



Local Development Framework

# Pre Submission Site Allocations and Development Management Plan

As amended by further changes



September 2014

**Interim Planning Policy Statement.**  
**Approved Full Council 15<sup>th</sup> September 2014.**

This statement sets out the Braintree District Council position in relation to the site allocations and development management policies which are contained within the Braintree District Pre Submission Site Allocations and Development Management Plan (ADMP), including the further proposed amendments which were agreed by Full Council on the 23<sup>rd</sup> April 2014.

BDC has been working on the Site Allocations and Development Management Plan (ADMP), to build on the strategic policies set out in the Core Strategy, since the adoption of the Core Strategy in 2011. This was to complete the suite of documents required in the Local Development Framework to guide development in the District.

The ADMP and in particular the site allocations and development boundaries contained within it have been the subject of extensive public and stakeholder engagement. Over 500 sites in the District were submitted to the Council for a variety of uses and each was investigated individually for their suitability for development. Once this officer assessment had been completed, between 2011 and 2012, officers contacted each Parish and Town Council in the District and either corresponded via letter/email or arranged a meeting to discuss the issues for each area and any land allocations which were required for either protection of land for uses such as open space, allotments and community uses and considered options for new residential, retail and employment development. Development boundaries were also reviewed and changes were discussed as appropriate. These were approved for a first formal round of public consultation through 14 meetings of the LDF Sub Committee.

A first stage of formal public consultation was then held in 2013 to which there were over 1600 comments. This included the Council's preferred option for growth as well as the alternative options which had been considered. These were also subject to individual consideration and were reported back to 8 meetings of the LDF Sub Committee in 2013, where changes to the ADMP were proposed and these were agreed by Full Council in September 2013.

A second formal period of public engagement was then held in February and March 2014 when around 800 comments were received and reported back to a meeting of the LDF Sub Committee and Full Council to agree further amendments which were subject to a further 6 week public engagement period in May and June 2014.

The ADMP has also been the subject of a full assessment in terms of the evidence base produced to support it. This has included work with key stakeholders on highways improvements, education, healthcare, water and drainage. The ADMP has also been the subject of a full Sustainability Appraisal/Strategic Environment Assessment (SA/SEA) and a Habitats Regulation Screening Report, all of which are set out on the Council's website.

Due to changes in national government policy and the requirement to meet an objectively assessed need for housing in full within Local Plans, despite the much progressed state of the ADMP, the Council is not intending to submit the Pre

Submission ADMP for examination by the Planning Inspectorate. Work has begun on a new Local Plan which will include new strategic policies and site allocations, as well as the non-strategic sites and policies which are contained in the Pre Submission ADMP (unless new evidence or further changes in government policy require changes to be made).

However in the interim period, whilst the new Local Plan is emerging, the Council must maintain a housing land supply for the District and ensure that housing and other types of development continue to come forward to meet the needs of local residents, providing that the necessary infrastructure is also in place. The Council must also ensure that sites identified for community uses or open space are protected for those purposes.

The Council believes that the site allocations and policies contained within the Pre Submission ADMP are based on robust and credible evidence and have undergone a significant amount of public consultation and Member engagement. The Council therefore consider these are acceptable in principle.

The Council accordingly adopts the land allocations and development management policies detailed within the ADMP for use within development management decision-making. The Council is of the view that these robust and clear statements should be given appropriate weight in all matters under consideration and that these are material considerations for the Council.

The Council actively encourages the development of sites and allocations in accordance with these principles and will seek to support those who conform to the requirements of the NPPF and other statutory development plans. The Council recognises that the emerging local plan will gain weight as it is developed, however this statement provide a clear indication of the Council's position in the interim period.

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## Introduction and Background

# 1 Introduction and Background

- 1.1** The Development Plan for the District is made up of documents in the Local Development Framework, together with the Essex County Council Minerals and Waste Development Plan Documents. In September 2011, the Core Strategy was adopted by Braintree District Council. The Core Strategy is the principal document within the Local Development Framework, which sets out the Council's overall vision and objectives, the sustainable spatial strategy for the District, strategic growth locations, and strategic policies to guide development up to 2026. This identifies a settlement hierarchy of future housing development with sustainable growth locations adjoining the two main towns, to ensure that the Council provides a five year housing land supply, in accordance with Government requirements.
- 1.2** The Site Allocations and Development Management Plan (ADMP) is also a key part of the Local Development Framework. This allocates non-strategic sites and protects areas from development in order to deliver the settlement hierarchy housing requirements and policies set out in the adopted Core Strategy. This plan replaces the allocations and remaining policies in the Local Plan Review, which have not already been cancelled, or superseded by the policies in the Core Strategy.
- 1.3** The Core Strategy requirements were based upon evidence of housing and Travellers needs prepared for the East of England Plan. The Council intends to commence work on a new Local Plan in 2014 as set out in the updated LDS, which it is anticipated will be adopted in early 2017. This will include a review of the strategic policies in the Core Strategy and the work which has been undertaken in this Plan and will ensure full compliance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). The ADMP therefore provides an interim position which includes updated development management policies which are in compliance with the NPPF and PPG and certainty for communities as to what residential sites will be expected to come forward in the short term.
- 1.4** The role of the Site Allocations and Development Management Plan is:-
- To allocate non-strategic sites to meet the requirements set out in the Core Strategy for the development needs of Braintree District.
  - To provide non-strategic policies to manage change, which will be used to assess and determine planning applications, in conjunction with the Core Strategy strategic policies.
- 1.5** The content of this Plan has been and will be guided by:
- The NPPF and PPG;
  - Delivering the spatial strategy and strategic policies of the adopted Core Strategy;
  - The evidence used to produce the draft allocations and policies in this document - set out on the Council's website at:  
[http://www.braintree.gov.uk/info/200230/ldf\\_and\\_planning\\_policy/340/ldf\\_evidence\\_base](http://www.braintree.gov.uk/info/200230/ldf_and_planning_policy/340/ldf_evidence_base)
  - The assessment of the suitability of development sites submitted during the call for sites between July 2007 to August 2010 and sites subsequently submitted during public consultation in 2013;

- Consultation with Parish and Town Councils, local residents and Ward Members on local issues affecting their Parishes and Neighbourhoods;
- Co-operation with adjoining authorities and statutory consultees;
- Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA);
- Consideration of infrastructure requirements;
- Viability Assessment of the Plan proposals.
- Equality Impact Assessment

## **1.6 Proposals Map and Insets**

The aim of the ADMP is to identify sites to meet the Council's development requirements over the plan period, and to identify areas which should be protected from development. Development boundaries and site allocations and designations are shown on the Proposals Map and Inset Maps.

## **1.7 Housing**

The Core Strategy sets out strategic growth locations and the level of provision that should be made for future housing in each of the towns, key service villages and other villages in the District. The pre submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026.

## **1.8 Employment**

The Core Strategy sets out the overall target for job provision in the District between 2001 and 2026, as well as identifying strategic employment allocations. The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.

## **1.9 Retail**

The Core Strategy identifies broad areas of growth for town centre retailing and regeneration. The ADMP identifies specific sites within the town centres, which can be used to meet the Council's retail requirement, as specified by its Retail Study Update (NLP 2012) and identifies sites for bulky goods retailing. The ADMP also sets which uses will be appropriate at Freeport Outlet Village and Braintree Retail Park out-of-centre sites.

## **1.10 Community Facilities**

The ADMP identifies sites for community facilities, in addition to educational and recreational uses, cemeteries, community orchards and community woodlands. It also outlines the appropriate circumstances when new facilities can be provided.

### 1.11 Transport

The ADMP identifies indicative new cycleway routes on the inset maps and transport related policy areas at Galleys Corner and Panners roundabout on the A120. It also outlines three proposed road schemes in the District including the A131 Halstead by-pass corridor, a second road access to Witham Station Car Park and a proposed link road to Cut Throat Lane and Albert Road in Witham.

### 1.12 Environment

The ADMP identifies Landscape Character Areas defined in the 2006 Landscape Character Assessment. Local Nature Reserves and Local Wildlife Sites have also been identified on the Proposals Map and protected in policies.

### 1.13 Sport and Recreation

The ADMP identifies river walks and linear parks in Braintree, Halstead, Witham and Sible Hedingham for protection as informal recreation areas. It also protects formal recreation areas and identifies a proposed Country Park at Hatfield Peverel.

### 1.14 Development Management Policies

The Development Management policies have been prepared to implement and reflect the spatial vision and objectives of the Council set out in the Core Strategy.

**1.15** These policies, together with the Core Strategy policies and the guidance set out in the NPPF and PPG, will be used to determine planning applications. The policies will seek to provide a positive framework for determining planning applications and ensure that balanced planning decisions are made.

**1.16** The ADMP policies have been drawn up in conformity with the Government guidance set out in the NPPF and PPG. The policies will replace those 'saved' policies contained in the Braintree District Local Plan Review, which have not already been replaced by Core Strategy policies. A schedule of policies in Appendix 2, identifies which policies have been replaced by the new ADMP policies.

### 1.17 The Proposals Map

This updates and will supersede the Proposals Map published with the Core Strategy. The Proposals Map Insets are published with the Site Allocations and Development Management Plan. Inset Maps 1a, 1b, 2a and 2b identify the Core Strategy Strategic Growth Locations together with site allocations in those areas. There is a separate Inset (number 68) which identifies the Landscape Character Areas. As these Character Areas extend over other allocations in towns and villages, it would be difficult to distinguish the relevant allocations, if the Character Areas were identified on the main Proposals Map, or on the Inset Maps. The Proposals Map does not identify mineral safeguarding areas, or proposed mineral and waste development sites, as these are yet to form part of an adopted Plan from the County Council as the minerals and waste planning authority. Draft proposals are set out in County Council Minerals and Waste Local Plans.

## 1.18 Preparation of the Site Allocations and Development Management Plan

Following preparation of evidence and discussions with Parish and Town Councils on local issues and on development boundaries and designations in their settlements, the draft document was agreed by the Local Development Framework Sub Committee. It was published for six weeks public consultation commencing in January 2013 to enable the public and stakeholders to comment upon the draft allocations and policies and alternatives, and to suggest amendments to the plan.

**1.19** The Local Development Framework Sub Committee has now considered all of the representations and sites put forward through the public consultation and has agreed the changes set out in this revised draft, which have also been approved by the Council.

**1.20** The timetable for the preparation of the Plan is as follows:-

### Plan Preparation Timetable

LDF Sub Committee Approval of Draft Site Allocations and Development Management Plan	December 2012
Public Participation (Regulation 18 Stage)	January to February 2013
Consideration of Representations and Amendment of Document	March to July 2013
Council to consider whether to approve Pre Submission Plan	23rd September 2013
Pre Submission Consultation (Regulations 19 and 20)	February to March 2014
Submission to Secretary of State (Regulation 22)	Late Summer 2014
Examination of Soundness	Autumn 2014
Receipt of Inspector's Report	Winter 2014
Date of Adoption	Early 2015

### Consultation and How to Comment

**1.21** The Council would like to receive your views on the "soundness" of the proposals and policies set out in the Site Allocations and Development Management Pre Submission Plan. More details, and further guidance on what is meant by the term 'soundness', can be found in the guidance notes on the Council website and at <http://www.planningportal.gov.uk>

**1.22** Comments are encouraged through the Council's online consultation system available on the website, which will guide you through the comments process. Alternatively a form is available online to be submitted electronically or downloaded and posted.



**1.23** In all cases, responses are asked to be specific about which policy, paragraph, map or site is being commented upon and should set out what part of the plan should be changed and what the revised wording or map amendment should be.

**1.24 How to respond:**

Using the online consultation programme called 'Objective' at:  
<http://braintree-consult.limehouse.co.uk/portal>

By email to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk)

By post to:

Planning Policy  
Braintree District Council  
Causeway House  
Braintree  
CM7 9HB

All consultation responses must be received no later than **5pm on Friday 28th March 2014.**

## Sustainable Development

## 2 Sustainable Development

### Presumption in Favour of Sustainable Development

- 2.1** The NPPF states that Local Authorities Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. In order to satisfy this requirement Policy ADM1 is included within this Plan.

#### Policy ADM1

##### Presumption in Favour of Sustainable Development

**When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work pro-actively with applicants jointly to find a solution, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.**

**Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:**

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

### Development within Development Boundaries

- 2.2** Development boundaries have been defined on the Proposals Map and Insets to identify areas within which development would be acceptable, in accordance with Policy ADM2 and other policies in the plan. The development boundaries have in some cases been drawn across property boundaries to exclude parts of gardens in order to prevent the development of these areas. Open spaces and gardens are important in terms of local identity, visual amenity and biodiversity. Such open spaces are important to the character of the settlement by providing a break in an otherwise built-up area. The most important of these open spaces are allocated

as Visually Important Space or Structural Landscaping on the Proposals Map. In some cases these areas will be in private ownership with no public access. Areas outside development boundaries and industrial development limits are referred to as 'countryside.'

## Policy ADM2

### Development within Development Boundaries

**Within development boundaries, development will be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character and historic interest of the settlement and its setting. Proposals for development should:**

- **Seek to protect and enhance the character of the existing street scene, the setting of attractive buildings and heritage assets, the landscape value of existing tree cover and vegetation; and**
- **Seek to ensure that the scale, design and intensity of any new building is in harmony with the surrounding development, respects neighbouring amenities and that inappropriate backland development and inappropriate development of residential gardens is prevented, where this would cause harm to the character of the local area.**

**Development will not be permitted on areas such as, but not limited to, those designated as Visually Important Space and Structural Landscaping, which contribute to the character of the area and are important visually, or for community uses or biodiversity.**



# Housing



## 3 Housing

### Background

#### Relevant Core Strategy Aims

Promoting accessibility for all

Creating a clean and green environment and addressing climate change

Enabling everyone to enjoy a safe and healthy lifestyle

#### Relevant Core Strategy Objectives

Sustainability

Housing

Built Environment

#### Relevant Core Strategy Policies

CS1 Housing Provision and Delivery

CS2 Affordable Housing

CS3 Gypsies and Travellers and Travelling Showpersons

CS5 The Countryside

CS9 Built and Historic Environment

### Minimum Housing Requirements

- 3.1** The Core Strategy sets out the Council's spatial strategy in Chapter 4 and strategic housing provision policy CS1 in Chapter 5. Policy CS1 sets out the minimum housing provision required for the District of 4,637 dwellings and specifies the housing provision for settlements defined in the settlement hierarchy and for the strategic growth locations.
- 3.2** 1,179 net additional dwellings were provided within the District between 2009 and 2012, leaving a minimum residual Core Strategy housing requirement for the District of 3,621 dwellings at March 2012. The residual housing provision required for settlements and growth locations, between 2012 and 2026, is set out in Table 1:

Table 1 Braintree District Housing Provision 2013 to 2026

CS1 Policy Area	CS1 Provision 2009-26	Proposed revision to CS1 provision	Proposed revised CS1 provision	Net dwelling supply 2009-13	Residual dws to provide 2013-26
Braintree, Bocking, Great Notley, excluding Growth Location	1,300		1,300	662	638
NW Braintree Growth Location	600		600	0	600
Witham excluding Growth Locations	800	-100	700	208	492
SW Witham Growth Location	600	100	700	0	700
NE Witham Growth Location	300		300	0	300
Halstead	300		300	129	171
Key Service Villages	600		600	127	473
Other Villages	300		300	231	69
<b>District Total</b>	<b>4,800</b>		<b>4,800</b>	<b>1,357</b>	<b>3,443</b>

- 3.3** The Council has increased the Core Strategy housing allocation at the 'Witham SW Growth Location' by 100 dwellings, as a site assessment demonstrated that there was sufficient land available within the growth location defined in the Core Strategy. The 'Witham excluding Growth Locations' provision has been correspondingly reduced by 100 dwellings.

## Policy ADM3

### Housing Allocations

**In accordance with the residual Core Strategy minimum housing provision set out in Core Strategy Table 1, residential sites which have a capacity for 10 or more dwellings are allocated within development boundaries on the Proposals Map and are listed in Appendix 1.**

**The indicative provisional dates for phasing Braintree north west Growth Location West of Panfield Lane, Witham south west Growth Location North of Hatfield Road and Witham north east Growth Location off Forest Road included in Table CS1 Braintree District Housing Provision in the Core Strategy are being removed in line with the provision within policy CS1 of the Core Strategy.**

**The land allocated for a residential site of 10 or more dwellings at Nuns Walk Field, Great Yeldham (site GRY3H) will be restricted to no more than 25 dwellings and the land allocated for a residential site of 10 or more dwellings at the Hunnable Industrial Estate, Great Yeldham (site GRY5H) will be restricted to no more than 35 dwellings.**

- 3.4** Appendix 1 contains a schedule of the housing allocations in the District at April 2013. This is made up of existing undeveloped housing allocations in the Local Plan Review and Core Strategy and additional allocations in this Plan, which have an estimated capacity of 10 or more dwellings. (The housing allocations listed in Appendix 1 also include housing to be provided on regeneration sites and parts of comprehensive development areas.) The estimated total housing supply from these allocated sites, in each settlement category, is set out in Table 2.
- 3.5** Table 2 also sets out the total number of houses on small sites (of less than 10 dwellings) in each location, which have planning consent at April 2013. These small sites are listed in the Residential Land Availability Study 2013 on the Council's website. (The Council has not included an allowance for potential future windfall sites in the supply assessment in Table 2.)
- 3.6** Table 2 demonstrates that sufficient draft housing allocations have been made as at April 2013 to meet the Core Strategy requirements for each settlement.

Table 2 Estimated Housing Supply 2013-2026 compared against Housing Requirements

CS1 Policy Area	Residual dwellings to provide 2013-2026	Estimated supply from allocated large sites of 10 or more dws at April 2013	Estimated supply from small sites of less than 10 dws with planning permission at April 2013*	Total estimated supply at April 2013	Estimated additional dws over minimum requirement
Braintree, Bocking, Great Notley, excluding Growth Location	638	796	92	888	250
NW Braintree Growth Location	600	600	0	600	0
Witham excluding Growth Locations	492	474	55	529	37
SW Witham Growth Location	700	700	0	700	0
NE Witham Growth Location	300	300	0	300	0
Halstead	171	278	37	315	144
Key Service Villages	473	562	56	618	145
Other Villages	69	87	143	230	161
<b>District Total</b>	<b>3,443</b>	<b>3,797</b>	<b>383</b>	<b>4,180</b>	<b>737</b>

\*The estimated supply does not include potential small sites within development boundaries, without planning permission.

- 3.7** In accordance with the NPPF, the Council has identified a specific five year supply of housing from the overall supply and has identified specific developable sites for growth for years 6-10 and up to 2026 in the Council's Annual Monitoring Report (AMR).
- 3.8** The NPPF also requires planning authorities to provide an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The Council is able to meet this 5% buffer requirement as set out in the AMR and will monitor provision to ensure that it can be met in the future.

- 3.9** Where there has been a record of persistent under-delivery of housing, the NPPF states that local planning authorities should increase the buffer to 20% (moved forward from later in the plan period). This is not the case in Braintree District.

## Affordable Housing Rural Exception Sites

- 3.10** Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:
- Meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices;
  - Include provision for the home to remain at an affordable price for future eligible households.
- 3.11** Policy CS2 of the Core Strategy sets a target for the percentage of affordable dwellings, which should be provided as part of all developments. However in rural areas, whilst there is a higher target for affordable housing on smaller sites, the limited number of housing developments that come forward may mean that some villages still need additional affordable housing. In these cases and as set out in the NPPF paragraph 54, small rural exception sites for affordable housing can be provided outside the development boundary. The affordable housing policy sets out the criteria by which these proposals would be judged and is an exception to the normal policies of restraint in the countryside.
- 3.12** Affordable housing should be constructed to Homes and Community Agency funding condition standards.
- 3.13** This policy is limited to settlements with a population of less than 3,000, because the right to buy applies to affordable housing in larger settlements, which would mean that this affordable housing would not be available in perpetuity. There should normally be Parish Council support for local needs housing.
- 3.14** The Council will take into account the availability of services within the village, when considering the suitability of the site. The number of dwellings on the proposed site would also need to take into account the size and character of the existing settlement, the size of the site, the landscape and visual impact and locally assessed housing need.

## Policy ADM4

### Affordable Housing in the Countryside

**In the countryside, schemes to provide affordable housing in perpetuity will be permitted, providing that all the following criteria are met:**

- **The development is adjacent to a development boundary with reasonable access to services and facilities;**
- **The settlement within which the development is to take place should have a population of less than 3,000;**
- **The development must provide only affordable housing to meet a local need proven to the satisfaction of the District Council, which cannot be met within the development boundary;**
- **The layout, design and density of the development shall be in keeping with the character of the adjacent settlement and the local landscape and shall not have an adverse impact on heritage assets;**
- **The development must provide for its continued use as affordable housing in perpetuity. This will normally involve the management of the scheme by a Housing Association, Charitable Trust, or similar organisation; and**
- **The development should be for less than 15 dwellings.**

## Specialist Housing and Care Homes

- 3.15** National government guidance states that local authorities should plan for a mix of housing based on current and future demographic trends and needs of the different groups in society. Some people, such as the elderly or disabled, may need specialist housing provision, which is specifically designed for their needs. This can include extra care, sheltered and registered care homes for the elderly and disabled, as well as any other non-custodial residential institutions such as those for the homeless or those escaping violence. These uses generally fall within the C2 residential institutions, or in some cases C3 dwelling houses use class and this is determined usually by the amount of care available on site and whether the units are self-contained.
- 3.16** Essex County Council produced a Market Position Statement published in 2012. This stated that whilst Braintree has a good level of specialist care housing compared to other Districts in Essex, that by the end of the plan period, there is predicted to be a shortfall of specialist care



housing in registered care, supported housing and extra care units. This shortfall is mostly made up of a lack of supported housing units, such as sheltered care, where there are some elements of care, but this may not be available 24 hours of the day.

- 3.17** Many of the considerations for specialist housing will be similar to those of general housing such as design, materials, bulk, impact on neighbourhood amenity etc, but each use will have specific needs. For example, elderly or disabled accommodation should provide electrical charging points and undercover storage facilities for aids such as mobility scooters and wheelchairs on site; whilst those services accommodating children should provide appropriate indoor and outdoor play spaces. In all cases, residents are generally less likely to have access to a private vehicle and so the nearby provision of everyday facilities such as shops and health care are important, in addition to access to public transport for trips further afield.
- 3.18** Specialist housing has the potential to be an intensive use of a site and particularly in primarily residential areas, care should be taken to ensure the privacy and amenities of neighbouring properties and conditions may be imposed to that end.

## Policy ADM5

### Specialist Housing

**Specialist housing is defined as accommodation which has been specifically designed and built to meet the needs of the elderly, young or vulnerable adults, and may include some elements of care and support for everyone who lives there.**

**Proposals for specialist housing provision will be permitted within development boundaries providing that:**

- **Everyday services that users would expect to access, such as shops should be available on-site, or should be located close by and be able to be accessed by a range of transport modes;**
- **Health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents;**
- **Parking should be provided in line with the Council's adopted standards;**
- **There is an appropriate level of private amenity space to meet the needs of residents;**
- **Proposals should not have an adverse impact on the historic environment including heritage assets.**

**Minor extensions to existing specialist housing in the countryside should meet all the following additional criteria:**

- **The scale, siting and design of proposals must be sympathetic to the landscape character; and**
- **A travel plan should be provided which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle.**

**New specialist housing on unallocated sites in the countryside will not be supported.**

## Policy ADM6

### Care Homes and Specialist Housing Allocations

**An extension to St Dominic's Care Home in Kelvedon and land at Polly's Field off Church Lane in Bocking has been allocated for Care Homes on the Proposals Map.**

**The Rockways premises in Station Road, Sible Hedingham have been allocated for either a care home, or residential site. An area to the west of Mount Hill in Halstead has been allocated for specialist housing.**

**Development at Polly's Field will be expected to have regard to its impact upon the character of this area of Church Lane and the wider landscape.**

**Within these areas (excluding Rockways) proposals will only be acceptable for specialist housing. General needs housing will not be permitted on any part of these sites.**

## Gypsy and Traveller and Travelling Showpersons Accommodation

- 3.19** Core Strategy Policy CS3 sets out the Gypsy and Traveller requirement for this District up to 2021, which is a minimum of 67 authorised permanent Gypsy and Traveller residential pitches. This required an additional 40 permanent pitches, 6 transit pitches and 1 travelling showpersons plot in Braintree District by 2021. Based upon these figures, the requirement in Braintree District would be a minimum of 40 permanent pitches over the 12 year period from 2009-2021, or 3.3 pitches per year. The five year supply of permanent pitches would therefore be a minimum of 17 pitches.
- 3.20** In July 2012 there were 38 authorised pitches in the District, leaving a requirement for an additional 29 authorised pitches by 2021, (3.2 pitches per year) plus 6 Gypsy and Traveller transit pitches and 1 additional plot for travelling show people. Government guidance requires that the Council should identify and update annually a five year supply of Traveller sites and this information is set out in the Annual Monitoring Report. The Twin Oaks allocation will provide 21 permanent pitches, which will provide a six year supply of permanent Traveller pitches.

