council in response to points raised and do not alter the overall strategy and have been approved by the Chairman of the LDF Panel under delegated powers. In addition, the Inspector required three further changes to make the Core Strategy sound, which are set out in this report.</p> <p>The report recommends that the LDF Panel approve the changes to the Core Strategy set out in the Inspector's Report and that the Panel recommends that the Council adopts the Core Strategy incorporating these changes. It also recommends that the Council applies for a certificate of conformity for the Core Strategy with the National Planning Policy Framework as soon as these are available.</p> | |
| <p>Decision:</p> <p>To approve changes to the Core Strategy set out in the Inspector's Report, which are contained in the Appendices to this report.</p> <p>To recommend that the Council adopts the Core Strategy incorporating these changes and that the Council applies for a certificate of conformity for the Core Strategy with the National Planning Policy Framework, when the Framework is approved.</p> | |
| <p>Purpose of Decision:</p> <p>To inform Members of the Inspector's Report and Changes to the Core Strategy and to Recommend that the Council should adopt the Core Strategy incorporating these changes.</p> | |

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| Corporate implications [should be explained in detail] | |
| Financial: | Costs of LDF Evidence and Core Strategy Preparation and Examination |
| Legal: | As set out in the report |
| Equalities/Diversity | As set out in the report |
| Customer Impact: | Impact of Core Strategy being found sound on planning proposals and future applications |
| Environment and Climate Change: | As set out in the report |
| Consultation/Community Engagement: | Core Strategy Consultation |
| Risks: | Risk of Core Strategy not being adopted Risk of Legal Challenge during 6 week period after adoption |
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1 Background

1.1 The Council submitted the Core Strategy for examination on 17.1.11. Planning Inspector Mike Moore was appointed by the Secretary of State for Communities and Local Government to examine the Core Strategy. Hearings were held between 18th and 26th May 2011 at which the Inspector examined evidence from objectors, the Council and stakeholders. The Inspector sent his report on the examination into the Core Strategy to the Council on 28th July 2011. (This is available on the Council's website under Planning/ Core Strategy Examination together with a compilation version of the Core Strategy incorporating all of the changes required by the Inspector and identifying the changes in colour.)

2 Inspector's Report

2.1 The Inspector concluded that the Core Strategy provides an appropriate basis for the planning of the District over the next 15 years. He stated that the Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

2.2 He identified twelve issues upon which the soundness of the plan depends and examined these issues at the hearings.

These issues were:-

1. Whether the spatial strategy presented a clear spatial vision
2. Whether the overall level of housing and its distribution are justified
3. Whether the Core Strategy makes appropriate provision for affordable housing
4. Whether the Core Strategy has adequately addressed the needs of the travelling community
5. Whether it would help sustain and strengthen the local economy and support regeneration
6. Whether it provides an appropriate framework for the maintenance and enhancement of the countryside
7. Whether it provides a sound basis for town centre regeneration and retailing

8. Whether the growth locations for Braintree and Witham are soundly based and deliverable
9. Whether the transport priorities are soundly based
10. Whether the Core Strategy makes adequate provision for sustainable development and protection of the natural and built environment
11. Whether it provides an appropriate framework for open space, sport and recreation in accordance with national policy
12. Whether it has clear mechanisms for delivery, implementation and monitoring.

2.3 He stated that a limited number of changes are needed to meet legal and statutory requirements for the plan to be sound and summarised these as follows:-

- Adjust the housing provision in some locations in accordance with the Council's latest evidence;
- Amend the approach to the phasing of growth locations if a 5-year supply of housing land is not being maintained;
- Include appropriate references to economic viability and modify the approach to tenure split in relation to the provision of affordable housing;
- Align the approach to gypsies and travellers with national and regional policy;
- Clarify the relationship between employment land and floorspace requirements;
- Clarify the mix of uses at Great Notley growth location;
- Clarify where policy for the countryside would apply and include geological considerations;
- Delete Marks Farm Neighbourhood Centre as a District Centre;
- Defer to a subsequent DPD the consideration of which places should be Local Centres and when a retail impact assessment would be required;
- Clarify the approach to the protection of the environment and to wildlife sites;
- Amend the requirements relating to water quality;
- Refer to accordance with national standards in consideration of sustainable design and construction; and
- Amend the approach to securing the provision of green space associated with new development so that it accords with national policy and refer to economic viability as a factor in retention of existing recreational facilities.

2.4 Almost all of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's overall strategy.

The Chairman of the LDF Panel has already approved all of these changes, using delegated powers, apart from the following three changes required by the Inspector:-

1. Policy CS1 to add to the policy *'If monitoring shows that a 5-year supply of deliverable housing sites is not being maintained then the phasing of the Growth Locations will be altered to bring them forward earlier than proposed.'*

The Council had already included the following statement in the Core Strategy in the reasoned justification following Policy CS1:-

'It may be necessary to alter the phasing of the growth locations, if monitoring shows a shortage of delivery from other sources.'

The Inspector's required change strengthens this by including it within the policy itself.

2. Delete Paragraph 6.35 *'Having regard to the level of retail development already committed but not implemented, concerns about the cumulative impact of proposals and the vulnerability of the town centres and key service villages, impact assessments will be required for any application for retail uses not within a primary shopping area, which exceeds 200 square metres additional gross floorspace.'*

3. Policy CS6 Delete 'Impact assessments will be required for any retail proposal not within a Town or District Centre which exceeds 200 square metres additional gross floorspace.'
Insert ' The appropriate circumstances in which impact assessments for retail proposals will be required will be established in a subsequent Development Plan Document.'

2.5 The Inspector has removed the Council's requirement for a retail impact assessment for proposals not within a Town or District Centre (ie Great Notley village retail centre) which exceed 200sq m additional gross floorspace, because this is more rigorous than the requirement in Planning Policy Statement 4 (and in the Draft National Planning Policy Framework) requiring assessments for developments over 2,500 sq m. However, he has added a reference which allows the Council to specify circumstances where a retail impact assessment will be required in the Site Allocations and Development Management Document. This will depend upon the Council having sufficient evidence to support the need for a lower threshold, which was not available at the Core Strategy Hearing.

2.6 Following the Court of Appeal judgement in May 2011 that stated that for as long as regional strategies continue to exist, any Development Plan must be in general conformity with them, the Council has had to reinstate the Gypsy and Traveller pitch requirements in policy CS3 set out in the Regional Strategy. (Regional Strategies will not be abolished until the Localism Bill is enacted.) The Council is committed to reviewing Gypsy and Traveller needs in five years time, to include targets for provision to 2026, as the Regional Strategy only covers the period to 2021. This review will enable the Council to base its targets upon up to date evidence of local need and to take account of stakeholders views and local consultation on this matter.

2.7 Members are recommended to approve the changes set out in the Appendix to this report, which include the Inspector's changes above and the changes that were put forward by the Council during the hearing.

2.8 Members are requested to recommend that the Council adopts the Core Strategy at its meeting on 19th September. The date of adoption would be the date of the Council meeting. There is then a period of six weeks during which legal challenges can be made concerning the Core Strategy.

2.9 The Council does not have to adopt the Core Strategy. However, if it decided not to do so, it would not be able to demonstrate that it could provide a housing land supply to meet its future needs. The draft National Planning Policy Framework states that planning permission should be granted where the plan is absent, silent, indeterminate or where relevant policies are out of date, for example where the local authority cannot demonstrate an up to date five year supply of deliverable housing sites. If the Council did not adopt the Core Strategy it could therefore be vulnerable to applications and appeals on unallocated sites.

