

## Braintree Local Plan Section 2 Main Modifications – June 2022

The format of the changes is as follows;

~~Strikethrough~~ for deleted text

**Bold** for new text proposals

Ref Number	Paragraph or Policy	Change
MM1	Throughout the document	All references to 'Braintree Freeport' or 'Freeport' to be replaced with ' <b>Braintree Village</b> '
MM2	Throughout the document	All references to "Highways England" to change to "National Highways"
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>
MM4	Vision for Braintree	...access to the highest quality community facilities including health and education provision <b>and green infrastructure</b> . Outstanding...

	District Paragraph 5	
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...
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.
MM7	Paragraph 5.8	Delete paragraph and title
MM8	Spatial Hierarchy	Add Crossing 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>
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

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>
MM11	Picture 5.1 Key Diagram	Remove the 'Garden Community area of search' from the key diagram.
MM12	LPP2  a)  b)	<p><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></p> <p>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.</p> <p>Extension to Springwood Drive Industrial area in Braintree 10ha employment policy area 10</p> <p><del>Eastlink</del> <b>Horizon</b> 120 18.5ha Innovation and Enterprise Business park for uses in the <del>B4</del> <b>E(g)</b>, B2, B8 use class.</p> <p><b>The Council has an approved LDO for the site.</b></p> <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 <del>51.1</del> <b>42.1</b></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> <ul style="list-style-type: none"> <li>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></li> <li>b. General industrial (use class B2) and storage and distribution (use class B8)</li> <li>c. Repair of vehicle and vehicle parts</li> <li>d. Waste management facilities as appropriate taking into account neighbouring uses</li> <li>e. Services specifically provided for the benefit of businesses or workers based on the employment area</li> </ul> <p><b>Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be permitted.</b></p>
MM14	LPP6	<p>Employment locations for <del>Use class B1 Business Parks</del> <b>Business Parks</b> business uses are identified on the Proposals Map. To maintain the character of these sites <del>only uses falling within Use Class B1 business will be permitted.</del>, <b>and to meet identified needs, they are allocated for Use Class E (g) office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2).</b></p>

MM15	Paragraph 6.23, 6.24 and 6.25 LPP7	Delete policy and supporting text
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 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></p>
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</b> <del>P</del>proposals 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>
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>

		1,000sq.m (Gross) Great Notley District Centre and
MM19	LPP11	<p>Within the Primary Shopping Areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between A1 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 Retail development (Use Class A1 <u>E</u>)</b></p> <p>b. <b>Local Community uses (Use classes F.1 and 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>
		<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>
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 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></p>

MM21	LPP13	The area defined on the Proposals Map as a <b>Factory Braintree Village Designer Outlet Centre</b> shall be maintained for the purpose of a discount shopping outlet centre, <b>and current associated uses.</b>	
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>	
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>	
MM24	LPP16	<p><b>Halstead</b> Former EMD Site, Kings Road</p> <p>New retail provision will also be provided at strategic growth locations, <del>new garden communities and</del> a site allocations at land north of Freeport and land off Millennium Way, Braintree.</p>	
MM25	LPP17	Strategic Growth Location	Number of Homes (within the Plan period)
		<del>West of Braintree Garden Community</del>	2,500
		<del>New Colchester Braintree Borders Garden Community</del>	1,150
		East of Great Notley (in Black Notley Parish)	1,750
		Land East of Broad Road, Braintree	1,000
		Former Towerlands Park Site, Braintree	<b>600 575</b>
		Land at Feering	<b>750 795</b>
		Wood End Farm, Witham	<b>450 400</b>
North West Braintree – Panfield Lane	<b>600 825</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> </ul>	

		<ul style="list-style-type: none"> <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 by the Local Education Authority through S106 Planning Obligations</li> <li>• Community facilities including a contribution to or <del>location</del> <b>provision of infrastructure</b> for <b>new</b> 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</b> Notley Road <del>with additional minor vehicle access from</del> <b>and Bakers Lane, the latter</b> only if it is an essential requirement of the development</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 <del>56</del> early years and childcare <b>nursery</b> (<del>D1 use</del>) on 2.1ha 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> </ul>