## Policy ADM7

### Gypsy and Traveller and Travelling Showpersons Accommodation

The Council will allocate the following site for Gypsy and Traveller accommodation, as shown on the Proposals Map. The site will be considered suitable for the number of pitches listed below:

<u>Location</u>	<u>Pitches</u>
Twin Oaks, Stisted	21

A revised access has been designed for Twin Oaks and funding approved for its construction, subject to planning approval for the site. The revised access from the A120 for Twin Oaks is essential to the allocation of this site.

The Council will provide additional permanent and transit sites to meet the residual Core Strategy provision, of 7 permanent pitches and 6 transit pitches, through the determination of planning applications, in accordance with the criteria set out in Policy CS3.

The Council will provide 1 additional travelling showpersons plot or site, to meet the provision set out in Policy CS3, through the determination of planning applications, in accordance with the criteria set out in CS3.

- 3.21** The location identified in policy ADM7 would need to comply with the site criteria set out in Core Strategy Policy CS3. At present, the Twin Oaks site is unauthorised and does not comply with 'Sites should have safe vehicular access to and from the public highway'.

## Housing Mix and Density

- 3.22** The Council seeks to create sustainable, inclusive and mixed communities in line with government guidance set out in the NPPF. New housing developments can help secure a good social mix, by avoiding the creation of large areas of similar housing. A mix of housing, based on current and future demographic trends and on the needs of different groups in society, should be provided. An important demographic trend is the aging population and therefore all sites should be encouraged to provide single storey units where appropriate'.
- 3.23** The density of a new development will depend on a number of factors, including the location of the site, access point(s), local road network and characteristics of the surrounding area. The layout will need to provide garden sizes and car parking in line with the Council's standards and any required landscaping and public realm. Higher densities could be appropriate in accessible locations, where the site is well served by public transport and within walking and cycling distance of community facilities and where the local character of housing development is of a high density, for example in town centres.

**3.24** Although the detailed internal layout of buildings is not generally a planning matter, it must be ensured that all units have a satisfactory aspect and that the needs of older people or those with disabilities should be considered at an early stage in designing new buildings and alterations.

**3.25** Lifetime home standards are 16 design criteria, which provide a model for building accessible and adaptable homes. These relate to all aspects of design from having extra wide car parking spaces in close proximity to the entrance, to level entrances, entrance level bathrooms capable of incorporating a shower and window handles and plug sockets at a reasonable height. Many of these requirements are already covered at least in part by Building Regulations, which all new houses must comply with, with the exception of the following:

- The bathroom, wet room or toilet should be designed to incorporate ease of access to the bathroom WC and wash basin;
- The design should provide a reasonable route for a potential hoist from a main bedroom to a bathroom;
- The design should incorporate a stair lift, or a suitable identified space for a lift between the ground and first floors;
- Walls in bathrooms and toilets should be capable of taking adaptations such as handrails;
- The living room should be at entrance level; and
- There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

**3.26** The construction of dwellings to Lifetime Home Standards makes it easier for people in wheelchairs to visit homes, but will not necessarily provide full wheelchair accessibility throughout the house. This would normally require the full wheelchair accessible standards to be implemented.

## Policy ADM8

### Housing Mix and Density

Development should seek to create sustainable, inclusive and mixed communities through including a mix of house types, including bungalows, and size at an appropriate density for the area. Higher densities could be appropriate in accessible locations which are accessible by sustainable modes of transport.

The density and massing of residential development will be related to:

- The character of the site and its immediate surroundings, as well as the wider locality, including its historic significance;
- The adequacy of the access and the nearby road system to accommodate the traffic likely to be generated;
- The existing vegetation, including trees on the site and the necessity for further landscaping and/or public realm;
- On site amenity space to be provided in accordance with the Essex Design Guide;
- Adequate car and cycle parking to current standards;
- An appropriate standard of residential accommodation provided for the occupants;
- All new dwellings should seek to meet Lifetime Homes Standard.

## Extensions, Alterations and Outbuildings

**3.27** Within development boundaries, the extension or alteration of existing dwellings is normally considered acceptable in principle, subject to the other policies in this document, in particular those relating to design and protection of residential amenity and which maintain the Council's adopted standards of parking, access and private amenity space. Listed buildings or buildings within a conservation area are also subject to further controls.

**3.28** However, inappropriate extensions or alterations of existing dwellings in the countryside can have a detrimental effect on the openness and rural character of the countryside. One of the key objectives of this policy is therefore to restrict the extension or replacement of dwellings, outside development boundaries, to that which is appropriate to the countryside setting. Additional or ancillary residential accommodation in the countryside will be expected to be provided in the form of an extension to the existing dwelling or through conversion of existing outbuilding in the first instance. Only when these options have been proven to the satisfaction of the District Council that this would be appropriate in design or other terms, will new



outbuildings be considered. New outbuildings will be required to be well related to existing built development on the plot and have a functional relationship to the host dwelling, for example by having a shared access and driveway, garden space and be designed to be easily incorporated into the main dwelling.

- 3.29** Traditional rural qualities are those which are commonly associated with the countryside and rural areas, such as; agricultural land uses with fields enclosed mainly by hedgerows and mature trees; some areas of woodland and common land; quiet and narrow rural roads; a network of footpaths and bridleways; a settlement pattern of villages, hamlets and dispersed farm houses with associated agricultural buildings; some historic country houses set in parkland; tranquility and 'dark skies' (i.e. little light spillage visible). These qualities may be different in different parts of the District, depending upon the landscape characteristics, topography, geology and historic settlement patterns'.
- 3.30** In all cases proposals should respect the character of the locality and of the nearby dwellings. Proposals which result in a dwelling which is considerably larger than the original dwelling, or adjoining dwellings or which result in a cramped or overdeveloped plot, compared with the characteristics of surrounding development will not be considered acceptable. In this context original refers to the dwelling as at 1st July 1948 or, if built after this date, as originally built.
- 3.31** Permitted development rights may be removed from dwellings extended under this policy.

## Policy ADM9

### **Residential Alterations, Extensions and Outbuildings within Development Boundaries**

**Residential alterations, extensions and non-habitable outbuildings within development boundaries will be permitted, provided that they meet all the following criteria:**

- **There should be no over-development of the plot, when taking into account the footprint of the existing dwelling and the relationship to plot boundaries;**
- **The siting, bulk, form and materials of the alteration, extension, or outbuilding should be compatible with the original dwelling;**
- **There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing or loss of light; and**
- **There should be no material adverse impact on the identity of the street scene, scale and character of the area.**

## Policy ADM10

### Residential Alterations, Extensions and Outbuildings in the Countryside

Planning permission will be granted for the extension of a habitable, permanent dwelling in the countryside and for the erection of outbuildings ancillary to the residential use, provided that they meet all the following criteria:

- The siting, design and materials must be in harmony with the countryside setting;
- They are compatible with the scale and character of the existing dwelling;
- Extensions and outbuildings will be required to be subordinate to the existing dwelling in terms of bulk, height, width and position; and
- New outbuildings should be well related to the existing development and have a functional link with the host dwelling.

The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings. Any proposal which is likely to cause the permanent loss or damage to the traditional rural qualities of the countryside will not be permitted.

## Replacement Dwellings

- 3.32** The replacement of existing dwellings in the countryside with new dwellings will be considered in certain circumstances, but should not result in the replacement of smaller buildings with much larger dwellings, or the consolidation of the footprint or volume of outbuildings, not containing residential living space, into the living space of a new dwelling.
- 3.33** The size of the replacement dwelling should be commensurate with the original building and in most cases in the same position on the plot, in order to minimise the impacts of the replacement dwelling on the local landscape character and the rural character of the area. Whilst no specific volume increase is specified here, the amount acceptable will need to be compatible with the size and shape of the original dwelling and the plot upon which it stands and should not have a more harmful impact on the setting or landscape, as set out by the criteria in the policy.
- 3.34** The original plot must be able to accommodate the replacement dwelling plus private amenity space and car parking and turning arrangements, in line with the Council's adopted standards. No increases in the size of the plot into the open countryside will be permitted.

- 3.35** The Council will expect a high standard of design of replacement dwellings to meet the criteria set out in other policies in this document and to follow locally distinctive architectural styles reflecting the character of the locality and the rural landscape.
- 3.36** In order to offset the often unsustainable location of replacement dwellings within the countryside, all proposals which are considered under this policy should conform to high standards of sustainability, both in terms of the build and the ongoing running costs.

## **Policy ADM11**

### **Replacement Dwellings in the Countryside**

**Proposals to replace existing habitable, permanent dwellings of conventional construction in the countryside with a single new dwelling will be assessed against the following criteria:**

- **The existing dwelling is not a building of architectural or historical value, which makes a positive contribution to the locality, or which is capable of renovation to be reinstated as one;**
- **The applicant will need to demonstrate that the new dwelling is a more sustainable option than refurbishment and/or extension of the existing dwelling;**
- **The replacement dwelling would not have a more harmful impact, or be more intrusive in its setting or in the landscape, than the original dwelling, by virtue of its sitting, scale, height, character and design;**
- **Any replacement dwelling located in a medium, or high flood risk area should provide betterment such as flood resilience, or raising of flood levels;**
- **Any new replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity or other environmental grounds, a more appropriate location on the plot can be justified;**
- **The size of the replacement dwelling should not be significantly larger than the original dwelling and should be appropriate to the countryside setting. The council will not take into account the demolition of outbuildings on the site on the size of the replacement dwelling.**

## Rural Workers Dwellings

- 3.37** Paragraph 55 of the NPPF makes clear that local planning authorities should avoid isolated new homes in the countryside, unless there are special circumstances. One of these exceptions is the essential need for a rural worker to live permanently at, or near, their place of work in the countryside. Rural workers are normally those involved in the agricultural, or forestry industries, but in special circumstances may be associated with other rural-based enterprises. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.
- 3.38** However, there will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work.
- 3.39** The Council will assess all applications for planning permission for new rural workers dwellings in the countryside in detail, to ensure that these are genuine proposals, which are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. To this end all applications will need to pass both a functional and financial test.
- 3.40** A functional test is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
1. In case animals, or agricultural processes require essential care at short notice;
  2. To deal quickly with emergencies that could otherwise cause serious loss of crops or products
- 3.41** The protection of livestock from theft or injury by intruders may contribute, on animal welfare grounds, to the need for an agricultural dwelling, although it will not by itself justify one. Requirements arising from food processing, or retirement homes for farmers, cannot be used to justify an agricultural dwelling.
- 3.42** A financial test will also need to be passed to ensure that the rural enterprise is economically viable. The Council will take a robust approach to the assessment of the level of profitability as these developments remain permanently in the countryside in spite of any failure of a rural enterprise and therefore the financial test will also assess whether the proposed dwelling can be sustained in the long term by the agricultural activity. It should be noted that it is the agricultural enterprise, rather than the owner or occupiers personal circumstances, or preferences, that is relevant in determining the size of the dwelling that is appropriate.
- 3.43** The applicant will need to ensure that all necessary information is included with any planning applications in order for the Council to carry out to its satisfaction, the functional and financial tests.

- 3.44** If permission is given for a temporary dwelling, the period of the temporary permission will be clearly set out and extensions to the temporary period beyond three years will not normally be given. If permanent permission is granted, or the agricultural use of the site ceases, the temporary dwelling will be required to be removed.
- 3.45** The Council will also consider removing certain permitted development rights for any dwelling permitted under this policy, to ensure that the dwelling remains at a size, which can be justified by the functional need and can be supported by the income from the agricultural unit.

## Policy ADM12

### Rural Workers Dwellings in the Countryside

Applications for rural workers dwellings in the countryside will only be permitted when all the following circumstances are met:

- a. There is a clearly established functional need for a full-time worker to live on this site in the countryside;
- b. The functional need could not be fulfilled by an existing dwelling either on the site, or in the vicinity;
- c. There is no building on the site, or in the vicinity, which is capable of conversion to such a dwelling;
- d. The dwelling should be well-related to existing buildings, whilst retaining the ability to meet the identified functional need;
- e. The dwelling should be of a size commensurate with the rural enterprise's needs and should be able to be supported long-term by the agricultural unit; and
- f. The unit and the rural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially viable, and have a clear prospect of remaining so.

An application for a temporary rural workers dwelling in the form of a caravan, wooden building, or other easily dismantled structure, which does not comply with criteria (f) above may be granted for a period of up to three years if:

- There is clear evidence of a firm intention to develop the enterprise concerned;
- There is clear evidence that the proposed enterprise has been planned on a sound financial basis.

Applications for the removal of occupancy conditions will only be considered if evidence is provided to show that the need for a dwelling, on that unit, has ceased and that the property has been marketed in a way that reflects its limited occupancy condition.

## Hamlets

- 3.46** There are some small groups of dwellings in the countryside, which do not have a defined development boundary, but which clearly form a small hamlet normally around a crossroads or road junction. Occasionally within these groups, there are gaps between existing residential

buildings along a classified road frontage, which may be able to accommodate a single dwelling, without adversely affecting the character and appearance of the area. Properties which are situated substantially away from the classified road frontages, or set within large grounds with a sizeable gap to neighbouring properties, or which are part of very small groups of less than ten dwellings, are not considered to form part of a hamlet.

- 3.47** The size of the gap which may be considered suitable for development under this policy is not set and will be comparable to the size and scale of the plots of adjoining and nearby properties. However, large gaps which could accommodate more than one dwelling, field parcels, artificially separated plots, gaps created by the demolition of part of a dwelling, or land including private garden, which make a positive contribution to the character and appearance of the locality, will not be considered acceptable. If a suitable plot has been identified, the siting, design and materials of the new dwelling should be in harmony with the countryside setting and the scale and character of the dwelling should reflect other properties in the hamlet and the character of the locality and there should be no adverse impact upon protected species.
- 3.48** This policy should not be used for individual isolated new dwellings, or for the consolidation of sporadic development, such as that which is commonly found on the main routes into many villages. The former Land Settlement Estate housing between Great Yeldham, Little Yeldham and Tilbury Juxta Clare is not suitable for infill, in order to protect its historical character.

## Policy ADM13

### Hamlets

**Where there is a defined nucleus of at least ten dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made to policies ADM2 and ADM3 for the filling of a gap, for a single dwelling, between existing dwellings in hamlets and small groups of dwellings. This policy will not apply to proposals for isolated new dwellings, or the extension of ribbon development, and will not apply to gaps, which could accommodate more than one dwelling. Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps, will be resisted.**

- 3.49** In addition there are some brownfield sites in the countryside, which have become disused or redundant. These could be builder's yards or rural workshops for example whose previous use has ceased. These sites may be located in smaller settlements and are likely to be located in larger gaps between dwellings which would therefore not meet with the criteria set out in ADM13. However, given the detrimental environmental impact that these sites often have, it is considered appropriate that they could be considered for redevelopment for a single dwelling. Any scheme would need to show that improvements would be provided to neighbouring amenity by the introduction of residential development. The size of dwellings proposed under this policy will need to be in character with the surrounding development and the plot upon which it stands. Appropriate garden and parking areas would also need to be provided within the brownfield site and not encroach upon open countryside.

## Policy ADM13A

### Previously Developed Infill Sites in the Countryside

**Where there is a defined nucleus of at least ten dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made to Policies ADM2 and ADM3 for the re-development of previously developed land for a single dwelling within small groups of dwellings. This policy will not apply to proposals for isolated new dwellings.**

## Garden Extensions

- 3.50** Uncontrolled garden extensions, particularly in the countryside, can have a serious impact on the landscape due to the domestic garden paraphernalia which normally accompanies garden use, such as garden furniture, sheds and children's play equipment extending into undeveloped areas, as well as the changes to the way in which the land is used and looked after with mown grass, flower beds etc. As such, the inclusion of agricultural land, including paddocks or other land, within the curtilage of a dwelling, or the incorporation of 'open space' within residential areas into a garden is a material change of use requiring planning permission.
- 3.51** In all cases garden extensions should relate well to the existing built form of the settlement and have an affinity with the built up part of the settlement. Therefore, the character of the landscape and the area in general will be important considerations in the determination of applications. Proposals which abut an established boundary, such as an existing field hedgerow or fence, or which do not extend beyond the extent of neighbouring properties gardens are more likely to be considered acceptable. Furthermore, the Council will consider issues such as privacy, overlooking and the impact of the proposal on existing public rights of way, when examining proposals to extend a garden.



## **Policy ADM14**

### **Garden Extensions**

**The extension of a garden will only be permitted where all the criteria below are met:**

- **The size of the proposed garden extension is proportionate with the size of the dwelling;**
- **It would have no adverse impact on the amenity of neighbouring properties;**
- **It does not enclose areas intended for amenity open space including but not limited to, those identified on the Proposals Map as visually important space, or informal, or formal recreation;**
- **There would be no loss of protected natural features, or areas of wildlife value;**
- **The extension would not enclose a public right of way, or impact on highway safety or visibility;**
- **There is no material adverse effect on the character and appearance of the surrounding countryside; and**
- **It would not interfere with a neighbouring agricultural use.**

**Garden extensions along road frontages in the countryside will be resisted.**

**The Council will impose conditions removing permitted development rights over the new area of the garden.**

# Employment

## 4 Employment

### Background

#### Relevant Core Strategy Aims

Achieving a prosperous local economy;

Promoting accessibility for all;

Creating a clean and green environment and addressing climate change.

#### Relevant Core Strategy Objectives

Employment;

Sustainability;

Accessibility;

Key Service Villages;

Rural Area.

#### Relevant Core Strategy Policies

CS4 Provision of Employment

- 4.1** The national policy context is provided by the NPPF, according to which the Council should:
- Positively and pro-actively encourage sustainable economic growth;
  - Set criteria or identify strategic sites to meet anticipated needs over the plan period;
  - Support existing business sectors and plan for new business sectors likely to locate in the District;
  - Provide flexible policies;
  - Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
  - Identify priority areas for economic regeneration;
  - Review land allocations and avoid the long term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for employment.
- 4.2** The Council is committed to supporting sustainable economic growth and innovation, to help build a strong, responsive and competitive local economy, ensuring that sufficient land for economic development of the right type is available in the right places and at the right time.

The Council will work in partnership with key stakeholders to achieve these objectives, including the business community; developers; the South East Local Enterprise Partnership; Essex County Council; the Haven Gateway Partnership; the Skills Funding Agency and the National Apprenticeship Service.

- 4.3** The Core Strategy sets out the Council's policy on provision of employment in Policy CS4 based upon its aims to provide for a minimum of 14,000 net additional jobs in the District between 2001 and 2026. It identified a requirement of 51 ha (net) of employment land between 2009-2026 based upon 3 ha of employment land per year (net) as set out in evidence in the Employment Land Review.

It allocated 33.5 ha of employment land on two strategic employment growth locations:

15 hectares at north-west Braintree and 18.5 hectares at land to the west of the A131 at Great Notley.

It also identified mixed use regeneration sites at Sible Hedingham (Premdor/Rockways site) and Silver End (Former Crittalls site/ The Finishing Company).

It stated that employment sites in current or recent use in sustainable locations will be retained for employment purposes. Key existing tourist and visitor facilities will be protected and enhanced, and suitable new tourist development in appropriate locations will be promoted.

Table 3 shows employment floor space that was developed or lost in the District between 2010-2013.

**Table 3 Non - Residential Completions 2010-2013**

	Use Class A1/A2	Use Class B1a Offices	Uses Classes B1, B2, B8 (Other than B1a)	Use Class D Leisure	Total
Gross floorspace developed 2010-2013 sq.m	2904	1222	24076	6277	34479
Floorspace redevelopment and losses*	1295	5768	21792	2069	30924
Net additional floorspace 2010-2013 sq.m	1609	-4546	2284	4208	3555

\*Re-development – Non residential uses to non-residential uses. Losses - Non residential uses to residential uses.

**Table 4 Land Available for Non Residential Uses as at 31st March 2013**

Location	Outstanding Floorspace with Permission A1 - B1 uses (sq m)	Net Floorspace converted to Hectares (0.4 ratio)*	Vacant Allocated Employment Land (Hectares)	Total Area (Hectares)
Braintree, Bocking, Great Notley	28708	7.18	35.8	42.98
Witham	22324	5.58	0.79	6.37
Halstead	-661	-0.17	2.06	1.89
Bumpstead (Haverhill Industrial Estate)	0	0	2.33	2.33
Total Urban	50371	12.59	40.98	53.57
Rural Areas	11720	2.93	0.11	3.04
Total Urban	62091	15.52	41.09	56.61

\*Conversion ratio of 0.4 based upon Employment Land Review Guidance Annex D.

- 4.4** The Employment Land Review in 2007 recommended that a minimum of 51 hectares of employment land should be allocated in Braintree District, to provide a minimum of 3 hectares of employment land per year to meet future employment needs.
- 4.5** The Core Strategy identified 32 hectares of available employment land in 2010 on sites already allocated in the Local Plan Review, plus 33.5 hectares of employment land at the growth locations at NW Braintree and west of the A131 at Great Notley. This provided a total of 65.5 hectares of employment land. (Although the amount of employment land could potentially be lower, as part of the employment growth location at NW Braintree could accommodate the relocation of Braintree Football Club.)
- 4.6** Employment development between March 2010 and 2013 has provided 3,555 sq m of net additional employment floor space, as set out in Table 3, which is equivalent to an additional 0.89 ha of employment land, using a 0.4 conversion factor from square metres to hectares.
- 4.7** Table 4 identifies 56.61 ha of land available for non- residential uses in the District in March 2013, based upon land with planning permission and sites allocated for employment in the Local Plan Review and Core Strategy. Details of sites that are available are set out in the Council's Non –Residential Land Availability Survey, which is updated annually.

- 4.8** The Council has reviewed the suitability of this available employment land in line with guidance in the NPPF, which states that planning policies should avoid the long term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for that purpose.
- 4.9** The Council's objective in reviewing employment land was to provide and retain employment to support the District's economy in sustainable locations; to provide local employment opportunities, which could reduce travelling outside the District to work and to improve skills attainment.
- 4.10** The Council has a jobs target of providing a net increase of 14,000 jobs between 2001 and 2026. It is important to safeguard suitable and viable employment sites, if the Council is to broaden opportunities for business and meet this challenging job target for the District and provide opportunities for local employment and secure a better balance between employment and housing growth. Official estimates indicate that housing/employment alignment in the District has worsened in recent years, to a job density figure of only 0.60 in 2010. In relative terms, this was joint 42nd out of the 48 Districts in the East of England region and significantly lower than the Essex and Great Britain averages (jobs density is a comparison between employment in an area and the working age population; source ONS/Nomis).
- 4.11** The Employment Land Review 2007 concluded that 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 use. The Core Strategy Policy CS4 therefore requires that employment sites in recent or current employment use should be retained, where they are in sustainable locations.
- 4.12** The Council has identified existing employment areas, mainly comprising purpose built employment estates and rural employment areas at former airfields, which it wishes to retain for future employment uses for B1, B2 and B8 uses and other uses, as set out in Policy ADM15. These provide key employment areas which are important for the economy of the District in the towns and rural areas and have therefore been identified as employment policy areas, where employment uses set out in policy ADM15 will be permitted and retained.
- 4.13** The Council has also identified specific areas for B1 business uses, where more general B2 industrial uses and B8 uses would not be appropriate. These include two rural business parks and the Maltings Lane Neighbourhood Business Area, which is intended to form part of an attractive gateway to Witham, as well as sustainable employment for this part of Witham. These are set out in Policy ADM16. Locations for B1 and B2 uses only are set out in policy ADM17. These are rural locations where B8 uses are not considered to be appropriate.
- 4.14** The Council commissioned viability assessments in 2012 of 40 unused or underused employment sites, to appraise the viability of these sites for continued employment uses or whether they should be allocated for alternative uses. These were situated in mixed use areas, as opposed to purpose built employment areas. This review is set out in the Viability Review of Employment Sites in Braintree District 2012, which forms part of the LDF evidence base. The Council has used this evidence to inform its decisions on which of these sites should be allocated in this Site Allocations and Development Management Plan for employment or for other purposes.

## Policy ADM15

### Employment Policy Areas

Employment policy areas are identified on the Proposals Map and listed in the following schedule, where the following uses will be considered appropriate and where the following employment uses will be permitted and retained:

- a. Business (B1), general industrial (B2), storage and distribution (B8);
- b. Display, repair and sale of vehicles, vehicle parts, boats and caravans;
- c. Indoor sports and recreation uses, which will only be permitted when identified needs for these uses cannot be met within suitable and viable town centre, or edge of centre sites and are in accessible locations;
- d. A limited element of retailing, where this is ancillary to another main use permitted under a;
- e. Services specifically provided for the benefit of businesses based on, or workers employed within, the Employment Policy Areas.