2.10 In accordance with the draft National Planning Policy Framework it will also be necessary for the Council to apply for a certificate of conformity with the Framework. It is recommended that this should be sought as soon as the Framework is approved.

Appendices Core Strategy Changes

Appendix A Changes to the Core Strategy proposed by the Council

Appendix B Council's proposed Minor Changes

Appendix C Changes that the Inspector considers are needed to make the plan sound

Examination into the Braintree District Core Strategy DPD

APPENDIX A

COUNCIL'S CHANGES NECESSARY FOR SOUNDNESS

These changes have been suggested by the Council, are necessary for the Core Strategy to be found sound and are recommended by the Inspector.

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*. The paragraph numbering below refers to the submission Core Strategy as amended by the Addendum of Focused Changes and Schedule of Minor Changes (October 2010), and does not take account of the deletion or addition of text.

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|---|--|
| SC1 | Executive Summary, Spatial Strategy 4 th paragraph | 500 <u>600</u> dwellings and associated community uses |
| SC2 | Policy CS1 | <i>In Table CS1, Braintree excluding growth locations change:</i> 1500 <u>1300</u> |
| SC3 | Policy CS1 | <i>In Table CS1, Braintree north-west Growth Location West of Panfield Lane change:</i> 500 <u>600</u> dwellings |
| SC4 | Policy CS1 | <i>In Witham excluding growth locations</i> 900 <u>800</u> |
| SC5 | Policy CS1 | <i>In Key Service Villages</i> 450 <u>600</u> |
| SC6 | Policy CS1 | <i>In Other Villages</i> 250 <u>300</u> |

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| SC7 | Paragraph 5.17 | <p>The Council's affordable housing policy is based upon the definition of <u>affordable housing set out in Planning Policy Statement 3.</u></p> <p>Planning Policy Statement 3 Housing defines affordable housing as:-</p> <p>'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:-</p> <p>-Meet the needs of eligible households including availability at a low cost enough for them to afford, determined with regard to local incomes and local house prices.</p> <p>-Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.'</p> |
| SC8 | End of Paragraph 5.22 | <p><i>Add:</i> <u>The Council has calculated that the application of the affordable housing thresholds and percentages, set out in Policy CS2, to the estimated District housing supply to 2026 should provide 1,214 affordable dwellings. The overall, plan wide target for the amount of affordable housing to be provided in the District to 2026 is therefore 1,214 dwellings.</u></p> |
| SC9 | Paragraph 5.23 | <p>The Council believes that the tenure split of affordable housing provided by this policy should normally be 70% rented and 30% intermediate tenure (although alternatives may be acceptable to achieve a maximum delivery on site) and <u>The tenure split of affordable housing provided by this policy will be set out in a supplementary planning document.</u> a <u>All units will be required to meet the space, sustainability and adaptability standards required by the Homes and Communities Agency for rented homes.</u></p> |
| SC10 | Paragraph 5.24 | <p>The Council explicitly seeks to meet the 'Lifetime Homes Standard' for all affordable housing unless there are overwhelming site constraints <u>and taking into account economic viability.</u> In addition, the Affordable Housing Strategy sets out targets for the number of new wheelchair standard units to be provided. These are usually ground floor flats or bungalows, but can include houses with through floor lifts. The Council would normally seek <u>subject to viability</u> at least one wheelchair standard unit on all housing developments in the main towns, which provide affordable housing, as part of that provision.</p> |
| SC11 | Policy CS2 New bullet point 6. | <p><i>Add new point 6:</i></p> <p><u>6. The Local Planning Authority will take economic viability into account where it is proved to be necessary to do so.</u></p> |
| SC12 | Paragraph 5.27 onwards | <p><i>Reinstate original wording and paragraph numbering as follows:</i></p> <p>5.27 There is a need for additional sites to meet the needs of gypsies and travellers in the District and in the East of England at present.</p> <p>5.28 A revision to the Regional Spatial Strategy for the East of England, entitled 'Accommodation for Gypsy and Traveller and Travelling Showpeople in the East of England,' was published in July 2009.</p> <p>5.29 This set out policies requiring local authorities to make provision for additional residential and transit pitches for gypsies and travellers and plots for travelling showpeople. (A pitch normally accommodates two caravans.)</p> <p>5.30 Policy H3 set out a requirement for a minimum of 50 gypsy and traveller pitches for Braintree District by 2011. As there were already 27 authorised gypsy and traveller pitches within Braintree District in 2008 this meant that there was a requirement to provide an additional 23 authorised pitches by 2011. The Regional Strategy also required a minimum of 67 pitches for Braintree District by 2021.</p> <p>5.31 An assessment of need in Essex was published in 2009 (Essex Gypsy and Traveller Accommodation Assessment), which identified a very similar requirement (for 66 residential pitches) in Braintree District between 2008 and 2021.</p> |

