

Core Strategy Submission Draft Report April 2010

Agenda Item 13

Portfolio Area:	Cllr N. Harley Cabinet Member for Enterprise and Culture
Report Presented by:	Eleanor Dash Planning Policy Manager

Background Papers:	Core Strategy Submission Draft Report to Council on Core Strategy 15.2.10
Corporate Implications:	Please refer to table at end of report.
Options:	<ol style="list-style-type: none"> 1. To approve the changes to the Submission Draft Core Strategy. 2. Not to approve the changes. 3. To make further changes.
Risks:	That the Core Strategy could be found unsound or that the programme could be delayed.

Executive Summary

This report sets out proposed changes to the Core Strategy, in response to comments from key partners.

Decision

1. To approve the changes to the Core Strategy Submission Draft.

1. Background

1.1 The Core Strategy Submission Draft was approved by the Council on 15.2.10 for pre-submission consultation, subject to final changes by this Panel on 14.4.10.

1.2 Following the Council meeting in February, the Core Strategy was subject to Sustainability Appraisal and Equality Impact Assessment and was sent to key partners for their comments.

2. Proposed Changes to Core Strategy

2.1 The proposed additions to the Core Strategy, since 15.2.10, are identified in red and proposed deletions are identified by a strike through the words to be deleted.

2.2 The main proposed changes are as follows:-

- Addition of an executive summary.
- Further references to the Sustainable Community Strategy.
- Additional information on deprivation in spatial portrait of District.
- Additional information on landscape capacity, natural and historic environment, flood risk and green spaces.
- Clarification of several different references to the 'rural areas'.
- Further reference to housing provision being a minimum requirement.
- Reference to possible need to amend phasing of growth locations if monitoring shows shortage of other housing development.
- Reference to Lifetime Home Standard for affordable housing.
- Addition of site criteria to gypsy and traveller and travelling showpersons policy.
- Policy CS5 amended to a countryside protection policy (rural economy policies to be included in Development Management DPD).
- Additions to list of Key Transport projects.
- Combination of policies on natural environment and biodiversity (due to some overlap).
- Additions/changes to list of infrastructure and infrastructure trajectory.
- Removal of North End from Other Villages list. (Concern that most of village is within the flood plain where infill would not be acceptable: This would mean village envelope would be removed in Allocations DPD.)

2.3 There are a few further issues raised by key partners, which have not yet been fully considered and proposed amendments to these will be provided to Members as a short report to follow, prior to the Panel Meeting.

These issues include:-

- Addition of reasons for selection of Great Notley for employment growth location.
- Addition to Policy CS1 to cover development in villages.
- Check of vacant employment land total at Sturmer.
- Amendment to reasoned justification of policy CS5 now relating to the countryside.
- Consideration of inclusion of green space requirements within policy, (at present in Supplementary Planning Document.)
- Consideration of removal of sites liable to flooding from trajectory.

Corporate Implications	
Financial:	Costs of Examination Hearing Government payment to Council upon Submission of Core Strategy towards costs of examination.
Legal:	LDF Planning Policy Guidance and Regulations
Equalities & Diversity:	Covered by Equality Impact Assessment of Core Strategy
Customer Impact:	Impacts of policies and growth set out in Core Strategy

Environment & Climate Change:	Policies and proposals set out in Core Strategy			
Consultation/Community Engagement:	Local Committees		Partners	✓
	Public	✓	Staff	✓
Key Decision:	Yes			
Public/Private Report:	Public			
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LDF Core Strategy Submission Draft

For approval by the LDF Panel 14th April 2010

FOREWORD

COMMITMENT TO THIS STRATEGY

This document has been prepared by Braintree District Council and **with the involvement of the** Braintree District Local Strategic Partnership.

~~They~~ **The Council** hereby agrees to adhere to its principles, aspire to its vision, abide by its content and work ~~together~~ **with its partners** to achieve its objectives.

CONTENTS

Foreword

Executive Summary

- 1 Introduction and Background
- 2 A Spatial Portrait of Braintree District
- 3 Vision, Aims and Objectives
- 4 Spatial Strategy
- 5 Housing
- 6 Economy
- 7 Transport
- 8 Environment
- 9 Delivering the Strategy
- 10 Monitoring Framework

Glossary

Plans

Key Diagram

Proposals Map

Growth Location –Land north-west of Braintree

Growth Location –Land south-west of Witham

Growth Location – Land north-east of Witham

Employment Growth Location – Great Notley

Policies

CS1 Housing Provision and Delivery

CS2 Affordable Housing

CS3 Gypsy and Travellers and Travelling Showpersons Accommodation

CS4 Distribution of Employment

CS5 Rural Economy **The Countryside**

CS6 Town Centre Regeneration and Retail

CS7 Promoting Accessibility for All

CS8 Natural Environment and Biodiversity

CS9 Built and Historic Environment

CS10 Provision for Open Space, Sport and Recreation

CS11 Infrastructure Services and Facilities

Tables

Table CS1 Braintree District Housing Provision

Table 1 Vacant Allocated Employment Land in Braintree District 2009

Table CS4 Braintree District Strategic Employment Site Provision

Table CS7 Key Transport Projects Provision

Table 2 ~~Key Facilities and~~ Infrastructure

Table 3 Performance Targets and Measures

Appendices

Appendix 1 List of Braintree Local Plan Review Policies superseded by Core Strategy policies

Appendix 2 Housing Trajectory Information

- Table 4 Housing Trajectory 2001-2026: Manage: Annual Requirement taking account of past and projected completions.
- Table 5 Housing trajectory 2001-2026: Monitor: Number of dwellings above or below cumulative allocation.
- Table 6 Schedule of Sites in 15 year supply

Appendix 3 Settlement Hierarchy

Appendix 4 ~~Key Facilities and~~ Infrastructure Trajectory

Appendix 5 Evidence Base

Executive Summary

Introduction

The revised planning system introduced under the Planning and Compulsory Purchase Act 2004, introduced Local Development Frameworks, a portfolio of documents, which set out how development will be managed. The Core Strategy is the principal document and sets out the overall spatial vision and objectives, spatial strategy, core policies and how the strategy will be implemented and monitored.

Spatial Vision, Aims and Objectives

The vision for the Braintree District is that by 2026 a more sustainable future will have been secured for all the people and places in Braintree District. The three towns will be thriving with regenerated town centres and new growth delivered. The key service villages will have provided local housing, jobs and services, with regeneration taking place on identified sites. All development in the District will have been built to the highest design and energy efficiency standards, which will have enhanced historic towns and villages and minimised the impact on the local and global environment.

The aims of the Core Strategy reflect those in the Sustainable Community Strategy. In order to deliver these, the strategy identifies twelve key objectives which reflect and underpin the vision and aims for Braintree District. These objectives form the basis for the policies set out in this Core Strategy.

Spatial Strategy

The preferred spatial policy statement for the Braintree District aims to preserve and enhance the character of the rural heartland of the District and to concentrate the majority of new development and services in the main towns and key service villages where facilities and services already exist.

A Strategic Housing Land Availability Assessment identified sites for 3,372 dwellings between 2010 and 2026 in Braintree District, which are mainly on sites within Local Plan development boundaries at the main towns and key service villages. In order to meet the East of England Plan housing requirements a further 1,265 dwellings are required. The Council is therefore proposing to allocate strategic growth locations at;

- Land to the north-west of Braintree – off Panfield Lane
500 dwellings and associated community uses, 15ha of employment land and site for football club and college campus
- Land to the south-west of Witham – off Hatfield Road
600 dwellings and associated community uses
- Land to the north-east of Witham (in Rivenhall Parish) – off Forest Road
300 dwellings and associated community uses.
- There is also a proposal for a business and innovation park at land to the west of A131 at Great Notley which will contain 18.5ha of B1a, B1b, B1c, B2 and C1 uses.

Housing

The Core Strategy aims to meet the housing needs of all sectors of the community, by providing an adequate amount, range and quality of accommodation. Affordable housing is a key priority and the policy identifies a site threshold and percentage target for affordable housing provision, (which differs between urban and rural sites) when affordable housing provision will be required to be directly provided by the developer or in certain circumstances in the form of a financial contribution. The Council must also make provision for gypsy and travellers and travelling showpersons. Further sites will be needed in the District in line with policy H3 of the East of England Plan and criteria for site selection are included within this policy.

Economy

The Council aims to provide a minimum of 14,000 net additional jobs between 2001 and 2026 in accordance with the aim of achieving a prosperous local economy. This will be achieved by developing existing employment sites in the main towns, key service villages, Earls Colne Airfield and Sturmer, on the regeneration sites at Sible Hedingham and Silver End and by the allocation of 15ha of general employment land as part of the growth location to the north-west of Braintree – off Panfield Lane and an 18.5ha innovation and enterprise business park on land to the west of the A131 at Great Notley. Braintree District also covers a large rural area, which contains nearly 50% of its residents. There is, therefore, a need to protect the countryside from inappropriate development.

Finally, the retail hierarchy for the District is set out and areas for town centre regeneration are identified in Braintree at land to the east of the Town Hall Centre and land to the west of George Yard, in Witham at the Newlands Shopping Centre and in Halstead around The Centre, Weavers Court and land to the east of the High Street.

Transport

This Chapter sets out the proposed Core Planning Policy in relation to the aim of 'promoting accessibility for all'. The Council will work with partners to improve accessibility to reduce congestion and reduce the impact of development upon climate change. Future development will be located in accessible locations to reduce the need to travel. However, there will still be the requirement for key transport projects to help deliver growth which are also listed in this policy.

Environment

This Chapter sets out policies in relation to sustainable development, the natural and built environment, biodiversity and open spaces, sport and recreation. The policies aim to ensure the landscape character, biodiversity, wildlife habitats, agricultural land and historic features are protected and enhanced, together with the environmental quality of towns and villages, to promote and secure the use of alternative energy sources, sustainable construction, urban drainage, to minimise waste and pollution and to ensure that all developments are located away from flood risk areas.

Delivering the Strategy

The implementation of the Core Strategy will require effective co-ordination from a range of public and private bodies, to ensure that infrastructure services and facilities are delivered in a timely, efficient and effective manner. The policy sets out the way infrastructure will be funded, the timings of provision and how the loss of existing services will be resisted. In addition, a table containing infrastructure required to delivery growth is contained in this chapter.

Monitoring

It is essential that the implementation and the impact of policies in Core Strategy are monitored. Table 3 lists objectives and targets set out in the Core Strategy, together with the performance measures which will be monitored in order to assess whether targets and objectives are being achieved. The table also identifies who will be responsible for collecting the performance information.

1 INTRODUCTION AND BACKGROUND

This Core Strategy has been prepared by Braintree District Council **with the involvement of the Local Strategic Partnership** to:

- Provide a vision of how Braintree District will change between now and 2026.
- Set out the aims and objectives of the Council and its partners.
- Identify how and where the District will meet its needs for housing, employment, retail development and community facilities up to 2026.
- Set out the core planning policies, which will underpin the strategy.
- Show how the environment will be protected, notwithstanding the demands and requirements for growth.
- Show how infrastructure will be provided to support the proposed development.
- Show how the strategy will be monitored to ensure that it is achieving its objectives.

The Appendices include a list of the technical studies and strategies which have provided evidence and requirements that have been used in the preparation of the Core Strategy and which have identified the services, facilities and infrastructure required to support growth.

There is also a glossary explaining acronyms and terms used in the Core Strategy.

The Sustainable Community Strategy 'One District- One Vision A Strategy for People and Places in the Braintree District to 2026' was prepared in partnership with the preparation of the Core Strategy.

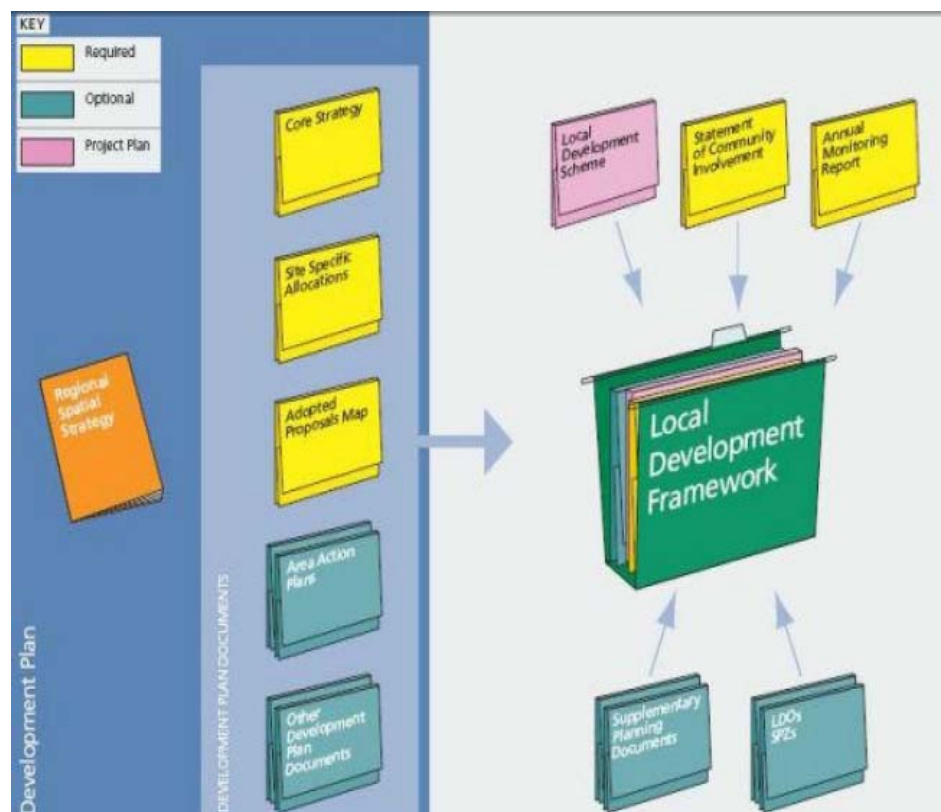
The Local Development Framework

The Local Development Framework is the revised planning system introduced under the Planning and Compulsory Purchase Act 2004, which sets out how development will be managed across the Braintree District.

Local Development Documents will plan, monitor and manage future change and growth in the Braintree District to 2026 and will replace the Braintree District Local Plan Review 2005 in stages.

The LDF consists of a portfolio of documents which will address the social, economic and environmental aims of the Braintree District.

Figure 1 illustrates the various components of the Local Development Framework.



The Braintree District LDF will be made up of the following Local Development Documents:-

- The Local Development Scheme
- The Statement of Community Involvement
- The Core Strategy (including Proposals Map Insets of strategic sites)
- The Proposals Map
- The Development Management Policies
- Site Allocations (including Proposals Map Insets)
- The Annual Monitoring Report

There will also be supplementary planning documents covering subjects including Master Plans for the Strategic Sites, Open Space Standards and Affordable Housing.

The Local Development Scheme sets out the documents that the Council will produce, together with timescales for their delivery.

The Statement of Community Involvement sets out how the Council will consult its partners and the public on planning policy and development management.

The Core Strategy is the principal document of the Local Development Framework and sets out the overall spatial vision and objectives, a spatial strategy, core policies (which will replace some policies in the Local Plan Review) and how the strategy will be implemented and monitored. It includes strategic sites for development. The Core Strategy is accompanied by the Proposals Map, which replaces the Local Plan Review Proposals Map.

The Development Management Policies will replace the remaining policies in the Local Plan Review. **These policies will complement the vision and objectives set out in the Core Strategy in more detail and will be used to determine future planning applications.**

The Site Allocations Document will set out town development boundaries and village envelopes and will allocate some land for development and protect other land from development.

A Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulation Assessment of the Core Strategy have been undertaken to evaluate the sustainability of the proposed strategy, policies and options.

Continual plan review is a fundamental element of the new planning system. The District Council will produce an annual monitoring report to assess progress on the delivery of the Local Development Documents' policies and objectives and to review policy effectiveness. **If necessary the Local Development Documents will be reviewed as required.**

Conformity with Other Policies and Strategies

The Core Strategy has been prepared to be consistent and compatible with National Planning **Policy-Guidance**, the East of England Plan and the

Braintree District Sustainable Community Strategy, as required under the new planning system.

All subsequent Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) will need to conform to the Core Strategy.

National Planning Policy

Planning Policy Statements (PPSs) (and their predecessors Planning Policy Guidance notes) (PPGs)) are prepared by the Government setting out guidance to local authorities on planning policy and the operation of the planning system.

The Government's objectives for the planning system are outlined within Planning Policy Statement 1 (PPS1) which outlines the principles to facilitate and promote sustainable development.

- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life.
- Contributing to sustainable economic development;
- Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- Ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- Ensuring that development supports existing communities and contributes to safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

The Core Strategy has been based upon these objectives and other requirements set out in the PPS's and Government Circulars and Planning Acts and White Papers.

East of England Plan

The East of England Plan (*published in May 2008*) is the Regional Spatial Strategy for the Braintree District.

The majority of the policies in the East of England Plan are relevant to the spatial planning of the Braintree District. However, there are specific policies and targets related to the Braintree Core Strategy. These are:

- Provide for a minimum of 4,340 houses to be built in the District between 2006 and 2021 (about 290 a year)
- Provide for a further 385 houses per year to be built in the District after 2021
- Contribution towards the 56,000 jobs to be delivered in the 'rest of Essex' (which is defined in the plan as Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon and Uttlesford).

