

Updated Main Modifications to the Local Plan section 2 Post examination 29th November 2021

The format of the changes is as follows;

~~Strikethrough~~ for deleted text

**Bold** for new text proposals

Proposed Changes considered as Main Modifications

Ref Number	Paragraph or Policy	Change	Reason
MM1	Throughout the document	All references to 'Braintree Freeport' or 'Freeport' to be replaced with ' <b>Braintree Village</b> '	Company and centre name has been changed.
MM2	Throughout the document	All references to "Highways England" to change to "National Highways"	Name has changed.
MM3	Section 4 Vision for Braintree District Paragraph 2	<del>Two new garden communities are being built within the District at West of Braintree and Colchester/Braintree borders providing new communities within a high quality environment</del>	To remove reference to garden communities

MM4	Vision for Braintree District Paragraph 5	...access to the highest quality community facilities including health and education provision <b>and green infrastructure</b> . Outstanding...	As requested by consultee to reflect national policy
MM5	Key Objectives Housing Need	To provide a range of housing sizes, types and tenures which meet local need, including affordable homes, <del>starter homes</del> , and homes for those residents with...	Starter homes as a category of homes were never implemented.
MM6	Key Objectives Transport Infrastructure	New developments must contribute towards the improvement of the transport network in the District, <del>including schemes to ensure safety and reduce congestion</del> . <b>Developments will make appropriate provision to ensure safety and reduce congestion on the road network.</b> Developments will make appropriate provision for public transport, walking and cycling, both within developments and connections to the wider network.	As requested by consultees to reflect national policy.
MM7	Paragraph 5.8	Delete paragraph and title	To remove reference to the position of Garden Communities within the spatial hierarchy
MM8	Spatial Hierarchy	Add Cressing Tye Green to the list of second tier villages  To add High Garrett to the list of third tier villages  <del>West of Braintree Garden Community</del>  <del>Colchester Braintree Borders Garden Community</del>	The villages were omitted from the original spatial hierarchy  To remove reference to Garden Communities

MM9	Spatial Strategy	That the broad spatial strategy for Braintree District should concentrate development on the town of Braintree, <del>planned new garden communities</del> , Witham and the A12/Great Eastern Mainline corridor and Halstead	To remove reference to Garden Communities
MM10	LPP1	Development outside development boundaries will be <del>strictly controlled</del> <b>confined</b> to uses appropriate to the countryside <b>whilst also protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils</b>	To aid clarity and ensure purpose of the policy is clear following a High Court decision at Gulls Meadow, Stisted.
MM11	Picture 5.1 Key Diagram	Remove the 'Garden Community area of search' from the key diagram.	To remove references to Garden Communities
MM12	LPP2	<del>The Council and its partners will be driving forward the growth of the economy in the District and provide for the 32.1ha of industrial land and 19.5ha of office land in the District to support this.</del> New strategic employment sites <b>to meet the needs set out within policy SP5</b> , and the proposed uses for those sites, are set out in the table below. a) Extension to Springwood Drive Industrial area in Braintree 10ha employment policy area 10 b) <del>Eastlink Horizon</del> 120 18.5ha Innovation and Enterprise Business park for uses in the <del>B4</del> <b>E(g)</b> , B2, B8 use class.  <b>The Council has an approved LDO for the site.</b>	To aid clarity as the overall employment need is set out in policy SP5 of the section 1  To aid clarity  To reflect the current planning permission  To aid clarity and to reflect use class changes

		<p><del>Part of the site may be developed for a hotel use (C1)</del></p> <p><del>B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sqm</del></p> <p>The site also includes 7ha of structural landscaping.</p> <p><del>Major Business Park on the West Braintree Garden Community To be determined through a Strategic Growth DPD</del></p> <p><del>Major Business Park on the Marks Tey Garden Community To be determined through a Strategic Growth DPD</del></p> <p>Total identified new employment land allocations for B1, B2 and B8 51.1 <b>42.1</b></p>	<p>To reflect the current planning position</p> <p>To remove reference to Garden Communities</p> <p>To aid clarity and to reflect the current planning permission for Springwood Drive Industrial Estate</p>
MM13	LPP3	<p>Employment policy areas are identified on the Proposals Map, where the following uses will be considered appropriate and will be permitted and retained:</p> <p>a. <b>Office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2) Business (use class B1) (use class E(g))</b></p> <p>b. General industrial (use class B2) and storage and distribution (use class B8)</p> <p>c. Repair of vehicle and vehicle parts</p>	<p>To reflect changes to use classes</p> <p>To aid clarity</p>

		<p>d. Waste management facilities as appropriate taking into account neighbouring uses</p> <p>e. Services specifically provided for the benefit of businesses or workers based on the employment area</p> <p><b>Changes from B2 or B8 to E will not be permitted.</b></p>	
MM14	LPP6	<p>Employment locations for <del>Use class B4</del> <b>Business Parks</b> <del>business uses</del> are identified on the Proposals Map. To maintain the character of these sites <del>only uses falling within Use Class B4 business will be permitted.</del>, <b>and to meet identified needs, they are allocated for office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2).</b></p>	To reflect use class changes
MM15	Paragraph 6.23, 6.24 and 6.25 LPP7	Delete policy and supporting text	Design appropriately covered in general design policies
MM16	LPP8	<p><del>A the Location of the site being accessible, and sustainable in terms of the Framework</del></p> <p><del>B There is no unacceptable impact on protected species or the historic environment</del></p> <p><del>Where it has been evidenced that the conversion of existing buildings on the site is not practical or where there are no existing buildings on the site and where a need has been</del></p>	<p>To avoid repeating national policy</p> <p>To avoid repeating other policies in the Plan</p>

		<del>demonstrated, new buildings shall be well designed, and appropriately sited. New buildings shall be of a form, bulk and design that should not offend local landscape character, and protect and enhance heritage assets and their settings. All such new development shall also be considered against the criteria above.</del>	
MM17	LPP9	<p>Proposals for new tourist accommodation and facilities, <b>including extensions to existing tourist accommodation and facilities</b>, within the countryside, will be permitted provided that all the following criteria are met;</p> <p>b. <b>Large scale P</b>roposals are connected to and associated with existing facilities or located at a site that relates well to defined settlements in the area and are accessible to adequate public transport, cycling and walking links.</p> <p><del>e They would not use the best and most versatile agricultural land</del></p>	<p>To provide clarity</p> <p>To provide clarity</p> <p>To avoid repeat of other policies in the Plan</p>
MM18	LPP10	<p>Convenience (Food) retailing across the District is expected to grow. <del>Evidence suggests,</del> <b>with evidence suggesting</b> that across the District <del>8966sq.m</del> <b>2927sq.m</b> (gross) of new floorspace will be required. For comparison goods (Non-food retailing) <del>15,869 sqm</del> <b>10,315 sq.m</b> (gross) will be required and for food and beverage provision <del>8,304 sqm</del> <b>4506 sq.m</b> (gross) is needed.</p> <p>1,000sq.m (Gross) Great Notley District Centre and</p>	<p>To reflect updated evidence base</p> <p>To correct typographical error</p>

MM19	LPP11	<p>Within the Primary Shopping Areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between A4 retail shops and non-retail town centre uses has to be maintained in order to secure the vitality and viability of the primary shopping area.</p> <p>The following uses will be permitted within primary frontages:</p> <p>a. <b>Commercial</b> <del>Retail development</del> (Use Class A4 <b>E</b>)</p> <p>b. <b>Local Community uses (Use class F.2)</b> <del>Proposals for use classes A2–A5 and D1–D2 provided that:</del></p> <p><del>It would not result in 3 or more non A1) Use class units in adjoining premises within the primary shopping area</del></p> <p><del>It would not break a continuous A1 primary retail frontage</del></p> <p>The following <b>additional</b> uses will be permitted within Secondary Frontages:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ul style="list-style-type: none"> <li>• <del>Use Classes A1 to A5, B1 and D1 to D2</del><b>Pubs and drinking establishments</b></li> <li>• <b>Hot food takeaways</b></li> <li>• <b>Cinemas, concert halls, music venues and similar</b></li> </ul> </div>	To reflect use class changes
MM20	LPP12	<p>District Centre – <b>Great Notley</b></p> <p>Within the District centre as defined on the Proposals Map, the following uses will be permitted:</p> <p>a. <del>Retail development (Use Class A1)</del> <b>Commercial E use</b></p> <p>b. <b>Use Classes F1, F2, pubs and drinking establishments, hot food takeaways and cinemas, concert halls, music</b></p>	<p>To aid clarity as to where the policy applies.</p> <p>To reflect changes to use classes</p>