#### Schedule of Employment Policy Areas

Anglia Way, Braintree

Charter Way Employment Area, Braintree

Driberg Way Industrial Estate, Braintree

Lakes Road Industrial Park, Braintree

Skyline 120, Braintree

Springwood Industrial Estate, Braintree

Land north of Freeport, Braintree

Bovingon Road, Bocking

Priors Way Industrial Area, Coggeshall

Earls Colne Airfield

Riverside Industrial Area, Earls Colne

Gosfield Airfield

**North of Toppesfield Road, Great Yeldham**  
**Bluebridge Industrial Estate, Halstead**  
**Broton Drive Industrial Estate, Halstead**  
**Factory Lane West/Kings Road Industrial Area, Halstead**  
**Arla Dairy, Hatfield Peverel**  
**London Road, Kelvedon**  
**The Former Polish Camp, Rivenhall Airfield, Kelvedon**  
**Rippers Court/Everitt Way Sible Hedingham**  
**Sturmer Industrial Areas**  
**Eastways/Crittall Road/Waterside Park Industrial Areas, Witham**  
**Freebournes/Perry Road Industrial Estate, Witham**

## **Policy ADM16**

### **Business Uses**

Locations for B1 business uses are identified on the Proposals Map and listed in this policy, where only use class B1 business use will be permitted. No other uses will be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floor-space of the main unit.

**Threshelfords, Feering**  
**Blois Meadow, Steeple Bumpstead**  
**NHS Offices, Collingwood Road, Witham**  
**Maltings Lane Neighbourhood Business Area, Witham**  
**Mayland House, Mayland Road, Witham**  
**Grove House, The Grove, Witham**  
**Land at Pale Green, Helions Bumpstead**  
**Oxford Dairy, Sible Hedingham**



## Policy ADM17

### Business and Industrial Uses

Locations for B1 business uses and B2 Industrial Uses are identified on the Proposals Map and listed in this policy, where only use classes B1 and B2 will be permitted. No other uses will be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floor-space of the main unit.

- Land rear of Kings Head, Chapel Road, Ridgewell; (Proposed mixed use which could also include housing).
- Land at Halstead Road, Earls Colne.

## Policy ADM18

### Industrial Development Boundaries

Industrial development boundaries are defined on the Proposals Map, in the following locations, beyond which the spread of industrial and commercial uses will not be permitted. Outside these areas countryside policies will apply.

Earls Colne Airfield

Riverside Business Park, Earls Colne

Gosfield Airfield

Oxford Dairy, Sible Hedingham

The former Polish Camp, Rivenhall

Kelvedon Park

## Policy ADM18A

### Essex Fire and Rescue Service Headquarters - Kelvedon Park

Land at Kelvedon Park is allocated as a Special Employment Area specifically to meet the requirements of Essex Fire and Rescue Service for 999 facilities, training and administrative uses and vehicle maintenance facilities. Additional built development on site must provide sufficient parking and will make appropriate provision for boundary screening and the retention of the parkland setting to the front of the site.

## Policy ADM19

### Design and Layout of Employment Policy Areas and Business and Industrial Uses

**New employment development including employment policy areas and business and industrial uses will be required to conform to suitable design and layout standards with adequate car parking and provision for public transport, cycling and walking, landscaping and servicing, including either connection to mains sewers or construction of sewers to standards adoptable by the water company.**

- 4.15** The headquarters for Essex County Fire and Rescue is located at Kelvedon Park, located off the A12 between Kelvedon and Rivenhall. The site was a historic house and gardens and has been the subject of a number of recent planning applications to extend and centralise facilities for the Fire service. The site now employs a large number of people and is allocated as a special employment area to support the continued development of facilities for this site to ensure an efficient and effective emergency service for the District and County. However, there are a number of issues which will need to be addressed to ensure growth on the site is sustainable. These are sufficient car parking facilities and a Travel Plan for employees and uses on the site and landscaping including the maintenance of the current historic parkland setting bordering the A12 at the front of the site and appropriate landscaping on the other boundaries of the site.
- 4.16** Government guidance states that applications for changes of use from commercial buildings, which have a B use class, to residential uses, should be approved where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate. However, Core Strategy Policy CS4 Employment Provision states that employment sites in current or recent use in sustainable locations will be retained for employment purposes, as there is also a need to provide sustainable development with a balance between employment and housing provision.
- 4.17** Policies in the employment chapter identify locations where employment uses will be retained. However, the Government amended permitted development rights in May 2013, for a three year period, which means that it is permitted development to change the use of an office to residential use subject to other requirements set out in the note. This change means that during the three year period, office to dwelling changes of use are not covered by policies CS4 or ADM 21.
- 4.18** Losses of employment floor space are monitored as these reduce the opportunities for the Council to achieve its Core Strategy job target. Whilst the Council believes it has met the housing need through the allocations set out in this plan, it does not wish to sterilise sites, which have no possibility of coming forward for economic development. This policy therefore sets out the criteria by which the economic viability of the site should be judged.
- 4.19** This policy specifically relates to buildings within the B use apart from those within employment policy areas. However, it should not be used to assess residential conversions from other buildings, including those within the C use classes, such as hotels, or redundant agricultural

buildings, which are agricultural permitted development. Whilst it is a recognised planning function to restrict new residential development in the countryside, this policy may allow for residential conversion of existing buildings in the countryside only if commercial re-use of the buildings has been fully investigated and the Council consider it un viable.

## **Policy ADM21**

### **Change of Use of Commercial Buildings in the B Use Classes**

The change of use from commercial to residential use (apart from that which is permitted development) will only be permitted where proposals meet all the following criteria:

- The buildings are of permanent and substantial construction and are capable of conversion to residential use without major extension or substantial reconstruction;
- The building is no longer fit for the commercial purpose, for which it was intended, nor is reasonably capable of conversion to accommodate another commercial use;
- The building is not within an employment policy area or an area allocated for B1 or B2 uses as shown on the Proposals Map;
- The conversion will lead to an improvement in the residential amenity of neighbouring dwellings; and
- The buildings are within flood zone 1.

All property must have been extensively marketed as follows:

For a range of commercial purposes, to the satisfaction of the Council.

- At a reasonable market rate.
- On flexible terms.
- For at least 6 months.

## Policy ADM22

*(Policy number not used)*

## Policy ADM23

*(Policy number not used)*



Retail

## 5 Retail

### Background

#### Relevant Core Strategy Aims

Achieving a prosperous local economy

Promoting accessibility for all

#### Relevant Core Strategy Objectives

Town Centres

Key Service Villages

#### Relevant Core Strategy Policies

CS6 Retailing and Town Centre Regeneration

- 5.1** Town centres are key economic drivers for the District and are the primary centres for retail and cultural provision. They provide shopping, services and cultural and recreational opportunities for residents within the District, as well as, visitors and contribute significantly to the local economy and employment.
- 5.2** The general principles for retailing and town centre uses and regeneration are set out in Core Strategy Policy CS6 Retailing and Town Centre Regeneration. This policy identifies Braintree, Halstead and Witham town centres as the primary locations for retail, office, leisure and cultural provision in the District.
- 5.3** The NPPF states that in order to ensure the vitality of town centres, planning policies should promote competitive town centre environments and the management and growth of centres over the plan period. It states that the extent of town centres and primary shopping areas should be defined, based on a clear definition of primary and secondary frontages in designated centres and Councils should set policies that make it clear which uses will be permitted in such locations.
- 5.4** The policies and retail allocations proposed in this document are supported by the Retail Study Update 2012, produced by Nathaniel Lichfield and Partners for the Council.

## Retail Hierarchy

- 5.5** The retail hierarchy is set out in Core Strategy Policy CS6 Retailing and Town Centre Regeneration. The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. The town centre boundaries are shown on the Proposals Map and their boundaries will be the basis for the application of the sequential test.

## Primary Shopping Areas

- 5.6** Primary shopping areas are defined on the Proposal Map within town centres in Braintree, Witham and Halstead. They are made up of primary and secondary retail frontages, which are also defined on the Proposals Map. Primary frontages have been identified as those which attract a higher level of rental income, footfall and where key stores are present and are therefore considered to be the most attractive retail areas within town centres. The secondary frontages have a lower rent profile and are not as attractive to main retail uses. However, it would still be suitable to promote town centre uses in these locations, although more flexibility is appropriate. Uses acceptable in secondary frontages include A1, A2, A3, A4 and A5 and B1 office, D1 (non-residential institutions) and D2 (assembly and leisure).
- 5.7** Residential uses will not be permitted within primary shopping areas unless they are located on the first floor, or above and do not compromise the ability of a shop unit to operate by, for example, the loss of storage space, preparation areas, deliveries to the unit, or similar issues. The reference to 'street frontage' in Policy ADM24 refers to the entire length of the relevant side of the road within the primary shopping area, measured at ground floor level.
- 5.8** It is not proposed to define a 'continuous frontage' as this will be determined on a case by case basis. A road would be considered a break in a frontage.



## Policy ADM24

### Primary Shopping Areas

Within the primary shopping areas, as defined on the Proposals Maps, primary and secondary frontages have been identified.

The following uses will be permitted within primary frontages:

- Retail development (Use Class A1)

Proposals for use classes A2- A5 and D1- D2 provided that;

- It would not result in less than 75% of units in a primary street frontage being A1 uses,
- It would not break a continuous A1 primary retail frontage

Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage spaces to the extent that it would make a ground floor unit unviable and the development would not prevent off street servicing of any ground floor unit.

## District and Local Centres

**5.9** Core Strategy Policy CS6 refers to District Centres and Local Centres. The following District and Local Centres are identified in the Core Strategy Policy CS6 and the boundaries are defined on the Proposals Map;

**5.10** District Centre:

Great Notley

**5.11** Local Centres:

Coggeshall;  
Earls Colne;  
Hatfield Peverel;  
Kelvedon;  
Sible Hedingham;

Silver End;  
 Maltings Lane Neighbourhood Development, Witham;  
 Hatfield Road Growth Location, Witham;  
 North West Braintree (Panfield Lane).

## Policy ADM25

### District Centre

**Within the District Centre as defined on the Proposals Map, the following uses will be permitted:**

1. **Retail development (Use Class A1);**
2. **Proposals for use classes A2- A5 and D1- D2 provided that it would not result in less than 75% of units being A1 uses;**
3. **Residential development (C3) provided that it is not located on the ground floor.**

**For proposals creating more than 2 residential flats above ground floor level, the development would not result in the loss of ancillary storage space to the extent that it would make a ground floor unit unviable and the development would not prevent off-street servicing of any ground floor unit.**

## Impact Assessments

- 5.12** The NPPF requires an impact assessment for retail, leisure and office developments outside town centres, where such proposals are not in accordance with an up-to-date Local Plan. The default national threshold for such assessment is 2500 sq m. However, the Retail Study Update 2012 (paragraphs 11.15-11.24) advises that this is inappropriate as a blanket threshold within Braintree District, as this scale of development would represent a significant proportion of the overall retail projections in the local authority area. Development smaller than 2,500sqm gross could have a significant adverse impact on the smaller town centres. In order therefore to protect these centres, a lower threshold has been defined of 1500 sqm gross for Witham and Halstead, 1000sqm gross for Great Notley and 500 sqm gross for the local centres. Given the scale of existing uses in the local centres, proposals of 500 sq m gross or greater in these centres will be of significance and therefore should be subject to an impact assessment.
- 5.13** The assessment enables developers and the Council to determine whether or not a retail proposal would have a negative impact on the vitality and viability of existing retail centres within the District. With this information it can be determined whether a smaller proposal could be acceptable and could go ahead without any significant impact on centres and planned

growth within those centres. Policy ADM26 refers to vulnerable centres. These would include centres where there is a significantly higher percentage of long-term vacant retail premises than in the District overall.

## Policy ADM26

### Impact Assessments

**An Impact Assessment will be required for main Town Centre uses (as defined in National Policy) proposed for sites that are not within a Town, District or Local Centre and which are in excess of the following floorspace thresholds:**

- **2500sqm gross for developments affecting Braintree town centre;**
- **1500sqm gross for developments affecting Halstead and Witham town centres;**
- **1000sqm gross for development potentially affecting Great Notley district centre; or**
- **500 sqm gross development potentially affecting a local centre as defined on the Proposals Map.**

**This is in order to safeguard the viability and vitality of the centres. Where a proposal is less than the threshold, an impact assessment will not normally be required unless the Centre it would affect is considered to be vulnerable.**

## Town Centre Improvements

- 5.14** Braintree District Council commissioned the Essex Design Initiative to produce an independent report intended to support existing retailing in Braintree Town Centre through targeted investment in the public realm. The report was informed by the Talk of the Town consultation carried out in 2011. The Council recognises the importance of improving linkages and integration throughout Braintree Town Centre to maximise footfall and continues to invest in the overall environment, to maintain the attractiveness of the town.
- 5.15** Contributions toward town centre improvements in Braintree, Witham and Halstead will be sought from developments that are permitted in the town centres and from other developments, which may have an impact on the vitality and viability of the town centre.

## Policy ADM27

### Town, District and Local Centre Improvements

**Contributions will be sought from appropriate development proposals, which affect an identified centre, for projects which would improve the public realm, pedestrian, cycle and highways access and would enhance conservation areas, public open spaces and green infrastructure within town, district and local centres.**

## Out of Town Retailing

### Freeport

- 5.16** The Freeport Designer Village Outlet Centre at Braintree opened in 2000. It offers end of line, surplus goods at a discounted price below that which would be found in town centres. The type of goods sold and the discounts which should apply to them are strictly controlled through section 106 agreements, between the Council and the developer. The Outlet Centre is also allowed to sell food for immediate consumption on or off the site. It attracts visitors from outside the local area.
- 5.17** Both Freeport and Braintree Retail Park are very popular and as such parking can be difficult, particularly at peak times such as weekends and bank holidays. In order to retain sufficient parking and to prevent problems of visitors to Freeport and the Retail Park parking on adjoining roads, the existing parking areas will be allocated for parking, in order to retain them for that purpose.
- 5.18** The area is well connected to Braintree Town Centre by an hourly train service and a more frequent bus service, which operates during the opening hours of Freeport. The Council intends that the outlet Centre and bulky goods provision should be complementary to Braintree Town Centre, rather than competing with it.
- 5.19** The Core Strategy does not include Freeport, or Braintree Retail Park within the retail hierarchy as a town, district or local centre, as they do not provide these functions. The Retail Study Update 2012 (in paragraphs 11.11 to 11.14) has confirmed that Braintree Freeport and Braintree Retail Park do not meet the definition of a district centre. The Study confirms that both function as specialised comparison shopping destinations, rather than perform a district centre shopping function.
- 5.20** The Retail Study Update assessed whether there was a need to improve the retail offer at Braintree Freeport, or Braintree Retail Park. It concluded in paragraph 9.11 that there is no requirement to improve the quantum, or range of retail offer at these successful retail destinations, over and above the existing retail park extension commitment, however an undeveloped 'L' shaped area of land to the north of Freeport is allocated for employment or retail warehousing use.

### Policy ADM28

#### Freeport Outlet Centre

The area defined on the proposals map as a Factory Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre.

### Policy ADM29

*(Policy number not used)*

### Policy ADM30

#### Leisure and Entertainment

The area identified on the proposals map for Leisure and Entertainment shall be retained for leisure and entertainment related uses. Proposals within use class D2 will be permitted. Proposals for redevelopment, which affect areas, should result in no net loss of parking on site.

### Policy ADM31

#### Car Parking - Freeport and Braintree Retail Park

The areas identified on the Proposals Map as car parking at Freeport and Braintree Retail Park shall be retained for that purpose. Proposals for re-development which affect parking areas should result in no net loss of parking on site.

## Policy ADM32

### Retail Warehouse Development

Retail warehouse development will be permitted within or immediately adjoining town centres. If no such sites are available, then the sequential approach will be applied, together with an impact assessment, if applicable under policy ADM26 – Impact Assessments.

Bulky retail proposals outside of town centres will be required to satisfy all the following criteria:

1. A sequential test and impact assessment demonstrates that no material harm to an identified town, district or local centre would occur and that no sequential preferable sites are available;
2. Development to be confined to the sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods; and
3. A Traffic Impact Assessment demonstrating that the proposal would not cause any detriment to the local traffic network and Travel Plan.

Land for retail warehousing is identified on the Proposal Map at :

- Braintree Retail Park;
- Land north of Freeport Outlet Village (also allocated as an Employment Policy area);
- Swanvale (Colchester Road, Witham);
- The Maltings Lane Neighbourhood, Witham (up to a maximum of 2.287 ha) on the Proposals Map.
- Broomhills industrial area off Pods Brook Road, Braintree is allocated as a regeneration site in Policy ADM37a, which includes retail warehousing.

## Retail Allocations

- 5.21** The NPPF states that Local Planning Authorities should allocate a range of suitable sites to meet the scale and type of town centre developments needed in town centres and that this need is met in full. The Council's Core Strategy has identified sites within the three town centres for regeneration and main town centre uses.

- 5.22** The Retail Study Update 2012 states that retail need and requirements suggest that the priority for future food store development should be within Witham and Halstead town centres, with qualitative enhancements to the food store provision in Braintree Town Centre. For comparison goods, the greatest requirement is for new floor space, including bulky goods, to be directed to Braintree Town Centre. The Study recommended that the projected retail floor space requirements could be accommodated on the sites set out in Policy ADM33 (Retail Study Update paragraphs 10.8 to 10.11).

## **Policy ADM33**

### **Retail Site Allocations**

The following sites are identified in the town centres for retailing and other main town centre uses as shown on the Proposals Map:

#### **Braintree**

- Land at George Yard;
- Land at Manor Street;
- Tesco Store, Car Park and Pound End Mill, New Street;
- Sainsbury's Store and Car Park, Toft's Walk;

#### **Witham**

- Newlands Shopping Centre (including land to the rear of Coach House Way);
- Former Co-op department store, Newlands Street/Kings Chase;

#### **Halstead**

- Land East of the High Street;
- EMD Site Kings Road.

## Comprehensive Development Areas

### Relevant Core Strategy Aims

Promoting accessibility for all

Creating a clean and green environment and addressing climate change

Enabling everyone to enjoy a safe and healthy lifestyle

Achieving a prosperous local economy

### Relevant Core Strategy Objectives

Accessibility

Infrastructure

Housing

Employment

Transport

Key Service Villages

Built Environment

Environment

**5.23** Comprehensive Development Areas are proposed for locations where a development brief will be required to specify how the overall site will be developed and to avoid piecemeal proposals. The policy for each Comprehensive Development Area specifies the issues relating to each area to be addressed by the development brief. These areas are allocated on the Proposals Map.

### Newland Shopping Centre, Witham

**5.24** Core Strategy Policy CS6 refers to the regeneration of the Newland Shopping Centre and adjoining land to improve and regenerate Witham town centre. Newland Shopping Centre is one of the main shopping areas in Witham town centre providing convenience and comparison retailing. Newland Shopping Centre dates from the 1960s and would benefit from refurbishment, or redevelopment, of both the buildings and public realm areas. It is located within the Conservation Area for Witham. Lockram Lane is a historic route running through the Centre, which linked Newland Street to Guithavon Valley.



## Policy ADM34

### Comprehensive Development Area – Newland Shopping Centre, Witham

Land at Newland Shopping Centre, Newlands Drive Car Park, Lockram Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed-use development, where a combination of retail, employment, leisure, car parking and residential uses will be allowed. A development brief will be required for the whole site prior to any redevelopment, which should address the following issues:

- Provision of convenience and comparison retail uses;
- Refurbishment of Newland Shopping Centre;
- Provision of residential uses;
- Satisfactory service access;
- Appropriate provision for any displaced parking;
- Enhancement to the frontage to Newland Street, the conservation area and the setting of listed buildings;
- Retention of pedestrian access through Lockram Lane;
- Public realm improvements.

### Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham

**5.25** Rickstones Neighbourhood Centre is an important neighbourhood area for north Witham, providing local shops and facilities. A development brief for this site was prepared in 2009 and was subsequently adopted as a Supplementary Planning Document in September 2010. The site measures just over 0.9 hectares and includes local shops, a take-away, a public house, a pavilion, car park and garages. The redevelopment of the site could enable improvement of the public realm, through the introduction of new and improved community uses. Shaw Road is a small retail area to the west of Rickstones Road, Witham which has also been identified for improvement as a comprehensive development area.

### **Policy ADM35**

#### **Comprehensive Development Areas – Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham and Shaw Road Retail Area, Witham**

**Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a Comprehensive Development Area for a mixed use development where a combination of retail, community uses, public house, pavilion, and residential development and car parking will be allowed.**

**Development of the Comprehensive Development Area should be in accordance with the principles of the adopted Supplementary Planning Document.**

**The retail area at Shaw Road, Witham has also been allocated as a Comprehensive Development Area.**

## Policy ADM36

### **Comprehensive Development Area - Land to the East of the High Street, Halstead**

Land east of Halstead High Street, between The Centre and Factory Terrace, is allocated as a Comprehensive Development Area for mixed-use development, which could include residential, retail, B1 employment, open space and community uses.

A development brief will be required for the whole site prior to redevelopment, which should address the following issues:

- **Appropriate provision for shoppers parking;**
- **Satisfactory vehicular and service access to the site;**
- **Satisfactory pedestrian access to the High Street and other adjoining streets;**
- **Appropriate provision of open space;**
- **Retention of protected trees and habitat for protected species;**
- **Protection of the setting of listed buildings and enhancement of the conservation area;**
- **Retention of at least one air raid shelter;**
- **Protection of views into the site, including those from across the valley.**

### **Land at Railway Garage, Kelvedon**

**5.26** Kelvedon is a key service village. This is a large site within the village in a sustainable location adjacent to the railway station. It is important that redevelopment of the site is planned comprehensively and incorporates employment uses to support the local economy and car parking to provide additional capacity for commuters using the railway station.

**5.27** Railway Garage is an important site in the village in a sensitive location, partially within the Conservation Area. It comprises approximately 1 hectare of land in a mixture of uses including the sale and servicing of motor cars, together with various workshops at the rear, a mobile communications mast and a significant area of commuter and resident's parking. The site includes Crofton House; the former station-master's house. The area is busy at peak hours due to its proximity to the station. There is a long-standing need for improved set-down and pick-up parking to serve Kelvedon station. At present there is conflict between private vehicles, the Coggeshall Community Bus and pedestrians in the morning peak period. The redevelopment

of Railway Garage could provide the opportunity to overcome these problems. The site is not considered suitable for retail, (apart from small-scale retail or food and drink uses ancillary to the railway station), as this would have an adverse effect on existing shops in the High Street.

### **Policy ADM37**

#### **Comprehensive Development Area - Land at Railway Garage, Kelvedon**

**Land at Railway Garage and adjoining the railway station at Kelvedon is allocated as a Comprehensive Development Area for mixed use, where a combination of employment, car parking and residential uses will be allowed. A development brief will be required for the whole site prior to any redevelopment. The development brief is to address the following issues:**

- **Retention of small scale employment uses;**
- **Location of residential development in relation to employment land and potentially contaminated land;**
- **Net gain in the provision of off- street parking for residents, employees and commuters;**
- **Access to the site;**
- **Improved vehicular and pedestrian access to Kelvedon Station, including possibility of a bus interchange.**
- **Protection and enhancement of the adjacent Conservation Area.**

## Policy ADM37a

### Broomhills Regeneration Site

Land at Broomhills, Pod's Brook Road, Braintree is allocated as a Regeneration Site which could include the following uses:

- **Business (B1), General Industrial (B2), Storage and Distribution (B8);**
- **Display, repair and sale of vehicles, vehicle parts, boats and caravans;**
- **Indoor sports and recreation uses, which will only be permitted when identified needs for these uses cannot be met within suitable and viable town centre, or edge of centre sites;**
- **The sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods (subject to a sequential test and impact assessment).**

**5.28** The Core Strategy policy CS4 identifies mixed use regeneration sites at Sible Hedingham (Premdor and Rockways) and Silver End. (Crittalls and the Finishing Company). The Premdor and Rockways sites are allocated on the Sible Hedingham Inset Map in accordance with the uses approved in the Master Plan for the regeneration site. The Crittalls and Finishing Company sites are allocated on the Silver End Inset as a regeneration area, as the Master Plan for the site has not yet been prepared.