- Ensure that development in the District does not have unacceptable impacts on the important internationally recognised wildlife areas of the Colne and Blackwater estuaries.

The Core Strategy is consistent with the East of England Plan and seeks to implement the policies and targets that are related to the Braintree District.

Sustainable Community Strategy

The Sustainable Community Strategy, 'One District-One Vision A Strategy for People and Places in the Braintree District to 2026' ~~was prepared jointly produced as a joint draft document with the earlier stages of the Core Strategy~~ by the Braintree Local Strategic Partnership (LSP) and Braintree District Council. ~~Usually published separately, but brought together into one overall framework for the future of the District, which it was hoped would be more logical and easier for everyone to understand.~~ The LSP is a non statutory body that brings together the public, private, voluntary and community sectors, working at a local level. The LSP's aim is to improve the social, economic and environment well being of the people and communities of the Braintree District, now and for generations to come.

Local Development Documents will be a key delivery tool for the Sustainable Community Strategy, seeking to achieve the communities' ambitions for the future by implementing the guiding principles of the Sustainable Community Strategy.

- To promote accessibility for all
- To create a clean and green environment and address climate change
- To achieve a prosperous local economy
- To enable everyone to enjoy a safe and healthy lifestyle

The Local Development Framework and the Sustainable Community Strategy have a shared commitment to the development of the objectives through community consultation and stakeholder involvement.

The table below indicates how the Core Strategy will assist in delivering the Sustainable Community Strategy priorities.

Delivery of the Sustainable Community Strategy	
Sustainable Community Strategy Priorities	Core Strategy Policy
Promoting accessibility for all	CS1 Housing Provision and Delivery CS2 Affordable Housing CS3 Gypsy and Travellers and Travelling Showpersons CS7 Promoting Accessibility for All CS11

	Infrastructure, Services and Facilities
Creating a clean and green environment and addressing climate change	<p>CS5 The Countryside CS7 Promoting Accessibility for All CS8 Natural Environment and Biodiversity CS9 Built and Historic Environment</p> <p>CS10 Provision for Open Space, Sport and Recreation CS11 Promoting and Delivering a Sustainable Future CS11 Infrastructure, Services and Facilities</p>
Achieving a prosperous local economy	<p>CS 4 Distribution of Employment CS5 Rural Economy CS6 Town Centre Regeneration and Retail CS11 Infrastructure, Services and Facilities</p>
Enabling everyone to enjoy a safe and healthy lifestyle	<p>CS1 Housing Provision and Delivery</p> <p>CS10 Provision for Open Space, Sport and Recreation CS11 Promoting and Delivering a Sustainable Future CS12 11 Infrastructure, Services and Facilities</p>

Community Consultation

The Statement of Community Involvement (SCI), produced in 2006 and subsequently updated in 2009 (due to revised regulations), has been prepared in accordance with the Government regulations, which seek to provide more opportunity for community involvement, a key feature of the new planning system.

The SCI seeks to ensure that the community knows exactly how and when it will be involved in the planning process for the preparation of planning policies and in relation to planning applications.

The Council combined the work on the Sustainable Community Strategy and the LDF Core Strategy whenever possible including joint documents and joint consultation. To date, there have been 3 consultation stages:-

The community involvement began at an early stage (the front loading approach) between June and October 2006, where key stakeholders and the wider community were asked for their views and opinions on the future of the Braintree District to inform the **pre production stage** of the Core Strategy and Sustainable Community Strategy of the Braintree District. A total of 1713 people returned household questionnaires which were sent to all properties in the District and 263 people attended the various seminars and workshops. A summary of the responses was presented to the District Development Committee in January 2007. These responses informed the preparation of the **Issues and Options** document.

Consultation on the **Issues and Options** document was undertaken between April and May 2007. Some 1174 representations were received with nearly 60% of the responses being made electronically. An event was held on the 7th June 2007 to update representatives which included elected members, voluntary and community interest groups and public service providers on the progress with the Local Development Framework and the review of the Sustainable Community Strategy. Representatives were asked to engage in a facilitated exercise to create a refreshed Vision for the District for the period to 2025 and beyond. A report to the Local Development Framework Panel on the 25th July 2007 outlined all of the issues raised by the consultation.

During November and December 2008 consultation took place on the **Preferred Options** document. The document was made available in all the local libraries, at the Council Offices, on the Council website and exhibitions were also held. Existing events such as the Parish Cluster and Local Strategic Partnership meetings were also used to disseminate information to a wider audience. Over 6500 comments were received from 400 individuals and organisations. A full summary of the representations received were outlined in reports submitted to the Local Development Framework Panel in February, April and May 2009, which form part of the evidence base.

The Sustainable Community Strategy has now been approved by the LSP. This Core Strategy takes forward the spatial components of that Strategy.

2 A SPATIAL PORTRAIT OF BRAINTREE DISTRICT

Braintree District is a rural district in the north of Essex and is the second largest district (by area) in the county. Just over half of the residents live in the three main towns of Braintree, Witham and Halstead, with the remainder living in the attractive rural areas, where there are about 60 villages, including six larger villages. The District lies between the regional growth centres of Chelmsford, Colchester and Cambridge and is close to Stansted Airport and the M11, the Haven Ports and is about 45 minutes journey time by rail from London. Braintree is the main market town in the District and provides employment, town centre retail provision and community services. In addition, on the edge of the town, the Freepoint Factory Outlet Centre provides retail and leisure facilities, which serve an area that extends outside the District.

Witham and Halstead are smaller market towns which provide employment, retail and community services. All three of the settlements contain town centres with some areas in need of regeneration. There are also two large areas in need of regeneration at former factory sites in Silver End and Sible Hedingham. Witham is situated on the main London to Norwich railway line, as are the adjoining villages of Hatfield Peverel and Kelvedon and there are significant levels of commuting from these stations, particularly to London and Chelmsford. The towns of Haverhill and Sudbury adjoin the district and provide services for residents in the northern, more isolated, rural areas of the District.

Population and Housing

The District has experienced high levels of population growth over the past ten years; growing from 132,179 in 2001 to 142,100 in 2008. There has been an average annual population growth of 1,200 persons over this period. There has been an average of 623 dwellings completed per year in the District between 2001 to 2009, a large proportion of which have been on previously developed land. House price levels in Braintree District are slightly higher than the average for England and Wales and East Anglia, but lower than the average for Essex and Chelmsford. (SHMA). There is a concentration of terraced and flatted accommodation in the south-east of the District in and around Witham and in parts of Braintree and Halstead.

2001 All People Census

District Total	132,179	100%
Braintree	36,310	27%
Witham	22,470	17%
Halstead	11,053	8%

2008 Age Profile (ONS Population Estimate)

District Total	All ages	142,100	100%
	0-15 years children	28,200	20%
	16-64Males/16-59Females working age	86,600	61%
	65+Males/60+Females older people	27,300	19%

Resident population in Ethnic Groups 2001 Census

White	129,797	98%
Mixed White and Asian	308	0.2%

Health District Total 2001 Census

Total population	132,179
Limiting long-term illness	20,437
General health 'not good'	9278

Life Expectancy Braintree District 2008 ONS

All people	80.6 years
Males	78.6 years
Females	82.6 years

Households in 2001 Census

Occupied	54,332
Vacant	1417

Continued increase in number of vacant dwellings with 2,378 dws empty in 2008, an increase of 438 over the 2007 figure.

One person households	14,443	27%
Owner Occupied	39,363	73 %
Social rented	10384	19%
Privately rented or living rent free	4585	8%
Average household size	2.41	
Number net dwelling completions 8 years 2001- 2009	4988	
Average number per year	623	
57 % of dwellings built on previously developed land 2001-9		
77% of dwellings built on previously developed land 2008-9		

Economy

The Economic Development Strategy summarises the economy of the District as characterised by its diversity, with a high proportion of small and micro businesses, a traditionally strong manufacturing base, large modern agricultural holdings, a high proportion of residents who commute out of the District for service sector jobs, (particularly in the financial service sector) and several small/medium sized towns that require investment to develop their retail and commercial potential.

Total jobs Braintree District 2001	53,900
Total jobs Braintree District 2009	61,400
Total jobs change 2001-2009	7,500
Source East of England Annual Monitoring Report 2009 (Average annual net increase in jobs 937)	

In 2008 14% of employees in the District worked in manufacturing, with 8% in construction and 76% in services. Braintree District had above the national average percentage in manufacturing and construction and below the national average in services. (Source NOMIS) Although tourism only amounts to about 4% of jobs, it contributes almost £40m to the local economy. There has been a recent increase in unemployment in the District rising to 5.8% in 2008/9.

There is a significant outflow (43%) of Braintree District residents to work in other areas. The greatest being to Chelmsford (10%) and Greater London (10%). The next most popular destinations are to the adjoining authorities of Uttlesford (5%) and Colchester (4%).

25% of employees in the District live outside the District, with 6% of employees travelling from Colchester Borough, 4% from the Borough of Chelmsford, 3% from Maldon District and 2% from Babergh District.

All people aged 16-74 2001 95, 330

% of 16-74 year olds who are

Employed	67.5%
Unemployed	2.8%
Students	4.2%
Retired	12.5%
Permanently sick or disabled	3.7%
Others	9.3%

All people Economically Active 2008/9 71,700 (Nomis)

Unemployment increased in the District to 4,200 in 2008/9 5.8% (Nomis)

13.8% of the persons of working age in Braintree District 2008 had no qualifications. This is higher than the national percentage of 12.4 % and for the East of England of 11.8%. Improvements are needed to educational attainment levels to improve life prospects of school leavers and to help the local economy with a better qualified workforce.

The rural economy is changing, as agricultural and manufacturing jobs have contracted. Rural communities now rely more heavily on commuting outside the rural areas for most job opportunities, including to business locations at the towns of Haverhill and Sudbury, which adjoin the north of the District. Tourism and leisure contribute to the rural economy, but jobs tend to be seasonal and lower paid. Small business centres have recently been developed, catering for businesses based on modern technology, and working from home is also becoming much more common for the same reasons. There has also been a significant trend of persons seeking a better quality of life moving to the rural areas and working in nearby towns, or London and either commuting, or working from home.

Deprivation

Braintree District is generally affluent and deprivation levels are around the average for Essex as a whole. However there are quite large inequalities between different areas of the District. Pockets of deprivation are located around the District's three urban centres including parts of north and east Braintree, northwest Witham and south Halstead. Although these areas are not seriously deprived in national terms, they experience greater deprivation than the majority of areas in the District. Some rural areas also suffer deprivation due to their isolated position, which leads to a lack of access to services brought about by their isolated positions.

Transport

The London to Norwich, East Coast mainline railway crosses the southern part of the District, with a high frequency passenger service at Witham. There are also mainline stations at Hatfield Peverel and Kelvedon. A single track branch line connects Witham to Braintree, with stations at White Notley, Cressing and Braintree Freeport. The single track limits the frequency of service and the provision of a passing loop, with the aim of increasing the frequency of services is being investigated. There is also a branch line to Sudbury which crosses the east of the District, with a station at Bures.

The District is crossed by the A12 and A120 trunk roads. The western section of the A120 has been upgraded to a dual carriageway between Braintree and the M11, but the Braintree-Marks Tey stretch remains congested and unimproved, leading to significant congestion particularly in Braintree near to the Galleys Corner Roundabout. The level of traffic using the A12 in Braintree District is above its capacity, with resulting serious peak hour congestion and there are sub-standard A12 slip roads within the District, including those at Rivenhall.

Bus services in and between the main towns are adequate during the day on weekdays, but conventional services are limited or non-existent over much of the rural areas. Only a limited number of services operate in the evenings and on Sundays. However the District Council works with Essex County Council and voluntary groups to support a number of rural Community Transport and bus schemes for the more remote parts of the District and for those whose circumstances make it difficult for them to access conventional public transport. **The availability of public transport has impacted on the spatial strategy, with development focussed towards areas where public transport is available.**

There is a fragmented network of cycleways in Witham and Braintree, including a route through Witham following the River Brain and routes along former railway lines in Braintree and Witham, which need to be added to, in order to provide a co-ordinated alternative to car transport.

Method of Travel to Work Braintree residents 2001 Census

42% drive a car or van, (national average of 35%.)

5.68 % travel by train (national average 2.67%)

1.61% travel by bus (national average 4.74%)

Households without a car or van 9,543 18% (national average of 27%)
Census 2001

Communities and Services

The District Council and its partners have been working to improve the community facilities and services offered to the residents, in particular relating to leisure, health and education. Some improvements are already underway

with others planned. Educational facilities include a range of primary and secondary schools with proposals for new school buildings at the two academies in Witham. Braintree College has stated that would like to move to a new campus with space for expansion. Health facilities include the new Braintree Community Hospital, which will be fully operational in 2010. Recreational facilities include Braintree Leisure Centre, new swimming pools which have recently been provided in Halstead and Braintree, a Country Park at Great Notley and other parks and open spaces throughout the District. A replacement pool is also proposed for Witham. Braintree Town Football Club wish to move to a new stadium. **The Council will continue to work with partners and the community to identify and address the needs of the existing and new communities.**

Environment

Many of the towns and villages in the District have historic centres which are protected as conservation areas, and some historic villages and towns, including Finchingfield, Castle Hedingham and Coggeshall are visitor attractions. There are 39 conservation areas in the District, including Silver End garden village, based on the former Crittall Window Factory. There are also 40 **41** scheduled monuments, **over 3250 archaeological records** and 3190 listed buildings, including medieval churches.

Braintree's extensive tracts of countryside are some of the most attractive and highest quality landscape in the region. A landscape capacity assessment has been carried out for the District which identifies 3 main types of landscapes that make up the District. These are:-

- **Farmland plateaux – these extensive areas make up the bulk of the rural area and lie mainly in the north and south of the District. They are characterised by broad views and large fields giving an open, yet rather isolated feel.**
- **River valleys – The valleys of the Brain, Pant, Stour, Colne, Pods Brook and Blackwater divide the higher farmland area and provide very attractive and more enclosed landscapes. Most of the towns and villages lie in or near these valleys, so they are under more pressure from development.**
- **Wooded farmland area – This lies across the centre of the District between Braintree and Halstead. Whilst it still retains the overall farmland character, it has significantly more woodland cover and hedgerows, giving it a more enclosed, unspoilt feel.**

This attractive rural landscape includes 4 areas protected for their special scientific interest, as well as 7 local nature reserves, areas of ancient woodland and **8 registered** parks and gardens of historic value.

The quality of the environment in Braintree District, both natural and historic, creates opportunities for the tourist and leisure and recreation industries.

Whilst this can help to support the rural economy, a careful balance must be achieved between development and economic pressures and preservation and enhancement of the historic and natural environment.

3 VISION, AIMS AND OBJECTIVES

The Vision for Braintree District

Our vision is that by 2026 a more sustainable future will have been secured for all the people and places in Braintree District **and the natural environment will have been protected and enhanced**. Braintree, Witham and Halstead will be thriving market towns with regenerated town centres and their historic character and green spaces protected. Most growth will have been provided in Braintree and Witham, including a new mixed use neighbourhood to the north-west of Braintree, comprising housing, employment and community uses and new neighbourhoods with housing and community facilities to the south-west and north-east of Witham. There will be a new business park close to the A120 at Great Notley. The key service villages of Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon, Sible Hedingham and Silver End will have provided local housing, jobs and services for the adjoining rural areas. There will have been regeneration of former factory sites in Silver End and Sible Hedingham, which will have enhanced these villages. **The need to adapt to climate change will influence the location and design of development**. All development across the District will have been built to the highest design and **resource energy efficiency standards and environmental assets will be protected and enhanced**. **Development will provide** with the necessary infrastructure and affordable housing provision and will have enhanced historic towns and villages and minimised the impact on the local and global environment.

Summary of Vision Shared with Sustainable Community Strategy

To improve the well-being of people and communities in the Braintree District now and for future generations- ensuring that local needs are met, that development is sustainable and accessible and that our historic towns, villages and attractive countryside are maintained, improved and protected.

The Aims of the Core Strategy

The aims of the Core Strategy reflect those of the Sustainable Community Strategy which are:

- Promoting accessibility for all
- Creating a clean and green environment and addressing climate change
- Achieving a prosperous local economy
- Enabling everyone to enjoy a safe and healthy lifestyle

DELIVERING THE VISION- THE KEY OBJECTIVES

The following twelve key objectives have been developed, which reflect and underpin the vision and aims for Braintree District. These objectives form the basis for the policies set out in this Core Strategy:-

Sustainability

To ensure that all development is sustainable and minimises the use of scarce natural resources and **addresses the causes and potential the impacts upon of climate change**, encourages renewable energy, and promotes the development of previously developed land and urban regeneration to limit the **development extent of greenfield land required and concentrates new growth at the most sustainable locations. To ensure that development avoids flood risk areas and reduces future flood risk where possible and to prevent a deterioration in and where possible to take measures to improve water quality.**

Accessibility

To reduce the need to travel by locating development in sustainable locations where it will enable people to **easily access employment, housing, retail provision, public transport and key services; such as education, healthcare, recreational facilities and open space.**

Infrastructure

To ensure that development makes the necessary provision for infrastructure and community facilities to meet the existing and future needs of the District

Housing

To meet the housing needs of all sections of the community, by providing an adequate amount **and range and of high quality of accommodation, in particular "affordable housing" and that required for special needs.**

Employment

To provide and retain employment to support the District's economy in sustainable locations and to provide local employment opportunities, to seek to reduce travelling outside the District to work and to improve skills attainment.