| SC13 | Paragraph 5.32 | <u>Add new paragraph: 5.32 The Council will review the Core Strategy in relation to Traveller accommodation needs in the District in five years time, in order to identify Traveller requirements up to 2026.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SC14 | Policy CS3 | <u>Reinstate first paragraph of policy CS3 as follows:</u> Provision will be made for a minimum of 50 authorised residential pitches for gypsies and travellers caravans by 2011 and a minimum of 67 authorised residential pitches by 2021. This will require an additional provision of 23 authorised pitches by 2011 and a further 17 authorised pitches by 2021. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SC15 | Policy CS3, 2 nd bullet point | Sites should be located, designed and screened <u>landscaped</u> to minimise their impact upon the environment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SC16 | After Paragraph 6.6 add a new paragraph 6.7 | <u>Add 6.7 The East of England Plan sets out the following main economic requirements:</u> <ul style="list-style-type: none"> <u>An indicative target of 56,000 net growth in jobs (ie additional jobs minus jobs lost) for the period 2001-2021 to be delivered in the 'Rest of Essex' which is defined as Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon and Uttlesford.</u> <u>Local Development Documents should ensure an adequate range of sites and premises is allocated to achieve indicative job growth targets and needs of the local economy, revealed by employment land reviews. These should be at locations which minimise commuting and promote sustainable communities, achieve a closer relationship between jobs and homes, maximise the use of public transport and provide for skills training and education. Preference should often be given to the re-use of previously developed land and intensification of existing sites over the release of greenfield land.</u> <u>Local Development Documents should identify a network of town centres, district centres, neighbourhood centres and village centres.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SC17 | Table 1 | <p><u>Remove the current table and replace with:</u></p> <table border="1"> <thead> <tr> <th><u>Location</u></th> <th><u>Permitted Floorspace Gross Outstanding Sq m</u></th> <th><u>Permitted Floorspace Losses Sq m</u></th> <th><u>Permitted Floorspace Net Outstanding Sq m</u></th> <th><u>Net Floorspace converted to hectares (0.4 ratio*)</u></th> <th><u>Vacant Allocated Employment land ha</u></th> <th><u>Total Area ha</u></th> </tr> </thead> <tbody> <tr> <td><u>Braintree, Bocking, Great Notley and Braintree West</u></td> <td><u>44454</u></td> <td><u>16221</u></td> <td><u>28233</u></td> <td><u>7.06</u></td> <td><u>4.69</u></td> <td><u>11.75</u></td> </tr> <tr> <td><u>Witham</u></td> <td><u>52249</u></td> <td><u>11623</u></td> <td><u>40626</u></td> <td><u>10.15</u></td> <td><u>0.69</u></td> <td><u>10.84</u></td> </tr> <tr> <td><u>Halstead</u></td> <td><u>11873</u></td> <td><u>962</u></td> <td><u>10911</u></td> <td><u>2.73</u></td> <td><u>0.00</u></td> <td><u>2.73</u></td> </tr> <tr> <td><u>Sturmer</u></td> <td><u>9796</u></td> <td><u>0</u></td> <td><u>9796</u></td> <td><u>2.45</u></td> <td><u>0.00</u></td> <td><u>2.45</u></td> </tr> <tr> <td><u>Rural Areas</u></td> <td><u>13294</u></td> <td><u>3462</u></td> <td><u>9832</u></td> <td><u>2.46</u></td> <td><u>2.08</u></td> <td><u>4.54</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>131666</u></td> <td><u>32268</u></td> <td><u>99398</u></td> <td><u>24.85</u></td> <td><u>7.46</u></td> <td><u>32.31</u></td> </tr> </tbody> </table> <p><u>* Conversion ratio of 0.4 based upon Employment Land Review Guidance Annex D</u></p> | <u>Location</u> | <u>Permitted Floorspace Gross Outstanding Sq m</u> | <u>Permitted Floorspace Losses Sq m</u> | <u>Permitted Floorspace Net Outstanding Sq m</u> | <u>Net Floorspace converted to hectares (0.4 ratio*)</u> | <u>Vacant Allocated Employment land ha</u> | <u>Total Area ha</u> | <u>Braintree, Bocking, Great Notley and Braintree West</u> | <u>44454</u> | <u>16221</u> | <u>28233</u> | <u>7.06</u> | <u>4.69</u> | <u>11.75</u> | <u>Witham</u> | <u>52249</u> | <u>11623</u> | <u>40626</u> | <u>10.15</u> | <u>0.69</u> | <u>10.84</u> | <u>Halstead</u> | <u>11873</u> | <u>962</u> | <u>10911</u> | <u>2.73</u> | <u>0.00</u> | <u>2.73</u> | <u>Sturmer</u> | <u>9796</u> | <u>0</u> | <u>9796</u> | <u>2.45</u> | <u>0.00</u> | <u>2.45</u> | <u>Rural Areas</u> | <u>13294</u> | <u>3462</u> | <u>9832</u> | <u>2.46</u> | <u>2.08</u> | <u>4.54</u> | <u>Total</u> | <u>131666</u> | <u>32268</u> | <u>99398</u> | <u>24.85</u> | <u>7.46</u> | <u>32.31</u> |
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| SC18 | Paragraph 6.11 | <u>The provision of 3 hectares of employment land per year (the minimum recommended in the Employment Land Review) from 2009 – 2026 would require 51 hectares of employment land to be allocated. There was a net loss of 21,112 sq m of employment floorspace between 2009-10 in the District, which would be expressed as a loss of 5.28 hectares of employment land, giving a need for 56 hectares of employment land between 2010 and 2026, of which 22 <u>32</u> hectares of available employment land has already been <u>was identified in 2010</u> (as shown in the previous table). This would leave a</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | balance of 29 24 hectares of additional employment land to be identified. |
| SC19 | Policy CS4, Table CS4, 2 nd line | <i>Add after hotel use:</i> <u>In order to ensure a mix of uses on the site, the overall quantum of B8 use on the site should be restricted to no more than 40% of the total floor area and the largest unit size restricted to 7,500sq m.</u> |
| SC20 | Policy CS5 | Development outside the main towns, key service villages and other villages <u>town development boundaries, village envelopes and industrial development limits</u> will be strictly controlled to uses appropriate to the countryside,... |
| SC21 | Policy CS5 | ...in order to protect and enhance the landscape character and biodiversity, <u>geodiversity</u> and amenity of the countryside. |
| SC22 | Paragraph 6.32 | <i>Retain wording in paragraph 6.32 as contained within the Core Strategy submission draft:</i> It is considered that the Great Notley neighbourhood centre is the only location in the District that meets the definition of a District that meets the definition of a District Centre as set out in PPS4..... |
| SC23 | Policy CS6 | <i>Amend as follows:</i> The town centres of Braintree, Halstead and Witham will be the primary location for retail, office, leisure and cultural provision in the District. The improvement and regeneration of the town centres will be promoted and the regeneration of the following locations is proposed to meet the identified need for additional retailing and other town centre uses: Braintree Town Centre – Land to the east of the Town Hall Centre between Manor Street and Victoria Street and land to the west of George Yard Shopping Centre Witham Town Centre - The Newlands Shopping Centre and adjoining land Halstead Town Centre – The areas around The Centre, Weavers Court and land to the east of the High Street Any proposals for retailing and town centre uses will be based on the sequential approach in accordance with PPS4 <u>national planning policy guidance</u> . The scale of development will need to be consistent with the following hierarchy with larger scale development focused on the town centres: Town Centres – Braintree, Halstead and Witham town centres District Centres – Great Notley Neighbourhood Centre and Marks Farm Neighbourhood Centre Local Centres – Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon, Sible Hedingham and Silver End and within the growth locations at Panfield Lane Braintree and within the Maltings Lane development, Witham <u>Local centres are those which provide a range of small shops of a local nature, serving a small catchment, which typically might include a small supermarket, a newsagent, a sub-post office and a pharmacy. (Small parades of shops of purely neighbourhood significance are not regarded as local centres for the purposes of this policy.)</u> Local Centres will be protected and enhanced to provide small-scale shops, services and community facilities for local residents. The provision of local shops and services throughout the District will be safeguarded to provide for the needs of local residents. <i>(See Inspector's recommended change IC3 in Appendix C, to be inserted here)</i> Town Centre and District Centre Boundaries will be defined in the Site Allocations Development Plan Document. |
| SC24 | Policy CS8 | <i>In the first paragraph add:</i> This will include <u>where appropriate</u> protection from: - • Air, noise, light and other types of pollution |