## Community Facilities

## 6 Community Facilities

### Background

- 6.1** The national policy context is provided by the NPPF according to which the Council should:
- Plan positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environment;
  - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - Ensure that established shop, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
  - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.2** The NPPF goes on to say that such community facilities in villages are local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

#### **Relevant Core Strategy Aims:**

Promoting accessibility for all;

To provide and protect new and existing community facilities for the benefit of the District.

#### **Relevant Core Strategy Objectives**

Sustainability

Infrastructure

Key Service Villages

Rural Area

Leisure

#### **Relevant Core Strategy Policy**

CS11 Infrastructure Services and Facilities

- 6.3** Core Strategy policy CS11 states that the Council will work with partners, service delivery organisations and the development industry, to ensure that infrastructure services and facilities are delivered in a timely, efficient and effective manner. It goes on to say that 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.

- 6.4** The Council's adopted Core Strategy also outlines the necessary infrastructure development to support new development proposals within the District until 2026.
- 6.5** The Localism Act created the Community Right to Bid, which enables local voluntary or community groups to bid for assets of community value, which are contained on a list of such assets. This list is maintained by the local authority and is comprised of assets nominated by voluntary, community organisations and parish councils. Under the community right to bid, where an asset which is on the list is put up for sale, local organisations will have a period of six months in which to prepare a bid and business plan for the asset.

## Education Provision

- 6.6** The County Council has identified a need for further education provision as part of the growth locations at north-west Braintree and south-west Witham. The adopted Master Plan for North West Braintree, has identified the specific location of this land for education provision and this is identified on the Proposals Map. The requirement for 2 hectares of education provision (for a new primary school with early years and childcare places) at the south-west Witham growth location off Hatfield Road is set out in the Core Strategy. As the specific location of the education land at the south-west Witham growth location has yet to be determined, it is not identified on the Proposals Map, but will be identified in the Master Plan for this growth location.
- 6.7** There are 47 existing primary schools and 8 secondary schools (May 2012) in the District. There is a need for these important facilities to continue to be fit for purpose to deliver high standard educational provision. Where schools are retained in education use, the Council will support their re-modelling and expansion to meet local need.

### Policy ADM38

#### Education Provision

**A two hectare site is allocated for education provision at the North West Braintree Growth Location, on land off Panfield Lane. The re-modelling and expansion of primary and secondary schools will be supported to meet local need.**

## Educational Establishments

- 6.8** Educational sites, mainly schools, provide vital community facilities in terms of their buildings and their school grounds, which are valuable both in terms of meeting recreational needs and as visual amenity open space. Where sites can be clearly demonstrated to be surplus to existing and future educational requirements within the plan period, the Council would wish to see these utilised for alternative educational or community uses, wherever possible.



- 6.9** In cases where the educational use is being retained, but land is claimed to be surplus to requirements, the District Council will require clear evidence of assessment against Government standards for playing fields and projected school rolls. In all cases, account will be taken of any deficiencies in open space provision in the locality, which the site could remedy, and the scope for dual-use of playing fields.

### **Policy ADM39**

#### **Educational Establishments**

**The change of use, or re-development of educational establishments and their grounds, as identified on the Proposals Map will not be permitted unless:**

- a. **It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational, or community use can be found; or**
- b. **Satisfactory alternative and improved facilities will be provided;**
- c. **The area to be redeveloped is no longer required for meeting current or future educational needs, having regard to government guidance.**
- d. **The area of the site to be re-developed is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.**

**In all cases account will be taken in determining an application for development of any existing deficiencies in public open space requirements in the area and the contribution the site could make to remedying that deficiency.**

### **Cemetery Extensions and Provision**

- 6.10** A need has been identified by the District Council for additional cemetery provision to serve the Braintree and Bocking area. Land is therefore allocated at Bocking to accommodate this requirement, which is identified on the Proposals Map. Planning permission has been granted for this use. Land is also identified on the Proposals Map for extensions to the cemeteries at Gestingthorpe and Witham.

## Policy ADM40

### Cemetery Extensions

The following sites for cemetery extensions have been allocated on the Proposals Map and will be retained for this purpose:

- Land off Church Lane, Bocking;
- St Mary's Church, The Street, Gestingthorpe;
- North of the existing Cemetery, Cypress Road, Witham.

## Local Community Facilities

- 6.11** The provision of land for parish and community halls and for other specific community uses, including health facilities helps to promote a thriving and sustainable local community. Policy ADM41 identifies specific locations for community uses. There is also a neighbourhood centre proposed in the Core Strategy at the South-West Witham Growth Location, which will include community uses.

## Policy ADM41

### Community Uses

The following sites for community uses have been allocated on the Proposals Map and will be retained for this purpose:

- Land off Butler Road, Halstead;
- Land West of The Street, Great Yeldham;
- Land off Swan Street at the former Premdor site, Sible Hedingham;
- Neighbourhood Centre, at Maltings Lane Development, Witham;
- Halstead (Halstead Leisure Centre and associated facilities).

Development contributions will be sought towards the provision of the proposed community use, where appropriate.

## Policy ADM42

### Provision and Enhancement of Local Community Facilities

Proposals to provide village halls and other community facilities for local needs in the countryside may be acceptable if all the following criteria are satisfied:

- The site should have no overriding planning or infrastructure constraints;
- The proposed site is within, or in close proximity to, a village and can be safely accessible by means other than private motor vehicle; and
- There should normally be Parish Council or community support for the local community facility.

Proposals to upgrade and enlarge existing community and village halls, or to create new ones will be supported subject to satisfactory siting, design, materials and landscaping.

- 6.12** Core Strategy Policy CS11 resists the loss, or significant reduction, of existing services and facilities, unless there is sufficient evidence that they are no longer viable or needed, or satisfactory alternatives are available. The marketing exercise would normally be expected to be carried out for a minimum period of 12 months.

## Policy ADM43

### Retention of Local Community Services and Facilities

The Council will seek to maintain all existing community facilities where they meet a locally identified need. Proposals for the change of use of community facilities to other uses will not be permitted unless:

- An independently verified and realistic marketing exercise has been carried out demonstrating beyond all reasonable doubt that the facility is unviable and cannot be made viable in future;
- All other reasonable options for retaining the facility have been considered;
- Proposals for the change of use of health care facilities to other uses will not be permitted unless; proposals are consistent with the service provider's strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility.

If a proposal involves the redevelopment of an existing community facility which is still in use, a replacement facility of equal or better quality will be provided.

- 6.13** Most housing development has a potential impact upon the capacity of health services and facilities that are provided in Braintree District. Likewise, through the design of new development, healthy living can be promoted. The extent of these impacts needs to be assessed to ensure that an adequate level of healthy living opportunities and healthcare services continue to be provided for the new development and the community as a whole.
- 6.14** The Council will liaise with NHS organisations (and any successor body) across Essex when assessing the scope and scale of likely impacts and the nature of mitigation required.

### Policy ADM43a

#### Health and Wellbeing Impact Assessment

**Development proposals will be required to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, the environmental impact and the promotion of health improvement activities.**

**There is a particular need to improve the scope and capacity of health services in Witham, including the potential for a community hospital to serve the town and nearby villages.**

**For Use Class C2 developments comprising residential care homes and nursing homes, and Use Class C3 residential developments in excess of 50 units and non-residential developments in excess of 1,000sqm, this will take the form of a Health and Wellbeing Impact Assessment which will measure the wider impact upon healthy living and the demands that are placed upon the capacity of health services and facilities arising from the development.**

**Where significant impacts are identified, planning permission will be refused unless infrastructure provision and/ or funding to reasonably meet the health service requirements of the development are provided and/ or secured by planning obligations, or by CIL, as appropriate.**

**The District Council will require Health and Wellbeing Impact Assessments to be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as NHS organisations, across Essex.**

- 6.15** Over recent years evidence has accumulated, which shows just how important the physical, social and economic environment is for our health and wellbeing. It is imperative to ensure that the design of the built environment and new developments does not exacerbate health inequalities and make it harder for people to live healthy lives. The evidence suggests that the following issues impact on physical and mental health:
- The location, density and mix of land uses
  - Street layout and connectivity
  - Access to public services, employment, local fresh food, education, leisure and recreation activities and other community services

- Safety and security
- Open and green space
- Affordable and energy efficient housing
- Air quality and noise
- Extreme weather events and a changing climate
- Community interaction
- Transport

**6.16** Local planning policy has a crucial role to play in ensuring that the opportunities exist for people to be able to make healthier life choices and addressing health inequalities. The policies in this document aim to create and support strong vibrant, sustainable and healthy communities by promoting and facilitating healthy living and creating environments, which offer opportunities for healthy choices. The health and well-being of communities must begin with the planning process and it is accepted that if a community has access to the services and facilities set out above, it will be happier, healthier and more resilient.

**6.17** Further detailed guidance may be published in due course, focusing on the areas where the fundamental links between planning and health can be seen, along with how developers will liaise with planners, when assessing the scope and scale of likely impacts and the nature of the mitigation required.

**6.18** Developers will be expected to contact the Council at pre-application stage, in line with the guidance set out in the Statement of Community Involvement, to enable joint discussions to take place on the likely health and wellbeing impacts of proposals. This is an opportunity to strengthen the process of spatial planning through partnership working, community engagement, evidence sharing and co-ordination.

## Community Orchards and Community Woodlands

**6.19** Community orchards and community woodlands can deliver social, economic and health benefits and volunteering opportunities. They can also be used as an educational resource for local schools.

**6.20** Orchards and woodlands can also contribute to biodiversity and to open space provision in the District. They have significant wildlife value, with the variety of flora and fauna supporting the wider environment. Sites for proposed community orchards and community woodlands are identified on the Proposals Map.

## Policy ADM44

### Community Orchards and Community Woodlands

The following sites are identified for community orchards and community woodlands on the Proposals Map and will be protected for those purposes:

- Community Orchard - Land off Conrad Road, Witham;
- Community Woodland - Maldon Road, Witham;
- Community Orchard/Woodland – Mollys Wood, Sible Hedingham;
- Community Woodland – Land off Temple Lane, Silver End.

New development will be encouraged, where appropriate, to make provision for community orchards and community woodlands.

- 6.21** Community orchards and community woodlands can deliver environmental, social and economic benefits for the local community. The Council should therefore protect their designation and support provision of new community orchards and woodlands.



Transport



## 7 Transport

### Background

The national policy context is provided by the NPPF according to which the Council should:

- Locate development to minimise need to travel and maximise sustainable transport modes
- Promote a choice of mode of travel
- Reduce greenhouse gas emissions and reduce congestion
- Provide infrastructure, including roadside facilities for motorists
- Support sustainable transport modes
- Achieve safe and suitable access to sites

#### **Relevant Core Strategy Aims:**

Promoting accessibility for all

Creating a clean and green environment and addressing climate change

Enabling everyone to enjoy a safe and healthy lifestyle

#### **Relevant Core Strategy Objectives:**

Accessibility

Infrastructure

Transport

#### **Relevant Core Strategy Policy**

CS7 Promoting Accessibility for All

- 7.1** Given the rural nature and population distribution of Braintree District, the private car is likely to continue to be the dominant mode of transport in this local authority area. The spatial strategy for the District, set out in the Core Strategy, seeks to concentrate most new development in sustainable locations at the three main towns, as these contain the main sources of employment and have the widest range of shops, services and community facilities. Locating development in sustainable locations will reduce the need to travel by car, through the promotion of alternative transport modes, such as walking/cycling and public transport, with new routes providing linkages from new development to existing urban areas. The District Council works with Essex

County Council and voluntary organisations to support rural community transport and bus schemes for the more remote parts of the District, which have limited access to conventional public transport.

## Sustainable Access for All

- 7.2** To promote sustainable access for all, it is important that the Council promotes alternatives to the car and wherever possible, makes it easier to cycle, walk, or use public transport or community transport.
- 7.3** The anticipated continued increase in the cost of fuel is likely to influence working patterns (with a preference for home working where possible) and the mode of transport individuals use in the future, looking at alternatives to the car.
- 7.4** Therefore, the District Council seeks to ensure that in all development proposals that are likely to generate significant levels of travel demand, that the layout is designed to accommodate public transport routes, and will provide cycle/pedestrian linkages with the wider urban structure.
- 7.5** Reducing travel by car will also have environmental benefits, such as reducing carbon emissions and health benefits.
- 7.6** Travel Plans encourage people to use their cars less through a variety of measures. This can include car clubs, car sharing, discounted public transport and bike to work schemes. Travel Plans can improve health and well-being and reduce the need for car parking. They can make a positive contribution to the community and environment.
- 7.7** Transport Assessments can be used to determine whether the impact of a development on the highway is acceptable. They can identify what measures will be taken to deal with the anticipated impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.
- 7.8** Improvements to the Public Rights of Way Network can provide opportunities for recreational and other purposes by increasing public access by foot, cycling or horse riding. When determining planning applications, the planning authority will seek to safeguard existing Public Rights of Way.
- 7.9** The NPPF recognises in paragraph 35 that developments should be located and designed to protect and exploit opportunities for sustainable transport modes for movement of goods or people.

## Policy ADM45

### Sustainable Access for All

**Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks.**

**Priority should be given to cycle and pedestrian movements and access to public transport therefore, development proposals should provide, where appropriate, provision for:**

- **Cyclists, through safe design and layout of routes integrated into new development and the wider cycle network and provision of secure cycle parking and where appropriate changing facilities;**
- **Pedestrians (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer walking and cycling opportunities;**
- **Public transport, through measures that will improve and support public transport and provide new public transport routes;**
- **Community transport, through the implementation of Travel Plans where appropriate (for example including measures that will promote car pools, car sharing and voluntary community buses, community services and cycle schemes);**
- **Servicing and emergency vehicles;**
- **Facilities for charging plug- in and other ultra-low emission vehicles.**

**Development will be required to be consistent with, and contribute to, the implementation of the 'Essex Transport Strategy' Local Transport Plan for Essex.**

**Transport Assessments and Statements will be required in accordance with Essex County Council's Development Management Policies, February 2011 (or its successor) in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network. Travel Plans will also be required for proposed development, as appropriate.**

- 7.10** The Core Strategy seeks to reduce carbon emissions by promoting sustainable modes of transport and reducing the need to travel by locating development in sustainable locations, where people will be able to access employment, housing, retail provision, public transport and key services, such as education, health care, recreational facilities and open space.

- 7.11** Promoting sustainable travel such as walking and cycling can also have health benefits, encouraging a healthy community which is a priority of the NPPF.
- 7.12** It is accepted that for many parts of the rural District, there is heavy reliance on journeys by car. Development of public transport routes and community transport initiatives can promote sustainable alternatives. There are also a number of opportunities in the rural areas to create long distance cycle routes that could form part of the National Cycle Network.
- 7.13** The 'Essex Transport Strategy' and 'Implementation Plan' forms the Local Transport Plan for Essex. It demonstrates the importance of the transport network in achieving long term economic growth and enriching the lives of residents, building strong and sustainable communities. It recognises local needs and priorities for transport are different between Districts. Braintree District is located in the 'Haven Gateway', a key area identified for economic and housing growth; the Local Transport Plan reflects the strategy for delivering the priorities in this area.
- 7.14** The Highways Authority requires the provision of a Travel Plan for all non-residential development proposals with 50 employees or more and any education establishment which increases the number of either pupils or staff to provide a School Travel Plan. A Transport Information and Marketing Scheme will be required for any new residential development including those with only one or more dwelling units.
- 7.15** A Travel Plan can provide measures to benefit the employee and employer, improving facilities, promoting healthier activity and reducing the carbon footprint.

## Cycleways and Footways

- 7.16** There are existing cycle networks in the District, in Braintree, Witham and Great Notley, which have been constructed as part of development schemes, or have been delivered through s106 financial contributions.
- 7.17** Core Strategy Policy CS7 refers to the provision of and contributions for cycling and walking routes. The Proposals Map and policy ADM46 in this Plan identify indicative proposed cycleway/footways in the District. Developer contributions will be sought to develop these routes and support the wider strategic cycle network.
- 7.18** The indicative proposed cycle routes identified in Policy ADM 46 are considered to be key routes, which in many cases link with the existing cycle networks and provide connections to destinations where people live and work and to services and facilities.
- 7.19** The NPPF recognises that giving priority to pedestrian and cycle movements is an opportunity to promote sustainable transport modes.

## Policy ADM46

### Cycle/Pedestrian Network

Financial contributions from development proposals will be sought, where appropriate, towards the construction of the following cycle way routes which are designated as indicative routes on the Proposals Map and links to them:

#### Braintree

Blackwater Valley Route from Rivermead to Vernon Way

Convent Lane to River Blackwater

Edinburgh Gardens to Blake Drive

Wentworth Crescent to Woolpack Lane

Julien Court Road to Coggeshall Road

Warner Drive to Tabor Field

St Peter's Walk to Panfield Lane

Woolpack Lane to Rana Drive

Coldnailhurst Avenue to Friars Lane/Rana Drive

Rayne Road to Guernsey Way

Rifle Hill to Skitts Hill

Rose Hill to St Johns Avenue

Millennium Way Roundabout to Cressing along the B1018

Pods Brook Road to London Road

Charter Way to Mill Park Drive along Brain Valley

Warner Drive to Malyon Close

#### Witham

Cypress Road to Motts Lane

Motts Lane to Colchester Road and A12

**Conrad Road to Cressing Road**

**Spring Lodge to Flora Road**

**Rosebay Close to Flora Road**

**Howbridge Road to Dengie Close**

**Spa Road to Blunts Hall Road**

**Catholic Bridge to Chess Lane**

**Kings Chase to Witham Park/ Witham River Walk**

**Rickstones Playing Field - Dorothy Sayers Drive to Cypress Road**

**Chess Lane to Colchester Road**

**Maldon Road to Blackwater Lane / Whetmead Nature Reserve**

**Maldon Road via Constance Close to River Brain**

**Maltings Lane Development Cycleways**

**A12 between Witham, Rivenhall End and Kelvedon**

**Halstead**

**Central Piling Factory Site off Colchester Road, to River Walk**

**Hatfield Peverel**

**Part of Maldon Road and Wickham Bishops Road.**

**Sible Hedingham**

**Premdor/Rockways to Station Road**

- 7.20** Walking and cycling are highly sustainable modes of travel and therefore accommodating them within developments and providing pedestrian and cycling connections to town, district and local centres, schools, public interchanges and key services should be considered as a priority.

## Parking Provision

- 7.21** The scope for managing overall travel demand is considered to be limited, because of the rural nature of the District. However, there is some scope for managing travel demand through policies detailing parking standards and through promoting community transport and public transport and cycle/footpath provision for new developments.

- 7.22** Parking standards are aimed at ensuring developers integrate good design, with the provision of sufficient parking in accordance with the Council's adopted Vehicle Parking Standards for various forms of development.
- 7.23** There will be a need to continue to provide for parking at railway stations to encourage the use of the railway for longer journeys, particularly for journeys to work. There are also specific parking requirements for the Braintree Retail Park and Freeport Designer Outlet Village in Braintree.
- 7.24** The NPPF recognises, in paragraph 40, that Local Planning Authorities should improve the quality of parking in town centres, so that it is convenient, safe and secure.

## Policy ADM47

### Parking Provision

**Development will be required to provide vehicular and cycle parking in accordance with the Council's adopted Vehicle Parking Standards. Existing car parks at the following locations are allocated on the Proposals Map for car parking and will be protected for that purpose:**

- **Bures Railway Station;**
- **Hatfield Peverel Railway Station;**
- **Kelvedon Railway Station;**
- **Witham – Cut Throat Lane, Easton Road and White Horse Lane;**
- **A new car park is proposed on the site of Eckard House, Easton Road, Witham;**
- **A new car park is proposed on part of the site of the Bramston Sports Centre Witham.**

- 7.25** The Council intends to identify the new car park at the Bramston site on the Proposals Map at a later stage, when the uses of the redevelopment site have been agreed.
- 7.26** A new car park is proposed on the site of Eckard House, Easton Road, Witham to provide additional station parking, in response to evidence of the need for this additional parking.
- 7.27** The Council adopted the Essex Planning Officers Association Vehicle Parking Standards in November 2009, which indicates minimum standards for trip origins (residential parking) and maximum standards for trip destinations (for example, commercial, leisure and retail parking). This acknowledges that limited parking availability at trip origins can have a detrimental

impact on the street space of residential areas. However, limiting parking at trip destinations in accessible locations provides opportunities to promote alternative modes of travel by public transport, walking and cycling.

- 7.28** There are several railway stations in the rural areas of the District, with Kelvedon and Hatfield Peverel (key service villages) located on the main line between London and Norwich. A single - track branch line also connects Witham to Braintree with stations at White Notley, Cressing, Braintree Freeport and Braintree. There is also a branch line to Sudbury, with a station at Bures Hamlet (located in Braintree District). Witham railway station, located on the mainline, is the busiest in the District providing a fast, frequent service to London.
- 7.29** As just under half of the Braintree District residents live in the rural areas, with limited bus services, many residents travel by car to railway stations to continue their onward journey to work by train. Many residents from adjoining authorities also choose to drive to the main-line stations in this District.
- 7.30** The frequent, fast service at Witham Station makes it particularly attractive for railheading passengers who drive to Witham Station from the adjoining area. This has led to increased demand for parking around Witham Station, including on-street parking in some residential areas to avoid paying parking fees.
- 7.31** There will be a need to continue to provide for parking at railway stations to promote the use of rail travel. There is a limited opportunity to increase surface level parking in Witham near to the station, by the allocation of the site of Eckard House for parking. Any substantial increase in parking capacity for rail users is only likely to be achieved through adding decking to existing surface car- parks.
- 7.32** There is also scope for reducing parking demand by improving accessibility to the stations by public transport, cycling and walking.
- 7.33** There is a need to provide sufficient parking in the main towns and key service villages to support economic and retail development. The provision of car parks in these locations is important in encouraging linked trips and access to public transport hubs.

## Transport Related Policy Areas

- 7.34** The NPPF refers to the provision of roadside facilities for motorists to support strategies for the growth of ports, airports, or other major generators of travel demanding their area.



## Policy ADM48

### Transport Related Policy Areas

The areas at Galleys Corner between Braintree and Tye Green and east of Panners Roundabout between Braintree and Great Notley are allocated as 'Transport Related Policy Areas' on the Proposals Map. These are gateways into Braintree and therefore the quality of design is important. Measures to improve the sustainability of these areas will also be sought including through better on-site energy efficiency and better connectivity to nearby settlements for cyclists and pedestrians. The improvement of these areas by substantial planting and landscaping will be a requirement of any permission that is granted. Buildings will not be permitted to cover more than 20% of the site area.

Strict control will be exercised over development in these areas, which will be restricted to the following categories of uses:

1. Transport-related development – overnight accommodation, petrol filling station, motorists café/restaurant

#### At Galleys Corner Roundabout

2. Existing garden centre and ancillary uses
3. Existing established haulage depots at Long Green

**7.35** The area around the Galleys Corner roundabout on the A120 to the south of Braintree has been developed for transport related uses to serve users of the A120. The site forms part of the gap between Braintree and Tye Green and control of development is required to limit the type and extent of development and prevent coalescence of the two settlements. The area east of Panners roundabout is also on the A120 between Braintree and Great Notley, where the Council also wishes to provide roadside facilities for motorists and to prevent coalescence between Braintree and Great Notley.

## New Road Schemes

**7.36** Halstead is the third largest town in the District. There is localised traffic congestion, noise and pollution in the town centre arising from the A131 Braintree to Sudbury and the A1124 Colchester to Hedingham routes, which run through the town. The A131 Halstead By-Pass has been identified on the Proposals Map and in policy ADM49, although it is acknowledged that the scheme may not be constructed within the plan period and no further work on the proposed route is being carried out at present. Any proposal for the Halstead Bypass should be accompanied by an assessment of the impact on Suffolk's higher network.

**7.37** The Proposals Map and policy ADM49 identify an access road from Station Road into Witham railway station car park. This is intended to reduce peak hour congestion around Witham station, as Easton Road is currently the only vehicular access into the station car park.

- 7.38** The proposed road link to Cut Throat Lane and Albert Road would also improve traffic circulation around Witham Station.

## Policy ADM49

### New Road Schemes

The following road schemes are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:

- **A131 Halstead bypass (the bypass route has not been surveyed or designed. The corridor shown on the Proposals Map is therefore a diagrammatic route only, which would be subject to change);**
- **Second road access into Witham Station Car Park from Station Road;**
- **A new road link to Cut Throat Lane/Albert Road Witham.**
- **The route for the Sudbury Western bypass shown on the Babergh Local Plan Proposals Map Inset 1 (Sudbury, Gt Cornard & Chilton) where this traverses Braintree District**

- 7.39** The provision of the proposed Halstead By-Pass would reduce traffic levels passing through the town. This route is currently being safeguarded from development by Essex Highways Authority.