Transport

To make it safer and, easier for the community to travel to jobs and key services by improving sustainable forms of transport such as public transport, walking and cycling **and seeking to reduce carbon emissions.**

Town Centres

To maintain and develop vibrant and prosperous main towns of Braintree, Witham and Halstead, by encouraging new development and regeneration schemes that support their function as major service centres, with a range of good quality employment, shops and services.

Key Service Villages

To maintain and develop the function of the key service villages to support the adjoining rural areas, by encouraging the retention and provision of employment, shops and services and the regeneration of appropriate sites.

Rural Area

To maintain and support services, community facilities and appropriate employment in the rural communities to meet their local needs.

Built Environment

To preserve and enhance the historic character and locally distinctive identity of the District, to ensure that new development provides high quality, environmentally friendly design and to improve the public realm.

Environment

To protect, **restore** and enhance the natural habitats, biodiversity and landscape character of the countryside and the open spaces and green corridors within towns and villages **and improve ecological connectivity across the District.**

Leisure

To enable the provision of accessible and varied opportunities for leisure and recreational activities, **including the provision of accessible green spaces, as part of a network of multi-functional green infrastructure,** in order to promote healthy lifestyles and social inclusion.

4 SPATIAL STRATEGY

This Chapter sets out the strategy for the provision of new development in the District between now and 2026. It is based upon the objectives of sustainability, accessibility and housing:

Sustainability

To ensure that all development is sustainable and minimises the use of scarce natural resources and **addresses the causes and potential the impacts upon of climate change**, encourages renewable energy, and promotes the development of previously developed land and urban regeneration to limit the **development extent of greenfield land required and concentrates new growth at the most sustainable locations.**

Accessibility

To reduce the need to travel by locating development in sustainable locations where it will enable people to easily access employment, housing, retail provision, public transport and key services; such as education, healthcare, recreational facilities and open space.

Housing

To meet the housing needs of all sections of the community, by providing an adequate amount **and range and of high quality of accommodation**, in particular "affordable housing" and that required for special needs.

The East of England Plan sets out a housing provision for Braintree District of 7,700 dwellings over the period 2001-2021, expressed as a minimum requirement. The requirement for 2021 to 2026 is a minimum of 385 dwellings per year, giving a total requirement from 2001 to 2026 of 9625 dwellings.

4988 net additional dwellings were provided between 2001 to 2009, resulting in a residual housing provision to fulfil the East of England Plan requirement to 2026 of 4637 dwellings, which would be an annual average of 272 dwellings.

The Urban Capacity Study identified potential land for approximately 4,813 dwellings. However, this has been updated by the Strategic Housing Land Availability Assessment, which removed some potential sites and reduced the likely housing densities on other sites. As a result, the 15 year site specific housing trajectory based upon the SHLAA (in Appendix 2 Table 6) identifies sites for 3,372 dwellings over the period 2010 to 2026, which are mainly on sites within Local Plan development boundaries at the main towns and key service villages, including some provision at mixed use regeneration sites at Sible Hedingham and Silver End.

This estimated provision of 3,372 dwellings would leave a shortfall of 1,265 dwellings in order to meet the East of England Plan residual requirement. The

Council is therefore proposing to allocate strategic housing sites at sustainable growth locations to provide a **minimum of further** 1,400 dwellings.

The problem of large-scale out-commuting from the District was recognised in the preparation of the East of England Plan. It was felt that a further large housing allocation for Braintree District would add to this problem. The proposed additional housing provision at growth locations is therefore sufficient to meet the regional requirement but not considerably larger than that required. The East of England Plan aims to ensure that development maximises the potential for people to form more sustainable relationships between their homes, workplaces and other concentrations of regularly used services and facilities. The housing allocation (which is lower than previous rates of housing development in the District) was intended to provide the opportunity to achieve a better balance between housing and employment development in the District.

The Strategy objective is to promote the development of previously developed land and urban regeneration to limit the development of greenfield land. It is therefore proposed to phase in the development of housing areas at growth locations later in the plan period, following the development of previously developed land identified in the housing trajectory based on the SHLAA, as set out in policy CS1 and in the 15 year trajectory in Table 6, which will also ensure a continuous five year land supply. This would also provide the necessary time for provision of infrastructure **where** needed to support the growth locations. **(For example, upgrades to sewerage network, or to waste-water treatment works.)**

The ‘Hierarchy of Place’ in the Braintree District

This settlement hierarchy defines the places in the District in order of size, function and importance.

Main Towns (which are called ‘Market Towns’ in the East of England Plan)

The main towns in the District, in order of importance, reflecting their size, location and opportunities for future development are:-

- Braintree,
- Witham
- Halstead

Key Service Villages (which are called ‘Key Service Centres’ in the East of England Plan)

The Key Service Villages are large villages with a good level of services, including primary schools, primary health care facilities, convenience shopping facilities, local employment, frequent public transport to higher order settlements and easy access by public transport to secondary schools.

(In no order of importance)

- Coggeshall
- Earls Colne
- Hatfield Peverel
- Kelvedon
- Sible Hedingham
- Silver End

Other Villages

These are the villages in the District, excluding key service villages, that currently have a development boundary, known as a “village envelope”. A list of these villages is set out in the Settlement Hierarchy in Appendix 3.

The Rural Areas and Countryside

The ~~rural areas and countryside~~ is all the remaining villages and hamlets without development boundaries and the countryside. ~~the area outside town development boundaries and village envelopes.~~

~~Location of the Additional Growth~~

Development at Growth Locations

The selection of growth locations at the Main Towns to accommodate the additional 1400 dwellings was based upon the following factors:

The scale of growth proposed in the Braintree District will mainly be met on brownfield sites within the Main Towns and Key Service Villages. The overall scale of development required is not large enough to justify the development of a new settlement.

Braintree has a central location in the District, good transport links, key role as the largest Main Town and service centre for the District with a surrounding landscape that would allow for some potential for sustainable development and growth.

Witham is a thriving town with good transport links and a higher amount and proportion of local employment than Braintree. The surrounding landscape has the potential to accommodate some sustainable growth.

Although Halstead has many of the day to day services and facilities and access to local jobs that residents need, its growth potential is severely limited by sensitive landscape, lack of public transport and relative isolation in the north of the District. The main constraints to greenfield growth in Halstead are its relatively isolated location and its high quality landscape setting. Also the current levels of services are not as high as in Braintree and Witham.

The Strategy therefore proposed that the Growth Locations should be at the Main Towns of Braintree and Witham only.

The Council is proposing growth in both Braintree and Witham. Although the amount of new development needed across the District is not large, focusing it all at one place could place undue strain on local services and other infrastructure and in particular highway infrastructure which has constraints as demonstrated in the Mouchel Highways assessments of potential growth in the two towns.

Also both towns would benefit from injections of new development, including employment, town centre regeneration, and services that can serve the whole District to make it more sustainable.

Apart from the identified Growth Locations, the open countryside between the Main Towns, Key Service Villages and Other Villages should be kept undeveloped.

More limited development to serve the local area, or deal with specific local issues such as the regeneration of important sites, can be located in the Key Service Villages

Limited development, which can be justified by local need, or to support local services, should be located in the Other Villages

Development will only be acceptable in hamlets and the countryside where it would have clear local economic benefits, support needed services and promote local environmental quality.

Our preferred overall Spatial Policy Statement for the Braintree District for the period up to 2026 is therefore set out as follows:

THE PREFERRED “SPATIAL POLICY STATEMENT” FOR THE BRAINTREE DISTRICT

- ‘To preserve and enhance the character of the rural heartland of the Braintree District, its countryside and villages, by supporting development that is needed to make settlements and the rural economy more sustainable and protect and enhance the **natural** environment.
- To concentrate the majority of new development and services in the Main Towns of Braintree, Witham and Halstead, at new Growth Locations at Braintree and Witham and in the Key Service Villages’.

Development and Growth in the District in more detail

This part sets out the proposed key objectives for the future of each of the three Main Towns, the Key Service Villages and Other Villages.

Braintree

Braintree will reinforce its role as the main town of the District by accommodating significant development and regeneration within the town and new housing, employment and services at growth locations around the periphery of the town. In particular:

- The potential for about another 1,500 dwellings in the urban area will be realised, subject to resolving flooding issues on some sites
- The town centre will be upgraded by the regeneration of key sites to include shopping, public transport improvements and other services and environmental improvements
- Growth Locations will be developed for a mix of housing, employment and services and facilities with due regard for its landscape impact, local access for traffic and to services, and waste water disposal
- A new Business/Innovation park will be developed to complement the Skyline development near to the A120
- The existing employment areas will mostly be retained, upgraded and/or expanded
- A limited number of employment premises and sites which do not meet modern day business needs will be redeveloped for alternative uses
- Opportunities should be taken to deal with local traffic problems, especially in relation to the A120, in the shorter term ~~perhaps linked to the growth locations~~

Witham

Witham will accommodate significant development and regeneration within the town and new housing and services at Growth Locations around the periphery of the town. In particular:

- The urban capacity for up to 900 new dwellings in its existing boundaries will be developed
- Appropriate urban extension growth will be located to the north and south-west of the town
- The Newlands Shopping Centre area will be upgraded
- The Maltings Lane development to the south west of the town centre will be completed including the provision of a business park
- Health facilities are limited and will be improved

- Schools will benefit from redevelopment with their Academy status and there is a new primary school included in the Maltings Lane development.
- The swimming pool will be replaced

Halstead

Halstead will remain as the major service centre for the north of the District but will contain growth of about 300 dwellings within its existing urban area. The expansion of existing employment locations and community services will be supported. Town centre regeneration on land to the east of the High Street will be promoted and supported.

The Key Service Villages

The Key Service Villages will be allowed to develop with growth within existing development boundaries of around 450 dwellings and will continue to perform a useful role as local service centres for the surrounding rural areas and small villages, especially in the remoter parts of the District. In particular:

- Appropriate development in these villages will be supported and promoted, including the regeneration of specific and other partnership initiatives, to help secure their continued sustainability, make sure that jobs and services are kept and if possible improved and their historic character enhanced
- Appropriate market housing to help support these services will be developed on suitable sites in the villages
- Affordable housing to serve local needs will be supported,

The Other Villages

Development within the Other Villages will be of a scale and type to cater for purely local needs of around 205 dwellings within existing development boundaries over the plan period to 2026.

Developments which deliver affordable housing, appropriate local employment and improvements to local services will be appropriate subject to their local impacts.

The Countryside

Biodiversity and the special character and attractiveness of the countryside will be protected, preserved and enhanced.

Development will be severely restricted, unless it is necessary to support **traditional land based activities such as agriculture or forestry, or leisure and recreation based uses, which require a countryside location and which contribute to rural economies and/or promote recreation in or enjoyment of the**

~~countryside. or other important parts of the rural economy, and will be acceptable in the countryside.~~ Development should be well related to existing patterns of development and of a scale, siting and design sympathetic to the rural landscape character.

Environmental enhancement initiatives, including broadening public access and protecting / improving biodiversity will be supported and encouraged.

Selection of Strategic Growth Location Sites in Braintree and Witham

The Strategy proposed that the Growth Locations will be at Braintree and Witham. The purpose of this part of the document is to set out where these locations should be. The Council assessed a number of possible broad locations around the towns which could be suitable for new growth and considered the following factors:

Landscape capacity – The level to which landscape around the towns can absorb new development

Flood Risk – Whether sites are in Flood Zones and at risk of flooding

Transport and access - future traffic impacts, public transport provision, and the ease of access to services and the town centres by footpaths and cycleways

Conservation - the possible impacts on nature conservation, **conservation areas** and listed buildings

Community and social needs - how needs such as health, education etc can be met

Coalescence' with nearby villages – Whether the development would result in Braintree or Witham merging with nearby villages resulting in the loss of the individual identities of the villages concerned.

Potential areas around Braintree and Witham have been rejected as Growth Locations for a number of reasons. These are:

- They are isolated or distant from the main urban areas so they are not as sustainable in terms of access to service and facilities for new residents. This is particularly true for the land outside the Braintree by-pass and land to the north-west of Witham and to the south of the A12 at Witham.
- There are large areas of sensitive landscape to the north and north-east of Braintree
- Access to the Braintree by-pass to the north, south and north-east of Braintree would be unacceptable to Essex County Council and the Highways Agency.

THE PROPOSED GROWTH LOCATIONS

- Land to the north-west of Braintree – off Panfield Lane
- Land to the west of the A131 at Great Notley
- Land to the south-west of Witham - off Hatfield Road
- Land to the north-east of Witham (in Rivenhall Parish) - off Forest Road

Each of them is shown on the Plans on the following pages.

Add Key Diagram

Proposals Map

Panfield Lane

Lodge Farm

Forest Rd (should be listed as Inset 3).

The amount and type of growth proposed in the Growth Locations

Development in the Growth Locations will either be 'mixed use' or 'single-use'.

'Mixed-use' means that, because of the nature of the area, it should be used for a variety of purposes including housing, employment, community facilities and other development which may be needed to support the infrastructure

'Single-use' means that, because of the nature of the area, it should only be used for one purpose (i.e. employment)

Mixed-use locations

We are proposing that development in the following Growth Locations should be mixed-use:

- Braintree – land to the north-west - off Panfield Lane
- Witham – land to the south-west - off Hatfield Road
- Witham – land to the north-east - off Forest Road in the Parish of Rivenhall

These locations are best related to the existing town areas so they lend themselves to the delivery of a sustainable mix of uses. However, each area

will be different as they will cater for differing local needs and have different factors which will affect how they can be developed.

Single-use location for employment

The location to the west of the A131 at Great Notley (18.5 hectares) is not proposed as a housing growth location. This is because it is not well related to Great Notley or Braintree for access to services, including a school and shops as it is separated from Great Notley village by a bypass. Amend

AIM - ENABLING EVERYONE IN THE BRAINTREE DISTRICT TO ENJOY A SAFE AND HEALTHY LIFESTYLE

One of the key parts of securing a sustainable, safe and healthy future for the District is making sure that the housing, services and facilities are provided in the right place and time to serve existing residents and future growth.

Housing

To meet the housing needs of all sections of the community, by providing an adequate amount and range and of high quality of accommodation, in particular "affordable housing" and that required for special needs.

5 HOUSING

This Chapter covers the following housing related issues:

- Housing Provision
- Affordable Housing
- Provision for Gypsies and Travellers and Travelling Showpersons

Although housing provision has slowed down nationally, and has reduced in this District, Braintree District is still delivering a substantial supply of new housing, which meets its requirement in the East of England Plan. It is important to make sure that the right sort of housing accommodation is built, and that residents have good access to the services and facilities that they will need.

The bulk of this housing will be in the main towns of Braintree and Witham as these are the most sustainable locations for growth with the most

employment, retail provision and community facilities and are the most accessible locations for growth with trunk road connections and rail access. Lesser amounts of growth are proposed at Halstead and in the Key Service Villages.

Braintree is the larger of the two main towns with a population of 36,310 in 2001, 27% of the District total population, while Witham had a population of 22,470 17% of the District total. However, there are several reasons why the amount of growth proposed there is not greater-

Town Centre Provision

Braintree has received the largest amount of growth over the last 20 years. This growth has led to additional retail provision in the town. The town centre has expanded with the development of George Yard and other retail additions and this together with the development of the Freeport outlet centre has greatly improved retail and commercial leisure provision in the town. In contrast, the smaller amount of growth at Witham has resulted in a much smaller amount of additional retail provision, mainly at the Grove Centre, to serve the town. It is hoped that a larger proportion of future growth will benefit the town centre in Witham.

Employment

Although Witham is considerably smaller than Braintree, it provides a larger amount of employment floorspace than that found in Braintree.

Accessibility

As Witham is situated on the main railway line, it is more accessible than Braintree. Road congestion in Braintree, particularly in the vicinity of Galleys Corner roundabout on the A120 is also a constraint.

As well as planning for the total number of houses, and where they should be built, the Government says we should also plan for a range of house and tenures (owned/shared/rented) to cater for all who wish or need to live in the District.

Our Strategic Housing Market Assessment (SHMA), provides an up to date picture of what types of accommodation are needed and can be used to make sure that new developments offer a variety of accommodation to suit everyone's needs.

Braintree will be working with partners in the Haven Gateway to undertake a viability study of the sub regional housing market.

The Council considers that:

- The private housing sector will continue to deliver sufficient amounts of new dwellings in the District over the life of the plan to more than meet

the current requirements set out in the East of England Plan

- That the regular reviews of the SHMA will provide a firm guide as to the types of housing that should be built in the future.

Creating high quality places to live

The creation of high quality places to live is a key objective of national planning policy. Good, practical design, both in the look of housing and its layout encourages people to value the place they live, leading to less vandalism and crime. Also it will be critical to the overall quality of the environment in the future.

Density (i.e. the number of dwellings **per hectare** on a site) can have a significant impact on the quality of new housing. Higher densities do not necessarily mean low quality, and in fact many of our older town areas and villages are built to very high densities.

Low densities mean that more land has to be used to deliver the housing we need, putting pressure on our valuable and attractive countryside. A balance has to be struck between the two, so setting absolute density targets is not likely to be the best way of getting the best quality housing in all locations.

Good design also means making sure that housing is as accessible as possible to all the services, jobs and facilities that residents need.

Securing high quality housing design and layouts is an essential part of protecting the overall environment of the District, promoting social inclusion and securing sustainable communities.