		<ul style="list-style-type: none"> <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> as required by the Local Education Authority through S106 Planning Obligations</li> <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>
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> as required by the Local Education Authority through S106 Planning Obligations</li> <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</del> <b>or provision of infrastructure for new local</b> NHS facilities</li> </ul>

		<ul style="list-style-type: none"> <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>
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> A 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> <li><b>Community facilities including a contribution to or provision of infrastructure for new NHS facilities</b></li> </ul>
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> </ul>

		<ul style="list-style-type: none"> <li>• <del>Two</del> <b>A new 56 place stand-alone</b> early years and childcare facilities <del>potentially collocated with any new primary school-nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site</del></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> <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><del>Development 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>
--	--	--

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> <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 0.065 hectares 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>
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>
MM33	LPP25	<ul style="list-style-type: none"> <li>• Impact on the nearby listed buildings <b>and their settings</b></li> </ul>
MM34	LPP26	<p>Employment <del>uses E-B4</del> and B8</p> <p><del>Retention of the boiler house</del></p>
MM35	Paragraph 6.81 LPP27	Delete policy and support text as the site is now under construction.

MM36	LPP28	<ul style="list-style-type: none"> <li>Retention of A class-retail uses along the secondary retail frontage</li> <li><del>Malden Road Park</del> <b>Witham Town Park</b></li> </ul>
MM37	LPP29 2 <sup>nd</sup> paragraph  3 <sup>rd</sup> paragraph	<p>Any developments or extensions should address the drainage <b>impacts</b>. <del>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>
MM38	LPP30	<p>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, residential development and car parking will be supported.</p>
MM39	LPP31	<p>Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel</p> <p><del>The following d</del>Development is supported within the comprehensive redevelopment area at land between A12 and GEML.</p> <ul style="list-style-type: none"> <li><del>Mixed use development of up to 200 dwellings on former Arla Dairy site (3.8ha)</del></li> <li><del>Up to 45 dwellings on Sorrells Field (2ha)</del></li> <li><del>Up to 20 dwellings on Bury Farm (2.8ha)</del></li> <li><del>Up to 20 dwellings to the rear of Station Road, subject to a masterplan to be agreed with the LPA. Piecemeal development of gardens will be resisted</del></li> </ul>

		<ul style="list-style-type: none"> <li>• <del>Access and capacity improvements to Station Road car park</del></li> </ul> <p>Development of residential dwellings on these sites will be expected to provide;</p> <ul style="list-style-type: none"> <li>• A suitable road link between Bury Lane and <b>main vehicular access from the site to be taken from</b> Station Road to be agreed with the Highways Authority</li> <li>• Affordable housing as per the Councils policy <b>requirements</b></li> </ul>
MM40	LPP32	<p><del>40</del> <b>Up to 78</b> new homes</p> <p><del>Retention of the visual integrity of the character and setting of Gimsons and its access</del></p> <p><del>Enhancement of the parkland setting of Gimsons</del></p>
MM41	LPP33	<p>A target <b>requirement</b> of 30% of the total number of residential units <b>dwellings</b> on sites located...</p> <p>A target <b>requirement</b> of 40% of the total <b>dwellings</b> number of residential units in all other areas.</p> <p>A threshold of <del>104</del> dwellings or more <b>or where the site area is 0.5 hectares or more with a maximum combined gross internal floor space of 1,000sqm</b> 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>