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| | | <ul style="list-style-type: none"> Excessive use of water and other resources <p>Delete: The generation of waste</p> |
| SC25 | Policy CS8 | <p><i>Amend:</i></p> <p>The natural environment of the District, especially those areas designated for their natural conservation value and in particular designated sites of national importance and locally designated sites, which are identified on the Proposals Map, will be protected from harm, adverse effects. Criteria based policies will be set out in the Development Management Document, against which proposals for any development within, or affecting such sites, will be considered. and The restoration and enhancement of the natural environment will be encouraged through a variety of measures such as:</p> |
| SC26 | Policy CS8 | <p><i>Remove:</i></p> <p>Opportunities to improve water quality in all watercourses and waterbodies will be taken where possible and measures will be taken to prevent the deterioration in current water quality standards</p> <p><i>Add:</i></p> <p><u>It must be ensured that the capacity of waste water treatment and foul sewerage infrastructure is not exceeded and that opportunities to improve water quality in all watercourses and water bodies will be taken where possible in order to prevent the deterioration in current water quality standards and meet the objectives of the Water Framework Directive. Developers must engage in discussions with water and sewerage providers at the earliest opportunity to provide evidence with their planning application that there is capacity for their proposals.</u></p> |
| SC27 | Policy CS9 | <p><i>In the 5th bullet point amend:</i></p> <p><u>Incorporate the principles of sustainable design and construction in accordance with recognised national standards securing</u> Secure the maximum viable use of:</p> <ul style="list-style-type: none"> renewable <u>Energy efficient design and materials</u> Recycled and/or energy efficient building materials and design Waste recycling facilities Biodiversity by design materials |
| SC28 | Policy CS10 | <p><i>Add after the third point in the first bullet point:</i></p> <p><u>The use can be shown not to be economically viable</u></p> |
| SC29 | Policy CS10 | <p><i>Add in the second bullet point:</i></p> <p>Requiring new development to make appropriate provision (<u>taking into consideration surpluses and deficiencies and condition of the different open space typologies within the vicinity of the site</u>) for publicly accessible green space or improvement of existing accessible green space in accordance with the following standards</p> |
| SC30 | Appendix 2 | <p><i>In Figure 4, Informally Identified, remove the whole line starting:</i></p> <p>BON33 Bocking North Braintree College site Church Lane</p> |
| SC31 | Appendix 2 | <p><i>In Figure 4, Informally Identified, line beginning LDFBON13, LDFBOS06, LDFBOS08 in all 3 occurrences change:</i></p> <p>500-600</p> |
| SC32 | Appendix 2 | <p><i>In Figure 4, Informally Identified, line beginning LDFBON13, LDFBOS06, LDFBOS08 change in column 2023/2024:</i></p> <p>60 100</p> |
| SC33 | Appendix 2 | <p><i>In Figure 4, Informally Identified, line beginning LDFBON13, LDFBOS06, LDFBOS08 change in column 2024/2025:</i></p> <p>50 90</p> |
| SC34 | Appendix 2 | <p><i>In Figure 4, Informally Identified, line beginning LDFBON13, LDFBOS06,</i></p> |

| | | |
|------|------------|--|
| | | <i>LDFBOS08 change in column 2025/2026:</i> 70 <u>90</u> |
| SC35 | Appendix 2 | <i>In Figure 4, final row Total change in column 2023/2024:</i> 273 <u>275</u> |
| SC36 | Appendix 2 | <i>In Figure 4, final row Total change in column 2025/2026:</i> 205 <u>225</u> |
| SC37 | Appendix 2 | <i>In Figure 4, final row Total change in column total:</i> 4772 <u>4754</u> |

Examination into the Braintree District Core Strategy DPD

APPENDIX B

COUNCIL'S MINOR CHANGES

These changes do not affect the soundness of the plan.

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*. The paragraph numbering below refers to the submission Core Strategy as amended by the Addendum of Focused Changes and Schedule of Minor Changes (October 2010), and does not take account of the deletion or addition of text.

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|--|--|
| MC1 | Executive Summary Spatial Strategy 2 nd paragraph | previous East of England Plan |
| MC2 | Paragraph 1.18 | Guidance, <u>the East of England Plan,</u> |
| MC3 | Paragraph 1.23 | was <u>is</u> the Regional Spatial Strategy for the Braintree District. This set <u>sets</u> out to: - |
| MC4 | Paragraph 1.23, 1 st bullet point | Provide for a minimum of 4,340 houses <u>dwellings</u> to be built... |
| MC5 | Paragraph 1.23, 2 nd bullet point | Provide for a further 385 houses <u>dwellings</u> per year... |
| MC6 | Paragraph | Targets that were set out in the East of England Plan |

| Reference Number | Policy/ Paragraph | Suggested Change | | | | | | | | | | | | | | |
|------------------|---|--|---------|------------|------------|-------|-------------|-------|------------------|-------|----------|-------|-----------------|-------|------------|-------|
| | 1.24 | Targets that were related to the Braintree District Although the RSS has now been <u>will be</u> revoked | | | | | | | | | | | | | | |
| MC7 | After paragraph 2.2, after 2001 All People Census | Add: Braintree District - Civil Parish Population Figures (29/04/01) Source ONS <table border="1"> <thead> <tr> <th>Village</th> <th>All people</th> </tr> </thead> <tbody> <tr> <td>Coggeshall</td> <td>4,327</td> </tr> <tr> <td>Earls Colne</td> <td>3,389</td> </tr> <tr> <td>Hatfield Peverel</td> <td>4,384</td> </tr> <tr> <td>Kelvedon</td> <td>3,485</td> </tr> <tr> <td>Sible Hedingham</td> <td>3,665</td> </tr> <tr> <td>Silver End</td> <td>3,741</td> </tr> </tbody> </table> | Village | All people | Coggeshall | 4,327 | Earls Colne | 3,389 | Hatfield Peverel | 4,384 | Kelvedon | 3,485 | Sible Hedingham | 3,665 | Silver End | 3,741 |
| Village | All people | | | | | | | | | | | | | | | |
| Coggeshall | 4,327 | | | | | | | | | | | | | | | |
| Earls Colne | 3,389 | | | | | | | | | | | | | | | |
| Hatfield Peverel | 4,384 | | | | | | | | | | | | | | | |
| Kelvedon | 3,485 | | | | | | | | | | | | | | | |
| Sible Hedingham | 3,665 | | | | | | | | | | | | | | | |
| Silver End | 3,741 | | | | | | | | | | | | | | | |
| MC8 | Paragraph 4.9 | <i>Amend:</i> The selection of growth locations at the Main Towns to accommodate the additional 1400 <u>1500</u> dwellings was based upon the following factors: | | | | | | | | | | | | | | |
| MC9 | Paragraph 4.17, 1st bullet point | <i>Amend:</i> The potential for about another 1500 <u>1300</u> dwellings in the urban area will be realised, subject to resolving flooding issues on some sites | | | | | | | | | | | | | | |
| MC10 | Paragraph 4.18, 1 st bullet point | <i>Amend:</i> The urban capacity for up to 900 <u>800</u> new dwellings in its existing boundaries will be developed. | | | | | | | | | | | | | | |
| MC11 | Paragraph 4.20, 1 st line | <i>Amend:</i> The Key Service Village will be allowed to develop with growth already identified within existing development boundaries of around 450 <u>600</u> dwellings..... | | | | | | | | | | | | | | |
| MC12 | Paragraph 4.21 | <i>Amend:</i> Development within the Other Villages will be of a scale and type to cater for purely local needs of around 250 <u>300</u> dwellings | | | | | | | | | | | | | | |
| MC13 | After paragraph 4.28, Map 1a | <i>Replace; Map 1a with version attached.</i> | | | | | | | | | | | | | | |
| MC15 | Paragraph 5.29 onwards | <i>Renumber paragraphs 5.29 onwards to the end of the chapter, starting at number 5.33.</i> | | | | | | | | | | | | | | |
| MC16 | Paragraph 5.31. | <i>Amend:</i> The Council will identify gypsy and traveller residential pitches in accordance with the requirements for this District and CLG Government guidance in Circular 01/2006 and will work with the other identified local authorities to identify transit sites. The Council will also work with travelling showpeople and the Showmen's Guild to identify the required provision for travelling showpeople, in accordance with the Government guidance set out in CLG Circular 04/2007. | | | | | | | | | | | | | | |
| MC17 | 6.7 to 6.21 | <i>Renumber as 6.8 to 6.22.</i> | | | | | | | | | | | | | | |
| MC18 | Paragraph 6.9 | In 2009 <u>2010</u> there were 29.5 <u>32</u> hectares (including approvals in floorspace expressed as hectares, <u>using a 0.4 conversion ratio*</u>) of employment land (B1a, B1-8 Use Classes) in the District available for employment development in the following locations within development boundaries: Table 1 <u>Permitted and Vacant Allocated Employment Land in Braintree District 2010 (Use Classes B1a and B1-8)</u> | | | | | | | | | | | | | | |
| MC20 | Paragraph 6.17 | approved as a supplementary planning document <u>material consideration.</u> | | | | | | | | | | | | | | |
| MC21 | Policy CS4 3 rd bullet point | to be approved by the Council as Supplementary Planning Documents | | | | | | | | | | | | | | |