Density should depend on the character of the area and the types of development being proposed but practical issues of day to day living should be taken into account when schemes are designed and approved.

Policy CS1 Housing Provision and Delivery

The Council will plan, monitor and manage the delivery of a minimum of 4637 dwellings between 2009 and 2026.

These dwellings will be mainly located, (as set out in Table CS1):

- **Within** ~~in~~ the urban areas of Braintree, Witham and Halstead on previously developed and infill sites ~~within their development boundaries, apart from those protected for other land uses.~~

- On mixed use regeneration sites in Sible Hedingham and Silver End, whose boundaries will be defined on Master Plans to be approved as supplementary planning documents
- **Add reference to sites within development boundaries in key service and other villages**
- ~~In~~ **At new mixed-use Growth Locations at north-west Braintree, south-west Witham and north-east of Witham, as identified on the Proposals Map. the boundaries of which are defined as strategic sites for development on the Core Strategy Proposals Map**
Insets:-

~~North-west of Braintree - 44.3 ha mixed use strategic site~~

~~South-west of Witham - 35.7ha mixed use ha strategic site~~

~~North-east of Witham - 16.24 mixed use ha strategic site~~

They will be phased in accordance with Table CS1~~These are to be developed in a phased programme, set out in Table CS1, to ensure that the requirement for a continuous supply of housing land is met~~ **and to ensure that the most sustainable locations are developed earlier on in the life of the Core Strategy.** The development of the mixed use growth locations will be in accordance with Master Plans to be approved as supplementary planning documents by the Council. The uses will include community facilities, open space and infrastructure requirements.

- On previously developed land in the Key Service Villages

Table CS1 Braintree District Housing Provision

Settlement	Minimum Housing Provision	Indicative Provisional Dates
Braintree excluding growth locations	1500	2009-2026
Braintree north-west Growth Location West of Panfield Lane	500 dwellings	Phased between 2018-2026
Witham excluding Growth Locations	900	2009-2026
Witham south-west Growth	600 dwellings	Phased between 2017-

Location North of Hatfield Road		2026
Witham north-east Growth Location off Forest Road	300 dwellings	Phased between 2021-2026
Halstead	300	2009-2026
Key Service Villages	450	2009-2026
Remaining villages	250	2009-2026
Total	4800	

~~This policy supersedes Braintree District Local Plan Review Policy RLP1 Housing Provision~~

Housing sites of 10 or more dwellings, (apart from the strategic sites for development which are set out in the Core Strategy on the Proposals Map Insets and exception sites for affordable housing,) will be defined on the Site Allocations DPD Proposals Map Insets.

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

Affordable Housing

The East of England Plan Policy H2 states that development plan documents should set appropriate targets for affordable housing at District level, taking into account local assessments of housing need. It suggests a regional target of 35%, but allows for local targets to be set where justified.

The Strategic Housing Market Assessment for this District was published in 2008. This assessed the overall level of need for the District as 697 new affordable dwellings per year. and it recognised that this level of housing need is unlikely to be met by any feasible new supply of affordable housing. The study stated that this level of housing need would arithmetically justify any affordable housing target on qualifying new sites and is much above any likely supply and would certainly justify a 40% target, and perhaps higher if viability permits. It also concluded that in terms of size and type of affordable housing, about 40% of it could be intermediate.

An update to the SHMA in 2009 identified problems with mortgage availability, which meant that whilst the downturn in the housing market has improved affordability, accessibility is limited. The update did not propose any amendment of the affordable housing target suggested in the SHMA.

In 2009 an Affordable Housing Viability Study for this District assessed the viability of market housing schemes against a range of affordable housing options and economic scenarios. It found significant variation in house prices

and residual value between different market value areas in the District; with the values in the urban areas of Braintree, Halstead, Hedingham and Witham being consistently lower than in rural areas elsewhere in the district. The study therefore suggests a target of 40% affordable housing in the rural areas and 30% in the urban areas of Braintree, Halstead, Hedingham and Witham. It also suggested that the growth locations should be planned on the basis of a 30% affordable housing target, as these are more costly to develop than urban and small rural sites; due to the lower net developable areas of these sites and higher infrastructure costs. It suggested that these targets should be subject to up to date scheme specific viability appraisals. (The Council has included Great Notley within the urban areas defined in the policy, as this is more closely related to Braintree than the rural areas.)

Evidence on site supply in the Viability Study indicates that in the urban parts of the District, the national indicative minimum threshold of 15 dwellings is appropriate. However, the profile of site supply in rural areas, coupled with high levels of need, indicates that adopting a low threshold in the rural areas is justified. A threshold of 5 dwellings would capture about a third of the supply in the rural areas.

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 maximum delivery on site) and all units will be required to meet the space, sustainability and adaptability standards required by the Homes and Communities Agency for rented homes.

The Council explicitly seeks to meet the “Lifetime Homes Standard” for all affordable housing, unless there are overwhelming site constraints. 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 at least one wheelchair standard unit on all housing developments in the main towns, which provide affordable housing, as part of that provision.

Policy CS2 Affordable Housing

Affordable housing will be directly provided by the developer within housing schemes on the following basis:

- 1. A target of 40% affordable housing provision on sites in rural areas, excluding the Parishes of Sible Hedingham and Great Notley and the proposed growth location in the Parish of Rivenhall.**
- 2. A target of 30% affordable housing provision on sites in the urban wards of Braintree and Bocking and Witham; including the proposed growth locations and in Halstead, the parishes of Sible Hedingham**

and Great Notley and the proposed growth location in the parish of Rivenhall.

3. A threshold of 5 dwellings or 0.16ha in the rural areas, that is the whole District excluding the urban wards of Braintree and Bocking, Witham and Halstead.

4. A threshold of 15 dwellings or 0.5ha in the urban areas comprising the urban wards of Braintree and Bocking, Witham and Halstead.

5. Where it is impractical to achieve on site provision, off site provision, or a financial contribution in lieu of broadly equivalent value, may be accepted.

~~***This policy supersedes Braintree District Local Plan Review Policy RLP5 Affordable Housing in New Developments***~~

The Council adopted a supplementary planning document on affordable housing in 2006, which supplemented the Local Plan Review Policy RLP5 on this subject and set out the process and mechanism for the delivery of affordable housing in the District. This SPD will be revised to supplement Core Strategy Policy CS2.

A “toolkit” setting out economic assumptions will be used by the Council to inform viability appraisals of specific sites, which will form the basis for affordable housing negotiations.

Gypsy and Traveller and Travelling Showpeople Accommodation

There is a **need for additional** ~~shortage of~~ sites to meet the needs of gypsies and travellers in the District and in the East of England at present.

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.

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.)

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.**

As 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.

Policy H3 also stated that local authorities should work together to establish a network of transit pitches, with 30 additional transit pitches required for Essex, Southend-on-Sea and Thurrock between 2006- 2011. The assessment of need in Essex in 2009 identified an additional short-stay requirement of 6 pitches in Braintree District between 2008 -2021, of which 5 would be required by 2013.

Policy H4 set out a requirement for an additional 103 plots for travelling showpeople in Essex, Southend-on-Sea and Thurrock between 2006 -2011. There were two travelling showpeople sites in this District in 2008, with a total of 3 plots. The assessment of need in Essex identified an additional requirement in Braintree District of 1 plot between 2008-2021.

The Council will identify gypsy and traveller residential pitches in accordance with the requirements for this District and CLG 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 guidance set out in CLG Circular 04/2007.

The requirements will either be met by identifying sites and plots in the Site Allocations Development Plan Document, or through development control decisions, when appropriate sites or plots come forward, which may include rural exception sites. Sites should be provided in sustainable locations, which are not at risk of flooding and have access to health, education and other community facilities. Funding for the provision of sites and plots may be sought as part of developer contributions.

Policy CS3 Gypsy and Travellers and Travelling Showpersons Accommodation

~~The Council will identify sites in suitable locations to provide~~ **Provision will be made for** a minimum of 50 authorised residential pitches for gypsies and travellers caravans by 2011 and a ~~total~~ **minimum of 66 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.**

Provision will also be made for ~~a total of 5 transit pitches for gypsies and travellers by 2013 and a total of 6 transit pitches by 2021 and for an~~ **a minimum of one additional 1-plot for travelling showpeople (in addition to the existing provision) by 2021.**

The Council will identify gypsy and traveller sites and a travelling showpersons plot, to meet this provision, in the Allocations DPD, or through the planning application process in accordance with the following criteria:-

- Sites should be well related to existing communities and located within reasonable distance of services and amenities such as shops, schools and medical facilities
- Sites should be located, designed and screened to minimise their impact on the environment
- Sites should have safe vehicular access to and from the public highway
- Sites should be located within areas not at risk of flooding
- Sites should be capable of being provided with drainage, water supply and other necessary utility services
- Sites should be of an appropriate size to provide the planned number of caravans, parking, turning and servicing of vehicles, amenity blocks, play areas, access roads and structural landscaping. In addition, the travelling showpersons plot should be large enough for the storage and maintenance of showpersons rides and equipment.

~~*This does not supersede a Braintree District Local Plan Review Policy, as the previous Local Plan Policy RLP 23 Provision for Gypsies and Travelling Showpersons had already been deleted.*~~

6 ECONOMY

This chapter deals with the future development of the economy of the District, in accordance with the aim of achieving a prosperous local economy.

AIM - ACHIEVING A PROSPEROUS LOCAL ECONOMY

The Core Strategy contains the following objectives relating to the economy are as follows:

Employment

To provide and retain employment to support the District's economy in sustainable locations and to provide local employment opportunities, to seek to reduce travelling outside the District to work and to improve skills attainment.

Key Service Villages

To maintain and develop the function of the key service villages to support the adjoining rural areas, by encouraging the retention and provision of employment, shops and services and the regeneration of appropriate sites.

The Economic Development Strategy contains clear support from local businesses, partners and communities for pro-active, sustainable growth. They want the economy of the District to capitalise on its diversified business base and strategic location in relation to Stansted Airport, London, Cambridge and the Haven Ports to attract new businesses, infrastructure investment and to provide local well paid jobs.

Economic issues in the District include:-

- A need to provide jobs to maintain a strong local economy, broaden business opportunities and reduce unemployment (4,200 persons 5.8% in 2008/9)
- A move away from manufacturing (3,000 jobs lost in the last 6 years.)
- A need for regeneration of redundant factory sites that are not fit for purpose, including those at Sible Hedingham and Silver End
- A need to **develop and** maintain a strong rural economy
- A need for regeneration of key sites in the three main town centres
- A need to improve skills attainments **and career aspirations of young people**
- A need to provide well paid, local jobs to reduce the high level of people commuting to London and Chelmsford
- A need for key infrastructure improvements
- Increasing numbers of people working from home
- Support for expansion of ~~tourist~~ **visitor and business** accommodation (~~associated with Stansted Airport~~)-(PM)

Local jobs are more sustainable and allow more of the money generated to be put back into the District's services and facilities. The current high level of commuting to work out of the District is putting a strain on road and rail infrastructure and contributing to climate change.

The ~~three~~ **two** Core Planning Policies in relation to this aim are:

- Provision of Employment
- ~~Rural Economy~~
- Town Centre Regeneration and Retailing

The East of England Plan sets out the following main economic requirements:-

- An indicative target of 56,000 net growth in jobs (i.e. 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.

- 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.
- Local Development Documents should identify a network of town centres, district centres, neighbourhood centres and village centres.

The local authorities in the 'Rest of Essex' (Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon, Uttlesford) have a net growth in jobs target of 56,000 and a net growth in dwellings target of 57,100 over the period 2001-21; which is a ratio of just under 1 job per dwelling. This ratio of one job per dwelling, would provide an indicative target of 7,700 net job growth in Braintree District between 2001 to 2021 and a further 1,925 net job growth from 2021 to 2026, giving an overall target of 9,625 net job growth between 2001- 2026.

The Cambridge Econometrics Study suggests that the jobs target for the District should be up to 14,000 new jobs **between 2001 and 2026**, to provide for future employment needs of the District and aim to reduce the high numbers of people commuting to work outside the District. **The Council is adopting this target for the Core Strategy.**

The policy will ensure that there is sufficient land provided to secure the delivery of this higher job target. A recent Employment Land Review of the District recommended that:-

- Provision should be made for an additional 3 to 5 hectares of employment land per year throughout the plan period.
- There should be an allocation of specific sites sufficient for 7 years development (ie 21 to 35 hectares) at all times.
- Consideration should be given to the designation of a new business park close to the A120, in the vicinity of Braintree, to provide for new demand generated by airport related expansion at Stansted and by the recently dualled A120 between the M11 and Braintree.
- Sites in current or recent employment use should be retained ~~unless the site or location is unsuitable for modern standards of development, or that it would be a bad neighbour to adjacent sites.~~(DC)

1. Provision of Employment

In 2009 there were 29.5 hectares (including approvals in floorspace expressed as hectares) of employment land (B1-8 Use Classes) in the District available for employment development in the following locations within development boundaries:

Table 1 Vacant Allocated Employment Land in Braintree District 2009

Settlement	Vacant / Allocated Employment Land
	Area (Hectares)
Braintree and Great Notley	10.4
Witham	6.6
Halstead	1.6
Sturmer (adjacent to Haverhill)	8.8
Rural Areas	2.1
Total	29.5

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, of which 29.5 hectares has already been identified (as shown in the previous table). This would leave a balance of 21.5 hectares of additional employment land to be identified.

In order to promote the economic viability of the key service villages, the Council will promote the regeneration of the following areas in two of the Key Service Villages. The design and scale of developments will need to conserve and enhance the character of these areas and the settings of historic buildings and provide improvements to the public realm.

- Sible Hedingham- the former Premdor site and adjoining Rockways premises

Uses to include housing, employment, a doctors surgery, riverside nature reserve and allotments.

- Silver End – the former Crittall Works site and adjoining Carriers premises

Uses to include employment, housing, the re-use of historic factory buildings, including the re-use of the powerhouse as a museum.

Master Plans will be required for these redevelopment sites, to be approved by the Council as Supplementary Planning Documents.

The Council and its partners are proposing two new strategic employment sites totalling 33.5 hectares of employment land, to provide flexibility in meeting the recommended need, in case some sites are slow in coming forward. Infrastructure requirements relating to the strategic sites are set out in the Infrastructure Chapter.

It is important that employment land is located as conveniently as possible to where people live and to transport networks, in order to promote a sustainable economy for the District. The Policy therefore identifies two strategic employment sites close to the main town of Braintree; a new business park at Great Notley and as part of a mixed use growth location in north-west Braintree. These will provide for the employment needs of the District to 2026, together with the regeneration sites set out in this Strategy and existing land allocated for employment within current development boundaries.

The first strategic employment site is an 18.5 hectare Innovation and Enterprise Business Park at Great Notley, close to the A120, as recommended in the Employment Land Review. This is a sustainable location, accessible by footpaths and cycleways and public transport and close to a potential workforce at Great Notley and Braintree. Uses will be restricted to B1, B1a, B1c and B2 Use Classes and hotel development. The uses will exclude B8 warehousing for the following reasons:-

- Provision has been made for warehousing on other industrial areas in Braintree, including the nearby Skyline Development
- Warehousing would be unlikely to provide a high number of jobs
- It is considered inappropriate in this location adjacent to the Country Park.

A Master Plan will be required for this strategic site, which will be approved as a Supplementary Planning Document. A significant area of structural landscaping will be required, to act as a wildlife corridor, particularly adjacent to the Country Park, which will be managed to create new habitats and maximise its biodiversity. The area identified as a strategic site is 25.7 ha in total of which 18.5 hectares will be employment land and the remainder will be structural landscaping and wildlife habitat. **to take account of this requirement.**

It is proposed that the remaining 15 hectare strategic employment site should be located in the main settlement of Braintree, as part of the 44 ha growth location north-west of Braintree. This will be an extension to Springwood employment area and will be accessible by footpaths and cycleways and public transport. This will be part of a mixed use growth location, with the aim of providing a balance between the workforce and jobs.

A new strategic employment site is not being proposed at Witham for two reasons. Firstly, because a large area of undeveloped employment land is already available at Maltings Lane Business Park. This is adjacent to the proposed strategic housing site south-west of Witham and will provide sustainable local employment opportunities for those residents. (The gross area of this business park is just over 9 hectares in size, although the table of vacant/allocated employment land gives a lower figure, as it is based on net floorspace approved.) Secondly, because Witham has a larger existing amount and proportion of employment land than Braintree compared to its population size.

Employment floorspace in sq metres 2007 (Source Employment Land Review Table 5.2)

Braintree (including Great Notley) 394,364 27% of District Total

Witham 516,660 35 % of District Total

District Total 1,454,690

Braintree Population 36,310 27% of District Total (Source 2001 Census)

Witham Population 22,470 17% of District Total

A new strategic employment site is not being proposed at Halstead because of its smaller population, **and lack of services and community facilities (compared to the other main towns)**, the high quality landscape constraining development around the town and the lack of good public transport links.