		<b>venues and similar providing this does not lead to an over proliferation of these uses to the detriment of the amenity of the surrounding area or viability of the centre.</b> <del>Proposals for use classes A2 – A5 and D1 – D2), provided that it does not result in the loss of an existing A1 retail use, or where a A1 unit has become vacant, it can be demonstrated through a marketing and viability assessment that an A1 user cannot be found.</del>	
MM21	LPP13	The area defined on the Proposals Map as a <b>Factory Designer Outlet Centre</b> shall be maintained for the purpose of a discount shopping outlet centre, <b>and current associated uses.</b>	To better reflect the uses on the site
MM22	LPP14	The areas identified on the Proposals Map for Leisure and Entertainment shall be retained for leisure and entertainment-related uses. <b>This includes use for indoor sport, recreation or fitness; local community shops (Use Class F2); bingo halls, music venues and other similar uses; and expansion of the existing cinema will be acceptable.</b> <del>Proposals within use class D2 will not be permitted.</del>	To reflect new use class order
MM23	LPP15	<del>Bulky retail P</del> proposals outside of town centres will be required to satisfy all the following criteria: c. <del>A traffic transport impact assessment and travel plan demonstrating that the proposal would not cause any detriment to the local traffic network</del>	To aid clarity  For clarity and to avoid repetition
MM24	LPP16	<b>Halstead</b> <del>Former EMD Site, Kings Road</del>  New retail provision will also be provided at strategic growth locations, <del>new garden communities and a site allocations at land north of Freeport and land off Millennium Way, Braintree.</del>	To remove allocation at former EMD site which has now been built.  To remove reference to Garden Communities To remove allocation at Freeport which is not being taken forward by landowner.

MM25	LPP17	Strategic Growth Location	Number of Homes (within the Plan period)	To remove reference to Garden Communities  To update to the current housing position
		<del>West of Braintree Garden Community</del>	<del>2,500</del>	
		<del>New Colchester Braintree Borders Garden Community</del>	<del>1,150</del>	
		East of Great Notley (in Black Notley Parish)	1,750	
		Land East of Broad Road, Braintree	1,000	
		Former Towerlands Park Site, Braintree	<del>600</del> <b>575</b>	
		Land at Feering	<del>750</del> <b>795</b>	
		Wood End Farm, Witham	<del>450</del> <b>400</b>	
		North West Braintree – Panfield Lane	<del>600</del> <b>825</b>	
MM26	LPP18	<ul style="list-style-type: none"> <li>• <b>Up to</b> 1750 new homes of a mixed size and type appropriate to the area</li> <li>• Affordable housing as per the Council's <b>policy</b> requirements</li> <li>• <b>Contributions to the strategic road network in the vicinity of the site which could include the A120 and A131 corridor</b></li> <li>• A new primary school with co-located <del>56</del> early years and childcare <b>nursery</b> <del>(D1 use)</del> on 2.7ha of <b>suitable</b> land <b>allocated for education and childcare use</b> as required by the Local Education Authority through S106 Planning Obligations</li> <li>• Two new 56 place stand-alone early years and childcare <b>nurseryies</b> <del>(D1 use)</del> each on 0.13ha of <b>suitable</b> land <b>allocated for education and childcare use</b> as required</li> </ul>	<p>To reflect the wording of other strategic growth locations policy</p> <p>To aid clarity</p> <p>For ensure the policy is effective</p> <p>To reflect use class orders</p> <p>To aid clarity</p>	

		<p>by the Local Education Authority through S106 Planning Obligations</p> <ul style="list-style-type: none"> <li>• Community facilities including a contribution to or <del>location</del> <b>provision of infrastructure</b> for new NHS facilities</li> <li>• Public open space <b>in accordance with the Open Space Study</b>, and informal and formal recreation <b>in accordance with the playing pitch strategy</b></li> <li>• Provision of <b>or contribution towards</b> a Gypsy and Traveller Site</li> </ul> <p>The main access to the site will be from London Road and <b>local access from Notley Road with additional minor vehicle access from and Bakers Lane, the latter</b> only if it is an essential requirement of the development</p>	<p>To aid clarity</p> <p>To ensure the policy is effective</p> <p>For clarity</p> <p>To ensure the policy is effective</p>
MM27	LPP19	<ul style="list-style-type: none"> <li>• <b>Up to</b> 1000 homes of a mixed size and type appropriate to the area</li> <li>• Affordable housing as per the Council's <b>policy</b> requirements</li> <li>• A new primary school with co-located 56 early years and childcare <b>nursery (D1 use)</b> on 2.1ha of <b>suitable land allocated for education and childcare use</b> as required by the Local Education Authority through S106 Planning Obligations</li> <li>• A new 56 place stand-alone early years and childcare nursery (D1 use) on 0.13 hectares of <b>suitable land</b></li> </ul>	<p>To reflect wording of other strategic growth location policies</p> <p>To aid clarity</p> <p>To aid clarity</p> <p>To reflect use class order</p>

		<p><del>allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</del></p> <ul style="list-style-type: none"> <li>Public open space <b>in accordance with the Open Space Study</b>, formal <b>recreation in accordance with the Playing Pitch strategy</b> and informal recreation, which would include improvements to the River Walk...</li> <li>Provision of <b>or contributions towards</b> a Gypsy and Traveller site</li> </ul> <p>The main <b>vehicular</b> access to the site will be from <b>a new roundabout on</b> the A131 with an additional <b>local</b> <del>minor</del>-vehicle access from Broad Road.</p>	<p>To ensure the policy is effective</p> <p>To ensure the policy is effective</p> <p>To ensure the policy is effective</p>
MM28	LPP20	<ul style="list-style-type: none"> <li><b>Up to 600 575</b> new homes of a mixed use and type appropriate to the area</li> <li>Affordable housing as per the Council's <b>policy</b> requirements</li> <li>A new 56 place stand-alone early years and childcare nursery (<del>D1 use</del>) on 0.13 hectares of <b>suitable</b> land <b>allocated for education and childcare use</b> <del>as required by the Local Education Authority through S106 Planning Obligations</del></li> </ul>	<p>To reflect wording of other strategic growth location policies</p> <p>To aid clarity</p> <p>To aid clarity and to reflect changes to use class</p> <p>To ensure the policy is effective</p>

		<ul style="list-style-type: none"> <li>• <b>All access points will have to be agreed to the satisfaction of Essex County Council, as Highways Authority.</b></li> <li>• Community facilities including contributions to <del>location or</del> <b>provision of infrastructure for new local NHS facilities</b></li> <li>• Public open space <b>in accordance with the Open Space Study</b> and formal <b>recreation in accordance with the Playing Pitch Strategy</b> and informal recreation including landscaping to the rural edge...</li> </ul>	<p>To ensure clarity</p> <p>To ensure the policy is effective</p>
MM29	LPP21	<ul style="list-style-type: none"> <li>• <b>Up to 825</b> <del>600</del> new homes of a mixed size and type appropriate to the area</li> <li>• 10ha of employment development</li> <li>• <del>Land for a</del> new primary school with co-located early years and childcare nursery on 2ha of suitable land allocated for education and childcare use <del>and contributions to existing education facilities</del></li> <li>• <del>Early years and childcare facilities potentially co-located with any new primary school</del></li> <li>• Public open space <b>in accordance with the Open Space Study</b>, formal and informal recreation <b>in accordance with the Playing Pitch Strategy</b> and community sports facilities</li> </ul>	<p>To reflect wording of other strategic growth location policies and current planning permission</p> <p>To reflect current permission.</p> <p>To aid clarity</p> <p>To aid clarity</p> <p>To ensure the policy is effective</p>