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|---|---|
| MC21 | Paragraph 6.24 last line | <i>Amend:</i> Policies relating to farm diversification, rural enterprise and rural tourism will be set out in the Development Management DPD <u>as well as details of uses, which are appropriate in the countryside.</u> and e Employment sites will be identified within development boundaries in the Site Allocations DPD. |
| MC22 | Paragraph 6.28, final line | Any proposals for new and/or extended convenience <u>and comparison goods</u> floorspace will be assessed on their merits... |
| MC23 | Paragraph 7.1 | This Chapter sets out the proposed Core Planning Policy in relation to the aim of 'promoting accessibility for all'. It also takes account of the other aims, including addressing climate change. Accessibility means how people access their needs, including employment, shopping and community services. <u>Accessible locations will be defined as within 30 minutes walking or cycling distance of a retail centre, primary school, secondary school and GP surgery.</u> This–t–shows what will be done... |
| MC24 | Paragraph 8.16 after 4 th bullet point | <i>Add:</i> To ensure there is adequate capacity in foul water <u>infrastructure to accommodate the development in order to ensure the objectives of the Water Framework Directive are not compromised.</u> |
| MC25 | Policy CS8, 2 nd paragraph | <i>Amend;</i>in accordance with the Landscape Character Assessment. Landscape Character a Areas will be defined in the <u>Site Allocations Development Plan</u> Document and further guidance will be set out in a supplementary planning document. |
| MC26 | Policy CS8 | <i>In the 4th paragraph, bullet point 4, delete county and replace with local</i> |
| MC27 | Paragraph 8.22 | <i>Add to the final sentence: € <u>The current SPD on open spaces standards will be updated to reflect new standards to be set out in the Allocations Document set out in policy CS10.</u></i> |
| MC28 | Additional paragraph after 8.23 | <u>8.24 The Annual Monitoring Report will measure the amount of new open space provided, the amount of financial contributions obtained through S106 agreements, the number of green flags awarded, the number of management plans and maintenance plans in place, the number of green spaces which have been improved and the amount of open space which has been lost. This will monitor the effectiveness of the standards.</u> |
| MC29 | After Paragraph 9.18 | <i>Add new paragraph: 9.19</i> It will be necessary to ensure that <u>the capacity of wastewater treatment works and foul sewerage network is not exceeded by new development. Particular regard should be had to the Water Framework Directive which sets objectives relating to the water environment which development should not compromise. Early engagement with the Council, the Environment Agency and the water and sewerage suppliers is therefore recommended.</u> |
| MC30 | Paragraph numbering 9.19 and 9.20 | <i>In light of above renumber: 9.19-9.20 and 9.20-9.21</i> |
| MC31 | After paragraph 9.20 | <i>Add new paragraph 9.22:</i> <u>Infrastructure requirements are included in Table 2 below and have been identified as either critical, required or desirable to the delivery of the growth set out within this document.</u> <u>Critical</u> This is infrastructure that is fundamental for the development to be built and includes transport and access arrangements, water and foul water sewerage supply and utility connections. |

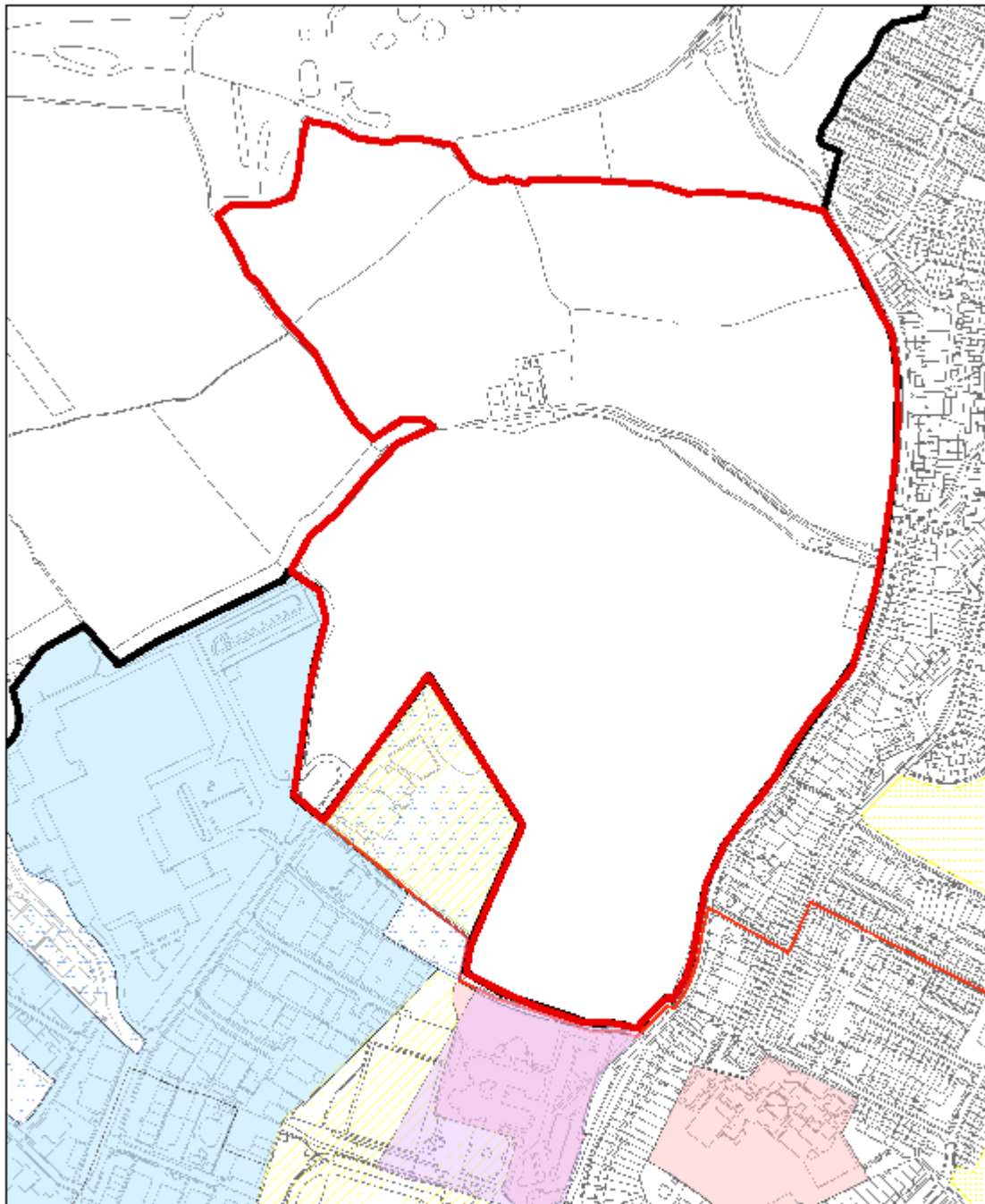
| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|---|---|
| | | <p><u>Without these pieces of infrastructure the site would be undevelopable. These are highlighted in bold.</u></p> <p><u>Required</u> Infrastructure that has been identified as required by stakeholders to provide the expected level of service to the residents of the new developments. This includes contributions to new health and education facilities and public open space provision.</p> <p><u>Desirable</u> These are schemes which will make the development a more pleasant place to live or work such as public realm improvements. The Council considers that the developments will not be successful and sustainable without this kind of infrastructure provision.</p> <p><u>Included within this category are some transport schemes which are not required for the delivery of the growth set out in the plan but will generally address existing congestion problems which would be beneficial to the economy and accessibility of the District and the sub region.</u></p> |
| MC32 | Table 2 Infrastructure Requirements | <i>Replace Table 2 with the version attached.</i> |
| MC33 | Table 3, after paragraph 10.1 | <i>Net additional gypsy and traveller pitches targets: 23 additional authorised pitches by 2011. 46 <u>17</u> additional authorised pitches 2011 - 2021</i> |
| MC34 | Table 3 Performance Targets and Measures | <i>In provision of employment Annual number of jobs created: 14,000 <u>7,000</u> net jobs between 2001 to <u>2013</u> and <u>7,000</u> net jobs between 2014 to 2026</i> |
| MC35 | Table 3 Performance Targets and Measures | <i>In provision of employment Completion of Witham Station footbridge add: Completion by <u>December 2011</u></i> |
| MC36 | Table 3 Performance Targets and Measures | <i>In provision of employment, Completion of Springwood Drive to Panfield Lane, local link road add: Completion by <u>December 2018</u></i> |
| MC37 | Table 3 Performance Targets and Measures | <i>In provision of employment, Completion of Freeport cycle/footbridge add: Completion by <u>December 2012</u></i> |
| MC38 | Table 3 Performance Targets and Measures | <i>In provision of employment, Completion of Motts Lane cycle/footbridge add: Completion by <u>December 2014</u></i> |
| MC39 | Table 3 Performance Targets and Measures | <i>In Sustainable Locations of Housing Land, Condition of SSSI's add target: <u>No deterioration in condition of SSSI's</u></i> |
| MC40 | Glossary East of England Plan | The Regional Strategy, that is, the <u>highest level</u> former plan |
| MC41 | Appendix 1 | <i>Add after line starting Policy CS6: <u>Policy CS7 Promoting Accessibility for All replaces RLP60</u></i> |