## Core Strategy Implementation

- 7.40** The Witham Station Footbridge, referred to in Policy CS7, was constructed during the summer of 2011 and the Freeport cycle/footbridge was completed in December 2012. Motts Lane foot/cycleway/equestrian bridge has received planning approval and is currently under construction.



Environment

## 8 Environment

### Background

#### Relevant Core Strategy Aims

Creating a clean and green environment and addressing climate change

Enabling everyone to enjoy a safe and healthy lifestyle

#### Relevant Core Strategy Objectives

Sustainability

Built Environment

Environment

#### Relevant Core Strategy Policies

CS5 Countryside

CS8 Natural Environment and Biodiversity

CS9 Built and Historic Environment

- 8.1** This chapter seeks to provide more detailed policies to implement the Core Strategy policies relating to resource efficiency, reducing carbon emissions, low carbon energy, contamination, flood risk and ecosystem services. These policies confirm the commitment of the Core Strategy to provide sustainable development.
- 8.2** The growth proposed in the District could potentially lead to an increase in energy consumption and associated emissions. However, the strategy for development in the District seeks to reduce the impact by locating development in sustainable locations, enabling people to access key services and facilities by sustainable modes of travel, such as public transport, cycling and walking.
- 8.3** Commitment to reducing carbon emissions and promoting energy efficiency is important at all stages of development and can be implemented through high quality sustainable design. The design of development should also be adaptable to the changing climate, highlighted in the Government's UK Climate Projections, by building community resilience to the problems of flood risk, extreme heat and extreme weather events.
- 8.4** Spatial planning can reduce the social and economic impacts of peak oil, by shaping new and existing developments to reduce the need to travel and facilitate sustainable forms of transport.

- 8.5** There is an opportunity to bring contaminated land back into beneficial use promoting the emphasis on sustainable development, by developing previously developed land, providing that such sites are appropriately treated to address any potential threats to health and the environment.
- 8.6** The countryside is a working and living landscape with farming, mineral extraction and other rural industries making an impact on landscape quality and the local economy. There are also opportunities for tourism, leisure and recreation activities within the countryside. A careful balance needs to be achieved between development and the protection and enhancement of the natural environment. Core Strategy Policy CS5 The Countryside is the strategic policy protecting the countryside. This is the first consideration when dealing with development in the countryside.

## Landscape Character

- 8.7** The rural area of Braintree District consists of distinctive and attractive landscapes, which should be protected for their own sake. Landscape Character Assessment is a technique that has been developed for the systematic analysis, description and classification of the landscape. It identifies the features, or combination of elements, that contribute to the landscape, enabling the special character and qualities of the area to be understood. It also helps to develop appropriate recommendations for the future conservation and management of the landscape.
- 8.8** The Braintree District Landscape Character Assessment was carried out in 2006 to evaluate and record the landscape quality of the District and forms part of the LDF evidence base approved by the Council. The results of the assessment are the identification of three main character types within the District. These are;
- River Valley Landscapes
  - Farmland Plateau Landscapes
  - Wooded Farmland Landscapes
- 8.9** A range of individual landscape character areas are identified within each of these types, with their own key characteristics. These character types are marked on Proposals Map Inset 68 and more detail on them will be set out in a supplementary planning document.
- 8.10** Just outside the District, the Dedham Vale Area of Outstanding Natural Beauty (AONB) covers a 90km area centred on the lower Stour Valley. AONB's benefit from the highest level of protection in relation to landscape and scenic beauty as set out in the NPPF. Legislation in section 85 of the Countryside and Rights of Way Act 2000 requires that in exercising or performing any functions in relation to, or affecting land, in an AONB, a relevant authority shall have to regard to the statutory purpose for which the land is designated. In case of an AONB this is to conserve and enhance the natural beauty of the area. The upper Stour Valley, adjoining the AONB, is partly located along the north and east boundary of Braintree District and is an important and sensitive rural landscape, recognised by the fact that it is part of the wider project area covered by the Dedham Vale AONB and Stour Valley Project. The impact of development

proposals in the upper Stour Valley will be particularly carefully assessed in light of the sensitive nature of this landscape and should support the wider environmental, social and economic objectives as set out in the Dedham Vale AONB and Stour Valley Management Plan and should not prejudice the long term aim to enlarge the area included within the AONB designation.

- 8.11** This policy offers protection for all landscapes within the District. When considering development proposals, it will also be necessary to consider specific details, contained in the Landscape Character Assessment, for the particular landscape character area of that area. Of particular relevance will be the sections on 'Sensitivity to Change' and 'Suggested Landscape Planning Guidance' in the Landscape Character Assessment.

## Policy ADM50

### Landscape Character

**The Council will maintain and seek to enhance the locally distinctive characters within the District. Proposals for development should be informed by, and be sympathetic to, the distinctive character areas and sensitivities to change set out in the Landscape Character Assessment. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and enhance:**

- a. **The special qualities and local distinctiveness of the area (including its historical, geographical, biodiversity and cultural character);**
- b. **Local character through appropriate design and management;**
- c. **Gaps between settlements, and their landscape setting;**
- d. **The pattern of distinctive landscape features and habitats of an area such as trees, hedgerows, woodlands, grasslands, ponds and rivers with features being connected where appropriate;**
- e. **Visually sensitive skylines, ridgelines, hillsides, valley sides and geological features, and the naturally dark rural landscape at night;**
- f. **Important views;**
- g. **Views into and out of, heritage assets.**

**Development proposals must be designed to ensure that the condition and future retention of existing landscape features and habitats, in close proximity to the development, will not be prejudiced.**

## Biodiversity and Geodiversity

- 8.12** The landscape includes four areas protected for their special scientific interest (SSSI's) as well as seven local nature reserves, local wildlife sites, and eight registered parks and gardens of historic value, which are identified on the Proposals Map.
- 8.13** The Council recognises the importance of biodiversity and geodiversity (the range of plants, animals and geological features) in the District for their intrinsic value and for their contribution to local distinctiveness and quality of life, and seeks to minimise impacts on biodiversity and geodiversity and promote the preservation, restoration and recreation of priority habitats and ecological networks and the ecosystems services that these features provide.
- 8.14** Although not in this District, the Colne and Blackwater Estuaries are sites recognised through international conventions and European Directives and therefore have statutory protection.
- 8.15** The Core Strategy sets out the Habitats Regulations Assessment of effects upon these estuaries and mitigation and prevention measures that are required for development in Braintree District. A Habitats Regulation Screening Report specifically for the ADMP has also been produced which forms part of the evidence base for the Plan. The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It aims to deliver a better water environment, focusing on ecology. Developments in the District should contribute to water quality improvements, including through their requirements for waste water treatment infrastructure. The creation of a buffer zone between a watercourse and adjoining built development is to both; provide protection to ecological features afforded by the watercourse; and allow wildlife to use the watercourse and immediate surroundings as a corridor for movement without suffering impedance and undue disturbance.
- 8.16** There are four Sites of Special Scientific Interest (SSSI) in the District, which are shown on the Proposals Map. They are: Glemsford Pitts, Foxearth; Chalkney Woods, Earls Colne; Belcher's and Broadfield Wood, Stisted and Bovingdon Hall Woods, Gosfield. Paragraph 118 of the NPPF sets out the planning policy for the protection of these sites and therefore a local policy is not required to protect these areas. There are no sites designated as regionally important geological or geomorphologic sites within the District, as at 2013.
- 8.17** As set out by Natural England, Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. Local Wildlife Sites are areas identified by Essex Wildlife Trust as having nationally and regionally important habitats and species. Ancient woodlands and other important woodland sites have been designated as Local Nature Reserves or Local Wildlife Sites. These sites are identified on the Proposals Map.
- 8.18** Development proposals must be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology together with any proposed prevention, mitigation or compensation measures.



## Policy ADM51

### Protection of Biodiversity and Geodiversity and Protected Species

Development proposals that would have a direct or indirect adverse effect on Local Nature Reserves, Local Wildlife Sites, Regionally Important Geological/Geomorphological sites, or protected species will not be permitted unless it can be clearly demonstrated that:

- The benefits of the development clearly outweigh the impacts on the features of the site and the wider landscape;
- Appropriate mitigation or compensatory measures are provided.

Where there is a reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence, and if present, the proposals must make provision for their needs through:

- Facilitating the survival of local populations of the species in accordance with the guidance set out by Natural England;
- Avoiding disturbance of protected species or where this is not possible, minimising disturbance, of protected species;
- Providing complementary habitats.
- Development proposals on land adjoining water courses should provide for a buffer zone of at least 20m between the top of the bank of the watercourse and the proposed built environment.

## Built Environment within the Countryside

- 8.19** It is a recognised function of planning to restrict development in the countryside to protect the distinctive and attractive landscapes for their own sake. However, there are many businesses or activities, which require a countryside location and so the Council must balance the need for new development with the protection of the landscape. This is why the redevelopment or re-use of existing buildings is the favoured approach to accommodate development in the countryside. New buildings will only be considered, if it has been shown that there are no suitable and available existing buildings. Applications for new built development in the countryside will need to be accompanied by detailed justification of the requirement for a new building of the scale proposed in the application and will be required to be the minimum necessary size to meet the identified need.

- 8.20** New buildings for agriculture (where planning permission is required), equestrian, sports or activities which require a rural location and tourist attractions will be considered under this policy. It will not apply to annexes, new dwellings or holiday accommodation. Permitted development rights may be removed for buildings which are allowed under this policy.
- 8.21** Farm and agricultural buildings make one of the biggest contributions to the character and appearance of the countryside, but many of them do not require planning permission. The Council wishes to promote and encourage high standards of design in all new agricultural buildings and would encourage all development to take into account the landscape characters set out in the Landscape Character Assessment. In particular, the location and design of agricultural buildings where these are intended for an intensive use such as livestock breeding, or chicken rearing/laying, will be carefully assessed alongside other issues such as noise pollution.
- 8.22** Equestrian related development refers to all horse-related facilities, including commercial and householder development of stables, manéges and ancillary buildings. Whilst it is recognised that equestrian development is a rural use, development needs to be carefully managed to ensure that there is not a detrimental impact on the countryside character, or other rural uses. Equestrian development should be well related to the person managing the facility's existing dwelling, to avoid the creation of new journeys within the countryside, to assist with security and animal welfare and to remove the pressure for new residential accommodation in support of the development.

## Policy ADM52

### Built Development in the Countryside

**New buildings for agriculture, forestry or equestrian facilities will only be permitted where there are no existing buildings which, through re-use or conversion, may be capable of meeting the identified need demonstrated to the satisfaction of the Council.**

**New buildings, where they are necessary, should be well related to existing buildings and of a scale commensurate to the identified need. In all cases development will only be permitted where:**

- **It will not have a detrimental impact on the landscape character, nature conservation interests or any adjacent residential area;**
- **It is satisfactory in terms of scale and level of activity with its location and any neighbouring residential amenity;**
- **The vehicle type and movements generated by a new building should be able to be safely accommodated on the existing road network without detriment to the character of the local area;**
- **The design should be sympathetic to its position in terms of scale, materials, colour and architectural detail with appropriate landscaping;**
- **New buildings should have no detrimental impact on any heritage asset, or its settings;**
- **No additional residential accommodation is consequently required to supervise the facilities.**

**Applications for equestrian facilities must also show that there is adequate off- road riding facilities located on site, or that there are bridleways, byways, or minor roads in the vicinity, suitable for horse riders which can be accessed without the use of heavily trafficked roads.**

## Farm Diversification

- 8.23** Agriculture and related industries have long played a major part in the local economy of Braintree District and continue to play an essential role in shaping and maintaining the character of the countryside. However, the industry continues to undergo substantial changes and farm businesses sometimes need to find ways of diversifying into non-agricultural activities, to support the income derived from farming. The Council is generally supportive of well-conceived farm diversification schemes, which secure long term benefits for farming and the local economy.

- 8.24** Diversification is regarded as on-farm development, which supplements ongoing agricultural activity, either by adding value to existing operations, or introducing new income streams, which remain under the same management control as the main farm enterprise. This could include planting of woodland, farm shops, farm-based food processing and packaging, craft workshops, sporting facilities, fishing lakes, equestrian businesses, nature trails, or holiday accommodation. Farm diversification schemes should be complementary to the agricultural operations and well founded in terms of effectively contributing to the on-going farming activity and evidence of this must be submitted with all applications. Farm diversification is not an opportunity for asset stripping to raise short-term revenues.
- 8.25** In order to protect the quality and distinctiveness of the local landscape, the scale and character of these activities need to be sensitive to the character of their setting and rural location. They should not result in a loss of amenity to local residents, or spoil the enjoyment of other uses in the countryside. Proposals will be expected to involve the re-use, or adaptation of existing farm buildings in the first instance. Exceptionally, a new building may be permitted, but sufficient information to satisfactorily demonstrate why existing buildings cannot be used will be required. New buildings will be required to be small in scale and satisfactorily integrated into an existing group of buildings.
- 8.26** Whilst there has been a long tradition of farm-gate sales of produce, which do not require planning permission, farm diversification proposals may include the setting up of a more formal farm-shop to sell home-grown and local produce, which will need permission. Small-scale proposals for rural development should not be subject to the requirements of the sequential approach, but will need to be weighed up against any impact on existing village, or town centre shops serving the local community. Conditions may be applied on any permission to;
- Limit goods to those mainly produced on the holding;
  - Limit the overall scale of development; and
  - Require that the shop is not run independently of the farm.

## Policy ADM53

### Farm Diversification

Farm diversification schemes will be permitted, providing they meet all the following criteria:

- The proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community without the loss of the best and most versatile agricultural land;
- The scale and nature of the proposal must be appropriate to its rural location and there would be no detrimental effect on the amenity of nearby residents or the surrounding landscape character;
- Existing buildings are re-used wherever possible. New buildings where they are necessary should be appropriate in scale, form, impact, character and siting to their rural location and should be located within or adjoining an existing group of buildings;
- It does not generate traffic of a type or amount inappropriate for the surrounding rural road network; and
- The proposal will not be likely to require new dwellings within the countryside to support the enterprise either at the time of first submission or at any future date.

## Change of use of buildings in the Countryside.

- 8.27** There are a number of buildings in the countryside, which are no longer suitable for their original purposes. Many are redundant agricultural buildings, but there may be other sites such as redundant industrial or commercial buildings, or mills.
- 8.28** Many of these buildings make a positive contribution to the character and appearance of the local area and provided they meet the criteria set out in the following policy, their change of use to business or residential uses would be supported. The conversion of buildings which provide local community facilities including community halls, shops, places of worship, public houses etc should be considered under policy ADM43 Retention of Local Community Services and Facilities.
- 8.29** Buildings are required to retain their original character, therefore those which are not permanent or substantial structures (such as metal framed barns or sheds) or are structurally unsound, or proposals which involve the addition of large extensions or the erection of ancillary structures will not be supported. The proposed curtilage of the site should be of a size commensurate to its use and should ideally be contained by existing hedging and vegetation.

- 8.30** Planning applications for residential development of a redundant building in the countryside are required to show that a significant environmental improvement will be achieved through the residential redevelopment of the site or that marketing of the property for a range of uses has been carried out to the satisfaction of the Council, before a planning application for residential development will be considered. The deliberate mismanagement of a site, or building, in order to achieve an environmental improvement, will not be considered in this policy.
- 8.31** Where a building is a registered community asset, there will be a requirement for the 6 month period under which the community have the right to purchase the property to have lapsed, before any application for change of use will be considered.
- 8.32** Proposals considered under this policy would also need to consider the impact on the landscape, protected species and heritage assets (including the building to be converted itself) as set out in other policies in this plan. If the proposed business use is for tourist accommodation this must also comply with the criteria set out in policy ADM75 Tourist Development.
- 8.33** A temporary change to permitted development rights (currently proposed to end in May 2016) allows the conversion of former agricultural buildings of less than 500sqm to uses in the following classes, A1 shops, A2 Financial and professional services, A3 restaurants and cafes, B1, (business) B8 (storage and distribution), C1 (hotel) and D2 (assembly and leisure) subject to prior approval for those above 150sqm. As at March 2014 the Government has also announced its intention to proceed with new PD rights which would allow the conversion of up to 450 sqm of redundant or under used agricultural buildings to provide a maximum of three new dwellings, or in agricultural buildings of up to 500 sqm to change to a state funded school or registered nursery. During the course of these changes in permitted development rights, this policy will only be applicable to applications in which the 500sqm threshold has been reached, or for applications for other uses not covered under the permitted development rights.

## Policy ADM53a

### Redundant or Disused Buildings in the Countryside

The conversion of agricultural buildings in the countryside for business uses will be permitted providing that:

1. The proposed use is satisfactory in terms of scale and level of activity with its location and any neighbouring residential amenity;
2. Safe and satisfactory vehicle access and egress and manoeuvring space can be provided together with adequate vehicle parking in line with the Council's standards;
3. The scale and frequency of traffic generated can be accommodated on the road system without adverse effects on the road system itself, residential amenity or the character of the countryside;
4. Buildings must be of substantial construction and capable of conversion.

Conversion of existing buildings for residential use may be acceptable if the development meets all the criteria set out above plus either of the following criteria:

1. The property/site has been marketed for a range of countryside uses and commercial purposes to the satisfaction of the Council
  - At a reasonable market rate
  - On flexible terms
  - For at least 6 months

and that the outcome of that marketing demonstrates that the use of the building for countryside uses of commercial purposes is unviable; or

2. The proposed scheme would lead to a significant enhancement to the immediate setting of a redundant or disused building.

## Protected Lanes

- 8.34** There are a number of lanes within the District, which have been identified as having a particular historic and landscape value for the character of the countryside. Essex County Council Officers have updated their original assessment of Protected Lanes in Braintree District and this Review provides up to date evidence of those lanes which are worthy of protection. The locations of protected lanes are identified on the Proposals Map. They are often enclosed by a combination

of mixed deciduous hedges and raised verges that can be indications of great age. The Council will seek to protect and influence others to protect the features of protected lanes including their verges. Material increases in traffic using a protected lane due to development proposals will not be permitted.

## Policy ADM54

### Protected Lanes

**The District Council will seek to conserve the traditional landscape and nature conservation character of roads designated on the Proposals Map as Protected Lanes, including their verges, banks and ditches and natural features such as hedgerows and other structural elements contributing to the historic features of the lanes. Any proposals that would adversely affect the physical appearance of these protected lanes, or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of the protected lane, will not be permitted.**

## Promoting Renewable Energy and Energy Efficiency

- 8.35** In November 2008, the UK government passed the Climate Change Act. The Act sets legally binding targets for reducing emissions by 80 per cent on 1990 levels by 2050. The UK Renewable Energy Strategy sets out to achieve 15% of energy to be generated from renewable energy sources by 2020.
- 8.36** Braintree District Council signed the Nottingham Declaration in 2006 demonstrating commitment to addressing climate change at a local level. The Council intends to sign the Climate Local Commitment in 2013, renewing its commitment to mitigating against the causes of climate change and adapting to the impacts of climate change. The District Council will support proposals and infrastructure, which secure renewable energy schemes, including community-led energy schemes. Policy CS9 of the Core Strategy seeks to support energy-efficient design and renewable energy schemes. The Council has been using the operating Code for Sustainable Homes level 3 for residential development (10 units or more) since 2007.
- 8.37** It is important to recognise that small scale schemes although limited, provide a valuable contribution to the overall outputs of renewable energy and to meeting energy needs locally and nationally. The development of new buildings, extension of residential properties and the conversion of buildings are also opportunities to improve energy efficiency. Simple cost effective, efficient measures could include upgrading loft insulation, insulating cavity walls, improving heating controls, installation of reflective panels behind radiators, installation of low energy lighting or upgrading boiler. The siting, layout and design of development, construction methods, building fabric and materials and air tightness standards play an essential part in reducing total energy requirements.



- 8.38** In the Braintree District there are many listed buildings and conservation areas. It is therefore important to ensure that adaptations made to improve the energy efficiency of these structures does not cause irreversible damage to significant parts of the historic fabric and will not detract from their character or appearance. The installation of renewable energy equipment attached to the building or within the curtilage of the building will require listed building consent/and or planning permission in most cases. If you are considering undertaking any works to a listed building you are advised to have early discussions with the Councils Conservation Officer.
- 8.39** The Council recognises the associated increased construction costs of more efficient energy buildings and therefore is not requiring new development to exceed building regulations requirements. However, major development schemes will be encouraged to take the lead and deliver more sustainable buildings in advance of changes to building regulations.
- 8.40** Decentralised energy is seen as a key factor in reducing CO<sub>2</sub> emissions. It is energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy. Such schemes can serve a single building or a whole community, and in some cases are even being built out across entire towns.

## Policy ADM55

### Energy Efficiency

**New development proposals must demonstrate the use of energy conservation and efficiency measures, unless it can be demonstrated that such provision is not technically or economically viable. Such measures include, but are not limited to: adequate provision for recycling of waste within developments, sustainable construction materials and methods, site layout and building orientation, natural light and ventilation, air tightness, reducing water consumption and increasing water recycling in order to contribute to the reduction in their total energy consumption. Tree planting will also be encouraged to improve air quality, absorb carbon and to provide shading.**

**Opportunities for decentralised energy networks will be encouraged and promoted where possible to reduce carbon emissions.**

**For listed buildings, energy efficiency should be improved as far as reasonably practical. The work should not prejudice the significance of the building or increase the risk of long term deterioration of the building fabric or fittings.**

- 8.41** In addition to planning permission from the District Council for a renewable energy scheme, there may also be a need for a flood defence consent from the Environment Agency when undertaking works within 'Main River' and flood defence byelaw distance.

## Policy ADM56

### Renewable Energy

**Proposals for renewable energy schemes and the integration of renewable energy generation into new developments will be supported by the District Council providing the benefit in terms of low carbon energy generating potential outweighs harm caused to landscape, nature conservation, or heritage assets, including the setting of heritage assets. Renewable energy schemes will also need to demonstrate that they will not result in unacceptable impacts in terms of, for example, local amenity, noise, shadow flicker, reflection, distance from power lines and public rights of way, air traffic and safety, Ministry of Defence operations, electromagnetic transmissions, watercourse engineering and hydrological impacts, and pollution, and will not result in an unacceptable cumulative impact on the above factors. Schemes will also need to demonstrate that the cumulative landscape and visual impact of the scheme and other schemes within the zone of visual influence will not be unacceptable.**

**A condition will be attached to planning consents for energy development schemes to ensure the site is restored when energy generation use ceases or becomes non-functioning for a period of 6 months.**

- 8.42** The NPPF recognises that planning plays a key role in reducing greenhouse gas emissions, minimising vulnerability and providing resilience to the impact of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure. This contributes to the economic, social and environmental dimensions of sustainable development.
- 8.43** The increase in sources of renewable energy in the District will contribute towards diversity and security of supply, reduce demand on the national power network, address fuel poverty and support the local economy and reduce harmful emissions to the environment.
- 8.44** The Council is committed to addressing the increasing social and economic concern of fuel poverty in domestic properties, caused by increasing fuel prices. In 2009 16.5% of households were classified as being in fuel poverty, in certain parts of the District this figure almost reaches 30%. This can be addressed by encouraging energy-efficiency improvements to existing development and to ensure new development meets the highest energy efficiency standards available to reduce energy consumption.
- 8.45** For new development, the Council's aspiration is for energy-efficient development that minimises space heating requirements and primary energy demand. This works in parallel with Building Regulations targets to deliver reductions in CO<sub>2</sub> emissions. The Council will take a lead through the Core Strategy and Development Management policies in delivering policies required to contribute towards the move towards zero carbon, prior to and beyond 2016.
- 8.46** A number of potential sources of renewable energy are increasingly viable and provide suitable local sources both at small (domestic) and commercial scale:

- solar photovoltaic and solar thermal power; bio mass (forestry and farm wastes)
- heat pumps wind turbines; municipal (compost) and industrial waste; anaerobic digestion/biogas.

**8.47** The Sustainable Design and Construction Checklist can be used to support the implementation of this policy. This is required to be completed for all planning applications, which require a Design and Access Statement. It should be submitted with a sustainability summary for which it provides a framework. The checklist is intended to assist developers to take account of sustainability at the design stage, to ensure environment features are an integral part of development projects. The checklist will be reviewed and updated with emerging technologies and national policy.

**8.48** The NPPF supports the identification of opportunities for development to draw its energy from decentralised sources and for co-locating potential heat customers and suppliers. Decentralised energy can achieve greater carbon reduction and is more viable and cost-effective where connections can be made between day and night-time users, including new and existing development. The principle forms the basis of the Combined Heat and Power (CHP) concept. This combines electricity generation with heat production processes, which results in systems that achieve greater efficiency levels.