Policy CS 4 Provision of Employment

The Council and its partners will support the economy of the District and will aim to provide a minimum of 14,000 net additional jobs in the District between 2001 and 2026. Employment sites in current or recent use in sustainable locations will be retained for employment purposes. ~~except where these are unsuitable for modern standards of development, or would be bad neighbours to adjacent sites.~~ Land for employment purposes will be mainly located:-

- On **existing** employment sites within the development boundaries of Braintree, Witham, Halstead and Great Notley, the six key service villages, Earls Colne Airfield and Sturmer (adjoining Haverhill).
- On mixed use regeneration sites in Sible Hedingham and Silver End. Master Plans will be required for these strategic sites, to be approved by the Council as Supplementary Planning Documents.
- On strategic sites, the boundaries of which are defined on Core Strategy Proposals Map Insets. These comprise an 18.5 ha innovation and enterprise business park at Great Notley and a 15 ha employment area north-west of Braintree, which is part of a larger mixed use strategic site. These are to be developed for uses set out in Table CS4 together with infrastructure requirements. Master Plans will be required for these strategic sites, to be approved by the Council as Supplementary Planning Documents.

The Council and its partners will also protect and enhance key existing tourist and visitor facilities and will promote suitable new tourist

development in appropriate locations, in order to increase the range, quality and type of facilities available.

Table CS4 Braintree District Strategic Employment Site Provision

Growth Location	Type of Employment	Employment provision (Hectares)
Braintree – land to the north-west off Panfield Lane	General employment B1-B8 Site for football stadium, college campus, educational provision, services and community uses	15
Braintree – land to the west of the A131 at Great Notley	Innovation and Enterprise Business Park B1a,B1b, B1c, B2 and C1 hotel use structural landscaping/wildlife corridor 7ha	18.5 7
Total		33.5

~~This policy does not supersede any Braintree District Local Plan Review Policy~~

Employment sites (apart from the strategic sites, which are set out in the Core Strategy on the Proposals Map Insets) will be defined on the Site Allocations DPD Proposals Map Insets.

Gt Notley map

2. Rural Economy Area

The Core Strategy objectives relating to the rural ~~area~~ economy (which covers all of the District apart from the three main towns) ~~is~~ are:

Rural Area

To maintain and support services, community facilities and appropriate employment in the rural communities to meet their local needs.

Sustainability

To ensure that all development is sustainable and minimises the use of scarce natural resources and addresses the causes and potential the impacts upon of climate change, encourages renewable energy, and promotes the development of previously developed land and urban

regeneration to limit the development extent of greenfield land required and concentrates new growth at the most sustainable locations.

Braintree District covers a large rural area, which contains nearly 50% of its residents. The Council supports protecting the countryside and maintaining the viability of agriculture, small businesses, farm diversification and rural tourism and seeks to expand rural enterprise in line with the recommendations of the Essex Rural Commission Report in 2009. ~~The Core Strategy therefore sets out a specific Core Planning Policy covering the rural economy.~~ Policies relating to farm diversification and rural tourism will be set out in the Development Management DPD.

The scope for economic development will be limited by the need for sustainable development and to protect the countryside and environment. However, there is a need to secure a sound sustainable future for the rural economy, which continues to contribute significantly to the economy of the District as a whole through tourism, agriculture and local small businesses.

Main Issues

Add protection of countryside landscape character biodiversity

- How to secure a sound sustainable future for the rural economy whilst protecting the countryside environment.
- How to ~~promote~~ recognise tourism tourist opportunities in our historic villages and unspoilt countryside, without damaging those attractions and features that we are seeking to promote.
- How to promote appropriate regeneration of suitable sites in the villages.
- How to manage appropriate rural employment on sites in the open countryside.
- How to promote appropriate home working.
- How to minimise the use of the car for rural employment.
- How to provide full Broadband coverage across the District

The Council considers that:

- There is a need to plan more positively for the rural economy and the provision of local jobs
- Whilst the countryside is sensitive, it is possible to accommodate many types of small business that will provide local jobs

- It may be necessary to accept that whilst access to many locations will be difficult other than by car, there are other sustainability factors that may be more important.
- There are opportunities on some key regeneration sites to redevelop for a mix of uses that would bring community, and environmental benefits as well as keeping some local jobs
- We should encourage **expansion of Broadband provision and** appropriate forms of home working to promote local jobs.

Policy CS 5 Rural ~~Economy~~ **The Countryside**

The Council will support the rural economy by favourably considering small scale developments **in the countryside** which meet the following criteria:

- ~~They would give priority to the appropriate re-use of suitable previously developed land, or suitably constructed buildings where these are in appropriate locations for employment uses and would meet identified local need.~~
-
- ~~They can be shown to help towards the promotion and viability of local farming enterprises, the diversification of agriculture and outdoor recreation uses appropriate to a countryside location, or promote home working, or support appropriate diversification of rural business other than agricultural holdings.~~
-
- ~~They are in locations where there are provide~~ sustainable forms of transport, minimising the impact on the local environment and road network
- ~~They would respect and reinforce local character, and ensure development does not negatively impact~~ and have acceptable impacts on the local and wider countryside environment. *Natural England*

Development outside the main towns, key service villages and other villages will be strictly controlled to uses appropriate to the countryside, in order to protect and enhance the landscape character and biodiversity of the countryside.

This policy supersedes Braintree District Local Plan Review Policy RLP 39 and 40 ~~78~~

3. Town Centre Regeneration and Retailing

The Core Strategy objective relating to town centres is:

Town Centres

To maintain and develop vibrant and prosperous main towns of Braintree, Witham and Halstead, by encouraging new development and regeneration schemes that support their function as major service centres, with a range of good quality employment, shops and services.

The regeneration of the market towns and key service village centres is a high priority. The District has three town centres – Braintree, Halstead and Witham. Braintree is the largest town centre with a wider range of shops and services than at Halstead and Witham. The town centres are supported by a network of district and local centres. Braintree Freeport and Braintree Retail Park together form the largest out of centre retail area in the District. The District falls within the sphere of influence of other larger sub-regional centres, particularly Chelmsford and Colchester.

It is a key priority to maintain and improve the vitality and viability of the District's town centres and regeneration initiatives are proposed for each of them. In planning for the future of our town centres and retailing we have had regard to the North Essex Retail Study 2006 and its update in 2010, PPS4 published in December 2009 and the Braintree Town Centre Analysis dated April 2009.

For Braintree our studies have identified a need for additional comparison goods floorspace over the LDF period to 2026 and our main priority is to strengthen the comparison goods offer in the town centre.

Two opportunities have been identified where additional retail floorspace could be provided – to the east of the Town Hall Centre and to the west of George Yard **Shopping Centre**. It is considered that these two locations should take priority for accommodating any additional floorspace in the town as part of mixed use developments. Only limited capacity has been identified for additional convenience retailing in Braintree. **A discount foodstore has recently opened at Rayne Road**. There are existing additional commitments for a ~~discount foodstore at Rayne Road~~ and for extensions to the stores at Great Notley and Kings Park Village.

It is considered that no further provision should be made for convenience retailing in locations outside of the town centre until these additional commitments are open for trading and their impact on the town centre has been assessed.

For Witham only limited capacity has been identified for additional convenience and comparison retailing. Here the priority will be improving the current offer. The focus for improvement will be the Newlands Shopping Centre where there is potential for improvement and redevelopment. **There is also planning permission for a neighbourhood convenience store as part of the local centre within the Maltings Lane development, which will also serve the adjoining Hatfield Road growth location.**

For Halstead only limited capacity has been identified for additional convenience and comparison retailing. The main issue for Halstead is to strengthen the town centre and to draw back trade currently lost to the town. Land to the east of the High Street presents the main opportunity for regeneration. This could include additional retailing and car parking with strong links being provided to the High Street.

Outside the town centres Braintree Freeport and Braintree Retail Park together form a specialist out-of-centre retail and leisure destination focusing on factory outlet shopping, bulky non-food goods and leisure uses. It is important that the specialist offer of this area is maintained so that it complements the town centres. Proposals for further development at Braintree Freeport and Braintree Retail Park will be carefully assessed against their impact on town centres.

It is considered that the Great Notley neighbourhood centre is the only location in the District that meets the definition of a District Centre as set out in PPS4. There is a current planning permission for the extension for the supermarket at Great Notley. When this has been implemented the centre will have reached its physical limit for growth.

Outside of town centres there are also major supermarkets at Kings Park Village (with planning permission to expand) and at Braintree Road, Witham.

In the rural areas, the key service villages of Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon, Sible Hedingham and Silver End perform the role of local centres. Local centres are also planned as part of the new growth location at Panfield Lane and at the Maltings Lane new neighbourhood, Witham, which would also serve the adjoining new growth location at Hatfield Road. Shops and services in the new growth locations should be on a scale compatible with the local catchment.

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 applications for retail uses not within a primary shopping area.

Policy CS6 Town Centre Regeneration and Retailing

The town centres of Braintree, Halstead and Witham will be the primary location for retail, office, leisure and entertainment uses 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 additional proposals for retailing and town centre uses will be based on the sequential approach in accordance with PPS4.

The scale of development will need to be consistent with the following hierarchy with larger scale development focussed on the town centres:

Town Centres – Braintree, Halstead and Witham town centres

District Centre – Great Notley 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 new neighbourhood at Maltings Lane development, Witham which will also serve the adjoining Hatfield Road growth location.

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.

Impact assessments will be required for any retail proposal not within a primary shopping area.

Town Centre Boundaries and Primary Shopping Areas will be defined in the Allocations Document

~~This policy supersedes Braintree District Local Plan Review policies RLP 110 Retail and Town Centre Development- The Sequential Approach and RLP 111 Retail Development.~~

7 TRANSPORT

AIMS - PROMOTING ACCESSIBILITY FOR ALL

ADDRESSING CLIMATE CHANGE

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. It shows what will be done to address these aims and sets out the key transport projects that will be provided to deliver sustainable development in the District. The implementation and monitoring Chapter sets out local indicators

to measure what is being done. The Core Strategy objectives relating to transport is:

Accessibility

To reduce the need to travel by locating development in sustainable locations where it will enable people to easily access employment, housing, retail provision, public transport and key services; such as education, healthcare, recreational facilities and open space.

Transport

To make it safer and, easier for the community to travel to jobs and key services by improving sustainable forms of transport such as public transport, walking and cycling **and seeking to reduce carbon emissions.**

The Council will work with Essex County Council, the Highways Agency and bus and railway providers to improve accessibility, provide sustainable transport, reduce congestion and manage travel behaviour and demand for transport to reduce the rate of road traffic growth.

Putting most new development in the Main Towns, with the necessary highway improvements to support these developments, and improving sustainable transport to these developments, will support this aim.

Regional transport policies in the East of England Plan include policy T4 which requires local development documents to identify ways to bring about a shift away from car use to public transport, walking and cycling, by ensuring urban extensions are linked to the urban structure through pedestrian and cycling routes and a high standard of public transport and with area wide improvements in that provision.

The Council and its partners also intend to encourage the efficient use of existing transport infrastructure, to improve access to jobs, services and leisure facilities and to enable the provision of infrastructure and transport services necessary to support existing communities and development proposed.

Main Accessibility and Transport Issues

82% of people in the District own a car or van and most travel to work by car. The reliance on the car needs to be reduced, where possible, to promote and deliver sustainability, tackle the impacts of climate change, reduce congestion and pollution and encourage healthy lifestyles by providing high quality walking, cycling and more efficient local public transport.

Braintree District Council, as the Local Planning Authority, has little direct control over the main transport networks because they are managed by the

County Council, the Highways Agency and Network Rail. To support the District's economy, the main road network (in particular the A12, A120 east of Braintree and A131 at Halstead) needs to be improved, and the main rail network should continue to be improved and the Braintree branch line should be upgraded to increase the capacity of this route. **Support for the Gainsborough branch line should also be continued.** However, any improvements will require either government funding and / or substantial private sector investment and are likely to be long term.

Local road networks also need to be maintained and improved at key points to encourage more efficient local public transport, improve air quality, and reduce local congestion. The use of the car for local trips in the main towns needs to be minimised as far as practicable, to reduce congestion, pollution, and promote healthier living. Development should be located and designed to promote walking, cycling, and public transport in preference to the car, and should also promote good standards of access for everyone. Realistic and viable alternatives to the car need to be promoted for long trips and commuting.

Almost 30 villages have less than one bus per week to their local centre, so many people rely on community transport or family and friends to get about in order to access the services they need. Public transport needs to be improved, whilst recognising that the use of the car will still be necessary for many people and non-car travel modes may not be practical in the more isolated rural parts of the District.

An assessment has been undertaken of the highway improvements that will be required to provide for the future development of Braintree and Witham up to 2026. This has identified the need for a new link road between Springwood Drive and Panfield Lane, in Braintree to provide for the traffic movements associated with the proposed Panfield Lane growth location.

The principal aim of the link road is to provide a local connection to enable residential traffic from the potential development to travel to and from the south and west via the B1256 Pods Brook Road and A120, without having to travel through Braintree Town Centre.

The highways assessment states that this link road will need to be designed to ensure that any heavy goods vehicle trips are discouraged from travelling to and from the north of Braintree via the new link road, Panfield Lane and Deanery Hill. It should also prevent other traffic from diverting from the strategic road network to use this link. It should therefore be provided as a local road, incorporating traffic management measures, to prohibit HGV movements to the north.

This assessment also identifies junction improvements, which will be required for the future development of Braintree and Witham, which will be funded through developer contributions. In addition, pedestrian and cycleway links and quality bus improvements will also be required through developer

contributions to provide for the future growth in the main towns and key service villages.

The Council, Essex County Council and Network Rail also support the provision of a footbridge at Witham station to link the Easton Road car park to the station and cycle/footbridges at Freeport, Braintree and Motts Lane, Witham. The Witham station footbridge would improve access to the station and also provide cycle parking for the station. The construction work is scheduled to commence in 2010. The proposed Freeport Bridge would provide pedestrian and cycle access across the Braintree Branch line to Freeport Factory Outlet Centre and Braintree Retail Park and to Freeport railway station for residents in the Mill Hill area of the town, which would reduce vehicle movements between these locations. The proposed Motts Lane foot/ cycleway bridge would improve safety for pedestrians and cyclists by replacing a level crossing across the main London to Norwich railway line. It would provide a route from the northern part of Witham, and from the proposed Forest Road growth location for pedestrians and cyclists to employment areas, avoiding the congested Braintree Road railway bridge. Contributions will be required from the developers of the Forest Road growth location towards the construction of the Motts Lane foot/cycle bridge.

Policy CS7 Promoting Accessibility for All

The Council will work with partners to improve accessibility, to reduce congestion and reduce the impact of development upon climate change.

Future development will be provided in accessible locations to reduce the need to travel.

Sustainable travel will be encouraged through the requirement for travel plans from major developments, employers and institutions.

Sustainable transport links will be improved, including provision of and contributions for cycling and walking and quality bus partnership.

Traffic and car parking will be carefully managed to encourage sustainable travel.

The promotion of community based initiatives such as car pools, car sharing and voluntary mini- bus services will be encouraged.

Table CS7 Key Transport Projects Provision

Witham Station Footbridge across railway line

~~Springwood Drive to Panfield Lane, Braintree Local Link Road~~

Freeport, Braintree Cycle/Footbridge across railway line

~~Motts Lane, Witham Cycle/ Footbridge across railway line~~

~~Quality Bus Partnership improvements, including services between the growth locations and town centres~~

~~Improved pedestrian and cycle links between the growth locations and major developments to town and district centres, railway stations, employment areas and community facilities~~

Feasibility Study of Braintree Railway Branch Line improvements to improve frequency of service

~~Improved pedestrian and cycling provision throughout the District~~

~~Junction and crossing improvements associated with the growth locations and major developments.~~

Capacity improvements at Pods Brook Road / Rayne Road roundabout in Braintree

Spine road from Springwood Drive to Panfield Lane, Braintree designed for local traffic only

Creation of new access and improvements at the A131 / Cuckoo Way roundabout

Motts Lane foot and cycle bridge in Witham

Capacity improvements at Hatfield Road / Gershwin Boulevard roundabout in Witham

Improvements to the Cypress Road / Braintree Road roundabout in Witham

~~***This policy does not supersede any Braintree District Local Plan Review Policy***~~

8 ENVIRONMENT

AIM - CREATING A CLEAN AND GREEN ENVIRONMENT

This Chapter sets out the proposed Core Planning Policies in relation to the aim of creating a clean and green environment. It sets out policies in relation to **climate change**, sustainable development, the natural and built

environment, biodiversity and open spaces. The Core Strategy objectives relating to the environment are:

Environment

To protect, **restore** and enhance the natural habitats, biodiversity and landscape character of the countryside and the open spaces and green corridors within towns and villages **and improve ecological connectivity across the District.**

Built Environment

To preserve and enhance the historic character and locally distinctive identity of the District, to ensure that new development provides high quality, environmentally friendly design and to improve the public realm.

Climate Change and Sustainable Development

Planning has a fundamental role to play in delivering sustainable development and addressing climate change. The framework for addressing climate change is provided by PPS1 and its supplement dated December 2007 and the East of England Plan. Securing sustainable development and addressing the impacts of development on climate change are at the heart of this Core Strategy.

An illustration of the significance of addressing climate change is provided by the ecological footprint. This measures how much natural resources we have, how much we use and who uses them.

The Ecological Footprint for the world is 2.2 global hectares per person, but the UK average is 5.4 global hectares per person. This is 65% higher than our ecological budget (the sustainable amount we can use). The Ecological Footprint for Braintree District as at 2002 was just below 5.5 global hectares per person (Stockholm Environment Institute). There is therefore a need to reduce the impact of the District.