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|---|---|
| | | <u>Braintree Branch Line Improvement and RLP61 New Road Schemes.</u> |
| MC42 | Appendix 1 | <i>Add after new line above:</i> <u>Policy CS8 Natural Environment and Biodiversity replaces RLP79 Special Landscape Areas and RLP88 Agricultural Land</u> |
| MC43 | Appendix 4 Infrastructure Trajectory | <i>In Supports all Growth in the District add:</i> <u>Waste Water Network Capacity Improvements 2011 - 2026</u> |
| MC44 | Appendix 4 | <i>In Supports growth in Braintree add:</i> <u>Sewerage network and waste water capacity upgrades 2016 – 2018</u> |
| MC45 | Appendix 4 Supports Growth in Braintree | <i>Delete New site for Braintree Town FC 2024 – 2026</i> |
| MC46 | Appendix 4 Supports Growth in Braintree | <i>Add <u>Spine Road from Springwood Drive to Panfield Lane, designed for local traffic only 2017 – 2018</u></i> |
| MC47 | Appendix 4 Supports Growth in Braintree | <i>Add: <u>Sewerage network and waste water capacity upgrades Panfield Lane. 2016 - 2018</u></i> |
| MC48 | Appendix 4 Supports Growth in Braintree | <i>Amend: Upgrading <u>sewerage network and waste water treatment capacity*</u>, plant at Rayne <u>Great Notley</u></i> |
| MC49 | Appendix 4, Supports growth in Witham | <i>In Motts Lane foot and cycle bridge change date: 2011 – 2012 to <u>2013 - 2014</u></i> |
| MC50 | Appendix 4, Supports growth in Witham | <i>Witham Station Footpath <u>Bridge 2011 – 2012</u></i> |
| MC51 | Appendix 4 | <i>In Supports growth in Witham change:</i> New primary school at Lodge Farm with Early Years and Childcare places (2ha), <u>Hatfield Road</u> |
| MC52 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Public Open Space, play and recreation facilities, Lodge Farm <u>Hatfield Road</u> |
| MC53 | Appendix 4 | <i>In Supports growth in Witham add:</i> <u>Sewerage network capacity upgrade for Hatfield Road 2015 - 2017</u> |
| MC54 | Appendix 4 | <i>In Supports growth in Witham add:</i> <u>Sewerage network capacity upgrade for Forest Road 2018 - 2020</u> |
| MC55 | Appendix 4 Infrastructure Trajectory | <i>In Supports Growth in Witham add:</i> <u>Contribution to community centre, Hatfield Road 2018 - 2020</u> |
| MC56 | Appendix 4 | <i>In Supports Growth in Witham add:</i> |

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|---|--|
| | Infrastructure Trajectory | <u>Contribution to community centre, Forest Road 2018 – 2020</u> |
| MC57 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Allotments – Lodge Farm <u>Hatfield Road</u> |
| MC58 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Quality Bus Partnerships and Public Transport – Lodge Farm <u>Hatfield Road</u> |
| MC59 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Public Realm Improvements – Lodge Farm <u>Hatfield Road</u> |
| MC60 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Footpath and Cycleway provision, Lodge Farm <u>Hatfield Road</u> |
| MC61 | Appendix 4 | <i>In Supports Growth in Witham change:</i> Neighbourhood Centre, Lodge Farm <u>Hatfield Road</u> |
| MC62 | Appendix 4 | In Supports growth in Halstead add: <u>Sewerage network and waste water capacity upgrades 2015 - 2020</u> |
| MC63 | Appendix 4 Infrastructure Trajectory | <i>In Supports growth in Halstead add:</i> <u>Contribution to community centre 2011 – 2026</u> |
| MC64 | Appendix 5 | <i>East of England Plan</i> Revoked in 2010 |
| MC65 | Appendix 5 Evidence Base | <i>Add after Local Development Scheme Second Review:</i> <u>Local Development Scheme Third Review 2011 Braintree District Council</u> |
| MC66 | Appendix 5 Evidence Base | <i>Amend:</i> Braintree District Local Development Framework Member panel Agenda Reports and Minutes setting out responses to the Core Strategy public consultations – <u>Statement of Consultation plus addendum</u> |
| MC67 | Appendix 5 Evidence Base, Housing | <i>Amend:</i> Strategic Housing Land Availability Assessment (SHLAA) Braintree District Council March <u>December</u> 2010 |
| MC68 | Appendix 5 Evidence Base, Housing | <i>Add after SHMA Update April 2009:</i> <u>SHMA Update Summer 2010 Braintree District Council</u> |
| MC69 | Appendix 5 Evidence Base, Housing | <i>Include after above:</i> <u>Schedule of Housing Sites Identified 2009 May 2011</u> <u>Schedule of Housing Sites Identified 2010 May 2011</u> <u>Small sites- summary of development progress May 2011</u> |
| MC70 | Appendix 5 Evidence Base, Housing | <i>Amend:</i> Affordable Housing Provision and Developer Contributions in the District of Braintree Three Dragons October <u>November</u> 2009 |
| MC71 | Appendix 5 Evidence Base, Housing | <i>Include after Affordable Housing Supplementary Planning Document:</i> <u>Affordable Housing Supplementary Planning Document Sustainability Appraisal Braintree District Council</u> January <u>May</u> 2006 |