		<ul style="list-style-type: none"> <li>• <b>Community facilities including a contribution to or provision of infrastructure for new NHS facilities</b></li> </ul>	To ensure the plan is positively prepared
MM30	LPP22	<p><b>Strategic Growth Location - Land at Feering</b>  A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;</p> <ul style="list-style-type: none"> <li>• <del>Up to 750</del> <b>Around 835</b> new homes of a mixed, size and type appropriate to the area</li> <li>• Affordable housing as per the Council's <b>policy</b> requirements</li> <li>• Appropriate employment <b>generating</b> uses to support the new community</li> <li>• <del>Location for a new primary school or community centre</del> <b>A new primary school with co-located early years and childcare nursery on 2.1 ha of suitable land allocated for education and childcare use or the expansion of Feering School</b></li> <li>• <del>Two</del> <b>A</b> new 56 place <b>stand-alone</b> early years and childcare facilities <del>potentially collocated with any new primary school</del> <b>nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site</b></li> <li>• <b>Provision of a community centre or a financial contribution towards off site provision of the same</b></li> <li>• <del>Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations</del></li> <li>• Community facilities including a contribution to or <del>location</del> <b>provision of infrastructure</b> for new NHS facilities</li> </ul>	<p>To aid clarity and to reflect a current planning permission</p> <p>To aid clarity</p> <p>To aid clarity</p> <p>To respond to comments of consultees</p> <p>To respond to comments of consultees</p> <p>To respond to comments of consultees</p> <p>To aid clarity</p>

		<ul style="list-style-type: none"> <li>• Retail Provision</li> <li>• Public open space <b>in accordance with the Open Spaces Study</b>, and informal and formal recreation <b>in accordance with the playing pitch strategy</b> <del>including a new Country Park to the south of the A12</del></li> <li>• Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering</li> <li>• Provision for <b>or contributions towards</b> a Gypsy and Traveller site</li> <li>• Contributions to <del>an all directions A12 junction at Feering</del> <b>highway and transport infrastructure as required by the Highway Authorities</b></li> <li>• <b>Provision of a new connection between Inworth Road and London Road</b></li> </ul> <p>Development <del>must be designed to ensure that no substantial harm to</del> <b>should conserve and where opportunities arise enhance</b> the conservation areas <b>and their settings, preserve listed buildings and</b> scheduled Ancient monuments <del>and other heritage assets located in the vicinity of the site</del> <b>their settings</b></p> <p>The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.</p> <p>Development proposals which would compromise the delivery of an identified <b>and coherent</b> Strategic Growth Location will be resisted.</p>	<p>To respond to comments of consultees</p> <p>To ensure the policy is effective</p> <p>To respond to comments of consultees</p> <p>To respond to comments of consultees and aid clarity</p> <p>To respond to the comments of consultees and ensure consistency with national policy</p> <p>To aid clarity</p>
MM31	LPP23	<ul style="list-style-type: none"> <li>• Up to <del>450</del><b>400</b> new homes of a mix size and type appropriate to the area</li> </ul>	To reflect current position

		<ul style="list-style-type: none"> <li>Affordable housing as per the Council's <b>policy</b> requirements</li> <li>A new 30 place stand-alone early years and childcare nursery (<del>D1 use</del>) on 0.065hectares of <b>suitable</b> land <b>allocated for education and childcare use</b> as required by the Local Education Authority through S106 Planning Obligations</li> <li><del>Formal and informal</del> <b>Public</b> open space <b>in accordance with the Open Space Study, informal and formal recreation in accordance with the Playing Pitch Strategy</b> play space and allotments including an appropriate countryside edge to the development and buffering to the railway line</li> <li><del>Contributions to other community facilities including health provision as required by the NHS</del> <b>Community facilities including a contribution to provision of infrastructure for new NHS facilities</b></li> </ul>	<p>To aid clarity</p> <p>To reflect use class change</p> <p>To ensure the policy is effective</p> <p>To aid clarity</p>
MM32	LPP24	<ul style="list-style-type: none"> <li>Protection of the setting of listing buildings and enhancement of the Conservation Area including the retention and refurbishment of <del>the at least one</del> air raid shelters</li> </ul>	To reflect appeal decision APP/Z1510/W/19/3224638 which set out that the loss of any of these features would be harmful
MM33	LPP25	<ul style="list-style-type: none"> <li>Impact on the nearby listed buildings <b>and their settings</b></li> </ul>	To respond to comments of consultees
MM34	LPP26	Employment <del>uses E-B4</del> and B8	To reflect use class changes

		<del>Retention of the boiler house</del>	Error – the boiler house is not within this area.
MM35	Paragraph 6.81 LPP27	Delete policy and support text as the site is now under construction.	To reflect current planning permission
MM36	LPP28	<ul style="list-style-type: none"> <li>Retention of <del>A class</del> retail uses along the secondary retail frontage</li> </ul>	To reflect use class changes
MM37	LPP29 2 <sup>nd</sup> paragraph  3 <sup>rd</sup> paragraph	<p>Any developments or extensions should address the drainage <del>impacts. infrastructure deficit in its immediate area.</del></p> <p><del>A development brief will be produced to guide the redevelopment, the brief and any proposals in advance of the brief.</del> <b>An illustrative masterplan, design code and parameter plan should be produced which</b> should address all the following issues:</p>	<p>To ensure consistency with national policy</p> <p>To aid clarity</p>
MM38	LPP30	Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a Comprehensive Redevelopment Area for a mixed-use development <del>where</del> <b>which could include</b> a combination of retail, community uses, public house, pavilion, <b>and</b> residential development; <del>and</del> <b>C</b> ear parking will be supported.	To aid clarity
MM39	LPP31	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel	



		Enhancement of the parkland setting of Gimsons	
MM41	LPP33	<p>A <del>target requirement</del> of 30% of the total number of residential <del>units-dwellings</del> on sites located...</p> <p>A <del>target requirement</del> of 40% of the total <del>dwellings-number of residential units</del> in all other areas.</p> <p>A threshold of <del>104 dwellings or more</del> <b>or where the site area is 0.5 hectares or more</b> with a maximum combined gross internal floor space of 1,000sqm will apply in all other areas of the District.</p> <p><del>10% of all homes on individual sites should be affordable home ownership products, including starter homes and shared ownership. The mix of ownership options will be subject to identified local needs.</del></p> <p><del>Standalone new settlements by virtue of their size will be subject to separate viability appraisals, including on affordable housing.</del></p>	<p>To aid clarity</p> <p>To aid clarity</p> <p>To aid clarity</p> <p>To ensure consistency with national policy.</p> <p>To remove reference to Garden Communities</p>
MM42	LPP 34	<p><del>b. the settlement within which the development is to take place should have a population of less than 3,000 in order to provide for affordable homes in perpetuity.</del></p> <p><b>b. The site is located within an area designated as a rural area by the Secretary of State under the Housing Act 1996 (or any successor legislation)</b></p>	To aid clarity
MM43	LPP 35	b. Health services should be available on site or in close proximity and have capacity to accommodate the additional	To aid clarity

		<p>services required from residents, <b>or proposals should provide appropriate mitigation</b></p> <p>Minor extensions to, or the expansion of existing specialist housing in the countryside may be acceptable if, <b>in addition to the criteria a; b; c and d above</b>, all the following criteria are met;</p>	To aid clarity																														
MM44	6.109	<p>The new requirements are set out in the table below;</p> <table border="1"> <thead> <tr> <th><b>Gypsies and Travellers</b></th> <th><b>GTAA</b></th> <th><b>SHMA</b></th> </tr> </thead> <tbody> <tr> <td>Meet Planning Definition</td> <td>2</td> <td>0</td> </tr> <tr> <td>May meet planning definition</td> <td>4</td> <td>4</td> </tr> <tr> <td>Not meeting Planning Definition</td> <td>0</td> <td>20</td> </tr> <tr> <td><b>Total</b></td> <td><b>26</b></td> <td></td> </tr> <tr> <td><b>Travelling Showpeople</b></td> <td></td> <td></td> </tr> <tr> <td>Meet Planning Definition</td> <td>5</td> <td>0</td> </tr> <tr> <td>May meet Planning Definition</td> <td>4</td> <td>0</td> </tr> <tr> <td>Not meeting Planning Definition</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>Total</b></td> <td><b>6</b></td> <td></td> </tr> </tbody> </table>	<b>Gypsies and Travellers</b>	<b>GTAA</b>	<b>SHMA</b>	Meet Planning Definition	2	0	May meet planning definition	4	4	Not meeting Planning Definition	0	20	<b>Total</b>	<b>26</b>		<b>Travelling Showpeople</b>			Meet Planning Definition	5	0	May meet Planning Definition	4	0	Not meeting Planning Definition	0	0	<b>Total</b>	<b>6</b>		Moved to policy
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Not meeting Planning Definition	0	0																															
<b>Total</b>	<b>6</b>																																
MM45	LPP36  1 <sup>st</sup> paragraph	<p>The Council will <del>allocate</del><b>seek</b> up to <del>30</del> <b>26</b> pitches for Gypsy and Traveller Accommodation, at Strategic Growth Locations <del>and the garden communities</del>, or through the planning application process.</p> <p>The new requirements are set out in the table below, <b>including the source of the requirement. The highest figure from each source is taken.</b></p>	<p>To aid clarity and to remove reference to Garden communities</p> <p>To aid clarity</p>																														