In 2004, Essex produced a total of 10,131 kilo tonnes of CO₂, which equates to 8.5 tonnes per capita. This is almost 1 tonne per person per year less than the UK average (9.2 per capita). Braintree District produced an average of 7.49 tonnes per capita, which is almost 1.75 tonnes per person per year less than the UK average and is due to relatively low levels of emission from industrial and commercial sources.

Climate change is likely to result in more extreme weather events, including hotter and drier summers, flooding and rising sea levels. There will also be permanent changes in the natural environment.

The **guidance and** policies set out in PPS1 and its supplement, and in the East of England Plan and this Core Strategy therefore seek to reduce and mitigate the impact of the development of the District on climate change by:

- Securing the highest viable resource and reduction in emissions in providing for homes, jobs and services in the District.
- Delivering patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and which overall reduce the need to travel, especially by car.
- Securing new development and shaping places that minimise vulnerability, and provide resilience to climate change, and in ways that are consistent with social cohesion and inclusion
- Conserving and enhancing biodiversity, recognising that the distribution of habitats and species will be affected by climate change.
- Reflecting the development needs and interests of communities and enabling them to contribute effectively to tackling climate change
- Responding to the concerns of business and encouraging competitiveness and technological innovation in mitigating and adapting to climate change.

Natural Environment

The East of England Plan sets out requirements relating to the environment, stating that areas and networks of green infrastructure should be identified and created, protected, enhanced and managed to provide an improved and healthy environment. This green infrastructure should maximise biodiversity value, contribute to carbon neutral development and to flood attenuation. In developing green infrastructure, opportunities should be taken to develop networks for walking and cycling.

The East of England Plan also requires that development in the District should not have unacceptable impacts upon sites of European or international importance for wildlife. The Council in accordance with legislation has undertaken a Habitats Regulation Assessment of potential impacts upon such sites, the nearest of which are located at the Colne and Blackwater Estuaries in adjoining local authorities.

The Habitat Regulation Assessment concluded that the effects (including climate change, water quality and increase of recreational visits to the sites) of a population increase in the adjoining authorities of Maldon, Tendring, Chelmsford and Colchester on the Colne Estuary and Blackwater Estuary could, in combination with the increase in population of Braintree District, result in a likely significant effect on these international sites. However, the majority of these effects could be avoided and mitigated by measures applied by Braintree District Council and the neighbouring authorities.

The mitigation and prevention measures include ensuring that housing has an appropriate allocation of SANG (Sustainable Accessible Natural Greenspace), monitoring the levels of recreational use on sites and ensuring that appropriate site management measures are in place on the international sites.

The Habitat Regulation Assessment suggested a SANG provision rate of 4ha per 1000 increase in population. The majority of SANGs in the Braintree

District will be created from existing open space which at present does not have any public access, or has limited access, existing open space which is already accessible but could be changed in character and/or land in other uses which could be converted into SANGs. The funding of SANGs will be provided through developer contributions or the community infrastructure levy. The SANGs will be identified in the Allocations DPD.

Braintree District Council will assist in funding monitoring surveys on the Colne and Blackwater Estuaries, to be undertaken by Colchester Borough Council and Tendring District Council. This monitoring will highlight if and where adverse impacts are occurring, which will enable Natural England and other relevant stakeholders to implement sites management measures to avoid/mitigate the impacts.

The East of England Plan also requires local authorities to:

- Protect and enhance the diversity and local distinctiveness of countryside character areas by developing area wide strategies, based on landscape character assessments, setting long-term goals for landscape change.
- Developing criteria based policies informed by landscape character assessments and securing mitigation measures, where damage to local landscape character is unavoidable.
- Ensure new development minimises damage to biodiversity by avoiding harm to local wildlife sites and corridors. Preserving and enhancing habitats, species populations, geological and geomorphological sites. Having regard to the need for habitats and species to adapt to climate change.
- Protect and enhance the historic environment, including historic market towns, factory villages, conservation areas and listed buildings, rural landscapes and archaeological assets.

Braintree District is one of the most attractive and historic parts of Essex, containing high quality landscape including the Blackwater, Colne and Stour river valleys, many green spaces, historic market towns and villages, over 3,000 listed buildings and 39 conservation areas. This local environmental quality contributes much to this part of Essex.

Balancing future development needs with the protection of these sensitive and often fragile environments will be a critical part of the task of promoting and achieving sustainable development and a high quality of life for everyone who lives in and visits the District.

The Core Strategy seeks:

- To make sure the landscape character of the countryside, biodiversity, wildlife habitats (including those of European importance outside the

District), agricultural land, historic towns, villages and buildings are protected and enhanced for future generations

- To use the development needs of the District to enhance the environmental quality of our towns and villages, by creating attractive places, developments and green spaces, which will be valued and respected.
- To promote and secure the use of alternative energy sources, sustainable construction and urban drainage and water and minimise waste and pollution from all developments.
- To ensure that developments are located away from existing flood risk areas and areas at risk through climate change

Biodiversity

The Essex Biodiversity Action Plan was produced in 1999. It was prepared through the Essex Biodiversity Partnership and sets out conservation targets and contains action plans for various priority habitats and species in Essex.

In 2006 a sub group was formed to review the species and habitats of the Essex Biodiversity Action Plan and to review the format, which included revised targets and actions. Five habitat groups were also formed to drive the review process forward: Lowland Grassland, Heathland, Ancient Woodland, Reedbeds and Brownfield sites.

Braintree District Council identifies projects which contributes towards delivering the County targets and actions where possible for example, recent wet grassland restoration work in Witham.

The Local Biodiversity Forums (*which Braintree DC are a part of*) help to develop and deliver the Biodiversity Action Plan.

Policy CS9 8 Natural Environment and Biodiversity

All development proposals will **take account of the potential impacts of climate change and** ensure the protection and enhancement of the natural environment, habitats and biodiversity and geo-diversity of the District. **This will include protection from:-**

- **Air, noise, light and other types of pollution**
- **Excessive use of water and other resources**
- **The generation of waste**

Development should protect the best and most versatile agricultural land

Development must have regard to the character of the landscape and its sensitivity to change and where development is permitted it will need to enhance the locally distinctive character of the landscape in accordance with the Landscape Character Assessment. Landscape Character areas will be defined in the Allocations Document and further guidance will be set out in a supplementary planning document.

The natural environment of the District, especially those areas designated for their natural conservation value on the Proposals Map, will be protected from harm, and the restoration **and enhancement **of the natural environment expansion and linking of these areas to create green networks** will be encouraged through a variety of measures such as;**

- **Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development**
- **Creating green networks to link urban areas to the countryside**
- **Enhancing the biodiversity value of wildlife corridors**
- **~~The designation~~ Designating and protecting of local nature reserves and county wildlife sites**
- **Conservation and enhancement of SSSIs in accordance with the Wildlife and Countryside Act**
- **Development will promote wildlife enhancements which will contribute to the habitat and species restoration targets set out in the Essex Biodiversity Action Plan**

The Council will minimise exposure of people and property to the risks of flooding by following the national guidance laid out in PPS25, in particular the sequential test. Sustainable Drainage Systems (SUDS) will be encouraged to reduce flood risk, promote groundwater recharge, enhance biodiversity and provide amenity benefit, **unless, following an adequate assessment, soil conditions and/or engineering feasibility dictate otherwise.**

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.

The Council will seek to promote the use of water efficiency measures.

~~Policy CS10 Biodiversity~~

~~To optimise conditions for wildlife and tackle habitat fragmentation the Council will:~~

- ~~1. Maintain, enhance and restore existing habitats, link existing fragmented habitats and where feasible extend habitat throughout the District and to areas beyond to add to increase biodiversity;~~
- ~~2. Implement the objectives of any Biodiversity Action Plan prepared for the District;~~
- ~~3. Enhance the biodiversity value of wildlife corridors;~~
- ~~4. Provide well-managed public access to sites of nature conservation importance and enhancement of the public enjoyment of these sites through interpretive facilities and educational programmes; and~~
- ~~5. Where necessary, restrict access and usage in order to conserve an area's biodiversity value.~~

This policy does not supersede any Braintree District Local Plan Review Policy

Built Environment

The quality of the District's built environment is already high with 3,000 listed buildings and 39 conservation areas. High standards of design and layout will be required for new developments in the District. In assessing new developments the Council will have regard to the Essex Urban Place Supplement and the Essex Design Guide. The Council will also want to ensure that new development contributes to carbon reduction through the promotion of efficient use of energy and resources and through waste minimisation and recycling. National policy seeks to achieve zero carbon homes by 2016.

Policy CS11 9 Built and Historic Environment

The Council will promote and secure the highest possible standards of design and layout in all new development **and the protection and enhancement of the historic environment** in order to:

- **Respect and respond to the local context, especially in the District's historic villages, where development affects the setting of historic or important buildings, conservation areas and areas of highest landscape sensitivity**
- **Create environments which are safe and accessible to everyone, and which will contribute towards the quality of life in all towns and villages**

- **Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas**
- **Secure the maximum possible viable use of:**
 - **renewable energy**
 - **recycled and/or energy efficient building materials and design**
 - **waste recycling facilities**
 - **biodiversity by design materials**
- **Be capable of meeting the changing future of occupiers, especially in housing developments**
- **Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the special character of the local environment, and can contribute to the delivery of sustainable development and regeneration**

Renewable energy proposals will be supported where impacts on amenity, wildlife and landscape are acceptable.

This policy does not supersede any Braintree District Local Plan Review Policy

Open Spaces

There is a need to ensure that the District has a good provision of high quality and accessible green space, including publicly accessible natural green space, space for more formal recreation and allotments. Green spaces can also contribute to the biodiversity of the District. The needs of the District have been identified in the Braintree Green Spaces Strategy. Current SPD on open space standards will be updated to reflect new standards to be set out in the Allocations Document

CS12 10 Provision for Open Space, Sport and Recreation

The Council will ensure that there is a good provision of high quality and accessible green space, including allotments and publicly accessible natural green space, to meet a wide range of recreation, outdoor sport and amenity needs in District by:

- **Retaining existing sports facilities and green spaces open space used for amenity, recreation or sport unless:**

- they are no longer required to meet identified needs in the long term (*through the Braintree Green Spaces Strategy*);
 - alternative replacement provision of equal or greater community benefit is provided elsewhere as part of the development;
 - recreation facilities can best be retained and enhanced through development of part of the site;
- Requiring new development to make appropriate provision for publicly accessible green space or improvement of existing accessible green space in accordance with the Council's standards set out in SPD approved by the Council.

Include standards in policy?

- Investigating through future Local Development Documents, the potential to remedy existing deficiencies in provision and quality of green spaces, outdoor sports and children's play facilities in the areas of greatest deficiency in accordance with the Council's adopted standards set out in subsequent Development Plan Documents, other Council open space and leisure strategies and other relevant legislation;
- Seeking to maintain, improve and expand the network of green corridors and its links with neighbouring districts and broaden the range of opportunities for recreational pursuits within the corridors, including the identification of sites of accessible natural greenspace where appropriate.

The Council has adopted a supplementary planning document on open space which sets out guidance on the provision of open space and sport and recreation facilities that supports Local Plan Review policies. This will be updated to support policy CS12.

Policy CS12 Provision for Open Space, Sport and Recreation replaces Policy RLP 138 Provision of Open Space in New Housing Development and RLP 139 Allotments

DELIVERING THE STRATEGY

The implementation of the Core Strategy will require effective co-ordination between public bodies, including the Local Strategic Partnership and private developers, utility providers and transport operators. **Chapter 10 sets out a monitoring framework for the Core Strategy, which will measure delivery and enable corrective action to be taken in the event of non-delivery.**

The Spatial Strategy will be implemented through:-

- The Core Policies, Proposals Map and Strategic Sites in the Core Strategy
- The Development Management Policies DPD
- The Site Allocations DPD and Proposals Map Insets
- Supplementary Planning Documents, including Master Plans for the Strategic Sites set out in the Core Strategy

The Council will require Master Plans for the development of the Growth Locations and Regeneration Areas, to be adopted as supplementary planning guidance by the Council, prior to the determination of outline planning applications.

The East of England Plan requires local authorities to ensure that new development contributes to the creation of more sustainable communities, including making provision for infrastructure. The Core Strategy objective relating to infrastructure is:

Infrastructure

To ensure that development makes the necessary provision for infrastructure and community facilities to meet the existing and future needs of the District

The key requirements for the District are to support the growth proposed in this Core Strategy:

- To make sure that the services and facilities are provided to support development in the Main Towns and Key Service Villages and to ensure that the additional development does not place a strain upon existing infrastructure and service provision.
- To retain existing services and facilities in the rural areas, where only 45 % of villages overall have a post office, 41% a village school and 23% a doctors surgery (2008 Rural Survey)
- To protect and improve where necessary, the access to sporting and leisure facilities and open spaces across the District. The Council's Green Spaces Strategy sets out proposals and open space standards.
- To make sure that the services and facilities are funded and secured so that they are delivered where and when needed.

A list of key facilities and infrastructure that will be required to support development up to 2026 is set out in Table 2. The provision of funding for these facilities and infrastructure is also identified in Table 2. Financial contributions or direct provision will be sought from developers for facilities including affordable housing, open space, transport and education to add to public funding that is required to deliver these facilities and infrastructure. An infrastructure trajectory is included in Appendix 4.

This Core Strategy concentrates on identifying the infrastructure required to support the growth proposed up to 2026. However, there are other

infrastructure issues in the District which need to be addressed at the national, regional and sub-regional levels and which fall outside the scope of this Core Strategy to deliver. These include:-

- Improvements to the A120 between Braintree and Marks Tey
- A12 Improvements
- Improvements to the London to Norwich East Coast railway line
- Improvements to the Witham to Braintree branch railway line

The delivery of this Core Strategy is not dependent on these improvements, but if action is not taken they may constrain the future growth of the District.

Policy CS13 ~~13~~ 11 Infrastructure Services and Facilities

The Council will work with partners, service delivery organisations and the development industry, to ensure that the infrastructure services and facilities required to provide for the future needs of the community (including, **but not restricted to, transport, health, education, utilities, policing, sport, the arts, and local community facilities) are delivered in a timely, efficient and effective manner.**

Provision will be funded by:

- **Development contributions through legal agreements, planning obligations, standard charges, or the Community Infrastructure Levy**
- **The delivery body concerned**

The timing of the provision of infrastructure will be set out in Master Plans and legal agreements or planning obligations.

The loss or significant reduction of, existing services and facilities will be resisted unless there is sufficient evidence that they are no longer viable or needed or satisfactory alternatives are available.

~~Policy CS13 Infrastructure, Services and Facilities replaces Braintree Local Plan Review Policy RLP163 Infrastructure and Community Facilities~~

HOUSING

Housing, including affordable housing, will continue to be delivered by the housing industry through the private sector market and Registered Social Landlords, by the granting of planning permission for new developments on suitable sites with appropriate conditions or legal agreements. Braintree District Council will seek to ensure that the delivery of affordable housing is secured through Section 106 agreements.

The Council has identified sufficient housing capacity through Housing Land Availability Assessments, including Regeneration Sites in the Key Service Villages and the Core Strategy Strategic Sites, to meet its East of England Plan housing requirement. Housing Trajectories, covering the period from 2001-2026 are set out in Appendix 2, which demonstrate that the Council has identified sufficient capacity to meet its managed housing supply targets. Table 6 sets out a schedule of specific deliverable housing sites demonstrating a 15 year housing supply, which include the phased provision of the growth locations. Flexibility can be provided if the need for this is identified through annual monitoring, by varying the phasing if necessary, to ensure that the required housing land supply requirements are met.

The Core Strategy needs to demonstrate flexibility in terms of identifying further potential housing capacity, in case identified housing provision is slow to come forward, or there are additional housing requirements before the end of the plan period. This flexibility can be demonstrated: The Council has not included any capacity arising from windfall sites, even though these will inevitably come forward. There will also be sites, which are not yet identified in the Housing Supply Trajectory or Table 6, which could come forward through minor extensions to town or village development boundaries in the Site Allocations DPD. There could also be scope to provide some additional dwellings within the strategic site boundary of the growth location to the south-west of Witham, **or within the strategic site boundary of the growth location to the north-west of Braintree** during the plan period to 2026, if monitoring showed that this was required.

Affordable housing will be provided through the requirements set out in policy CS2. The viability of specific sites for the delivery of affordable housing will be assessed as necessary, when planning applications are submitted, through the use of an affordable housing toolkit

ECONOMY

Braintree District Council has identified employment land supply through its non-residential land availability monitoring and will continue to protect land in current or recent employment use, for future employment use as set out in policy CS4. The Council has also identified employment land supply at strategic growth location sites set out in the Core Strategy, in order to meet its job and employment land provision targets.

It will also ensure, through the need for approval of Master Plans and planning permissions, that new development within the Regeneration Areas contain employment –generating development. This will vary in scale and type depending on the location and the balance of other uses being proposed.

In the rural areas, a flexible approach will be needed to ensure that local jobs continue to be available, without damaging the environment or promoting developments that are not sustainable.

Securing jobs and the right sort of development is likely to be a significant issue for delivery. The allocation of land and the granting of planning permissions in themselves, may well not be sufficient to ensure that the right jobs are delivered at the right place at the right time. More proactive initiatives may be needed by both this Council and its partners to secure such developments in the longer term. This could include land assembly, pump-priming the required services for the land and robust marketing.

The Economic Development Partnership will work with a range of other economic development partners, including the East of England Development Agency and the Haven Gateway Partnership to proactively market the District for economic development.