**8.49** Tree and hedge planting should be sought wherever possible in new developments, to increase the District's tree stock, enhance biodiversity, improve the air quality of the environment, act as a carbon sink and provide essential shading, especially in urban areas, to build resilience to climate change impacts such as extreme heat. However, tree and hedge planting should not be sought where it would lead to negative effects on non-wooded areas of high wildlife such as ancient grassland, or special roadside verges.

## Contaminated Land

**8.50** The existence of large historical manufacturing industries in the Braintree District, has led to some degree of contamination of sites through associated industrial processes, or activities which are now defunct. Contamination of land can have adverse impacts on health and well-being as well as damaging wildlife and contributing to pollution of water bodies.

**8.51** The Council wishes to encourage the use of previously developed land and seeks to ensure appropriate uses of such sites and secure appropriate treatment of sites affected by contamination. The Environment Agency has published guidance 'Groundwater Protection: Principles and Practice (GP3)', November 2012. The position statements included in the guidance provide information about the Environment Agency's approach to managing and protecting groundwater, which should be taken into consideration when considering development on or near a site where contamination exists.

## Policy ADM57

### Contaminated Land

An applicant proposing development on, or near a site, where contamination may potentially exist, should carry out sufficient investigation, so as to establish the nature and extent of the contamination and should have regard to:

- a. findings of a preliminary land contamination risk assessment (including a desk study, conceptual model and initial assessment risk);
- b. compatibility of the intended use with condition of land;
- c. the environment sensitivity of the site;

Results should be submitted to the District Council as part of the planning application. Development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination so as not to:

- Expose the occupiers of the development and neighbouring land uses, including in the case of housing, the users of gardens, to unacceptable risk;
- Threaten the structural integrity of any building built, or to be built on or adjoining the site;
- Lead to contamination of any watercourse, water body or aquifer;
- Cause the contamination of adjoining land, or allow such contamination to continue;
- Have an adverse effect upon natural habitats and ecosystems;
- Have an adverse effect upon protection of heritage assets, above or below ground. Appropriate evaluation of the heritage assets would be required.

Where possible, contamination should be treated on site.

Any permission for development will require that the remedial measures explain how and when they will be implemented and any arrangements for monitoring the effectiveness of the required actions will be agreed with the authority.

- 8.52** To comply with the NPPF all investigations of land potentially affected by contamination should be carried out in accordance with the established procedures. Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer/ and or landowner who are to carry out necessary investigation, remediation and verification works.

## Flood Risk

- 8.53** The NPPF sets out guidance to minimise the risk of flooding, which replaces that set out in PPS25. In accordance with the NPPF guidance, the Council has not allocated any housing sites within areas at risk of flooding. The flood zone information on the Proposals Map and Insets has been supplied by the Environment Agency, at the time that the plan was published. This information is regularly updated by the Environment Agency, therefore it is necessary to check with them that this is the most recent flood zone alignment.
- 8.54** Policy CS8 in the Core Strategy sets out how the Council will minimise the risk of flooding. It also sets out the need for developers to use Sustainable Drainage Systems wherever possible. The SuDs National Standards and Building Regulations Part H set out a clear hierarchy for surface water management, which states that new developments should manage surface water through SuDs, rather than connecting into the public system, and developments should show that they have followed the surface water management hierarchy. The SuDs Approval Body (SAB), Lead Local Flood Authority, Risk Management Authorities and planners will be working together to achieve SuDs and early engagement with these bodies is key to ensuring that adequate surface water management measures are included.
- 8.55** A Surface Water Management Plan (SWMP) is a plan produced by the Lead Local Flood Authority (LLFA) and outlines the preferred surface water management strategy in a given location. These Plans focus on areas of highest surface water flood risk and consider flooding from sewers, drains, groundwater and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.
- 8.56** These Plans outline the causes and effects of surface water flooding and recommend the most cost effective way of managing surface water flood risk for the long term. A SWMP is carried out at an intermediate risk assessment level identifying those parts of the study area that are likely to require more detailed assessment to gain an improved understanding of the causes and consequences of surface water flooding.
- 8.57** The intermediate assessment identifies areas where the flood risk is considered to be most severe; these areas are identified as Critical Drainage Areas (CDAs). They are typically located within EA Flood Zone 1 but should not be excluded from other Flood Zones if a clear surface water (outside of other influences) flood risk is present.
- 8.58** It is important to recognise that flooding within the study area is not confined to just the CDAs, and therefore, there are opportunities for generic measures to be implemented through the establishment of a policy position.

## Policy ADM57A

### Surface Water Drainage

1. The Critical Drainage Areas (CDAs) for the district will be defined through the establishment of a SWMP.

2. Within the identified CDAs development must not increase the risk of fluvial or surface water flooding, and should seek to reduce the risk of fluvial and surface water flooding through the delivery of the following measures as appropriate to the location of the proposal and recommendations from a Surface Water Management Plan once produced.

- A) Increased community awareness;
- B) Improved management regimes of main rivers, ordinary water courses and their tributaries;
- C) Increased conveyance;
- D) Retention and increased flood storage capacity;
- E) Improved land management;
- F) Increased online storage; and
- G) Incorporation of Sustainable Urban Drainage Systems (SuDS) appropriate to the development type, size and location.

The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of water management plans affecting the area such as a Surface Water Management Plan.

## Pollution

- 8.59** Government advice emphasises the need to separate potentially polluting and other land-uses to reduce conflicts. The Environment Agency (EA) has a wide range of powers and duties to control pollution, using systems of consents and licenses. All new developments are required to gain prior agreement from the sewerage undertaker in order to connect to the public foul/surface water sewers. (There may be separate advice to developers on means of treatment). Where connection to the public foul sewer is shown not to be feasible, early consultation with the Environment Agency regarding alternative methods of disposal is advisable. Anglian Water will take into consideration the 'Anglian Water Encroachment Policy' when responding to planning applications within 400 metres of a sewage pumping station.

- 8.60** Developers will be required to have regard to the Integrated Pollution Prevention and Control Regulations, which are designed to prevent, reduce and eliminate pollution at source through the prudent use of natural resources; and intended to help industrial operators move towards greater environmental sustainability.
- 8.61** Developers will need to submit a noise assessment, in cases where proposals could potentially cause harm to nearby residents and amenity.

## Policy ADM58

### Development Likely to Give Rise to Pollution, or the Risk of Pollution

**Planning permission will only be granted for development including changes of use which will, or could potentially, give rise to polluting emissions to land, air and water, or harm to nearby residents including noise, smells, fumes, vibration or other similar consequences, when:**

- **Adequate preventative measures have been taken to ensure that any discharged emissions, including those which require the consent of statutory agencies, will not cause harm to land use, including the effects on health and the natural environment;**
- **Adequate preventative measures have been taken to ensure that there is not an unacceptable risk of uncontrolled discharges or emissions occurring, which could cause harm to land use, including the effects on health and the natural environment.**

## External Lighting

- 8.62** Core Strategy Policy CS8 refers to ensuring appropriate protection from light pollution. Although artificial lighting is essential for reasons of safety and security, insensitive lighting can cause an intrusive and avoidable source of pollution, in terms of impact on the character of rural and tranquil areas at night; settings of listed buildings and other heritage features and cause a negative impact upon biodiversity.
- 8.63** Artificial lighting is needed for some commercial and community uses and sports facilities. Floodlighting can provide for additional use of sports facilities, but can be intrusive and lead to residential and other amenity problems, which can have a detrimental impact on the countryside and create light pollution in the night sky. It is important therefore that lighting is adequate for that purpose and there is no significant nuisance to amenity of surrounding properties and the glare and light spillage from the site to the night sky is minimised through design.
- 8.64** Core Strategy Policy CS8 recognises that all development proposals should include appropriate protection from light pollution. Policy ADM59 provides more detailed guidance.



- 8.65** The External Lighting Supplementary Planning Document supports the implementation of this policy. It sets out what the Council will take into consideration when determining applications for lighting and the information that the applicant will be expected to submit.

## **Policy ADM59**

### **External Lighting**

**Proposals for external lighting which require planning permission will only be permitted if:**

- **The lighting is designed as an integral element of the development;**
- **Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls;**
- **The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky;**
- **The lighting intensity is no greater than necessary to provide adequate illumination; and**
- **There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users;**
- **There is no harm to natural ecosystems and heritage assets;**
- **Consideration is given to time management and limiting the hours of use for external lighting of all development.**





## Design, Conservation and Listed Buildings

## 9 Design, Conservation and Listed Buildings

### Background

#### Relevant Core Strategy Aims

Creating a clean and green environment and addressing climate change

#### Relevant Core Strategy Objective

Built Environment

#### Relevant Core Strategy Policies

CS9 Built and Historic Environment

- 9.1** The Core Strategy outlines the Council's commitment to ensuring high standards of design and layout in the District, as well as recognising the importance of heritage assets and the quality of the environment. In accordance with the NPPF and the Core Strategy, the Council intends to protect and enhance the historic environment, including its historic market towns, conservation areas, listed buildings, scheduled monuments, factory garden village (Silver End), historic parks and gardens, rural landscapes and archaeological assets. The policies contained within this chapter expand upon policy CS9.
- 9.2** The NPPF emphasises the importance of good design for development. It is considered that good design is indistinguishable from good planning and sustainable development.
- 9.3** Consideration should also be given as to whether appropriate public art should be provided as part of the development proposal. The Essex Design Guide is a useful starting point when formulating the design for a development and provides guidance regarding amenity standards, layouts and separation distances for dwellings.
- 9.4** Development in the context of this chapter includes development which would require planning permission, conservation area consent, listed building consent, has an impact on archaeological deposits, advertisement consent or consent resulting from an Article 4 direction.
- 9.5** All developments will be encouraged to incorporate sustainable design and construction techniques, in accordance with up to date standards, where appropriate.

## Policy ADM60

### Layout and Design of Development

The Council will seek a high standard of layout and design in all developments, large and small, in the District. Planning permission will only be granted where the following requirements are met:

- The scale, layout, density, height and massing of buildings and overall elevation design should reflect, or enhance, local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline in the locality and on the building line;
- Buildings, open areas, circulation spaces, and other townscape and landscape areas shall be of a high standard of design and materials;
- There shall be no undue or unacceptable impact on the amenity of any nearby residential properties;
- Designs shall recognise and reflect local distinctiveness and be sensitive to the need to conserve local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to listed buildings, parks and gardens of historic interest, ancient monuments and sites of archaeological importance;
- Both the overall planning and detailed design shall incorporate measures to ensure the recognised national standards for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction, and the use of materials with low overall energy requirements;
- Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety; with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes;
- Landscape design shall promote and enhance local biodiversity and historic environmental assets;
- The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution;
- Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact is assessed and the resultant traffic generation

**and its management shall seek to address safety concerns and avoid significant increases in traffic movement, particularly in residential areas;**

- **Proposals for the long term maintenance of public areas, landscaping and highways are included.**
- **Development will be planned to minimise vulnerability to climate change impacts and that such development will not exacerbate vulnerability in other areas.**
- **New properties shall be served where ever possible by a fibre optic connection.**
- **The development proposed should not have a detrimental impact on highway safety.**

## **Outdoor Advertisements**

- 9.6** A wide range of advertisements falls within a separate statutory control from other forms of development, known as the Advertisement Regulations. The determination of applications under these regulations, and powers to discontinue the display of unauthorised signs, are to be made in the interests of visual amenity and public and highway safety. In order to carry out this duty, the Council seeks to ensure that the siting, design and effects of advertisements are acceptable for the buildings (if appropriate) and areas in which they are sited. Particular attention will be paid to advertisement control in the countryside, conservation areas and affecting heritage assets.

### **Policy ADM61**

#### **Outdoor Advertisements**

**Proposals for outdoor advertisements which would be significantly detrimental to the visual amenity of the area, or to public and highway safety, will be refused.**

## Policy ADM62

### Shop Fronts

Where applications are submitted for new shop fronts, the Council will use the following guidelines:

- Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building;
- Traditional materials should be used wherever possible;
- Inappropriate division of the buildings behind their facades will not be permitted;
- Stall risers should always be provided: They should be between 450mm and 700mm high and have a moulded projecting sill, to provide a strong junction with the glass.

## Conservation Areas

- 9.7** Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. In 2013 there were 39 Conservation Areas within the District, which are identified on the Proposals Map and Insets. These areas make an important contribution to the high quality of the built environment. The Council has a duty to preserve and enhance these areas and to ensure that development preserves or enhances the character and appearance of conservation areas in the District. Such areas should be regularly monitored and reviewed from time to time in order to ensure that they are of sufficient architectural, or historic value to justify their status. The Council will encourage enhancement works in Conservation Areas where opportunities arise through development proposals. Areas are proposed for environmental improvements on the Proposals Map Insets within the Conservation Areas of Braintree Town Centre and Silver End.
- 9.8** Residential properties within Conservation Areas have additional restrictions on what can and cannot be done without consent from the Council. This includes reduced permitted development rights for domestic buildings, demolition, work to trees and the positioning of satellite dishes. Persons living within Conservation Areas should check with the Council prior to commencing any works, which may require Conservation Area consent. Parts of Silver End are covered by additional restrictions, further guidance is available from the council.
- 9.9** Development proposals in Conservation Areas should be of a quality that respects the historic and architectural character of the area.

## Policy ADM63

### **Preservation and Enhancement of Conservation Areas and Demolition within Conservation Areas**

The Council will preserve and encourage the enhancement of the character and appearance of designated Conservation Areas and their settings. These include the buildings, open spaces and areas, landscape and historic features and views into, out from and within the constituent parts of designated areas. Built or other development within, or adjacent to a Conservation Area and affecting its setting will only be permitted provided that:

- The proposal does not detract from the character, appearance and essential features of the Conservation Area;
- Architectural details on buildings of value are retained;
- Building materials are authentic and complementary to the building's character.

Demolition of an unlisted building or structure will only be granted in the most exceptional circumstances, where the following criteria are fully satisfied:-

- Its removal would not have a negative impact on the street-scene;
- The structure to be demolished makes no contribution to the character or appearance of the conservation area;
- Its removal would be beneficial to the local environment, or infrastructure;
- Demolition works are made conditional upon planning permission being granted and a contract agreed for redevelopment;
- Proposals for the site's re-development are included as part of the demolition proposal, which would preserve or enhance the character and appearance of the area.

**9.10** Where the display of advertisements is within, or affects the character or appearance of, designated Conservation Areas, the Council will apply the following policies:

## Policy ADM64

### Fascias and Signs in Conservation Areas

The Council will apply the following policies for the control of fascias and signs in Conservation Areas:

- Large, or unduly deep, fascias will be discouraged, as they tend to assume bold proportions, which detract from the vertical emphasis of historic and other buildings, particularly if applied across more than one frontage without an interval;
- Lettering and symbols should be in scale with both the building and any board, or structure, on which they are located. They should avoid enlarged type-faces and cramped spacing. Individual cast metal, or cut out, serif letters are considered appropriate, since they should not detract from the major focal interest of the façade and they have the added advantage of strong definition;
- Dominant, or overpowering, signs and those which appear unnecessary and repetitive will be resisted. In particular, many national identity signs are disruptive to domestic scale and inappropriate for conservation areas. Hanging signs may be acceptable, where fascia signs are inappropriate;
- Any undue proliferation of advertisement displays will be opposed and signs above ground floor level will normally be refused;
- All advertisements should be designed as an integral part of the host building, of a size and design, which is in harmony with the character of the Conservation Area.



## Policy ADM65

### Illuminated Signs in Conservation Areas

The Council will apply the following criteria for the control of illuminated fascia and projecting signs in Conservation Areas:

- Well designed and proportioned fascia signs will be considered favourably, depending upon the building and the setting, provided that the lettering only is illuminated;
- Wholly illuminated fascia signs, which are badly designed, using high glossed materials and large lettering, out of keeping with the character of the area, or the building on which they are to be displayed, will not be permitted;
- Well- designed hanging signs using traditional materials and lettering will be considered on their merits, in relation to the buildings and the setting. Any illumination necessary shall take the form of discreet external down lighting;
- Projecting and hanging signs should be non-illuminated and at, or just below, fascia level;
- Where illumination is proposed for shop fronts it should always be provided externally.

## Heritage Assets

- 9.11** The 2013 National Heritage List for England shows that the District has 3232 heritage assets including 3184 listed buildings of all grades, 40 Scheduled Ancient Monuments and 8 Historic Parks and Gardens.
- 9.12** Buildings listed as being of special architectural or historic significance are subject to additional legislative controls, due to their intrinsic significance and their contribution to the character and appearance of their setting. Listed buildings often dominate the character of Conservation Areas, lying at the historic core of towns and villages. A number of listed buildings in the District are in rural locations, where their settings can affect wider tracts of land.
- 9.13** A number of historic parks and gardens, (many of which are associated with surviving, or demolished, manor houses) have been identified by English Heritage as worthy of protection and included in its register. Although inclusion does not convey any additional powers over development, the protection of their special character is a material consideration, to be taken fully into account in any development proposals affecting registered parks or gardens, or their settings. Policy CS8 of the Core Strategy states that designated sites of national importance (which includes Parks and Gardens of Historic Importance) will be protected from adverse effects.

- 9.14** A schedule has been kept since 1882 of monuments considered to be of national importance by the Government. The Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument consent for any work to a designated monument.
- 9.15** The NPPF makes it clear that great weight should be given to the conservation of heritage assets. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should also be considered subject to the policies for designated heritage assets. Heritage assets should be conserved so they can be enjoyed for their contribution to the quality of life and for future generations bringing wider social, cultural, economic and environmental benefits. Substantial harm or loss of Grade II heritage assets should be exceptional and in the case of designated heritage assets of the highest significant (Grade I or II\*, registered parks and gardens etc) should be wholly exceptional. As such, applications for total or partial demolition of listed buildings and other heritage assets will not be permitted, unless there are very clear circumstances indicating that there are no practical alternatives to demolition, and that the intended development will produce demonstrable community benefits, including design and built environment benefits.
- 9.16** The Council will support the preparation of a local heritage list by local community volunteers to be based upon selection criteria in accordance with the English Heritage Good Practice Guidance. This local list would be used to identify significant local heritage assets and would strengthen their role as a material planning consideration.

## Policy ADM66

### **Alterations and Extensions and Changes of Use to Listed Buildings or Structures and their Settings**

Development involving internal, or external alterations, or extensions, to a listed building, or listed structure (including any structures defined as having equivalent status, due to being situated within the curtilage of a listed building) and changes of use will only be permitted when:

- The works or uses do not harm the significance of the setting, character, structural stability, and fabric of the building or structure;
- The works or uses do not result in the substantial harm, or damage to, the building or structures historic and architectural elements which are considered to be of significance or special importance;
- The works or uses include the use of appropriate materials and finishes.
- The application submitted contains details of the significance of the heritage asset (either within the design and access statement or within a Heritage Statement) which should include any contribution made by their setting;
- There may be a requirement for appropriate specialist recording to be carried out prior to the change of use demolition or conversion of a listed building or associated historic building.

The Council will seek to preserve and enhance the settings of heritage assets, by appropriate control over the development, design and use of adjoining land.

## **Demolition of Listed Buildings or Structures**

- 9.17** Proposals for the demolition of listed buildings will only be considered appropriate in exceptional circumstances. The preservation of all heritage assets will be the default position of the Council.

## Policy ADM67

### Demolition of Listed Buildings or Structures

Consent for the partial or total demolition of a listed building or structure will only be granted in the most exceptional circumstances, where the following criteria are fully satisfied:

- The demolition is demonstrably unavoidable for structural safety reasons;
- The redevelopment of the site would provide an extraordinary benefit for the local area, which would decisively outweigh the loss resulting from demolition;
- Demolition works are made conditional upon planning permission being granted and a contract agreed, for when redevelopment is intended;
- Appropriate specialist recording is likely to be required prior to demolition;
- All reasonable efforts have been made to sustain existing uses, find viable new uses, or secure preservation through a form of charitable or community ownership and that these efforts have failed.

## Enabling Development

- 9.18** Enabling development is defined as development within the vicinity of heritage asset for the claimed purpose of assisting its repair, restoration or improvement.
- 9.19** The NPPF requires local authorities to assess whether the benefits of a proposal for enabling development (which would otherwise conflict with planning policies, but would secure the future conservation of a heritage asset) outweigh the disadvantages of departing from those policies. The English Heritage Enabling Development Guidance updated in 2012 provides further guidance on this matter and this will help the Council determine the suitability of 'enabling development proposals'.

## Policy ADM68

### Enabling Development

**Development proposals to secure the future of a heritage asset will be considered on their merits and assessed on the basis of the need to preserve the heritage asset, rather than the personal circumstances of its owner. Such proposals will only be permitted subject to the following criteria:**

- a. It will not materially harm the heritage values of the place or its setting;**
- b. It avoids detrimental fragmentation of management of the heritage assets;**
- c. It will secure the long-term future of the place and where applicable, its continued use for a sympathetic purpose;**
- d. It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;**
- e. Sufficient subsidy is not available from any other source;**
- f. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;**
- g. The public benefit of securing the future of the significant place, through such enabling development, decisively outweighs the dis-benefits of breaching other public policies.**

## Sites of Archaeological Importance

- 9.20** A Historic Environment Characterisation Report (HECR) has been produced for Braintree District which outlines the sensitivity, diversity and value of the historic environment within the District and provides a comprehensive account of the character of the District's historic environment and the heritage assets that contribute towards that character.
- 9.21** Braintree has a rich and varied historic environment with evidence of human activity dating back to the Paleolithic period between 700,000 and 10,000 years BC. As such, it is important to assess areas within the District for their archaeological potential, as and when opportunities arise to do so. The Historic Environment Record contains 6622 records relating to the historic environment in Braintree District (this includes all designated sites described under 9.16). The majority of archaeological sites are not designated, however, it is recognised that many are of a similar significance to designated assets.

- 9.22** Where a site on which development is proposed includes or has the potential to include heritage assets applications should describe the significance of any heritage assets affected. As a minimum the Historic Environment Record should have been consulted and an appropriate assessment produced.
- 9.23** Although it may not always be feasible to retain archaeological remains in situ, there will be presumption in favour of retaining such remains wherever possible. Proposals will be encouraged, which incorporate any archaeological or historic features that are discovered, within the development.

## Policy ADM69

### Archaeological Evaluation, Excavation and Recording

**Where important archaeological remains are thought to be at risk from development, or if the development could impact on a scheduled ancient monument, or historic park and garden, the developer will be required to arrange for an archaeological evaluation of the site to be undertaken and submitted as part of the planning application. The Essex Historic Environment Record should be the primary source for assessment for archaeological potential. The evaluation will assess the character, importance and extent of the archaeological remains and will allow an informed decision to be made on the planning application.**

**Where permission is granted, conditions will be imposed to ensure that the archaeological remains appropriately mitigated by excavation or survey prior to the development commencing. There will be a requirement to make the result of these investigations publicly accessible.**



## Sport and Recreation



## 10 Sport and Recreation

### Background

- 10.1** The NPPF recognises that the planning system has a key role to play in facilitating social interaction and creating healthy, inclusive communities. The provision of sports and leisure and tourist facilities can contribute towards sustainable communities by providing stronger and safer communities, raising participation levels in sport, widening and improving access to sport and leisure facilities and providing economic benefits.

#### Relevant Core Strategy Aims

Promoting accessibility for all

Creating a clean and green environment and addressing climate change.

Enabling everyone to enjoy a safe and healthy lifestyle.

#### Relevant Core Strategy Objectives

Accessibility

Infrastructure

Environment

Leisure

#### Relevant Core Strategy Policies

CS10 Provision for Open Space, Sport and Recreation

Core Strategy Policy CS10 refers to the need to ensure existing sports facilities are retained unless surplus to demand or alternative provision can be made. Policy ADM70 seeks to promote new facilities for sport and leisure.

### Sport and Leisure Facilities

- 10.2** The Council will support the provision of an appropriate range of sports, leisure and recreational facilities in suitable and sustainable locations, preferably in town or village centres, which are accessible by public transport, bicycle and on foot, as well as car providing access to all sections of the community. The level of provision should be based on local assessments of need and take account of wider than local requirements for strategic or specialist facilities.

- 10.3** The health benefits associated with the improvement or extension of existing facilities may outweigh the fact they are not located in the most accessible location. There may also be limited sites available within the town centres, or edge of centre locations to accommodate some types of leisure facilities.
- 10.4** Inclusive sport and leisure facilities play a role in improving quality of life, enhancing community interaction and addressing inequality. Therefore, proposals for sport and leisure facilities should be accessible by cycling, walking and public transport to promote equality and accessibility for all sectors of the community who may use these facilities.