Moved from text	Gypsies and Travellers			To correct error	
		GTAA	SHMA		Total
	Meet planning definition	2	0		2
	May meet planning definition	4	4		<del>8</del> 4 <sup>a</sup>
	Not meeting planning definition	0	20		20
	Total	6	24	<del>30</del> 26	
	Travelling Showpeople				
		GTAA	SHMA		Total
	Meet planning definition	5	0		5
	May meet planning definition	1	0		1
	Not meeting planning definition	0	0		0
	Total	6	0	6	
	<p><sup>a</sup>The highest figure from either the GTAA and SHMA studies has been counted for pitch needs which fall under this definition.</p> <p>6 travelling showpersons plots will be sought at the Strategic Growth locations and garden communities, through the planning</p>				

	<p>3<sup>rd</sup> paragraph</p> <p>4<sup>th</sup> paragraph</p> <p>Final paragraph</p>	<p>application process, or through the expansion or intensification of existing sites.</p> <p><del>However if insufficient sites have been proposed or sites are no longer likely to come forward than any additional sites</del> <b>Planning applications for Gypsy and Traveller or Travelling showpersons sites</b> must meet all the following criteria;</p> <p>c. Are located, designed and landscaped to minimise their impact on the environment <del>and to protect local amenity</del></p> <p>In addition, plots for travelling showpersons must be large enough for the safe storage and maintenance of rides and equipment, <b>and to protect local amenity.</b></p>	<p>To remove reference to Garden Communities</p> <p>For clarity</p> <p>To ensure consistency with national policy</p>
MM46	<p>LPP37</p> <p>1<sup>st</sup> paragraph</p> <p>5<sup>th</sup> paragraph</p>	<p>Housing <del>Mix, Type and Density</del> <b>and Accessibility</b></p> <p>Development <del>should seek to</del> <b>shall</b> create sustainable, inclusive...</p> <p><del>'10% of new market homes on sites of 10 or more dwellings must meet category 2 r 3 of part M of Buildings Regulations 2015 as appropriate.</del> <b>A minimum of 10% of new market homes on sites of 10 or more dwellings must meet Category M4(2) or Category M4(3)(2)(a)/(b) – Wheelchair Accessible'</b></p>	<p>To better reflect contents of the policy</p> <p>For clarity</p> <p>For clarity and to reflect building regulations</p>

	6 <sup>th</sup> paragraph	<b>dwelling of Building Regulations 2015, or as superseded, as appropriate.</b> <del>10% of new affordable homes on all sites must meet category 2 or 3 of part M of Buildings Regulations 2015 as appropriate.</del> <b>All new affordable homes on ground floor level must meet Category M4(2) or M4(3). For developments within or adjacent to the Main Towns and Key Service Villages, 5% of all new affordable homes will be required to meet Category M4(3)(2)(a)/(b) – Wheelchair Accessible’ dwellings - of Building Regulations 2015, or as superseded, as appropriate.</b>	For clarity and to reflect building regulations.
	7 <sup>th</sup> paragraph	<del>Within the main towns 5% of all affordable units will be required to meet Category 3 of Part M of Building Regulations 2015, as appropriate.’</del>	For clarity
	8 <sup>th</sup> paragraph	On sites of 500 dwellings or more, <b>serviced plots equating to 2% of overall</b> homes will be required to be <b>made</b> available for self or custom builders.	For clarity
MM47	LPP38	e. There should be no <del>adverse material</del> <b>unacceptable</b> impact on the identity of the street scene and/or the appearance of the countryside  h. <b>Annexes shall not be self-contained and shall share a physical and functional relationship with the host dwelling</b>	To ensure consistency with national policy  For clarity

MM48	Paragraph 6.125  Paragraph 6.127 Delete	...such as cart lodges which are being proposed. <b>The Council, where appropriate, will seek to restrict outbuildings associated with new dwellings in the countryside to protect the character and appearance of the countryside.</b>  <del>In some cases permitted development rights for any additional outbuildings will be restricted when a replacement dwelling is allowed under this policy.</del>	For clarity and consistency with the NPPF
MM49	LPP39	b. The replacement dwelling and any outbuildings would not have a more harmful impact, or be more intrusive on the landscape or countryside setting, or the setting of <del>any</del> heritage assets <b>and their settings</b> , than the original dwelling...	To ensure the policy is consistent with national guidance
MM50	LPP40	a. There is a clearly-established functional need for a full-time worker to live on <del>this</del> <b>the</b> site in the countryside.  d. The new dwelling should be well-related to <b>any</b> existing buildings, whilst retaining the ability to meet the identified functional need	To aid clarity
MM51	LPP41	This policy will not apply to proposals for <del>isolated new dwellings</del> or the extension of ribbon development and will not apply to gaps which could accommodate more than one dwelling.	To aid clarity
MM52	New paragraph after 6.143	The site should be served by a suitable existing access to ensure that the reuse of the site does not lead to unacceptable intensification which may harm the existing character of the countryside	To protect existing trees and hedgerows and the rural character of the countryside

MM53	LPP42	<p><del>a. The location of the site is accessible and sustainable in the terms of the framework</del></p> <p><b>a. The site is no longer suitable and has been marketed for commercial use</b></p>	To ensure consistency with national policy
MM54	LPP43	<p><del>The extension of a garden within a defined settlement boundary or the countryside will only be permitted where all the following criteria are met;</del></p> <p>d. It does not enclose areas intended for amenity open space including, but not limited to those identified on the Proposals Map for visually important open space, allotments, <b>structural landscaping</b>, informal or formal recreation.</p> <p>g. It would not interfere with any neighbouring use, including <del>farming</del> <b>agriculture</b></p> <p><b>Appropriate boundary treatments for the area to be enclosed, including the planting of native species will be specified.</b> <del>The Council will impose conditions removing permitted development rights over the new area of the garden.</del></p>	<p>For clarity</p> <p>For clarity</p> <p>For clarity</p> <p>To provide clarity</p>
MM55	LPP44 1 <sup>st</sup> bullet  Last bullet	<p>...to offer multi user routes for walking, cycling and other recreational opportunities <b>such as horse riding</b></p>	For clarity

	6 <sup>th</sup> paragraph	<p>Facilities for charging plug-in and other ultra-low emission vehicles <b>will be provided at all new residential properties</b></p> <p><b>Highway works(S278) and/or Financial contributions(S106)</b> from development proposals will be sought, where appropriate and viable, towards achieving the above objectives including the construction of new or improvement of <b>the existing PROW network</b> <del>off-site cycleway and footpaths</del>, and additional off-site car parking, if required.</p>	<p>To provide clarity</p> <p>For clarity to respond to the comments of consultees</p>
MM56	LPP45	<p>Existing car parks serving the main town centres, retail, leisure facilities and train stations are allocated on the Proposals Maps <b>and set out below</b>, and will be protected for this use.</p> <p>Proposals for alternative uses <b>of the above sites</b> will only be acceptable where it can be shown to the satisfaction of the Local Planning Authority that these car parking spaces are being re-provided in an equal or better position to serve that main use.</p>	To aid clarity
MM57	LPP46	<p>...such as hedgerows, <b>hedgerow trees</b> and other structural elements contributing to the historic features of the lanes.</p>	<p>For clarity</p> <p>Move policy and supporting text to natural environment section after LPP72 and renumber accordingly</p>