| Reference Number | Policy/ Paragraph | Suggested Change |
|------------------|--|--|
| MC72 | Appendix 5 | <i>Accommodation for Gypsy and Traveller .. document</i> Revoked 2010 This forms <u>formed</u> |
| MC73 | Appendix 5 Evidence Base, Transport | <i>Amend:</i> Assessment of Impact of Potential LDF Sites on Existing Junctions Mouchel January <u>April</u> 2010 |
| MC74 | Appendix 5 Evidence Base, Transport | <i>Include after Assessment of Impact of Potential LDF Sites April</i> <i>2010:</i> <u>Braintree Panfield Lane Sensitivity Test July 2010</u> |
| MC75 | Appendix 5 | Braintree District Stage 2 Water Cycle Study <u>Hyder January</u> <u>2011</u> To be prepared by end of October 2010 |
| MC76 | Appendix 5 | <i>Open Space SPD after commercial development add</i> <u><i>Open Space Action Plan 2011 Braintree District Council</i></u> |
| MC77 | Appendix 5 Evidence Base, Environment | <i>Include after above:</i> <u>Open Space Supplementary Planning Document Sustainability</u> <u>Draft February 2009 Braintree District Council</u> |
| MC78 | Appendix 5 Evidence Base, Sustainability Appraisal | <i>Amend:</i> SA SEA Essex County Council <u>SA SEA of the Addendum of Focused Changes to the Core</u> <u>Strategy Submission Document</u> <u>SA SEA Baseline Information Profile 2010 – 2011</u> <u>SA SEA Baseline Information Profile Non Technical Summary</u> <u>2010 – 2011</u> <u>SA SEA Baseline Information Profile Plans and Programmes</u> <u>2010 – 2011</u> <u>Summary of Alternatives Considered May 2011</u> |
| MC79 | Appendix 5 Evidence Base, Monitoring | <i>Include after Braintree District Council Non Residential Land</i> <i>Availability as at 31st March 2009:</i> <u>Braintree District Council Local Development Framework</u> <u>Annual Monitoring Report 1.4.09 – 31.3.10 December 2010</u> <u>Braintree District Council Residential Land Availability as at</u> <u>31st March 2010 Braintree District Council</u> <u>Braintree District Council Non residential land availability as at</u> <u>31st March 2010 Braintree District Council</u> |
| MC80 | Appendix 3 Countryside | <i>Amend to read:</i> Those areas outside town development boundaries, and <u>village</u> <u>envelopes and industrial development limits.</u> |

Inset Map 1a Land to the north-west of Braintree - off Panfield Lane



Land to the north west of Braintree - off Panfield Lane

0 80 160 240 320 400
Meters



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MC33 Table 2 Infrastructure Requirements

| Location | Project Details | Funding | Delivery Body | Critical/ Required/ Desirable |
|--|---|---|--|---|
| Supports all growth in the District and sub region * *(These projects are strategic highway schemes which are not required to deliver the growth set out in the Core Strategy but which the Council has an aspiration to see implemented to resolve existing congestion hotspots which would be beneficial to the economy and accessibility of the District and the sub region.) | Feasibility study on capacity improvements on the Braintree Branch line by the construction of a passing loop | Viability study funding secured through Growth Area Funding. Further funding would be required for implementation | Network Rail | 1 st phase study completed. Desirable |
| | Congestion relief at Galleys Corner Roundabout to the east of Braintree. | Highways Agency, Developer Contributions | Highways Agency | Desirable |
| | Capacity improvements and safety enhancements to the A12 | Highways Agency, Developer Contributions | Highways Agency | Desirable |
| | Capacity improvements and safety enhancements to junctions of the A12 in the District. | Highways Agency, Developer Contributions | Highways Agency | Desirable |
| Supports all growth in the District | Provision of and improvement to Public Open Space, Play Spaces and indoor and outdoor sports and recreational facilities which can accommodate a range of uses. | Developer Contributions, Braintree District Council, Essex County Council | Private Developers, private sports operators, Braintree District Council | Required |
| | Creation and enhancement of Sustainable Accessible Natural Greenspaces (SANG's) Green Corridors and wildlife habitats. | Developer Contributions, Braintree District Council, Essex County Council | Private Developers, Essex County Council, Braintree District Council and Town or Parish Councils | Required |
| | Footpath, cycleway and bridleway provision | Developer contributions, Essex County Council | Essex County Council | Desirable |
| | Contributions to additional early years and childcare, primary school, secondary school and sixth form places. | Developer Contributions | Essex County Council | Required |
| | Additional emergency service cover | Developer Contributions, Emergency Services | Emergency Services | Required |
| | Public Realm Improvements | Developer Contributions Braintree District Council | Private developers, Braintree District Council, Essex | Desirable |

| | | | | |
|---|---|---|---|--|
| | | | County Council | |
| | Flood prevention/relief measures SUDS (Sustainable Urban Drainage Systems) | Developer contributions | Braintree District Council, Environment Agency | Required |
| | Waste Water Network Capacity Improvements | Developer Contributions Anglian Water | Anglian Water, private developers | Critical |
| | Electricity, gas, broadband | Developer contributions | Statutory undertakers including National Grid, British Telecom | Critical |
| | Contributions to health care facilities | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| Supporting all growth in Braintree | Clean water storage and water transfer main | To be secured through Anglian Water's Water Resource Management Plan | Anglian Water | Critical |
| | Cemetery Expansion, Bocking (dependent upon land acquisition) | Braintree District Council | Braintree District Council | Desirable |
| | Freeport foot/cycle bridge | Developer Contributions, Essex County Council, Braintree District Council Growth Area Funding | Essex County Council | Desirable Planning Application approved |
| Panfield Lane Growth Location | Provision of land to enable education provision (2ha) | Developer Contributions | Essex County Council | Required |
| | Expansion of existing or creation of new GP surgery | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| | Public Open Space, Play and Recreation Areas in line with the standards set out in the adopted Open Space SPD | Developer Contributions, | Private Developer, Braintree District Council | Required |
| | Allotment provision in line with the standards set out in the adopted Open Space SPD | Developer Contributions | Private Developer, Braintree District Council | Required |
| | Sewerage network and waste water capacity upgrades | Anglian Water, Developer Contributions | Anglian Water | Critical |
| | Capacity improvements at Pods Brook Road/Rayne Road roundabout | Developer Contributions | Essex County Council, Private Developer | Critical |
| | Spine road from Springwood Drive to Panfield Lane, designed for local traffic only | Developer Contributions | Private Developer, Essex County Council | Critical |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators, Private Developer | Desirable |
| | Public Realm Improvements | Developer | Private | Desirable |