ENVIRONMENT

Many of the strategies and policies in the plan to protect and enhance the District's environment will be achieved through the development management process. For example, the quality of new development, the protection of listed buildings or the securing of alternative energy sources for development, will all be enabled through that process.

Other Resources

The voluntary sector is likely to be an important vehicle for delivering certain type of facilities and services, especially where they are relatively small scale and serve local communities and neighbourhoods. In this context, the LSP and Parish Councils (through Parish Plans and Village Design Statements) will play a central role, especially in relation to delivery in the villages and rural areas.

Braintree Council and Chelmsford Borough Council have been jointly awarded £11m Growth Area Funding by the Government to support the delivery of housing, employment and associated infrastructure over the period 2008 to 2011. The amount available in 2008/9 for Braintree is ~~£1.75m capital and £101k revenue (figures rounded)~~ **approximately £4 million**. It is intended to use this ~~sums over the coming year~~ for a range of projects including small scale infrastructure, land assembly and consultant's fees for additional studies. In addition, it can be used to fund or pump prime the many smaller initiatives that would be beneficial.

Table 2 ~~Key Facilities and (EB)~~ Infrastructure

Location	Project Details	Funding	Delivery Body
Supports all	Feasibility study on capacity improvements on the Braintree Branch line by the construction of a	Viability study funding secured through Growth Area Funding.	Network Rail

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.)	passing loop	Further funding would be required for implementation	
	Capacity improvements and safety enhancements to the A120 east of Braintree.	Highways Agency, Developer Contributions	Highways Agency
	Congestion relief at Galleys Corner Roundabout to the east of Braintree.	Highways Agency, Developer Contributions	Highways Agency
	Capacity improvements and safety enhancements to the A12	Highways Agency, Developer Contributions	Highways Agency
	Capacity improvements and safety enhancements to junctions of the A12 in the District.	Highways Agency, Developer Contributions	Highways Agency
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
	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
	Footpath, cycleway and bridleway provision	Developer contributions, Essex County Council	Essex County Council
	Contributions to additional early years and childcare, primary school, secondary school and sixth form places.	Developer Contributions	Essex County Council (EB advice from ECC).
	Additional emergency service cover	Developer Contributions,	Emergency Services

		Emergency Services	
	Public Realm Improvements	Developer Contributions Braintree District Council, Essex County Council	Private developers, Braintree District Council, Essex County Council
	Flood prevention/relief measures SUDS (Sustainable Urban Drainage Systems)	Developer contributions	Braintree District Council, Environment Agency
	Waste Water Network Capacity Improvements	Developer Contributions Anglia Water	Anglia Water, private developers
	Electricity, gas, broadband	Developer contributions	Statutory undertakers including National Grid, British Telecom
Supporting all growth in Braintree	Clean water storage and water transfer main	To be secured through Anglian Water's Water Resource Management Plan	Anglia Water
	Cemetery Expansion, Bocking (dependent upon land acquisition)	Braintree District Council	Braintree District Council
	Additional places for early years and childcare	Developer Contributions, Essex County Council	Essex County Council
	Expansion of existing primary schools to provide new school places	Developer Contributions, Essex County Council	Essex County Council
	Additional secondary school form of entry	Developer Contributions, Essex County Council	Essex County Council
	Adult Community Learning and Further Education Hub	Developer Contributions, Essex County Council	Essex County Council, individual education providers
		New location for Braintree	Braintree

Panfield Lane Growth Location	College (dependent upon decision by Braintree College)	College, government funding	College
	Provision of land to enable education provision (2ha)	Developer Contributions	Essex County Council
	Expansion of existing or creation of new GP surgery	Developer Contributions, Mid Essex Primary Care Trust	Mid Essex Primary Care Trust
	New stadium site for Braintree Town Football Club (dependent upon decision by Football Club)	Braintree Town Football Club	Braintree Town Football Club
	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
	Allotment provision in line with the standards set out in the adopted Open Space SPD	Developer Contributions	Private Developer, Braintree District Council
	Capacity improvements at Pods Brook Road/Rayne Road roundabout	Developer Contributions	Essex County Council, Private Developer
	Spine road from Springwood Drive to Panfield Lane, designed for local traffic only	Developer Contributions	Private Developer, Essex County Council
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators, Private Developer
	Public Realm Improvements	Developer Contributions	Private developer
	Educational Provision	Developer Contributions	Essex County Council
	Footpath and Cycleway provision, both on site and links to the existing network	Developer Contributions, Essex County Council	Essex County Council, Private Developer
Neighbourhood Centre (may include community, religious, retail and leisure)	Developer Contributions	Private Developer	

	facilities)		
Great Notley Business Park Growth Location	Upgrade of Rayne Waste Water Treatment Plant	Developer Contributions, Anglian Water	Anglian Water
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators Private Developer
	Creation of a new access and improvements at the A131/Cuckoo Way roundabout	Developer Contributions	Private Developer
	Provision of woodland area adjacent to Country Park and new habitat creation	Developer Contributions	Private Developer Essex County Council
	Public Realm Improvements	Developer Contributions	Private developer
	Footpath and Cycleway provision, both on site and links to the existing network	Developer Contributions, Essex County Council	Essex County Council, Private Developer
Supporting all Growth in Witham	Motts Lane foot and cycle bridge (dependent upon land acquisition and support of Network Rail)	Developer contributions, Essex County Council Network Rail	Essex County Council Network Rail
	Witham Station footbridge (dependent upon support of Network Rail)	Network Rail, Essex County Council, Developer Contributions Department for Transport	Network Rail, Essex County Council
	Cemetery Expansion	Braintree District Council	Braintree District Council
	Additional early years and childcare places	Developer Contributions, Essex County Council	Essex County Council
	New primary school with Early years and Childcare places (2ha)	Developer Contributions, Essex County Council	Essex County Council
	Extension of GP surgery provision	Developer Contributions, Mid Essex	Mid Essex Primary Care Trust

Lodge Farm Growth Location		Primary Care Trust	
	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
	Allotment provision in line with the standards set out in the adopted Open Space SPD	Developer Contributions	Private Developer, Braintree District Council
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators, Private Developer
	Capacity Improvements at Hatfield Road/Gershwin Boulevard Roundabout	Developer Contributions	Private Developer, Essex County Council
	Public Realm Improvements	Developer Contributions	Private developer
	Educational Provision	Developer Contributions	Essex County Council
	Footpath and Cycleway provision, both on site and links to existing network	Developer Contributions, Essex County Council	Essex County Council
	Neighbourhood Centre (may include community, religious, retail and leisure facilities)	Developer Contributions	Private Developer
	Contribution to community centre	Developer Contributions	Braintree District Council or community group
Forest Road Growth	Expansion of existing primary school	Developer Contributions, Essex County Council	Private Developer
	Extension of GP surgery provision	Developer Contributions, Mid Essex Primary Care Trust	Mid Essex Primary Care Trust
	Public Open Space, Play and Recreation Areas in	Developer Contributions,	Private Developer,

Location	line with the standards set out in the adopted Open Space SPD		Braintree District Council
	Allotment provision in line with the standards set out in the adopted Open Space SPD	Developer Contributions	Private Developer, Braintree District Council
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators, Private Developers
	Improvements to the Cypress Road/Braintree Road junctions	Developer Contributions	Essex County Council, private developer.
	Public Realm Improvements	Developer Contributions	Private developer
	Educational Provision	Developer Contributions	Essex County Council
	Footpath and Cycleway provision, both on site and links to existing network	Developer Contributions, Essex County Council	Essex County Council
	Neighbourhood Centre (may include religious, retail and leisure facilities)	Developer Contributions	Private Developer
	Contribution to community centre	Developer Contributions	Braintree District Council
	Clean water storage and transfer main	To be secured through Anglian Water's Water Resource Management Plan	Anglian Water
Supporting growth in Halstead	Contribution to Community Centre	Developer Contributions	Braintree District Council
	Additional places for early years and childcare facilities	Essex County Council	Essex County Council
	Expansion of existing primary school places	Developer Contributions, Essex County Council	Essex County Council
	Provision of land for Early Years and Childcare	Developer Contributions	Essex County Council

	(0.15ha)		
	Cemetery Expansion	Braintree District Council	Braintree District Council
	River Channel restoration on feeding channel to River Colne	Developer Contributions	Private Developer, Environment Agency
Sible Hedingham Regeneration Area	Additional places for early years and childcare facilities Provision of land for Early Years and Childcare places (0.15ha)	Developer Contributions, Essex County Council	Essex County Council
	Expansion of existing primary school	Developer Contributions, Essex County Council	Essex County Council
	Expansion of existing secondary school	Developer Contributions, Essex County Council	Essex County Council
	New GP surgery	Developer Contributions, Mid Essex Primary Care Trust	Mid Essex Primary Care Trust
	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
	Enhancement of habitat of local nature reserve	Developer Contributions	Private Developer Braintree District Council
	Allotment provision in line with the standards set out in the adopted Open Space SPD	Developer Contributions	Private Developer, Braintree District Council
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators, Private Developer
	Public Realm Improvements	Developer Contributions	Private developer

	Footpath and Cycleway provision, both on site and links to existing network	Developer Contributions, Essex County Council	Essex County Council
	Neighbourhood Centre (may include community, religious, retail and leisure facilities)	Developer Contributions	Private Developer
Silver End Regeneration Area	Expansion of existing primary school provision	Developer Contributions, Essex County Council	Essex County Council
	Additional places for early years and childcare provision Provision for land for Early Years and Childcare places (0.15ha)	Developer Contributions, Essex County Council	Essex County Council
	Extension of existing GP surgery	Developer Contributions, Essex County Council	Essex County Council
	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
	Allotment provision in line with the standards set out in the adopted Open Space SPD	Developer Contributions	Private Developer, Braintree District Council
	Quality Bus Partnership and Public Transport Improvements	Developer Contributions, Essex County Council	Essex County Council, public transport operators, Private Developer
	Public Realm Improvements	Developer Contributions	Private developer
	Footpath and Cycleway provision, both on site and links to the existing network	Developer Contributions, Essex County Council	Essex County Council
	Neighbourhood Centre (may include community, religious, retail and leisure facilities)	Developer Contributions	Private Developer
	Museum in Powerhouse	Developer Contributions	Private Developer

10 MONITORING FRAMEWORK

Table 3 lists the objectives and targets set out in the Core Strategy, together with the performance measures which will be monitored in order to assess whether targets and objectives are being achieved. The table also identifies who will be responsible for collecting the performance information. The Council will set out the performance measure information that it collects in its Annual Monitoring Report.

Table 3 Performance Targets and Measures

Objectives	Targets	Performance Measures	Collected By
Housing Provision	Minimum of 4637 dws between 2009-2026	Net additional dwellings completed per year	ECC and BDC
	Managed annual housing delivery target	Housing land availability per year –housing trajectory for 5 and 15 year period	BDC
		Vacant dwellings	ECC and BDC
	National target at least 60% (PPS3)	Dwellings built on previously developed land	ECC and BDC
Affordable Housing Provision	40% affordable housing on sites in rural areas of 5 dws or over or 0.16ha or over (excluding Sible Hedingham, Gt Notley and Forest Rd growth location in Rivenhall). 30% affordable housing in Braintree, Witham and Halstead and growth location in	Net additional affordable houses completed per year	ECC and BDC

	Rivenhall on sites of 15 dws or over or 0.5 ha or over. 30% affordable housing in Sible Hedingham, Gt Notley on sites of 5 dws or over or 0.16 ha or over.		
Gypsy and Traveller Accommodation Provision	50 authorised gypsy and traveller pitches by 2011 and 66 67 by 2021	Number of authorised gypsy and traveller pitches	BDC
	5 transit pitches by 2013 and 6 transit pitches by 2021	Number of authorised transit gypsy and traveller pitches	BDC
	1 Additional travelling showpersons plot by 2021	Number of authorised travelling showpersons plots	BDC
		Number of unauthorised gypsy and traveller residential pitches	BDC
		Number of unauthorised transit gypsy and traveller pitches	BDC
		Number of unauthorised travelling showpersons plots	BDC
	23 additional authorised pitches by 2011 16 additional authorised pitches 2011 - 2021	Net additional gypsy and traveller pitches	BDC
		Gypsy and Traveller annual caravan count	BDC
Provision of Employment	14,000 net jobs between 2001 to 2026	Annual number of jobs created	BDC
		Unemployment rate	Nomis

		Proportion of working age population who are economically active	Nomis
	To reduce below 2001 Census level	% of people of working age who travel outside the District to work	Census
		Net additional non residential floorspace per year by use class	ECC and BDC
		Non residential land available per year by use class	ECC and BDC
		Net additional floorspace per year on previously developed land	ECC and BDC
		The proportion of working age population qualified to National Vocational Qualification Level 2 /or equivalent	Nomis
		Net additional hotel beds per annum	
		Annual floorspace of completions and losses of non-residential uses in the rural areas	ECC and BDC
		Annual amount of non residential land available in the rural areas by use class	ECC and BDC
		Annual net gain/loss of retail floorspace	ECC and BDC
		Annual retail land availability	ECC and BDC
		Annual number of vacant retail premises in Braintree, Witham and Halstead, and in the Key Service Villages	BDC
	Completion by	Completion of	BDC

		Witham Station footbridge	
	Completion by	Completion of Springwood Drive to Panfield Lane , local link road	BDC
	Completion by	Completion of Freeport cycle/footbridge	BDC
	Completion by	Completion of Motts Lane cycle/footbridge	BDC
	Completion by	Completion of feasibility study of Braintree Branch line improvements	BDC
	Average of 500 metres per year	Length of additional cyclepath provision by settlement	BDC
Sustainable Locations of Housing Land		Amount and percentage of new housing development within 30 minutes public transport time of key services	ECC
		Provision of travel plans	ECC Highways
		Quality Bus Improvements	ECC Passenger Transport
		Number of households without a car or van	Census
	Zero	Planning permissions granted contrary to Environment Agency advice	EA and BDC
		Amount of green space created annually	BDC
		Number of local nature reserves annually	BDC
		Condition of SSSI's	Natural England

		Air quality	BDC
	Zero	Number of listed buildings demolished	BDC
	Annual reduction	Number of buildings in District on buildings at risk register	ECC
	3 per year	Number of Conservation Area appraisals carried out	BDC
		Additional allotment land provided per year	BDC
		Additional playing fields	BDC

GLOSSARY

Acronyms used:

Initials	What they stand for
BDC	Braintree District Council
CIL	Community Infrastructure Levy
DPD	Development Plan Document
Dws	Dwellings
ECC	Essex County Council
EERA	East of England Regional Assembly
EIA	Equalities Impact Assessment
Ha	Hectare
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages
LAA	Local Area Agreement
LDF	Local Development Framework
LDS	Local Development Scheme
LI	Local Indicator
LSP	Local Strategic Partnership
LTP	Local Transport Plan 2006-2011

NI	National Indicator
NOMIS	National Online Manpower Information System
ONS	Office National Statistics
PCT	Mid Essex Primary Care Trust
RSS	Regional Spatial Strategy
SANG	Sustainable Accessible Natural Greenspace
SCI	Statement of Community Involvement
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SUDS	Sustainable Urban Drainage Systems
PPS	Planning Policy Statement

Explanations of some of the terms used in this Strategy:

Term used	Meaning
Biodiversity	The wealth of wildlife or variety of life on earth. It includes all living organisms (plant and animals) and collections of species that form different natural habitats.
Brownfield site	Land that has been previously developed, usually but not always within the existing built-up area of a town or village.
Community Priority	A service, action or development that has been identified by the local community as being of high importance.
Core Strategy DPD	The overarching planning policy document in the Local Development Framework, which sets out the broad planning strategy for the District. All subsequent documents must be in accordance with it.
Development Plan Documents (DPD)	Statutory Planning Documents that set out the Council's policies and proposals for the District. They are subject to an examination and approval by an inspector before they can be used by the Council.
Development Policy DPD	A document that sets out statements or sets of criteria that the Council uses to decide planning applications. Used with the Site Allocations DPD. Must be in line with the Core Strategy.
East of England	The counties of Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Norfolk and Suffolk and the unitary areas of Luton, Peterborough, Southend and Thurrock.
East of England Plan	The Regional Strategy, that is, the highest level plan

	for the East of England .The Council’s planning policies must be in accordance with it.
Educational Infrastructure	Pre school education and childcare, primary and secondary schools and post sixteen and adult life long learning facilities.
Equality Impact Assessment	Assessment required when reviewing or developing new policies, strategies and functions to determine if there is any adverse impact, or illegal discrimination or any unmet need or requirements.
Employment Land Review	A technical study prepared for the Council which looked at the future needs for employment land and where it should be located
Exception Sites	Sites for affordable housing on land where development would not normally be allowed-hence they are “exceptions” to policy.
Geodiversity	The variety of geological environments, phenomena and processes that make those landscapes, rocks, minerals, fossils and soils which provide the framework for life on earth.
Greenfield site	Land which has not been developed before, usually but not always, agricultural land.
Growth Locations	Areas where the Council is proposing that new development should be located. They are situated on the edge of the main towns of Braintree and Witham
Haven Ports	Harwich, Felixstowe and Ipswich
Issues and Options Report	The first consultation document produced by the Council at the start of the Core Strategy preparation process in 2007
Key Diagram	A map showing in diagrammatic form the overall planning strategy for the District, including areas for development and protection.
Key Service Villages	The larger villages in the District (over 3000 population) which act as local centres for the smaller villages and rural areas around. There are 6 proposed Key Service Villages in the Braintree District
Lifetime Homes Standard	A set of layout standards applied to housing to enable it to be used by people throughout their lives without having to move. Usually includes features to cater for disabilities
Local Indicator	These are set by local organisations - either at County or District level. They relate more specifically to Essex and the Braintree District and the priorities which are particular to our local areas.
Local Strategic Partnerships	These are non-statutory, multi-agency partnerships within local authority areas that bring together the public, private, voluntary and community sectors. With the local authority they identify priorities for local Community Strategies and Local Area Agreements. They aim to promote joint working to deliver sustained local economic and social regeneration and improved

	public services to meet the needs of communities.
Main Towns	The main urban centres in the District where most development is to be located. The Main Towns in the Braintree District are Braintree, Witham and Halstead
Mixed development	Development that includes more than one use within the development area or can be easily linked to other uses nearby. Can include such uses as housing , employment , services and leisure facilities
National Indicator	These are specified by Central Government to reflect national priority outcomes for local authorities working alone, or in partnership and are monitored on a national basis.
Nomis	Official labour market statistics, run by University of Durham on behalf of Office for National Statistics
Other Villages	The smallest villages in the District that are defined by a village envelope.
Core Planning Policy	A policy that sets out in broad terms the council's strategy on a particular issue, e.g. employment.
Planning Policy Statement	Documents produced by the government on a wide range of planning issues which set out how it intends that these should be treated at the national level. The Council's own policies must generally be in line with them.
Proposals Map	The detailed plan on an ordnance survey base used in a Site Allocations document (see below). Must be in accord with the Core Strategy Key Diagram
Rural Areas /Countryside	All these The area outside town development boundaries and village envelopes. Can include a number of small hamlets.
Sustainability Appraisal and Strategic Environmental Assessment	Assessments required by European and national law into how the plan will impact on the District's environment in the long term and contribute towards sustainable development.
Settlement Strategy	The order of importance of the towns and villages in the District and how development will be distributed between them.
Setting of building	The environs of a building or other feature which directly contribute to the atmosphere, or ambience of that building, or feature.
Site Allocation DPD	A document that sets out in detail (using a Proposals Map –see above) where development will take place and where particular policies will be applied. Mainly used with the Development Policies DPD to assist the Council in deciding planning applications. Must conform to the broad policies set out in the Core Strategy.
Spatial Planning	Spatial Planning- in 2004 the Government introduced a new planning system which set out the concept of 'spatial planning'. 'Spatial planning goes beyond traditional land use planning to bring together and

	integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development , but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.' (2004 Planning Policy Statement 3)
Statement of Community Involvement DPD	A document which sets out how the Council intends to involve the whole community in decisions on both planning policies and planning applications.
Strategic Housing Land Availability Assessment	A Technical Study which identifies sites with development potential for housing and assesses their developability, deliverability and capacity.
Strategic Housing Market Assessment	A technical study prepared for the Council which assesses the overall state of the housing market and advises on future housing policies .Used to inform the Council's Core Strategy and Housing Strategy.
Sub-Region	A part of a bigger region of the country which has special characteristics or covered by certain planning policies .E.G. the Haven Gateway
Sustainable Development	Generally defined as: " development that meets the needs of the present without compromising the ability of future generations to meet their own needs"
Urban Capacity Study	A technical study prepared for the Council that assesses the potential for building more dwellings in the existing built up parts of the District, usually the main towns and large villages. Used to inform the preparation of the plan.

Appendix 1 List of Braintree Local Plan Review (RLP) Policies superseded by Core Strategy Policies

Policy CS 1 Housing Provision and Delivery replaces RLP1 Housing Provision

Policy CS2 Affordable Housing replaces RLP5 Affordable Housing in New Developments

(Policy CS3 Gypsies and Travellers and Travelling Showpersons does not replace an existing policy, as RLP 23 Provision for Gypsies and Travelling Showpersons had not been saved.)

~~Policy CS5 Rural Economy replaces RLP 39 Expansion of Local Firms and RLP 40 Minor Industrial and Commercial Development in the Countryside (DC)~~

Policy CS5 replaces RLP 78 Countryside

Policy CS6 Town Centre Regeneration and Retailing replaces RLP110 Retail and Town Centre Development - The Sequential Approach and RLP111Retail Development.

Policy CS12 **10** Provision for Open Space, Sport and Recreation replaces Policy RLP 138 Provision of Open Space in New Housing Development and RLP 139 Allotments

Policy CS13 **11**Infrastructure, Services and Facilities replaces RLP163 Infrastructure and Community Facilities.

Appendix 2 Housing Trajectory Information

Table 4 Housing Trajectory 2001-2026: Manage: Annual Requirement taking account of past and projected completions.

[Add here](#)

Table 5 Housing Trajectory 2001-2026: Monitor: number of dwellings above or below cumulative allocation.

[Add here](#)

Table 6 Schedule of Sites in 15 year supply

[Add here](#)

Appendix 3 Settlement Hierarchy

Hierarchy	Settlement
Main Town	Braintree
	Witham
	Halstead
Key Service Village	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon
	Sible Hedingham
	Silver End
Other Village	Ashen
	Audley End
	Belchamp Otten
	Belchamp St Paul
	Belchamp Walter
	Black Notley
	Bradwell
	Bulmer
	Bulmer Tye
	Bures Hamlet
	Castle Hedingham
	Colne Engaine
	Cornish Hall End
	Crossing
	Crossing Tye
	Earls Colne
	Feering
	Finchingfield
	Foxearth
	Gestingthorpe
	Gosfield
	Great Bardfield
	Great Maplestead
	Great Saling
	Great Yeldham
	Greenstead Green
	Helions Bumpstead
	Lamarsh
	Little Maplestead
	Little Yeldham

	North End
	Nounsley
	Panfield
	Pebmarsh
	Rayne
	Ridgewell
	Rivenhall
	Rivenhall End
	Shalford
	Shalford Church End
	Stambourne Chapel End Way
	Stambourne Dyers End
	Steeple Bumpstead
	Stisted
	Sturmer
	Terling
	Tilbury juxta Clare
	Toppesfield
	Wethersfield
	White Notley
	Wickham St Paul
Rural Areas and Countryside	Those areas outside town development boundaries and village envelopes.

Appendix 4 ~~Key Facilities and Infrastructure~~ Trajectory

Infrastructure Trajectory

This infrastructure trajectory should be taken as a guide only. The phasing of delivery may be subject to change following completion of masterplan work for the greenfield growth and regeneration locations and the negotiation of S106 agreements.

Supports all Growth in the District

Project Delivery period	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Creation and enhancement of Sustainable Accessible Natural Greenspaces (SANG's) Green Corridors and wildlife habitats	[Redacted]															
Provision and improvement to Public Open Space, Play Spaces and indoor and outdoor sports and recreational facilities which can accommodate a range of uses.	[Redacted]															
Viability study of Capacity Improvements on the Braintree Branch Line	[Redacted]															
Contributions to additional early years and childcare, primary school, secondary school and sixth form places	[Redacted]															
Additional Emergency Services Facilities								[Redacted]								
Footpath, Cycleway and Bridleway Improvements	[Redacted]															

Notley business park																		
Capacity Improvements at Pods Brook Road/Rayne Road roundabout																		
Access arrangements to Great Notley business park/improvements to A131/Cuckoo Way roundabout																		
Public Realm improvements, Panfield Lane																		
Public Realm improvements, Great Notley Business Park																		
Footpath and Cycleway Provision, Panfield Lane																		
Footpath and Cycleway Provision, Great Notley Business Park																		
Neighbourhood Centre, Panfield Lane																		
Upgrading Waste Water Treatment Plant at Rayne*																		
Woodland area, adjacent to Country Park and new habitat creation																		

* Works to Rayne Waste Water Treatment works have not been programmed in until at least 2016 by Anglian Water. In order for the growth location at Great Notley to be developed before this time, site owners will need to negotiate with Anglian Water to either contribute to works to allow them to be carried out sooner or find another way of dealing with the sewage on site through diversion to another waste water treatment plant or some on site provision.

Supports Growth in Witham

Project Delivery Period	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Motts Lane foot and cycle bridge	█															
Witham Station Footpath	█															
Cemetery Expansion													█			
New primary school at Lodge Farm with Early Years and Childcare places (2ha)								█								
Extension of existing GP surgeries							█									
Public Open Space, play and recreation facilities, Lodge Farm								█								
Public Open Space, play and recreation facilities, Forest Road												█				
Allotments - Lodge Farm								█								
Allotments - Forest Road												█				
Capacity Improvements at the Hatfield Road/Gershwin Boulevard Roundabout						█										
Improvements at the Cypress Road/Braintree Road Mini Roundabout											█					
Quality Bus Partnerships and Public Transport- Lodge Farm								█								
Quality Bus Partnerships and Public Transport - Forest Road												█				
Public Realm Improvements, Lodge Farm								█								
Public Realm Improvements - Forest Road												█				
Footpath and Cycleway provision, Lodge								█								

River Channel restoration on feeding channel to River Colne	██████████																	
Provision of land for early years and childcare provision					██████████													
New GP surgery						██████████												
Public open space and play				██████████														
Allotments					██████████													
Enhancement of Local Nature Reserve				██████████														
Quality Bus Partnerships and Public Transport Improvements			██████████															
Public Realm Improvements			██████████															
Footpath and Cycleway Provision			██████████															
Neighbourhood Centre					██████████													

Supports Growth in Silver End

Project Delivery Plan	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Provision of land for early years and childcare places (0.15ha)										██████████						

Extension of existing GP surgery											██████████					
Public open space and play											██████████					
Allotments											██████████					
Quality Bus Partnerships and Public Transport Improvements										████████████████████						
Public Realm Improvements										████████████████████						
Footpath and Cycleway Provision										████████████████████						
Neighbourhood Centre											██████████					
Local Museum in Powerhouse											██████████					

Appendix 5 Evidence Base

East of England Plan The Revision to the Regional Spatial Strategy for the East of England. East of England Regional Assembly. Approved by Secretary of State, published May 2008.

This provides a regional framework to inform the preparation of Local Development Documents, which must be in general conformity with the RSS.

One District One Vision. A Strategy for People and Places in the Braintree District to 2026 - Sustainable Community Strategy Braintree District Local Strategic Partnership and Braintree District Council June 2009

This sets out the sustainable community strategy for Braintree District.

Statement of Community Involvement Braintree District Council 2006 Amendment 2009

Local Development Scheme Second Review 2010 Braintree District Council

Braintree District Local Development Framework Member Panel Agenda Reports and Minutes setting out responses to the Core Strategy public consultations.

Equalities Impact Assessment for the Draft Strategy for People and Places in Braintree District to 2025 Braintree District Council 2009

This assesses the LDF strategy and policies and determines if there is any adverse impact, or illegal discrimination, or any unmet need or requirements.

Equalities Impact Assessment for the Core Strategy Submission Draft Braintree District Council April 2010

~~To be completed in March 2010~~

Housing

Urban Capacity Study Llewelyn Davies Yeang in association with Atisreal October 2007

This study establishes the potential for accommodating new housing in the built-up areas of the District over the period 2006 to 2026.

Strategic Housing Land Availability Assessment (SHLAA) Braintree District Council 2009 ~~To be completed by March 2010~~

This study identifies sites with development potential for housing and assesses their developability, deliverability and capacity.

Strategic Housing Market Assessment (SHMA) Fordham Research Feb 2008 (Jointly commissioned by Chelmsford, Braintree and Colchester.)

SHMA Update April 2009 Braintree District Council

This study looks at the housing market in Braintree and north-east Essex and assesses current and future housing needs, including the need for affordable housing.

Affordable Housing Provision and Developer Contributions in the District of Braintree Three Dragons October 2009

An affordable housing viability study, which assesses the viability of market schemes against a range of affordable housing options and economic scenarios.

Affordable Housing Supplementary Planning Document Braintree District Council May 2006

This provides detailed guidance on how the Local Plan Review affordable housing policy will be implemented. (This will be updated to reflect the provisions of the Core Strategy Affordable Housing Policy.)

Accommodation for Gypsy and Traveller and Travelling Showpeople in the East of England. A Revision to the Regional Spatial Strategy for the East of England July 2009.

This forms part of the strategic planning framework for the East of England and provides strategic guidance for local authorities.

Essex Gypsy and Traveller Accommodation Assessment. Fordham Research November 2009

This study assessed and quantified the accommodation needs of Gypsy and Travellers and Travelling Showpeople in Essex.

Economy

Mid Essex Economic Futures University of the West of England March 2006

This study provided an appraisal of the local economy and an assessment of the future economic outlook and covered the local authorities of Braintree, Chelmsford, Maldon and Brentwood.

Going for Growth, Investing in Your Future. Economic Development Strategy Braintree District Council June 2009

This provides a shared vision and action plan for the economic development of Braintree District.

Braintree District Futures 2025 Cambridge Econometrics and SQW October 2006

An analysis to help develop policies to achieve a better balance between employment and population growth in the future. This report presented an overview of the current position of Braintree and three visions for the District to 2025.

Employment Land Review Llewelyn Davies Yeang, in association with Michael Beaman Ltd. November 2007

This provides a survey of existing and potential land and premises for office, industrial and warehouse uses and analyses supply, demand and land requirements from 2006-2026.

Rural Services Survey Braintree District Council 2008

This establishes the number of settlements with and without key services and which rural villages are considered to be service centres.

Retail and Town Centre

The North Essex Authorities Retail Study Stage 1 Report: Strategic Overview GVA Grimley 2006

This study covers Braintree, Colchester, Maldon and Tendring. It identifies a strategy for the future scale and form of new development and distribution of growth, advising on the role of each centre within the retail hierarchy and potential for change.

Retail Study Stage 2 Report Braintree District Council GVA Grimley 2006

This study develops the findings in Stage 1 further, focuses on local issues and sets out the detailed technical analysis and sets out recommendations for each authority.

Braintree Town Centre Preliminary Development Analysis Report of Cushman and Wakefield April 2009

A preliminary assessment of the scope of Braintree town centre to accommodate new development over the LDF plan period, for town centre uses, in particular comparison retail floorspace.

Braintree District Retail Study Update 2010 GVA Grimley

To be completed by March 2010

Transport

Local Transport Plan 2006-2011 Essex County Council 2005

This identifies wide-reaching schemes to improve the transport network for the whole of the county.

Assessment of Impact of Potential LDF Sites on Existing Junctions - Braintree and Witham LDF Allocations Mouchel July 2008

This study was produced for Braintree District Council, the Highways Agency and Essex County Council. It assesses the impact of LDF sites on junctions in the locality.

Assessment of Impact of Potential LDF Sites on Existing Junctions Mouchel January 2010

An update of the assessments to ascertain the impact of the preferred development sites in combination on the road network and to identify measures to mitigate their impact.

Parking Standards-Design and Good Practice Essex Planning Officers Association/Essex County Council September 2009

Environment

Mid Essex Strategic Flood Risk Assessment for Braintree, Chelmsford, Colchester and Maldon Scott Wilson October 2007

An assessment of flood risk issues to inform the spatial planning process.

Braintree District, Haverhill and Clare Water Cycle Study Entec November 2008

This study identifies whether there are any water related issues that present significant obstacles to development identified in the Core Strategy.

Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment Chris Blandford Associates September 2006

A baseline inventory of the landscape character of these 5 local authorities.

Landscape Character Settlement Fringe Studies of Braintree, Coggeshall, Earls Colne, Halstead, Hatfield Peverel, Kelvedon, Silver End and Witham Chris Blandford Associates November 2007

Further landscape character assessments of the areas surrounding these settlements.

**Habitats Regulation Assessment Royal Haskoning June 2009
Amendment to Habitats Regulation Assessment Braintree District
Council November 2009**

An assessment of the effects of the development proposed in the Core Strategy upon protected European Sites.

**Suitable Accessible Natural Greenspace Report (which accompanies the
Habitats Regulation Assessment .) April 2010**

The Braintree Green Spaces Strategy (2008) Braintree District Council

This sets local standards for the quality, quantity and accessibility of open space in the District and identifies specific needs, surpluses or deficiencies. The Strategy draws on the results of the Open Space Audit (2006).

**Open Space Supplementary Planning Document November 2009
Braintree District Council**

This sets out guidance on the provision of open space and sport and recreation facilities, in conjunction with new housing and commercial development.

**The Essex Biodiversity Action Plan. Essex Biodiversity Partnership
1999.**

This sets out conservation targets and contains action plans for various priority habitats and species in Essex.

**Climate Change Strategy and Action Plan. Braintree District Council
2009**

**This sets out Braintree Districts Council's approach to mitigate, reduce the
impact and adapt to the risks and opportunities associated with climate
change across the District.**

Sustainability Appraisal

Add Baseline Profile

Braintree District 2025 Issues and Options Document Core Strategy DPD
Regulation 25 Strategic Environmental Assessment and Sustainability
Appraisal 2007

SA SEA Essex County Council

SA SEA of the Core Strategy Preferred Options date to be added

SA SEA of the Core Strategy Submission Draft March 2010

Monitoring

Braintree District Council Local Development Framework Annual Monitoring Report 1.4.08 –31.3.09 December 2009

Braintree District Council Residential Land Availability as at 31st March 2009
Braintree District Council

Braintree District Council Non-Residential Land Availability as at 31st March 2009
Braintree District Council