MM58	LPP47	<p>Strict control will be exercised over development in these areas <del>to, which will be restricted to the following Use Classes below:</del> transport related development, comprising of either;</p> <p><del>C1-e</del> Overnight accommodation</p> <p>Appropriate sui generis, such as petrol filling station, car showrooms, car wash, car rental or garden centres and ancillary <del>retail</del> uses, or</p> <p><del>D1</del> Nursery and café/restaurants which fall within the E use class</p> <p><del>A3</del> café/restaurant.</p>	To reflect use class changes
MM59	LPP48	<ul style="list-style-type: none"> <li>• <del>A131 Sudbury Western Bypass as it passes through the District</del></li> <li>• <del>A new link road between Inworth Road and the A12 Kelvedon North/Feering junction</del> <b>Provision of a new connection between Inworth Road and London Road</b></li> </ul>	<p>This road project is not being taken forward by SuffolkCC</p> <p>To reflect wording in site specific policy</p>
MM60	LPP49  2 <sup>nd</sup> paragraph	<p>Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide <b>capability for</b> the fastest available broadband access.</p>	To aid clarity

MM61	LPP50	The Council will promote and secure <del>the highest possible</del> <b>a high</b> standards of design...  a. ...significance, conservation areas, registered parks and gardens, <b>scheduled monuments</b> and areas of high archaeological and landscape sensitivity <del>including designated heritage assets</del>	As ensure consistency with national policy
MM62	LPP51	Developments shall achieve <b>a high</b> <del>the highest</del> standards of accessible and inclusive design to ensure that they;	To ensure consistency with national policy
MM63		Not used	
MM64	LPP52  New 1 <sup>st</sup> paragraph	<b>To ensure new development is designed to promote good health all developments over 50 residential units and non-residential developments over 1,000sqm will be required to undertake a Health Impact Assessment having regard to the Essex Design Guide Supplementary Guidance on Health Impact Assessments. Negative health impacts identified in a Health Impact Assessment must be resolved in the development or mitigations secured through planning condition(s) and / or a Section 106 Agreement.</b>  <del>For all Use Class C2 developments comprising residential care homes and nursing homes, 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</del>	To provide clarity and ensure consistency with national policy

	<p>2<sup>nd</sup> paragraph</p> <p>3<sup>rd</sup> paragraph</p> <p>4<sup>th</sup> paragraph</p> <p>5<sup>th</sup> paragraph</p>	<p><del>Health and Wellbeing Impact Assessment. This will measure the wider impact upon healthy living and the demands placed upon the capacity of health services and facilities arising from the development.</del></p> <p><del>For Use Class A5 developments (hot food takeaways), a health Impact Assessment will be required....</del></p> <p><del>In addition, proposals for new hot food takeaways within 400m walking distance from the entrance points of primary or secondary schools will be restricted in order to promote the health and wellbeing of school pupils. Hours of opening will be limited to after 5pm on school days and lunch time opening will only be permitted where schools within 400m do not allow pupils to freely leave school premises during lunch breaks.</del></p> <p><del>Where significant <b>adverse</b> health and wellbeing impacts are identified...</del></p> <p><del>The District Council will require Health and Wellbeing Impact Assessments to be prepared in accordance with the advice and best practise for such assessments as published by the Department of Health and other agencies such as NHS organisations across Essex. The impact of the development on health and wellbeing will need to be explained.</del></p>	
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MM65	<p>LPP53</p> <p>New 1<sup>st</sup> paragraph - original moved to 4th</p> <p>2nd paragraph</p> <p>3rd<sup>th</sup> paragraph</p>	<p><b>All developments will be expected to provide new open spaces in line with the requirements set out in the Open Spaces Supplementary Planning Document 2009 or successor document.</b></p> <p>Where the Council has identified, <b>in an up-to-date and robust evidence base and strategy</b>, a surplus in one type of open space or sports and recreational facility but a deficit <b>or qualitative issues</b> in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit <b>or needs quality improvements to increase capacity</b>. The Council will also consider where development may also provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. <b>Such replacement provision should be equivalent or better in terms of quality and quantity and be in a suitable location.</b></p> <p>For small sites where on-site provision is impractical, consideration will be given to opportunities for off-site provision or improvements within the ward or an adjacent ward.</p> <p>Open space, <del>and sports and recreational</del> <b>land and buildings</b> facilities that <b>are identified as needed in the Council's Open Space Study and/or</b> are of high quality, <del>or of particular value to a local community, will be recognised and given protection by the Council.</del> Areas of particular quality may include;</p>	<p>Paragraphs reordered</p> <p>To aid clarity</p> <p>To ensure the policy is effective and positively prepared</p> <p>For clarity</p>

	<p>Moved - Now 4<sup>th</sup> paragraph</p>	<ul style="list-style-type: none"> <li>• Small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities</li> <li>• Areas of open space that provide a community resource and can be used for informal or formal events such as community religious and cultural festivals</li> <li>• Areas of open space that particularly benefit wildlife and biodiversity</li> <li>• Areas identified as visually important on the proposals map</li> <li>• Play areas, and sport and recreation grounds and associated facilities</li> </ul> <p>Existing open space, sports and recreational land and buildings <del>and land</del> shall not be lost or built on unless <del>an</del> a robust and up to date assessment has been undertaken which has clearly demonstrated that <del>the open space or the buildings and land to be</del> <b>they are surplus to requirements or the proposed development is otherwise compliant with this policy as a whole</b>. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. Developers will need to consult the local community and demonstrate that any proposals are widely supported by them.</p> <p>In considering planning applications which could impact on open space, the Council shall weigh any benefits being offered to the community against the loss of open space that will occur. The Council will seek to ensure that all proposed development takes account of, and is sensitive to, the local context. In this regard, the Council shall consider applications with the intention of;</p>	<p>For ensure the policy is effective</p>
	<p>Now 5<sup>th</sup> paragraph</p>		

	Now 6 <sup>th</sup> paragraph	<ul style="list-style-type: none"> <li>• Avoiding any erosion of recreational function and maintaining or enhancing the character of open spaces</li> <li>• Ensuring that open spaces do not suffer from increased overlooking, traffic flows or other encroachment</li> <li>• Protecting and enhancing those parts of the rights of way network that may benefit open space and access to the wider countryside</li> <li>• Mitigating the impact of any development on biodiversity and nature conservation</li> </ul>	
MM66	LPP54	<p><del>b. No alterations to vehicular highway in the area are required</del>  <b>The vehicle movements generated by any new building should be able to be safely and efficiently accommodated on the existing road network without detriment to the character of the local area</b></p> <p>c. Bridleways, byways or other usable off-road <b>routes</b> in the vicinity are designed to accommodate horse riders</p> <p><del>Proposals for new or extended residential accommodation will only be permitted if a submitted business plan demonstrates that there is a convincing case for residential accommodation, and provided that they accord with the criteria above. The accommodation permitted will only be the minimum required to meet the needs of the relevant business.</del></p>	<p>To ensure consistency with national policy</p> <p>For clarity</p> <p>For clarity</p>
MM67	LPP55	2. Buildings and structures should be of <del>the highest</del> architectural quality	To ensure consistency with national policy

		<p>5. Designs shall be sensitive to the need to conserve <b>and enhance</b> local features...</p> <p>9. Landscape proposals should consist of native plant species and their design shall promote and enhance local biodiversity and historic environmental assets. <b>Biodiversity net gain through the provision of new priority habitat where appropriate is encouraged. Development layouts must be appropriately designed to accommodate structural tree and hedge planting and ensure that future interference with highway safety, roads, pavements, services and properties is minimised</b> <del>The planting of trees in inappropriate places such as highway verges and in close proximity to dwellings shall be avoided in order to prevent interference with highway sight lines and root damage to roads, pavements and properties</del></p> <p>11. Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact shall be assessed and the resultant traffic generation and its management shall seek to address safety concerns. <del>and avoid significant increases in traffic movement, particularly in residential areas</del> <b>Developments which will result in a severe impact upon the highway network (taking into account cumulative impacts) will be refused unless they can be effectively mitigated</b></p> <p>18. <del>The provision of</del> <b>P</b>private outdoor amenity space shall be provided <del>in accordance with</del> <b>having regard to</b> the standards set out in the Essex Design Guide, <b>or its successor</b>, and shall be accessible, usable and well-related to the development.</p>	<p>To respond to consultee comments</p>
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		<b>19. Development proposals should demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development</b>	
MM68	LPP57	<p>Demolition of an unlisted building or structure in a Conservation Area will only be granted in the most exceptional circumstances, where <b>all</b> the following criteria are fully satisfied;</p> <p>b. The structure to be demolished makes a negative <b>or neutral</b> contribution to the character or appearance of the Conservation Area</p> <p>d. A detailed redevelopment scheme is included and approved as part of the demolition proposal which would preserve or enhance the character <del>and</del> <b>or</b> appearance of the area</p>	<p>To add clarity</p> <p>To ensure the policy is consistent with national guidance</p>
MM69	LPP60	<p>Development of 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 locally listed heritage assets) and changes of use will be permitted when all the following criteria are met;</p> <p><b>For designated heritage assets: the development meets the tests set out in national policy.</b></p> <p><del>a. The works or uses do not harm the significance of the setting, character, structural stability, and fabric of the building or structure</del></p>	<p>To ensure consistency with national policy</p>