| | | | | |
|---|---|---|---|-----------------|
| | | Contributions | developer | |
| | Footpath and Cycleway provision, both on site and links to the existing network | Developer Contributions, | Essex County Council, Private Developer | Desirable |
| | Neighbourhood Centre (may include community, religious, retail and leisure facilities) | Developer Contributions | Private Developer | Desirable |
| Great Notley Business Park Growth Location | Upgrade of sewerage network and Waste Water Treatment Plant | Developer Contributions, Anglian Water | Anglian Water | Critical |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators Private Developer | Desirable |
| | Creation of a new access and improvements at the A131/Cuckoo Way roundabout | Developer Contributions | Essex County Council | Critical |
| | Provision of woodland area adjacent to Country Park and new habitat creation | Developer Contributions | Private Developer Essex County Council | Required |
| | Public Realm Improvements | Developer Contributions | Private developer | Desirable |
| | Footpath and Cycleway provision, both on site and links to the existing network | Developer Contributions, | Essex County Council, Private Developer | Desirable |
| | | | | |
| Supporting all Growth in Witham | Motts Lane foot and cycle bridge (dependent upon land acquisition and support of Network Rail) | Network Rail | Network Rail | Desirable |
| | Witham Station footbridge (dependent upon support of Network Rail) | Network Rail, Essex County Council, Developer Contributions | Network Rail, Essex County Council | Desirable |
| | Cemetery Expansion | Braintree District Council | Braintree District Council | Desirable |
| Hatfield Road Growth Location | New primary school with Early years and Childcare places (2ha) | Developer Contributions, | Essex County Council | Required |
| | Extension of GP surgery provision | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| | Public Open Space, Play and Recreation Areas in line with the standards set out in the adopted Open Space SPD | Developer Contributions, | Private Developer, Braintree District Council | Required |
| | Allotment provision in line with the standards set out in the adopted Open Space SPD | Developer Contributions | Private Developer, Braintree District Council | Required |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators, Private Developer | Desirable |
| | Sewerage network capacity upgrade | Developer Contributions, Anglian Water | Anglian Water | Critical |
| | Capacity Improvements at | Developer | Private | Critical |

| | | | | |
|--------------------------------------|---|---|--|-----------------|
| | Hatfield Road/Gershwin Boulevard Roundabout | Contributions | Developer, Essex County Council | |
| | Public Realm Improvements | Developer Contributions | Private developer | Desirable |
| | Footpath and Cycleway provision, both on site and links to existing network | Developer Contributions, | Essex County Council | Desirable |
| | Neighbourhood Centre (may include community, religious, retail and leisure facilities) | Developer Contributions | Private Developer | Desirable |
| | Contribution to community centre | Developer Contributions | Braintree District Council or community group | Desirable |
| Forest Road Growth Location | Extension of GP surgery provision | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| | Public Open Space, Play and Recreation Areas in line with the standards set out in the adopted Open Space SPD | Developer Contributions, | Private Developer, Braintree District Council | Required |
| | Allotment provision in line with the standards set out in the adopted Open Space SPD | Developer Contributions | Private Developer, Braintree District Council | Required |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators, Private Developers | Desirable |
| | Sewerage network capacity upgrade | Anglian Water, Developer Contributions | Anglian Water | Critical |
| | Improvements to the Cypress Road/Braintree Road junctions | Developer Contributions | Essex County Council, private developer. | Critical |
| | Public Realm Improvements | Developer Contributions | Private developer | Desirable |
| | Footpath and Cycleway provision, both on site and links to existing network | Developer Contributions, Essex County Council | Essex County Council | Desirable |
| | Neighbourhood Centre (may include religious, retail and leisure facilities) | Developer Contributions | Private Developer | Desirable |
| | Contribution to community centre | Developer Contributions | Braintree District Council | Desirable |
| Supporting growth in Halstead | Clean water storage and transfer main | To be secured through Anglian Water's Water Resource Management Plan | Anglian Water | Critical |
| | Contribution to Community Centre | Developer Contributions | Braintree District Council | Desirable |
| | Sewerage network and waste water capacity upgrades | Developer Contributions, Anglian Water | Anglian Water | Critical |
| | Provision of land for Early Years and Childcare (0.15ha) | Developer Contributions | Essex County Council | Required |
| | Cemetery Expansion | Braintree District Council | Braintree District Council | Desirable |
| | River Channel restoration on | Developer | Private | Desirable |

| | | | | |
|--|---|---|---|-----------|
| Sible Hedingham Regeneration Area | feeding channel to River Colne | Contributions | Developer, Environment Agency | |
| | Provision of land for Early Years and Childcare places (0.15ha) | Developer Contributions, | Essex County Council | Required |
| | New GP surgery | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| | Public Open Space, Play and Recreation Areas in line with the standards set out in the adopted Open Space SPD | Developer Contributions, | Private Developer, Braintree District Council | Required |
| | Enhancement of habitat of local nature reserve | Developer Contributions | Private Developer Braintree District Council | Desirable |
| | Allotment provision in line with the standards set out in the adopted Open Space SPD | Developer Contributions | Private Developer, Braintree District Council | Required |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators, Private Developer | Desirable |
| | Public Realm Improvements | Developer Contributions | Private developer | Desirable |
| | Footpath and Cycleway provision, both on site and links to existing network | Developer Contributions, Essex County Council | Essex County Council | Desirable |
| Silver End Regeneration Area | Provision for land for Early Years and Childcare places (0.15ha) | Developer Contributions, | Essex County Council | Required |
| | Extension of existing GP surgery | Developer Contributions, Mid Essex Primary Care Trust | Mid Essex Primary Care Trust | Required |
| | Public Open Space, Play and Recreation Areas in line with the standards set out in the adopted Open Space SPD | Developer Contributions, | Private Developer, Braintree District Council | Required |
| | Allotment provision in line with the standards set out in the adopted Open Space SPD | Developer Contributions | Private Developer, Braintree District Council | Required |
| | Quality Bus Partnership and Public Transport Improvements | Developer Contributions, Essex County Council | Essex County Council, public transport operators, Private Developer | Desirable |
| | Public Realm Improvements | Developer Contributions | Private developer | Desirable |
| | Footpath and Cycleway provision, both on site and links to the existing network | Developer Contributions, Essex County Council | Essex County Council | Desirable |
| | Neighbourhood Centre (may include community, religious, retail and leisure facilities) | Developer Contributions | Private Developer | Desirable |

Appendix C – Changes that the Inspector considers are needed to make the plan sound

These changes are required in order to make the Core Strategy sound.

| Inspector Change No. | Policy/Paragraph/Page | Change |
|----------------------|-----------------------|--|
| IC1 | Policy CS1 | <p><i>Insert between "...earlier on in the life of the Core Strategy." and "The development of the mixed use...":</i></p> <p><u>If monitoring shows that a 5-year supply of deliverable housing sites is not being maintained then the phasing of the Growth Locations will be altered to bring them forward earlier than proposed.</u></p> |
| IC2 | Paragraph 6.35 | <p><i>Delete paragraph 6.35 which begins:</i></p> <p>"Having regard to the level of retail..."</p> |
| IC3 | Policy CS6 | <p><i>Delete:</i></p> <p>Impact assessments will be required for any retail proposal not within a Town or District Centre which exceeds 200 square metres additional gross floorspace.</p> <p><i>Insert:</i></p> <p><u>The appropriate circumstances in which impact assessments for retail proposals will be required will be established in a subsequent Development Plan Document.</u></p> |