## Policy ADM70

### Sports and Leisure Facilities

**Proposals for sports and leisure facilities, which require substantial buildings, including change of use and extensions to existing sports facilities will be supported on allocated sites, or in appropriate locations within development boundaries, provided that:**

- **They are conveniently accessible by both public and private transport, bicycle and on foot from nearby residential areas;**
- **They are located where there are no overriding traffic problems and access to the development will be safe;**
- **They have no detrimental effect upon residential amenity, or the environment;**
- **They are compatible with other policies in the plan;**

**If there are no suitable sites within development boundaries, sites adjoining these boundaries may be considered if they meet the criteria set out above.**

## Golf Courses and Driving Ranges

- 10.5** The NPPF recognises that sustainable economic growth should be promoted in rural areas through supporting rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and yet respects the character of the countryside.
- 10.6** The open countryside provides opportunities for recreation with the many bridleways, public footpaths and open spaces. However, the pressure for more organised sports provision, such as golf courses, in the countryside is growing, particularly with diversification of farming activities and changing recreational demands.

- 10.7** As the potential impact of golf courses on the countryside is significant due to ancillary development, traffic generation and landscaping, golf driving ranges would be more suited to the urban fringe, rather than to open countryside locations. The character and appearance of the countryside and the best and most versatile agricultural land should be protected
- 10.8** Proposals for golf facilities affecting Sites of Special Scientific Interest and Registered Parks and Gardens will not be permitted.
- 10.9** The development of unrelated facilities at rural golf clubs, such as hotels, conference facilities and leisure centres will not be permitted, because of their effect upon the countryside.

## Policy ADM71

### Golf Courses and Driving Ranges

**In considering proposals for golf courses and driving ranges, the following criteria will be applied:**

- **Development of golf courses and driving ranges in highly visible countryside such as prominent sites on escarpment slopes, valleys, exposed plateau and ridges will not be permitted;**
- **Golf courses and driving ranges will not be permitted within Sites of Special Scientific Interest, or Registered Parks and Gardens;**
- **Golf courses and driving ranges will need to be located so that safe and convenient access can be made to the principal road network, without the need to use long stretches of unsuitable rural lanes;**
- **On golf courses and driving ranges within a rural location, built development will be restricted to those facilities essentially required to serve the club. The conversion of existing buildings will be preferred. Other large-scale buildings in the countryside not essentially related to the use of land as a golf course will not be permitted;**
- **Proposals for residential development in association with golf courses and driving ranges in rural areas will be firmly resisted;**
- **The artificial lighting of golf courses and driving ranges will not be permitted.**

## Sports Causing Noise and Disturbance

- 10.10** A number of sporting and recreational activities can give rise to noise and disturbance, which can detrimentally affect 'noise sensitive' development such as housing, schools and hospitals. These noise generating activities can include but are not limited to shooting, motor sports, airports, war games, model aircraft flying and activities using motor boats.
- 10.11** It is important that such noise generating sports are situated in appropriate locations, so that they do not affect noise sensitive development, unless the noise can be minimised to an acceptable level. Restrictions will also be imposed upon hours of operation where necessary.
- 10.12** Core Strategy Policy CS8 refers to ensuring development proposals protect and enhance the natural environment with appropriate protection from air, noise, light and other types of pollution. This Development Management Policy seeks to provide more detailed guidance for sport or leisure proposals likely to cause noise or disturbance.
- 10.13** The NPPF recognises that significant adverse impacts on health and quality of life from noise should be avoided and the use of planning conditions could be used in mitigation and to reduce to a minimum the adverse impacts.
- 10.14** Certain sports by their nature are likely to cause noise, or disturbance, to noise sensitive development. Therefore, they should be located in appropriate locations with conditions attached to reduce the harm and impact.

### Policy ADM72

#### Sports Causing Noise or Disturbance

**Proposals for sport or leisure facilities and activities likely to cause noise or disturbance will only be permitted if:**

- **Harm would not be caused to noise sensitive development, or to users of the countryside, by the nature, scale, extent, frequency or timing of the proposal or to users of the countryside;**
- **There would be no unacceptable increase in traffic on minor roads.**

## River Walks/Linear Parks and Disused Railway Lines

- 10.15** The Rivers Brain, Colne and Blackwater flow through the towns of Braintree, Halstead, Witham and Sible Hedingham. Their valleys are important for informal recreation, wildlife corridors, in places as nature reserves and contain in parts cycle and footpath routes.

- 10.16** Disused railway lines, which are open to the public, are situated between Witham and Maldon (the Blackwater Rail Trail), between Braintree and Great Dunmow (the Flitch Way) and in parts of the Colne Valley. These are also important for informal recreation, nature conservation and contain in parts cycle, footpath and bridleway routes. The Site Allocations Development Plan Document identifies proposed cycle/pedestrian links and Sustainable Accessible Natural Green Spaces, which form part of these River Walks and disused railway lines.
- 10.17** The Core Strategy Policy CS7 refers to improving sustainable transport links, including provision and contributions for cycling and walking. Core Strategy Policy CS10 refers to maintaining, improving and expanding green corridors and broadening the range of opportunities for recreational pursuits within the corridors.
- 10.18** The NPPF recognises that priority should be given to cycle and pedestrian movements and that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 10.19** The Council intends to protect river routes and disused railway lines from development and these areas are shown as informal recreation and nature reserves on the Proposals Map. The Council will also seek opportunities to extend public access where appropriate. Cycleways and improved footpaths, and where appropriate bridleways will be provided in the indicative locations identified on the Proposals Map. As set out in the Core Strategy one way to protect international or European sites of importance for wildlife, is to ensure that the Plan has an appropriate allocation of SANG (Sustainable Accessible Natural Greenspace). These are set out on the proposals and inset maps.

### Policy ADM73

#### River Walks, Linear Parks, Disused Railway Lines and SANGS

The Proposals Map defines the river walks/linear parks in Braintree, Halstead, Witham and Sible Hedingham as informal recreation. Areas of SNANG are also defined on the Proposals Map.

Disused railway lines, where recreational use is proposed (including those sections of the Flitch Way and Blackwater Rail Trail within this District) are also defined as informal recreation. Parts of the River Colne at Sible Hedingham and the Colne Valley disused railway line, at White Colne are protected as a nature reserve.

Any development that would prejudice the implementation of the river walks/linear parks, or the use of disused railway lines for recreational purposes will not be permitted. In considering proposals for the development of adjacent land, the District Council will seek opportunities to extend and improve river walks/linear parks and connections to them. Cycle ways and improved footpaths and bridleways will be provided where appropriate at river walks and disused railway lines.

## Hatfield Peverel Country Park

- 10.20** The Site Allocations Development Plan Document identifies a site for a new country park at Dannatts Pit, Wickham Bishops Road, Hatfield Peverel. This is located at former mineral workings, where as part of the planning permission for the site, there is an agreed after-use as a country park. As the mineral workings have now been completed, the land is due to be transferred to Essex County Council.
- 10.21** The provision of a new country park between Hatfield Peverel and Witham will provide a facility for local residents, including the two growth locations in Witham, and the residents of the wider District.
- 10.22** The Hatfield Peverel country park would contribute to the provision of accessible natural green space in the District, benefit quality of life and increase biodiversity promoting sustainable development.

### Policy ADM74

#### Hatfield Peverel Country Park

**A site for a new country park between Hatfield Peverel and Witham is shown in the Site Allocations Development Plan Document and it is proposed to secure its implementation an after-use of sand and gravel extraction.**

## Tourist Accommodation

- 10.23** The District is predominately rural with opportunities for tourism related development in the attractive villages, towns and surrounding areas. However, a balance should be achieved between supporting the rural economy and protecting the countryside, as stated in the NPPF.
- 10.24** The District has a number of villages and towns that are well visited by tourists due to the high quality of the built, or historic environment. Such settlements include Finchingfield, Castle Hedingham and Coggeshall. It is important that within these settlements facilities for visitors are maintained and enhanced in order to promote tourism, without detracting from the features that make them attractive to visitors.
- 10.25** To maximise the benefits of tourism to rural economies, tourist development should be located where visitors can access local shops, pubs and other services.
- 10.26** Camping and caravanning sites contribute in an important way to tourism and to the supply of tourist accommodation supporting the rural economy. However, they should be located appropriately and sufficiently screened to avoid any harmful impact on the setting and character of the countryside.

## Policy ADM75

### Tourist Development

**Planning applications for new tourism facilities, static caravans, touring caravan and camping sites (and other moveable accommodation) will be permitted provided that:**

- **The need for the development can be clearly demonstrated;**
- **Proposals are connected with existing facilities or located at a site that relates well to defined settlements in the area and are accessible to adequate transport, cycling and walking links;**
- **They would not adversely affect character, appearance and amenity of the surrounding area;**
- **Appropriate, convenient and safe vehicular access can be gained to/from the public highway and appropriate parking is provided;**
- **They would not use the best and most versatile agricultural land;**
- **Static caravan, touring caravan and camping sites should be well screened in order to minimise the impact upon the local environment;**
- **The occupation of any new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation;**
- **They will be served by adequate water and sewerage services.**

## Formal and Informal Recreation and Allotment Allocations

### Policy ADM75a

#### Formal and Informal Recreation and Allotment Allocations

The following new formal and informal recreation allocations are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:

- Leisure Centre, Spinks Lane, Witham
- Playing fields and multi-use game area, Maltings Lane, Witham
- Formal recreation, off London Road, Braintree
- Informal recreation, Earls Colne north of Station Road
- Informal recreation, Earls Colne south of Halstead Road
- Extension of River Walk, Halstead Central Park
- Informal recreation, junction of Toppesfield Road and A1017, Great Yeldham
- Informal recreation, Bowtells Meadow, Great Yeldham
- Informal recreation, Premdor, Sible Hedingham
- Informal recreation, land off Ashen Road, Ridgewell

The following new allotment allocations are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:

- Church Lane, Bocking
- Great Notley, Business Park
- Extension to Cut Throat Lane Allotments, Witham





Delivery

## 11 Delivery

### Relevant Core Strategy Aims

Promoting accessibility for all

Creating a clear and green environment and addressing climate change

Achieving a prosperous local economy

Enabling everyone to enjoy a safe and healthy lifestyle

### Relevant Core Strategy Objective

Infrastructure

### Relevant Core Strategy Policies

CS11 Infrastructure Services and Facilities

## Infrastructure

- 11.1** Growth within the District needs to be supported by additional social and physical infrastructure to cater for an increased population. Policy CS11 of the Core Strategy sets out the Council's policy in relation to infrastructure provision and is accompanied by Table 2 which sets out the major infrastructure requirements of the growth proposed. The table also includes an assessment of whether the piece of infrastructure is Critical, Required or Desirable.
- 11.2** Smaller, less strategic development will also often require new infrastructure and will be expected to comply with policies in the Core Strategy relating to affordable housing provision (CS2) and open space contributions (CS10) and their corresponding Supplementary Planning Documents, unless economic viability can be shown to be an issue. Other contributions relating to highways, education, local community facilities etc are currently judged on a permission by permission basis, based on the local need and having regard to the regulations set out in S106 of the Town and Country Planning Act 2005, as amended.
- 11.3** The Community Infrastructure Levy (CIL) was introduced by Part 11 of the Planning Act 2008 and accompanied by the Community Infrastructure Regulations 2010 (as amended), which came into force in April 2010. CIL is a mechanism by which charging authorities, including Local Authorities, can set a standard charge on specified development in their area to pay for the new infrastructure required to support growth. The charge can apply to both residential and commercial development and would be based on floor space. Like S106 funds, it cannot be used to meet existing deficiencies in provision. It differs from S106 in that the infrastructure which the CIL monies will pay for, does not have to be directly related to the development which paid the levy.

- 11.4** The Council will decide whether to produce a charging schedule, which will set out the infrastructure gap expected to be funded through CIL and the amount required from different types of development. This would be subject to a viability assessment and examination of the charging schedule and levy amount. S106 or planning obligations will still be used to provide on-site infrastructure such as affordable housing, where they are relevant and necessary to a particular application and S106 agreement payments will still be applicable to all of the growth location developments allocated in the Core Strategy.

## Monitoring

- 11.5** It is a key requirement of the plan, monitor and manage approach that the Council develops targets and indicators to ensure that plans are delivering the objectives outlined in the Core Strategy, this Plan and other policy documents.
- 11.6** The Annual Monitoring Report (AMR) is the main mechanism through which the Council will monitor the delivery of development and infrastructure proposed in the Core Strategy and the Site Allocations and Development Management Documents.
- 11.7** Chapter 10 - Monitoring of the Core Strategy sets out in Table 3 the performance targets and measures for the main objectives and policies within the Core Strategy, which are supported by the policies in this document. It is considered that the policies and allocations set out within this document require the following additional performance targets and measures;

### Additional Performance Targets and Measures

Objective/Policy	Targets	Performance Measures	Collected by
Sustainable Locations of Housing Land		The loss and gain of publicly accessible open space	BDC
		The loss of community facilities	BDC

## Enforcement

- 11.8** Enforcement action is a discretionary power and as such Braintree District Council will always act proportionately in responding to suspected breaches of planning control. The Council will publish an Enforcement Plan, which will set out the circumstances under which planning enforcement action may be taken.



## Glossary

## Glossary

Initials	What they stand for
AMR	Annual Monitoring Report
BDC	Braintree District Council
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
DPD	Development Plan Document
Dws	Dwellings
EA	Environment Agency
ECC	Essex County Council
EIA	Equalities Impact Assessment
ELR	Employment Land Review
Ha	Hectare
HCA	Homes and Community Agency
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages
LAA	Local Area Agreement
LCA	Landscape Character Assessment
LDF	Local Development Framework
LNR	Local Nature Reserve
LSP	Local Strategic Partnership
LTP	Local Transport Plan
LWS	Local Wildlife Site
NPPF	National Planning Policy Framework
ONS	Office of National Statistics

Initials	What they stand for
PCT	Mid Essex Primary Care Trust
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
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Systems

Explanation of some of the terms used in the DPD

Term Used	Explanation
Allocation	The specific identification of an area of land for a particular use or to protect an area from unsuitable re-development.
AONB	Area of Outstanding Natural Beauty – Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. It is a statutory designation which can be exercised by Natural England previously under the 1949 National Parks and Access to the Countryside Act and more recently the Countryside Rights of Way Act 2000.
Annual Monitoring Report/Authorities Monitoring Report	Sets out the principal characteristics of the District, assesses progress in preparing Local Development Documents and monitors progress in housing, employment and other development.
Affordable Housing	Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
Biodiversity	The wealth of wildlife or variety of life on earth. It includes all living organisms (plants and animals) and collections of species that form different natural habitats.
BREEAM	Building Research Establishment Environmental Assessment Method.



Term Used	Explanation
Brownfield site	Land that has been previously developed, usually but not always within the existing built-up area of a town or village.
Code for Sustainable Homes	The national standard for the sustainable design and construction of new homes.
Conservation Area	An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Such areas have restrictions over works which can be done to buildings or trees.
Community Infrastructure Levy	A mechanism by which charging authorities can set a standard charge on specified development in their area to pay for the new infrastructure required to support growth.
Comparison goods	Goods which are purchased less frequently such as white goods (TVs, fridges e.t.c) and clothing.
Convenience Goods	Day to day goods which are purchased regularly such as food.
Core Strategy	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.
Countryside	The area outside defined development boundaries.
Critical Drainage Areas	A discrete geographical area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during severe rainfall event thereby affecting people, property or local infrastructure. The CDA comprises the upstream contributing catchment, the influencing drainage catchments, surface water catchments and, where appropriate, a downstream area if this can have influence on CDA.
Design and Access Statement	A statement which would normally accompany a planning application for certain types of development, to illustrate the process that has led to the formulation of the development proposal and to explain and justify the design and access arrangements in a structure way.
Development Boundary	The designated boundary surrounding a built up area within which there is a presumption in favour of development.
Development Plan Document (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.
District Centre	A centre which serves a wider area than a local centre.
Educational Infrastructure	Pre school education and childcare, primary and secondary schools and post sixteen and adult life long learning facilities.

Term Used	Explanation
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 Site	Sites for affordable housing on land where development would not normally be allowed-hence they are “exceptions” to policy.
Essex Design Guide	First published in 1973 the design guide sets the standard for best practice for the design and layout of residential developments. The guide was updated in 1997 and 2005.
Farm Diversification	On farm development which supplements ongoing agricultural activity either by adding value to existing operation, or introducing new income streams, which remain under the same management control as the main farm enterprise.
Geo-diversity	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 or natural land. Sites may also be considered greenfield if they have been unused for a period of time and the previous use has “returned to nature”.
Growth Locations	Areas in the Core Strategy which the council has identified for strategic growth for housing, employment and other uses. They are situated in the main towns of Braintree and Witham
Gypsies and Travellers	For the purposes of section 225 of the Housing Act 2004 (duties of local housing authorities: accommodation needs of gypsies and travellers) “gypsies and travellers” means: <ul style="list-style-type: none"> <li>a. persons with a cultural tradition of nomadism or of living in a caravan: and</li> <li>b. all other persons of a nomadic habit of life, whatever their race or origin, including - <ul style="list-style-type: none"> <li>i. such persons who, on grounds only of their own or their family’s or dependant’s educational or health needs or old age, have ceased to travel temporarily or permanently; and</li> <li>ii. members of an organised group of Travelling Show people or circus people (whether or not travelling together as such).</li> </ul> </li> </ul>

Term Used	Explanation
Habitat Regulations Assessment	<p>The Habitat Regulation Assessment forms part of the evidence base for LDF.</p> <p>The Habitat Regulation Assessment (HRA) is a statutory requirement under the Conservation (Natural Habitats) (Amendment) (England and Wales) Regulations 2006. A HRA is required for a plan or project which, either alone or in combination with other plans or projects is likely to have a significant effect on the integrity of a European site (one that forms part of the Natura 2000 (N2K) network), plus Ramsar sites (collectively 'international sites').</p>
Hamlet	A small village which does not have a development boundary.
Heritage Asset	Heritage Assets include Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens.
Highways Agency	National body with authority over the trunk road network. In the district those roads are the A120 and A12.
The Highway Authority	The authority with responsibility for highways matters. Currently Essex County Council
Housing Density	The number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.
Housing Supply	The amount of housing the local authority will supply over the plan period. This is split into a 15 year housing supply and a shorter term 5 year housing supply. The 5 year supply has to be reviewed annually and include an additional 5% new dwellings.
Impact Assessment	An assessment required to demonstrate what impact a proposed retail development may have on any particular town, district or local centre. Different assessment thresholds apply.
Inset Map	A map showing an area around a particular town or village within the District. The areas defined by the inset are shown on the proposals map.
Key Service Village	The larger villages in the District (Population over 3000), which act as local centres for the smaller villages and rural areas around them. There are 6 Key Service villages in the District.
Landscape Character Assessment	Carried out in 2006, the LCA analyses, describes and classifies the landscape areas in the District. The District is divided into three different types of landscape being, River valley, Farmland Plateau and Wooded Farmland.

Term Used	Explanation
Local Centres	Local Centres are listed in the document. They typically contain a small supermarket, shops, sub-post office e.t.c. Other facilities could include takeaway and launderette. In rural areas, large villages may perform the role of a local centre.
Local Community Facilities	Provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
Main Towns	The Main urban centres in the District. They are Braintree, Halstead and Witham.
Main Town Centre Uses	Retail development (Including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Market Position Statement	A statement outlining current provision or availability of a specific service. (i.e. availability of care home spaces).
Original Dwelling	The extent of a dwelling house as originally built, or its extent as it was on the 1 <sup>st</sup> July 1948.
Other Villages	The smallest villages in the District that are defined by a development boundary.
Primary Shopping Areas	Area within a town centre consisting of primary and secondary frontages and is used as the basis for applying the sequential test for food (Convenience) retail proposals.
Primary and Secondary Retail Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and business.
Proposals Map	The detailed plan on an ordnance survey base used in a Site Allocations Document and Core Strategy.
Protected Lane	Lanes identified as being of special historic or landscape value in the countryside.
Retail Hierarchy	Requirement of the NPPF for Local Authorities to define a hierarchy of retail development for the district. This is defined in the Core Strategy.
Rural Worker	Persons currently employed by or retired from agricultural employment.

Term Used	Explanation
Specialist Housing	Accommodation which is specifically designed and built to meet the needs of the elderly, young or vulnerable adults and may include elements of care and support for people living there.
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.
Sustainable Design and Construction Checklist	A checklist required to be completed in support of a planning application. The checklist assists developers to take account of sustainability at the design stage, to ensure environmental features are an integral part of development projects. The checklist is subject to review as emerging technologies and national policy are updated.
Statement of Community Involvement (SCI)	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 Housing Strategy.
Sequential Test (Retail)	A test required to demonstrate that no other sites are available in a more sequential location.
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."
Town Centres	The area defined on the proposals map which contains the majority of town centre uses. It is used as the basis for applying the sequential test for comparison goods.
Transport Assessment	An assessment of the likely transport impact a development may have.
Travel Plan	A plan demonstrating how a development would encourage its users to use more sustainable methods of transport to access a development.
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.

Term Used	Explanation
Use Class Order	Different uses are given a classification as defined by The Town and Country Planning (Use Classes) Order 1987 (As amended). For example an A1 use refers to retail and a C3 use would refer to a residential use.