		<p><del>b. The works or uses do not result in substantial harm, or damage to the building or structures historic and architectural elements which are considered to be of significance or special importance</del></p> <p><b>For all heritage assets:</b></p> <p><del>ea.</del> The works or uses include the use of appropriate materials and finishes</p> <p><del>db.</del> The application submitted contains details of the significance of the heritage asset, within a Heritage Statement which should include any contribution made by their setting</p> <p><del>ec.</del> 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</p>	
MM70	LPP61	<p><del>e a.</del> All reasonable efforts have been made to sustain existing uses, find viable new uses through appropriate marketing or secure preservation through <del>a form of charitable or community an alternative ownership and that these efforts have failed</del></p> <p><del>a b</del></p> <p><del>b c.</del> <i>The redevelopment of the site would provide a substantial an extraordinary benefit for the local area which would decisively public benefit that outweighs the loss resulting from demolition</i></p> <p><del>c d</del></p> <p><del>d e</del></p>	To ensure consistency with national policy
MM71	Paragraph 7.43, 7.44 Policy LPP62	<p><b>Enabling Development</b></p> <p>Delete policy and supporting text</p>	To avoid repetition of national policy

MM72	LPP63	Where important archaeological remains are thought to be at risk from development, or if the development could impact on a Scheduled Monument or <del>Historic</del> <b>Registered</b> Park and Garden, the developer...	To ensure consistency with national policy
MM73	LPP64	a. It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational <del>or</del> <del>community</del> use can be found. b. <del>Lodge Farm Witham</del>	To respond to consultee comments  Added in error
MM74	LPP65	<del>In addition to community facilities as specified in the NPPF, the following assets....'</del>	To respond to changes in use class order
MM75	Paragraph 8.9	Green Infrastructure will be implemented <del>provided</del> <b>provided</b> through application of <del>the other</del> <b>a range of</b> policies in the Local Plan including <b>those covering climate change, development design, and</b> application of the Open Space <del>Strategy well as</del> <del>through the application of the</del> and Trees <del>Strategyies</del> .	To aid clarity.
MM76	Policy LPP67	Development proposals must take available measures to ensure the protection, and <del>where possible the</del> enhancement of the natural environment, habitats, biodiversity and geodiversity of the District <b>and to be acceptable, also taking climate change and water scarcity into account in their design.</b> This will include, <del>where appropriate,</del> protection from pollution. <b>Proposals inside the district which are likely to adversely affect, either individually or cumulatively, International or Nationally designated nature conservation sites within and outside the district will not normally be acceptable.</b>	To respond to comments of consultees

		<p>The Council will expect all development proposals, where appropriate, to contribute towards the delivery of new Green Infrastructure which develops and enhances a network of multi-functional spaces and natural features throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support and encourage development which contributes to the District's existing Green Infrastructure and where possible enhances and protects networks and adds to their functions. It will secure additional provision where deficiencies have been identified. <b>Open space and green infrastructure may in some instances be required to provide alternatives to European sites and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role.</b> Proposals which undermine these principles will not be acceptable.</p>	<p>To respond to comments of consultees and to aid clarity</p>
MM77	LPP68  1st paragraph	<p>Protected <del>Sites, Species, Priority Species and Priority Habitat</del></p> <p><del>1. National and Internationally Designated sites</del></p> <p><b>(a)</b> Sites designated for their international, <del>and European and national</del> importance to nature conservation; including Ramsar sites, Special Protection Areas (<b>SPA</b>), Special Areas of Conservation (<b>SAC</b>), should be protected from development that would have an adverse effect on their integrity whether they are inside or outside the District. <del>Proposals likely to have an adverse effect will require a full assessment in line with European legislation.</del></p>	<p>To improve clarity and ensure consistency with national policy</p>

	<p>2<sup>nd</sup> paragraph</p>	<p><del>Planning permission for major development will be refused in these areas except in exceptional circumstances where overriding public interest be demonstrated.</del></p> <p><b>Proposals which are considered to have a likely significant effect on these sites will require an Appropriate Assessment (AA) in line with European and domestic legislation. Developers should provide information sufficient to inform this assessment. Planning permission will only be granted if, in light of the AA, it can be ascertained that the development would not adversely affect the integrity of these sites or, if there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated.</b></p> <p><b>In accordance with the Habitats Regulations, development proposals should follow the avoid-mitigate-compensate hierarchy. Where this cannot be achieved, development proposals will not be permitted.</b></p> <p><b>Residential developments must contribute to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS) where they fall within the Zones of Influence of international designations as defined in the RAMS, in accordance with SP2.</b></p> <p><b>(b) Nationally Designated sites</b>  <b>Sites designated for their national importance to nature conservation; including Sites of Special Scientific Interest (SSSIs) and should also be protected from development which is likely to adversely affect the features for which they are designated. Where necessary, developers should</b></p>	
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	4 <sup>th</sup> paragraph	<del>Development proposals should be controlled through avoidance, on-site management and on-site mitigation. Where this cannot be achieved, development proposals will not be permitted.</del> Proposals resulting in the loss, deterioration or fragmentation of irreplaceable habitats such as ancient woodland or veteran trees will not normally be acceptable unless the need for, and benefits of the development in that location clearly outweigh the loss.	
	5 <sup>th</sup> paragraph	<del>Local Sites</del>  <b>3. All development proposals</b> In all cases a precautionary approach will be taken where insufficient information is provided about avoidance, management, mitigation and compensation measures. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.	
	7 <sup>th</sup> paragraph		
MM78	LPP69  3 <sup>rd</sup> paragraph	Trees which make a significant positive contribution to the character and appearance of their surroundings will be retained unless there is a good arboricultural reason for their removal for example they are considered to be dangerous or in poor condition. Similarly, alterations to trees such as pruning or	To ensure policy remains up to date and effective

	<p>4<sup>th</sup> paragraph</p> <p>5<sup>th</sup> paragraph</p>	<p>crown lifting should not harm the tree or disfigure it; any tree surgery should be carried out to <b>reflect</b> BS3998:2010 (<b>as superseded</b>).</p> <p>When considering the impact of development on good quality trees the Council will expect developers to <del>follow</del> <b>reflect</b> the best practice guidance set out in BS5837:2012 (<b>as amended</b>). The standard recommends that trees of higher quality are a material consideration in the development process.</p> <p>Where trees are to be retained on new development sites there must be a suitable distance provided between the established tree and any new development to allow for its continued wellbeing and ensure it is less vulnerable to pressures from adjacent properties for its removal. Planning conditions will be applied to protect trees during development. New landscape proposals for tree planting on development sites should <del>conform</del> <b>reflect</b> to the recommendations set out in BS5837:2012 (<b>as amended</b>) and BS8545:2014 (<b>as superseded</b>).</p>	
MM79	LPP70	<del>The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan.</del>	To avoid repetition
MM80	LPP71 1 <sup>st</sup> paragraph	<p>...expressed in NPPF <b>2012</b> paragraph 113.</p> <p>Proposals for new development should be informed by, and be sympathetic to the character of the landscape as identified in the District Council's Landscape Character Assessments.</p> <p><del>Applications</del> <b>Proposals which may impact on the landscape</b></p>	To ensure the plan remains up to date and effective

	3 <sup>rd</sup> paragraph	<b>such as settlement edge, countryside or large schemes</b> will be required to include an assessment of their...	
MM81	8.34	...cause coalescence, or have a <del>significant</del> <b>harmful</b> impact on the physical separation...	To aid clarity
MM82	LPP72	<ul style="list-style-type: none"> <li>• Land between Braintree, <b>Rayne, Deanery Hill</b>, Panfield, Bocking and High Garrett</li> <li>• <b>Land between Earls Colne and White Colne</b></li> </ul>	Missing in error
MM83	LPP73	<p>Development will not be permitted where, individually, or cumulatively <b>and after mitigation</b>, there are likely to be unacceptable impacts arising from the development on;</p> <p>b. Health and safety of the public <b>including existing residents, and future occupiers of all new developments</b></p> <p>d. Surface <b>water</b> and groundwater quality, <b>groundwater source protection areas, drinking water protected zones</b></p> <p><del>e. Land and soil quality and condition</del></p> <p><b>e. Odour</b></p> <p><b>h. Noise</b></p> <p><b>Soil quality must be protected during development to protect good quality land and to protect the ability of soil to allow water penetration by avoiding compaction.</b></p> <p>In appropriate cases, the Local Planning Authority may impose planning conditions or, including through a legal obligation,</p>	<p>For clarity.</p> <p>For clarity</p> <p>To respond to comments of consultees</p>
	After f. insert		
	Before final paragraph		

	Final paragraph	secure <b>mitigation measures</b> , remedial works and/or monitoring processes.	To respond to comments of consultees  To ensure consistency with National policy
MM84	New para after 8.55	<b>Applicants will be expected to submit a Sustainability Statement with their planning application to demonstrate how these principles have been embedded into the design of the development proposal and will be considered as part of the means by which climate change and mitigation is considered. This will show what and how mitigation and carbon reduction measures have been incorporated into the scheme design. The Council will produce an updated supplementary planning document which will include further guidance on the Sustainability Statement. Details can be found in the Council's Local Development Scheme.</b>	<b>To ensure the plan is effective and consistent with National Policy</b>
MM85	LPP74  2 <sup>nd</sup> paragraph	<b>Applicants will be expected to demonstrate that measures to lower carbon emissions, increase renewable energy provision and adapt to the expected impacts of climate change have been incorporated into their schemes, other than for very minor development.</b> Planning permission will only be granted for proposals that demonstrate the principles of climate change mitigation and adaptation into the development. <del>Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into</del>	To respond to comments of consultees

		<p>the design of the development proposal. <b>Guidance will be made available by the Council on the contents to be included in the Sustainability Statement.</b> The Council intends the District to meet part of its future energy needs through renewable <del>or</del> <b>and</b> low carbon energy sources and will therefore encourage and support the provision of <del>renewable and low carbon</del> <b>these</b> technologies subject to their impacts on landscape and visual amenity, residential amenities including noise, pollution, heritage assets <b>and their settings</b>, biodiversity and designated nature conservation sites, soils, and impact on the highway, being acceptable.</p>	To add improve clarity and effectiveness
MM86	LPP75/77	<p><b>Combined policy LPP75 and LPP77 to read as follows</b></p> <p><b>Resource Efficiency, Energy Generation and Energy Efficiency</b></p> <p>The Local Planning Authority will encourage appropriate energy conservation and efficiency measures in the design of all new development. Such measures could include site layout and building orientation, natural light and ventilation, air tightness, solar shading, reducing water consumption and increasing water recycling in order to contribute to the reduction in their total energy consumption.</p> <p>Opportunities for decentralised energy networks will be encouraged and promoted where possible and where they conform to other Local Plan policies in order to reduce carbon emissions.</p>	To aid clarity and ensure consistency with national policy

		<p><b>All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day</b></p> <p><del>All planning applications shall include renewable energy technology to provide at least 20% of the projected energy requirements of major developments, and 10% of minor developments, unless viability evidence demonstrates otherwise.</del></p> <p><b>All planning applications for new residential dwellings shall include renewable and low carbon energy technology to provide at least a 19% improvement in energy performance over the requirements of the Building Regulations (2013) unless;</b></p> <p><b>(i) revised Building Regulations standards exceed this requirement, or</b></p> <p><b>(ii) All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of ‘Very Good’.</b></p> <p><del>Developments may consider a contribution in lieu of renewable installation to be used as renewable seedcorn funding for other community renewable energy projects.</del></p>	
MM87	New para after 8.69	<p><b>Renewable energy schemes, such as solar farms and wind turbines can have significant landscape and other impacts on their surroundings. The Council will produce an updated supplementary planning document which will include guidance on location and design of such proposals to minimise such impacts, as well as a review of the district in</b></p>	<b>To ensure the plan is effective</b>

		<b>relation to finding suitable areas for wind related development. Details can be found in the Council's Local Development Scheme.</b>	
MM88	LPP76  First paragraph  7 <sup>th</sup> paragraph  8 <sup>th</sup> paragraph	<p>Proposals for renewable energy schemes will be encouraged where the benefit in terms of low carbon energy generating potential <del>does not result, <b>outweighs</b> individually or cumulatively, in serious <b>minor</b> harm to or loss of;</del>...</p> <p><del>Where any application for wind turbine(s) is submitted, it must include a consultation exercise which demonstrates that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</del></p> <p><del>The benefits of low carbon energy generating potential should be taken into consideration as part of the assessment.</del></p>	To ensure the plan is positively prepared
MM89	LPP78 (whole policy reworded.)  1 <sup>st</sup> paragraph	<p><del>The Council will ensure that all proposals will be located to avoid the risk of flooding and w</del><b>Where development must be located in an area of higher flood risk, development it must be designed to be flood resilient and resistant and safe for its users for the lifetime of the development taking climate change and the vulnerability of the residents into account. Development will take climate change into account in accordance with the most up to date analysis of flood risk and will not increase flood risk elsewhere.</b></p>	<p>To aid clarity and to respond to consultee comments</p> <p>To respond to consultee comments</p>