## Appendix 1 Braintree District Housing Allocations (Allocated sites of 10 or more dwellings) April 2013



# Appendix 1 Braintree District Housing Allocations (Allocated sites of 10 or more dwellings) April 2013

Table Appendix 1

LDF allocation site reference/ Planning application reference	OS Grid Ref Easting	OS Grid Ref Northing	Type of permission (Without, Outline, Full)	Parish	Ward	Name and address of site	Estimated net capacity remaining at April 2013	With full permission	With outline permission	Without permission	Notes
<b>Braintree CS1 Policy Area Sites of 10 or more dwellings</b>											
BOB38H BTE/11/0864	575921	223287	Full	Braintree (unparished)	Bocking Blackwater	Former Health Clinic site Coggeshall Road	14	14	0	0	
BON32H BTE/11/1368	575753	225496	Full	Braintree (unparished)	Bocking North	Christy House and Chantry House Church Street	13	13	0	0	With planning permission for 13 but capacity may increase; current planning application for 20 dwellings
BOS10H BTE/12/1538	575932	224511	Full	Braintree (unparished)	Bocking South	Land rear of 49-57 Church Lane	15	15	0	0	With planning permission for 19 dwellings (15 net capacity)
BOS5H BTE/12/0898	575597	223341	Full	Braintree (unparished)	Bocking South	Former DWP offices Panfield Lane (sheltered housing)	32	32	0	0	Under construction
BRC37H BTE/10/1701	576272	222766	Full	Braintree (unparished)	Braintree Central	Land east of Station Approach (PG Bones yard)	13	13	0	0	Under construction
BRC36H BTE/12/1352	576210	222828	Full	Braintree (unparished)	Braintree Central	Former Garage site South Street	24	24	0	0	Application for 24 dwellings;

BRC81H BTE/12/0086	575166	222789	Full	Braintree (unparished)	Braintree Central	Land rear of 37-45 Clare Road	12	12	0	0	Under construction	BTE/12/1352 approved Jan 2013. Site work started.
BRS2H, BRS3H, BRS4H BTE/10/187 BTE/12/1605	575954	222644	Full	Braintree (unparished)	Braintree South	The Riverside St John's Avenue	55	55	0	0	Under construction, part completed. Planning permission granted April 2013 for final phase revision, replaces 48 market housing flats with 55 affordable housing flats.	
BRS26H BTE/99/0003/FUL BTE/07/0985/FUL BTE/05/1074/FUL	576882	222659	Full	Braintree (unparished)	Braintree South	Land south of Mill Hill	115	115	0	0	Under construction, part completed	
BRC8H BTE/12/0585	575307	222648	Outline	Braintree (unparished)	Braintree Central	WJC Hospital site London Road	0	29	0	0	Reserved Matters approved September 2013, BTE/13/0692; site work started	
BRC30H BTE/11/1595	575874	222721	Outline	Braintree (unparished)	Braintree Central	Land adj Telephone Exchange South Street	0	14	0	0	New outline planning application approved March 2013	
BRS35H BTE/12/0563	576033	221930	Outline	Braintree (unparished)	Braintree South	The Rose and Crown PH site Masfield Road	0	10	0	0	Site currently being marketed	
BOB20H	576993	223922	Without	Braintree (unparished)	Bocking Blackwater	Former Garage site at Falkland Court/Land north of	0	12	0	12		

BOB1H	575805	223273	Without	Braintree (unparished)	Bocking Blackwater	Edinburgh Gardens	35	0	0	35	Surplus public sector site now sold for development; new owner has had pre-application discussions
BON5CH	575905	224838	Without	Braintree (unparished)	Bocking North	Land at Church Lane Bocking (sheltered housing)	50	0	0	50	Special needs housing proposed
BOS16H	575750	224070	Without	Braintree (unparished)	Bocking South	Land at Harklees Way	10	0	0	10	
BRC6H	575561	223245	Without	Braintree (unparished)	Braintree Central	Land north of Rayne Road, south of Bunyan Road	10	0	0	10	
BRC1H, BRC31H	575792	222758	Without	Braintree (unparished)	Braintree Central	Silks Way off South Street	10	0	0	10	
BRC76H	576216	222788	Without	Braintree (unparished)	Braintree Central	Crossman House Station Approach	10	0	0	10	Surplus public sector site
BRC34H	576014	222813	Without	Braintree (unparished)	Braintree Central	Land at Kwik Fit South Street	20	0	0	20	
BRC82H BTE/12/1344	575495	222838	Without	Braintree (unparished)	Braintree Central	Blandford House site 7 London Road	14	0	0	14	Planning permission for 14 dwellings granted September 2013, BTE/12/1344
BRE25H	577158	222745	Without	Braintree (unparished)	Braintree East	Braintree Football Club site Clockhouse Way	50	0	0	50	
BRE26H	577044	222685	Without	Braintree (unparished)	Braintree East	Braintree Tennis Club off	35	0	0	35	

## Halstead CS1 Policy Area

HAS16HBTE/86/0185 BTE/11/1494	581516	229783	Full	Halstead	Halstead St Andrews	Balls Chase/Tidings Hill, Ozier Field and Stanstead Road	24	24	0	0	Under construction, part completed
HAS16HBTE/09/0029 BTE/08/0470 BTE/13/0004	581664	229832	Without	Halstead	Halstead St Andrews	Land off Stanstead Road	8	0	0	8	Permission for a terrace of 9 dwellings as part of the Balls Chase housing estate has expired; new planning permission granted September 2013 for 8 dwellings, BTE/13/0004 Included as large site as part of overall Balls Chase housing site.
HAS22HBTE/08/1714 BTE/10/0509 BTE/10/0084	582066	230509	Full	Halstead	Halstead St Andrews	Priory Hall Colchester Road	53	53	0	0	Under construction, part completed. Care home (not included in figures) completed 2012/2013. Revised plans approved 2012/2013.
HAS17H	581480	229875	Without	Halstead	Halstead St Andrews	Land at Balls Farm	15	0	0	15	
HAS7H	582381	230571	Without	Halstead	Halstead St Andrews	The old wood yard site Fenn Road	30	0	0	30	
HAS28H	582397	230448	Without	Halstead	Halstead St Andrews	Fenn Road Depot site	20	0	0	20	
HAS11H	582474	230117	Without	Halstead	Halstead St Andrews	Central Park site	90	0	0	90	

HAS54H BTE/13/0513	581573	230503	Without	Halstead	Halstead St Andrews	Symonds Court St Andrews Road	15	0	0	15	Current application for 16 flats, converted from sheltered accommodation with shared facilities, housing association, BTE/13/513. Permission now granted, 3 July 2013. Building Regulations Initial Notice submitted.
HTR3SH	580562	229977	Without	Halstead	Halstead Trinity	Blamsters, Mount Hill	13	0	0	13	Specialist Housing
HTR6H	581066	230357	Without	Halstead	Halstead Trinity	Senior Citizens Centre site New Street	10	0	0	10	
						<b>Total Halstead Policy Area large sites</b>	<b>278</b>	<b>77</b>	<b>0</b>	<b>201</b>	
<b>Witham CS1 Policy Area</b>											
WIS2H BTE/12/1620	582650	213574	Full	Witham	Witham South	Land between Constance Close and A12 Witham by-pass	94	94	0	0	Under construction, work started June 2013
WCH22H BTE/12/0739 COUPA/13/0001	582369	214885	Outline	Witham	Witham Chipping Hill & Central	Iceni House Newland Street	24	0	24	0	Outline planning application granted Feb 2013; subsequent Prior Approval confirmation on conversion to 24X1 bed flats
WIS9H BTE/06/1143	581249	213244	Outline	Witham	Witham South	Land south of Maltings Lane	213	0	213	0	Remainder of part completed new

WCH8CD BTE/08/1012	582582	215097	Without	Witham	Witham Chipping Hill & Central	Land adj Coach House Way	10	0	0	10	neighbourhood site
WCH21H	581993	215087	Without	Witham	Witham Chipping Hill & Central	Sherbourne House 71 Collingwood Road	10	0	0	10	
WCH9CD/WCH14CD	582040	214542	Without	Witham	Witham Chipping Hill & Central	Land at Newlands Centre Newland Street	15	0	0	15	Part of regeneration proposals for Newlands / Coach House Way area
WCH27H	582459	214839	Without	Witham	Witham Chipping Hill & Central	Former Magistrates Court site Newland Street	10	0	0	10	Surplus public sector site being sold for redevelopment. Pre-application discussions.
WIN7H	582404	216173	Without	Witham	Witham North	Former Forest Road Community Hall site	15	0	0	15	Surplus public sector site, site cleared in preparation for development for affordable housing; development partner identified.
WIN8CD	582163	216135	Without	Witham	Witham North	Land at Dorothy Sayers Drive/Laburnum Avenue	23	0	0	23	Surplus public sector site, approved development brief for regeneration development.
WIS10H	581303	213627	Without	Witham	Witham South	Land at Ivy Chimneys off Hatfield Road	20	0	0	20	Surplus public sector site proposed to be sold for

WW1H	580843	214489	Without	Witham	Witham West	Land off Teign Drive	40	0	0	0	40	redevelopment. Pre-application discussions.
												Surplus public sector owned site, proposed to be developed for affordable housing; development partner identified.
						<b>Total Witham Policy Area large sites, excluding Growth Locations</b>	<b>474</b>	<b>94</b>	<b>237</b>	<b>143</b>		
RIV2H	582749	216213	Without	Rivenhall	Bradwell Silver End & Rivenhall	NE Witham Growth Location, East of Forest Road	300	0	0	0	300	Site allocated in Local Development Framework Core Strategy
WIS6H	580719	213366	Without	Witham	Witham South	South West Witham Growth Location, off Hatfield Road	700	0	0	0	700	Site allocated in Local Development Framework Core Strategy
						<b>Total Witham Policy Area large sites, including Growth Locations</b>	<b>1,474</b>	<b>94</b>	<b>237</b>	<b>1143</b>		
<b>Key Service Villages CS1 Policy Area</b>												
<b>Coggeshall</b>												
COG21H BTE/12/0761	585395	223067	Full	Coggeshall	Coggeshall and North Feering	Beaumont House Paycocke Way	16	16	0	0	0	Under construction



COG12H	585659	222622	Without	Coggeshall	Coggeshall and North Feering	Cookfield, East Street	12	0	0	12	
COG20H BTE/13/0189	585003	222854	Without	Coggeshall	Coggeshall and North Feering	Land at Walford Way Coggeshall	20	0	0	20	Allocated for development in adopted plan. Redevelopment of 16 unity flats, garages and adjacent land, to provide 36 affordable dwellings. Exhibition carried out by developer December 2012, stating intention to develop with occupation late 2014. Full planning application submitted BTE/13/0189, S106 signed May 2013, now with permission
						<b>Total Coggeshall large sites</b>	<b>48</b>	<b>16</b>	<b>0</b>	<b>32</b>	
<b>Earls Colne</b>											
EAR21H BTE/12/0762	585555	229039	Full	Earls Colne	The Three Colnes	Harold Sims House Sims Close	13	13	0	0	Under construction
EAR1H	585313	228908	Without	Earls Colne	The Three Colnes	Land rear of Halstead Road	40	0	0	40	Draft Site Allocation
EAR3H	585472	229265	Without	Earls Colne	The Three Colnes	Land at Station Road	48	0	0	48	Draft Site Allocation
						<b>Total Earls Colne large sites</b>	<b>101</b>	<b>13</b>	<b>0</b>	<b>88</b>	

Hatfield Peverel										
HAT17H	578776	211835	Without	Hatfield Peverel	Hatfield Peverel	Sorrells Field	50	0	0	50
						<b>Total Hatfield Peverel large sites</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>50</b>
Kelvedon										
KEL6CD	586365	219280	Without	Kelvedon	Kelvedon	Works and garage adjacent Kelvedon rail station	32	0	0	32
						<b>Total Kelvedon large sites</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>32</b>
Sible Hedingham										
SIB7H BTE/11/0650	578148	234029	Full	Sible Hedingham	Hedingham and Maplestead	Coopers Yard Swan Street	12	12	0	0
SIB2H (part) BTE/13/00416	578083	234889	Without	Sible Hedingham	Hedingham & Maplestead	Premdor site Station Road	193	0	0	193
										Site allocated in Local Development Framework Core Strategy. Full planning application for 193 dwellings recently approved, S106 Agreement signed July 2013
SIB2H (part)	578059	234813	Without	Sible Hedingham	Hedingham & Maplestead	Rockways site Station Road	34	0	0	34
										Site allocated in Local Development Framework Core Strategy. Recent pre-application discussions with developer

Silver End												
							Total Sible Hedingham large sites	239	12	0	227	
SIL6RG	580083	219575	Without	Silver End	Bradwell Silver End and Rivenhall	Crittall Works and adjoining Finishing Company	80	0	0	0	80	Site allocated in Local Development Framework Core Strategy
SIL7H	581054	219905	Full	Silver End	Bradwell Silver End and Rivenhall	Car park at Sheepcotes Lane	12	0	0	0	12	
						Total Silver End large sites	92	0	0	0	92	
						Total all Key Service Villages large sites	562	41	0	0	521	
Other Villages CS1 Policy Area												
STE1H	567684	241094	Without	Steeple Bumpstead	Bumpstead	Land at Water Lane	12	0	0	0	12	
FEE4H	587418	219833	Without	Feering	Kelvedon	Land at London Road	15	0	0	0	15	LDF Sub Committee 26 March 2013
GRY3H	575819	238293	Without	Great Yeldham	Yeldham	Nuns Walk Field	25	0	0	0	25	Draft Site Allocation ADM3 restricts site to no more than 25 dwellings
GRY5H	576008	238030	Without	Great Yeldham	Yeldham	Hunnable Industrial Estate	35	0	0	0	35	Draft Site Allocation ADM3 restricts site to no more than 35 dwellings

								Total Other Villages large sites	87	0	0	87	
								Total forecast supply	3,797	505	290	3,002	



## Appendix 2 List of Braintree Local Plan Review (RLP) Policies Superseded by Site Allocations and Development Management Plan Policies

## Appendix 2 List of Braintree Local Plan Review (RLP) Policies Superseded by Site Allocations and Development Management Plan Policies

**Table Appendix 2**

<b>ADMP Policy</b>	<b>Replaces Local Plan Review Policy (2005)</b>
<b>ADM1</b> Presumption in Favour of Sustainable Development	
<b>ADM2</b> Development within Development Boundaries	RLP 3 Development within Town Development Boundaries and Village Envelopes RLP 4 Prevention of Town Cramming
<b>ADM3</b> Housing Allocations	
<b>ADM4</b> Affordable Housing in the Countryside	RLP 6 Affordable Housing in Rural Areas
<b>ADM5</b> Specialist Housing	RLP 19 Sheltered Housing RLP 20 Residential Institutions in Towns and Villages RLP 21 Institutional Uses in the Countryside
<b>ADM6</b> Care Homes and Specialist Housing Allocations	
<b>ADM7</b> Gypsy and Traveller and Travelling Showpersons Accommodation	
<b>ADM8</b> Housing Mix and Density	RLP 7 Housing and Mixed Use Sites RLP 8 House Types RLP 10 Residential Density RLP 22 Accessible Housing and Lifetime Housing
<b>ADM9</b> Residential Alterations, Extensions and Outbuildings within Development Boundaries	RLP 17 Extensions and Alterations to Dwellings in Towns and Villages
<b>ADM10</b> Residential Alterations, Extensions and Outbuildings in the Countryside	RLP 18 Extensions to Existing Dwellings in the Countryside
<b>ADM11</b> Replacement Dwellings in the Countryside	RLP 15 Replacement of Dwellings in the Countryside
<b>ADM12</b> Rural Workers Dwellings in the Countryside	RLP 12 Permanent Agricultural Dwellings RLP 13 Temporary Agricultural Dwellings RLP 14 Applications for the Removal of Occupancy Conditions
<b>ADM13</b> Hamlets	RLP 16 Hamlets and Small Groups of Dwellings

ADMP Policy	Replaces Local Plan Review Policy (2005)
<b>ADM13A</b> Previously Developed Infill Sites in the Countryside	
<b>ADM14</b> Garden Extensions	RLP 25 Garden Extensions within Built-Up Areas RLP 26 Garden Extensions into the Countryside
<b>ADM15</b> Employment Policy Areas	RLP 28 Employment Land Provision RLP 33 Employment Policy Areas RLP 41 Employment Allocation, Springwood Drive, Braintree RLP 42 Employment Allocation North of Bluebridge Industrial Estate, Halstead RLP 45 Riverside Business Park, Earls Colne RLP 46 Earls Colne Airfield
<b>ADM16</b> Business Uses	RLP 29 Business Parks RLP 47 Employment Allocation Inworth Road, Feering
<b>ADM17</b> Business and Industrial Uses	
<b>ADM18</b> Industrial Development Boundaries	RLP45 Riverside Business Park Earls Colne RLP46 Earls Colne Airfield
<b>ADM19</b> Design and Layout of Employment Policy Areas and Business and Industrial Uses	RLP 31 Design and Layout of Business Parks
<i>ADM20 (Policy number not used)</i>	-
<b>ADM21</b> Change of Use of Commercial Buildings in the B Use Classes	
<i>ADM22 (Policy number not used)</i>	-
<i>ADM23 (Policy number not used)</i>	-
<b>ADM24</b> Primary Shopping Areas	RLP 112 Town Centre Uses RLP 116 Upper Floors in Shopping Areas
<b>ADM25</b> District Centre	
<b>ADM26</b> Impact Assessments	
<b>ADM27</b> Town District and Local Centre Improvements	RLP 120 Braintree Town Centre Improvements RLP 124 Environmental Improvements in Witham RLP 122 Environmental Improvements in Halstead
<b>ADM28</b> Freeport Outlet Centre	
<i>ADM29 (Policy number not used)</i>	-



<b>ADMP Policy</b>	<b>Replaces Local Plan Review Policy (2005)</b>
<b>ADM30</b> Leisure and Entertainment	
<b>ADM31</b> Car Parking - Freeport and Braintree Retail Park	
<b>ADM32</b> Retail Warehouse Development	RLP 118 Retail Warehouse Development RLP 119 Conversions to Retail Warehouse Use
<b>ADM33</b> Retail Site Allocations	
<b>ADM34</b> Comprehensive Development Area – Newland Shopping Centre, Witham	RLP 125 Newlands Precinct, Witham
<b>ADM35</b> Comprehensive Development Area – Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham	
<b>ADM36</b> Comprehensive Development Area - Land to the East of the High Street, Halstead	RLP 121 Land East of Halstead High Street
<b>ADM37</b> Comprehensive Development Area - Land at Railway Garage, Kelvedon	RLP 48 Comprehensive Development Area, Kelvedon
<b>ADM37A</b> Broomhills Regeneration Site	
<b>ADM38</b> Education Provision	
<b>ADM39</b> Educational Establishments	RLP 150 Educational Establishments
<b>ADM40</b> Cemeteries/Churchyards and Cemetery/Churchyard Extensions	RLP 152 Cemetery Extension, Bocking
<b>ADM41</b> Community Uses	RLP 155 Village Hall Site, Great Yeldham RLP 158 Community Uses Site, off Maltings Lane, Witham
<b>ADM42</b> Provision and Enhancement of Local Community Facilities	RLP 153 Community and Village Halls RLP 160 Local Facilities in Rural Areas
<b>ADM43</b> Retention of Local Community Services and Facilities	RLP128 Maintenance and Rural Services and Facilities RLP 151 Protection of Community Services
<b>ADM43A</b> Health and Wellbeing Impact Assessment	
<b>ADM44</b> Community Orchards and Community Woodlands	

ADMP Policy	Replaces Local Plan Review Policy (2005)
<b>ADM45</b> Sustainable Access for All	RLP 49 Pedestrian Networks RLP 50 Cycleways RLP 51 Cycle Parking RLP 52 Public Transport RLP 54 Transport Assessments RLP 55 Travel Plans
<b>ADM46</b> Cycle/Pedestrian Network	RLP 49 Pedestrian Networks RLP 50 Cycleways
<b>ADM47</b> Parking Provision	RLP 51 Cycle Parking RLP 56 Vehicle Parking
<b>ADM48</b> Transport Related Policy Areas	RLP 58 Galleys Corner Special Policy Area RLP 59 Panners Roundabout Special Policy Area RLP 147 Hotel Policy
<b>ADM49</b> New Road Schemes	
<b>ADM50</b> Landscape Character	RLP 80 Landscape Features and Habitats RLP 81 Trees, Woodland Grasslands and Hedgerows
<b>ADM51</b> Protection of Biodiversity and Geodiversity and Protected Species	RLP 80 Landscape Features and Habitats RLP 83 Local Nature Reserves, Wildlife Sites, and Regionally Important Geological/Geomorphological Sites RLP 84 Protected Species RLP 86 River Corridors
<b>ADM52</b> Built Development in the Countryside	RLP 85 Equestrian Facilities RLP 89 Agricultural Buildings
<b>ADM53</b> Farm Diversification	
<b>ADM53A</b> Redundant or Disused Buildings in the Countryside	RLP 38 Conversion of Rural Buildings
<b>ADM54</b> Protected Lanes	RLP 87 Protected Lanes
<b>ADM55</b> Energy Efficiency	RLP 77 Energy Efficiency RLP 70 Water Efficiency RLP 74 Provision of Space for Recycling
<b>ADM56</b> Renewable Energy	RLP 76 Renewable Energy
<b>ADM57</b> Contaminated Land	RLP 64 Contaminated Land

ADMP Policy	Replaces Local Plan Review Policy (2005)
<b>ADM58</b> Development Likely to Give Rise to Pollution, or the Risk of Pollution	RLP 62 Development Likely to Give Rise to Pollution or the Risk of Pollution RLP 72 Water Quality
<b>ADM59</b> External Lighting	RLP 65 External Lighting RLP 135 Floodlighting of Sports Facilities
<b>ADM60</b> Layout and Design of Development	RLP 9 Design and Layout of Housing and Mixed Use Areas RLP 90 Layout and Design of Development
<b>ADM61</b> Outdoor Advertisements	RLP 107 Outdoor Advertisements
<b>ADM62</b> Shop Fronts	RLP 114 Retail Frontage Policy RLP 117 Shopfronts in Conservation Areas
<b>ADM63</b> Preservation and Enhancement of Conservation Areas and Demolition within Conservation Areas	RLP 95 Preservation and Enhancement of Conservation Areas RLP 96 Demolition in Conservation Areas RLP 97 Changes of Use in Conservation Areas
<b>ADM64</b> Fascias and Signs in Conservation Areas	RLP 108 Fascias and Signs in Conservation Areas RLP 117 Shopfronts in Conservation Areas
<b>ADM65</b> Illuminated Signs in Conservation Areas	RLP 109 Illuminated Signs in Conservation Areas RLP 117 Shopfronts in Conservation Areas
<b>ADM66</b> Alterations and Extensions and Changes of Use to Listed Buildings or Structures and their Settings	RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings RLP 101 Listed Agricultural Buildings
<b>ADM67</b> Demolition of Listed Buildings or Structures	RLP 99 Demolition of Listed Buildings
<b>ADM68</b> Enabling Development	RLP 102 Enabling Development
<b>ADM69</b> Archaeological Evaluation, Excavation and Recording	RLP 104 Ancient Monuments and Sites of Archaeological Importance RLP 105 Archaeological Evaluation RLP 106 Archaeological Excavation and Monitoring
<b>ADM70</b> Sports and Leisure Facilities	RLP 129 Sports and Leisure Facilities
<b>ADM71</b> Golf Courses and Driving Ranges	RLP 133 Golf Courses
<b>ADM72</b> Sports Causing Noise or Disturbance to Users of the Countryside	RLP 134 Sports Causing Noise or Disturbance
<b>ADM73</b> River Walks, Linear Parks and Disused Railway Lines	RLP 140 River Walks/Linear Parks and Disused Railway Lines

ADMP Policy	Replaces Local Plan Review Policy (2005)
<b>ADM74</b> Hatfield Peverel Country Park	RLP 142 Country Parks
<b>ADM75</b> Tourist Development	RLP 143 Touring Caravan and Camping Sites RLP 144 Static Caravans, Chalets or Cabins RLP 146 Tourist Accommodation RLP 145 Additional Tourist Attractions
<b>ADM75A</b> Formal and Informal Recreation and Allotment Allocations	RLP 136 Formal Recreation Policy RLP 138 Provision of Open Space in New Housing Developments

**Local Plan Review (2005) Policies not specifically replaced in the Site Allocations and Development Management Plan:**

- RLP 2 Town Development Boundaries and Village Envelopes
- RLP 11 Changes of Use Affecting Residential Areas
- RLP 24 Subdivision of Dwellings
- RLP 27 Location of Employment Land
- RLP 30 Diversity of Industrial and Commercial Premises
- RLP 32 Workplace Nurseries
- RLP 34 Buffer Areas between Industry and Housing
- RLP 35 Non-Conforming and Un-Neighbourly Industry
- RLP 36 Industrial and Environmental Standards
- RLP 37 New Commercial and Industrial Activities within existing Residential Areas
- RLP 39 Expansion of Local Firms
- RLP 40 Minor Industrial and Commercial Development in the Countryside
- RLP 44 Rayne Foundry
- RLP 53 Generators of Travel Demand
- RLP 63 Air Quality
- RLP 69 Sustainable Drainage

- RLP 71 Water Supply, Sewerage and Land Drainage
- RLP 73 Waste Minimisation
- RLP 75 Waste Reprocessing Facilities
- RLP 82 Sites of Special Scientific Interest
- RLP 91 Site Appraisal
- RLP 92 Accessibility
- RLP 93 Public Realm
- RLP 94 Public Art
- RLP 98 Environmental Improvements in Conservation Areas
- RLP 103 Parks and Gardens of Special Historic Interest
- RLP 113 Shopping Areas
- RLP 115 Accessibility
- RLP 123 The Centre, Halstead
- RLP 126 Local Shopping Facilities
- RLP 127 Additional Village Shopping
- RLP 141 Informal Countryside Recreation Areas
- RLP 148 Visitor Facilities in Villages
- RLP 149 Primary School Site, Witham
- RLP 154 Community Uses Site, Coggeshall
- RLP 157 Community Uses Site, White Colne
- RLP 159 Community Uses Hatfield Hall, Hatfield Road, Witham
- RLP 161 Utilities Development
- RLP 162 Telecommunications Development
- RLP 164 Environmental Impact Assessment
- RLP 166 Enforcement

## Pre Submission Maps List

## Pre Submission Maps List

### List of Maps

1 Braintree & Bocking
<i>1b (Not Used)</i>
1c Great Notley
2 Witham
3 Ashen
4 Audley End
5 Belchamp Otten
6 Belchamp St Paul
7 Belchamp Walter
8 Black Notley
9 Bradwell
10 Braintree Town Centre
11 Braintree Bradford Street
12 Bulmer
13 Bulmer Tye
14 Bures Hamlet
15 Castle Hedingham
16 Coggeshall
16a Coggeshall Surrex
17 Colne Engaine
18 Cornish Hall End
19 Cressing
20 Cressing (Tye Green)
21 Earls Colne Airfield
22 Earls Colne & White Colne West

23 Earls Colne & White Colne East
24 Feering
25 Finchingfield
26 Foxearth
27 Gestingthorpe
28 Gosfield & Airfield
29 Great Bardfield
30 Great Maplestead
31 Great Saling
32 Great Yeldham
33 Greenstead Green
34 Halstead Town
35 Halstead Town Centre
36 Hatfield Peverel
37 Helions Bumpstead
38 Kelvedon
38a Rivenhall Airfield
38b Kelvedon Park
39 Lamarsh
40 Little Maplestead
41 Little Yeldham
42 <i>(Not used)</i>
43 Nounsley
44 Panfield
45 Pebmarsh
46 Rayne
47 Ridgewell



48 Rivenhall
49 Rivenhall End
50 Shalford
51 Shalford Church End
52 Sible Hedingham
53 Silver End
54 Stambourne Chapel End Way
55 Stambourne Dyers End
56 Steeple Bumpstead
57 Stisted
57a Stisted Twin Oaks
58 Sturmer East
59 Sturmer West & Helions Bumpstead North
60 Terling
61 Tilbury Juxta Clare
62 Toppesfield
63 Wethersfield
63a Blackmore End
64 White Notley
65 Wickham St Paul
66 Witham Town Centre
67 Proposals Map
68 Landscape Character Areas