	<p>2<sup>nd</sup> paragraph (split into 2)</p> <p>New 3<sup>rd</sup> paragraph</p>	<p><b>New</b> <del>D</del>development shall be located on Floodz <b>Zone 1</b> or areas with the lowest probability of flooding, taking climate change into account, <b>and will not increase flood risk elsewhere</b>. Any proposals for new development (except water compatible uses) within Flood Zones 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the sequential test and exception test have been satisfied, taking climate change into account. <b>Where development must be located in an area of higher flood risk, it must be designed to be flood resilient and resistant and safe for its users for the lifetime of the development, taking climate change and the vulnerability of any residents into account.</b></p> <p><del>Inappropriate development will be steered away from flood zones and</del></p> <p><b>For developments within Flood Zones 2 and 3, and for developments elsewhere involving sites of 1ha or more, development proposals must be accompanied by a site specific Flood Risk Assessment <del>will be submitted</del> which meets the requirements of the NPPF and Planning Practice Guidance. <b>Flood Risk Assessments submitted must take into account an assessment of flood risk across the life of the development taking climate change into account by using the most up to date allowances available.</b></b></p> <ul style="list-style-type: none"> <li><del>Retain at least an 8m wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration. Any proposed development within 8m of a main river watercourse will require an environmental permit from the Environment Agency.</del></li> </ul>	
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	<p>Was 8<sup>th</sup> paragraph</p> <p>Was 6<sup>th</sup> paragraph</p>	<ul style="list-style-type: none"> <li>• <del>Retain at least a 3m buffer strip on at least one side of an Ordinary watercourse. Any development that could impact the flow within and ordinary watercourse will require consent from Essex County Council (as LLFA).</del></li> <li>• <del>All new development within Floodzone 2 and 3 must not result in a net loss of flood storage capacity. Where possible opportunities should be sought to achieve an increase in the provision of floodplain storage.</del></li> <li>• <del>Ensure there is no adverse impact on the operational functions of any existing flood defence infrastructure and new development should not be positioned in areas which would be in an area of hazard should defences fail. Where the development sites will benefit from the construction of Flood Management Infrastructure such as Flood Alleviation Schemes, appropriate financial contributions will be sought.</del></li> </ul> <p>For all developments (excluding minor developments and change of use) proposed in Flood Zone 2 or 3, a Flood Warning and Evacuation Plan should be prepared.</p> <p>For developments located in areas at risk of fluvial flooding, safe access/egress must be provided for new development as follows in order of preference;</p> <ol style="list-style-type: none"> <li>a. Safe dry route for people and vehicles</li> <li>b. Safe dry route for people</li> <li>c. If a. is not possible a route for people where the flood hazard is low and should not cause risk to people</li> <li>d. If b. is not possible, a route for vehicles where the flood hazard permits access for emergency vehicles</li> </ol> <p><b>d. If a. - c. is not possible planning permission will not usually be granted</b></p>	
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	<p>Was 7<sup>th</sup> paragraph</p> <p>Was 3<sup>rd</sup> paragraph</p> <p>Was 4<sup>th</sup> paragraph</p> <p>Was 5<sup>th</sup> paragraph</p> <p>New para</p>	<p>All new development in Floodzones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere. <del>Opportunities should be sought within the site design to make a space for water.</del></p> <p><b>All</b> <del>new</del> development within Floodzone <b>2 and 3</b> must provide <del>adequate flood storage and</del> not result in a net loss of flood storage capacity. <del>unless there is compensation on site or, rarely if not possible, off site capacity.</del> Where possible opportunities should be sought to achieve an increase in the provision of floodplain storage.</p> <p><b>All</b> more Vulnerable and Highly Vulnerable development within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change.</p> <p>In areas at risk of flooding of low depths (&lt;0.3m), flood resistance measures should be considered as part of the design and in areas at risk of frequent or prolonged flooding, flood resilience measures should also be included.</p> <p><b>Where applicable proposals for new development should:</b></p> <ul style="list-style-type: none"> <li>• <b>Demonstrate that the Scheme does not have an adverse impact on any watercourse, floodplain or flood defence;</b></li> <li>• <b>Not impede access to flood defence and management facilities;</b></li> <li>• <b>demonstrate that the cumulative impact of development would not have a significant effect on local flood storage capacity of flood flows;</b></li> </ul>	
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	<p>New para</p> <p>Was 9<sup>th</sup> paragraph</p>	<ul style="list-style-type: none"> <li>• <b>Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping.</b></li> <li>• <b>Where applicable retain at least an 8m wide undeveloped buffer strip alongside Main Rivers, or at least a 3m buffer strip on at least one side of an Ordinary watercourse, and explore opportunities for riverside restoration.</b></li> <li>• <b>Ensure there is no adverse impact on the operational functions of any existing flood defence infrastructure and new development should not be positioned in areas which would be in an area of hazard should defences fail.</b></li> </ul> <p><b>Where the development site would benefit from the construction of Flood Management Infrastructure such as Flood Alleviation Schemes, appropriate financial contributions will be sought.</b></p> <p><del>Flood Risk Assessments submitted must take into account an assessment of flood risk across the life of the development taking climate change into account by using the most up to date allowances available.</del></p> <p><del>a. Development shall not: Have an adverse impact on a watercourse, floodplain or its flood defences</del></p> <p><del>b. Should not impede access to flood defence and management facilities</del></p> <p><del>c. Where the cumulative impact of such developments would have a significant effect on local flood storage capacity of flood flows</del></p>	
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		d. <del>Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping</del>	
MM90	LPP79  Paragraph 1  Paragraph 3	The Council will require development to <del>be in compliance with</del> <b>have regard to</b> and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan as <del>may be updated or superseded</del> .  All developments in Critical Drainage Areas (excluding minor housing extensions less than 50m <sup>2</sup> ) which relate to a net increase in impermeable area <del>are to</del> <b>must</b> include...	To ensure the policy is effective  To ensure the policy is effective
MM91	8.93	SuD's design quality will be expected to <del>reflect conform with</del> the up-to-date standards encompassed by the relevant BRE, CIRIA Essex SuD's Design Guide and Non-Statutory Technical Standards for Sustainable Drainage Systems to the satisfaction of the Lead Local Flood Authority where practicable.	To aid clarity.

MM92	LPP80	<p>SuDs design quality will be expected to <b>reflect</b> <del>conform with</del> the up-to-date standards encompassed in the relevant BRE, CIRIA standards, Essex County Council SuDs Design Guide (as updated) and Non-Statutory Technical Standards for Sustainable Drainage Systems, to the satisfaction of the Lead Local Flood Authority, <del>where practical.</del></p> <p><del>Opportunities shall be taken to integrate sustainable drainage within the development, creating amenity and enhancing biodiversity.</del></p> <p><del>It will be necessary to demonstrate why it is not achievable.</del></p> <p>SuDS design should be an integral part of the <del>design</del> <b>layout</b> and clear details of proposed...</p> <p>The dual use of land for Sustainable Urban Drainage and Open Space can be supported where neither use is compromised by the other. It may be supported in circumstances where land is safely usable by the public as open space, <b>and</b> <del>where</del> where use as open space does not compromise the efficient and effective functioning of the SuDs in the short or longer term.</p>	<p>To aid clarity</p>
	2 <sup>nd</sup> Paragraph		
	5 <sup>th</sup> paragraph		
	6 <sup>th</sup> paragraph		
	7 <sup>th</sup> paragraph		
	Bullet points to be combined with last sentence		

MM93	LPP81	<p>Proposals for external lighting <b>within development proposals and standalone lighting schemes</b>, will be permitted where all the following criteria are met;</p> <ul style="list-style-type: none"> <li>a. The lighting is designed as an integral element of the development and shall be built to a standard capable of adoption by the Highway Authority</li> <li>b. Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors, and time controls <b>and hours of illumination shall be controlled</b></li> <li>c. The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky</li> <li>d. The lighting intensity is no greater than necessary to provide adequate illumination</li> <li>e. There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users</li> <li>f. There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets</li> </ul> <p><del>Consideration should be given to time management and limiting the hours of use for external lighting of all the development.</del></p>	To aid clarity
MM94	Paragraph 9.1	The NPPF requires Local Planning Authorities to work with other authorities to assess the quality and capacity <b>for a range of infrastructure requirements including but not limited to</b> for transport, water supply, wastewater and its treatment, energy,	To ensure consistency with national policy

		telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management...	
MM95	LPP82	continuation of bullet points in text instead of final paragraph	To correct error
MM96	Monitoring Table LPP2	To deliver the development of <b>between 20 and 43.3 hectares of employment land</b> <del>32.1 hectares of industrial land and 19.5 hectares of office land including</del>  <del>A 10 hectare employment policy area as an extension to Springwood Drive Braintree</del>  <del>An 18.5 hectare Innovation and Enterprise Business Park at East Link 120, Great Notley</del>  <del>A 6.8 hectare extension to Eastways Industrial Estate Witham</del>	Remove references to delivery at Garden Communities  To aid clarity
MM97	Monitoring Table LPP3	To retain land in defined Employment Policy Areas within <del>B1/B2/B8 business</del> <b>Use the uses identified in paragraphs A-D of that policy</b> <del>repair of vehicles and vehicle parts, services specifically provided for the benefit of businesses or workers based on the employment area, or waste management facilities as appropriate.</del>	To reflect use class changes
MM98	Monitoring Table LPP 18	Amend target to:  ...community facilities including a contribution to or <del>location for</del> <b>provision of</b> infrastructure for NHS facilities; a village	To respond to consultee comments

MM99	Monitoring Table LPP 20	Amend target to:  ... <b>up to 600 575</b> new homes of a mixed use and type appropriate to the area	Updated to reflect site capacity
MM100	Monitoring Table LPP 21	Amend target to:  ...Up to <b>825 600</b> -new homes...  ...contributions to existing education facilities early years and childcare facilities, <b>contributions for healthcare</b> , local centre including retail uses,...	Update to reflect site capacity In response to consultee comments
MM101	Monitoring Table LPP 22	Amend target to  ...community facilities including a contribution to or <del>location for,</del> <b>new provision of infrastructure for</b> NHS facilities; public open space...	In response to consultee comments
MM102	Monitoring Table LPP 23	Amend target to:  ...Up to 450 <b>400</b> new homes....	Updated to reflect site capacity
MM103	Monitoring Table LPP 26	Amend target to:  The delivery of <del>30</del> <b>26</b> pitches for Gypsy and Travellers...	To correct error

MM104	Appendix 1	The Publication Draft Local Plan Housing Trajectory currently within the Submitted Plan to be replaced by the updated trajectory which is Appendix 1 to Topic Paper 2. It is also suggested that Figure 1 of this Topic Paper be included.	To reflect updated housing position
MM105	Appendix 3	The Publication Draft Local Plan schedule of housing allocations currently within the Submitted Plan as Appendix 3 to be replaced by the updated schedule.	To reflect updated housing position