MM42	LPP 34	<p>b. <del>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>																														
MM43	LPP 35	<p>b. Health services should be available on site or in close proximity and have capacity to accommodate the additional 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>																														
MM44	6.109	<p>The new requirements are set out in the table below;</p> <table border="1" data-bbox="571 707 1451 1118"> <thead> <tr> <th data-bbox="571 707 1099 746"><b>Gypsies and Travellers</b></th> <th data-bbox="1104 707 1272 746"><b>GTAA</b></th> <th data-bbox="1276 707 1451 746"><b>SHMA</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="571 750 1099 790">Meet Planning Definition</td> <td data-bbox="1104 750 1272 790">2</td> <td data-bbox="1276 750 1451 790">0</td> </tr> <tr> <td data-bbox="571 793 1099 833">May meet planning definition</td> <td data-bbox="1104 793 1272 833">4</td> <td data-bbox="1276 793 1451 833">4</td> </tr> <tr> <td data-bbox="571 836 1099 876">Not meeting Planning Definition</td> <td data-bbox="1104 836 1272 876">0</td> <td data-bbox="1276 836 1451 876">20</td> </tr> <tr> <td data-bbox="571 879 1099 919"><b>Total</b></td> <td data-bbox="1104 879 1272 919"><b>26</b></td> <td data-bbox="1276 879 1451 919"></td> </tr> <tr> <td data-bbox="571 922 1099 962"><b>Travelling Showpeople</b></td> <td data-bbox="1104 922 1272 962"></td> <td data-bbox="1276 922 1451 962"></td> </tr> <tr> <td data-bbox="571 965 1099 1005">Meet Planning Definition</td> <td data-bbox="1104 965 1272 1005">5</td> <td data-bbox="1276 965 1451 1005">0</td> </tr> <tr> <td data-bbox="571 1008 1099 1048">May meet Planning Definition</td> <td data-bbox="1104 1008 1272 1048">4</td> <td data-bbox="1276 1008 1451 1048">0</td> </tr> <tr> <td data-bbox="571 1051 1099 1091">Not meeting Planning Definition</td> <td data-bbox="1104 1051 1272 1091">0</td> <td data-bbox="1276 1051 1451 1091">0</td> </tr> <tr> <td data-bbox="571 1094 1099 1118"><b>Total</b></td> <td data-bbox="1104 1094 1272 1118"><b>6</b></td> <td data-bbox="1276 1094 1451 1118"></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>	
<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>																															
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>																														

Moved from text

The new requirements are set out in the table below, **including the source of the requirement. The highest figure from each source is taken.**

Gypsies and Travellers	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

<sup>a</sup>**The highest figure from either the GTAA and SHMA studies has been counted for pitch needs which fall under this definition.**

6 travelling showpersons plots will be sought at the Strategic Growth locations ~~and garden communities~~, through the planning application process, or through the expansion or intensification of existing sites.



	<p>3<sup>rd</sup> paragraph</p> <p>4<sup>th</sup> paragraph</p> <p>Final paragraph</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>
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' dwellings of Building Regulations 2015, or as superseded, as appropriate.</b></p>



MM48	Paragraph 6.125  Delete Paragraph 6.127	...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>
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...
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
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.
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
MM53	LPP42	<del>a. The location of the site is accessible and sustainable in the terms of the framework</del>  <b>a. The site is no longer suitable and has been marketed for commercial use</b>

MM54	LPP43	<p>The extension of a garden <del>within a defined settlement boundary or the countryside</del> will only be permitted where all the following criteria are met;</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>
MM55	<p>LPP44 1<sup>st</sup> bullet</p> <p>Last bullet</p> <p>6<sup>th</sup> paragraph</p>	<p>...to offer multi user routes for walking, cycling and other recreational opportunities <b>such as horse riding</b></p> <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</b> Financial contributions(<b>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-and/or</b> off-site cycleway and footpaths, and additional off-site car parking, if required.</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>

		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.
MM57	LPP46	...such as hedgerows, <b>hedgerow trees</b> and other structural elements contributing to the historic features of the lanes.
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</del> <b>O</b>vernight 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> <b>uses</b>, or</p> <p><del>D1</del> <b>Nursery and café/restaurants which fall within the E use class</b></p> <p><del>A3</del> <b>café/restaurant.</b></p>
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></li> </ul> <p><b>Provision of a new connection between Inworth Road and London Road</b></p>
MM60	LPP49	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.

	2 <sup>nd</sup> paragraph	
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>
MM62	LPP51	Developments shall achieve <b>a high</b> <del>the highest</del> standards of accessible and inclusive design to ensure that they;
MM63	7.12	Hot food takeaways are often linked to obesity and being overweight. However, there are also behavioural and cultural factors associated with them. <b>HIAs for hot food takeaways will need to particularly consider their impacts where they are located within 400m of a place where children gather including schools, community buildings and playgrounds.</b>  <del>A5 use (Hot food takeaways)</del> are considered town centre uses and so will not normally be permitted beyond core retail areas...
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 all C2 development 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 and the guidance of Public Health England. Negative health impacts identified in a Health Impact Assessment must be resolved</b>



	4 <sup>th</sup> paragraph  5 <sup>th</sup> paragraph	
MM65	LPP53  New 1 <sup>st</sup> paragraph - original moved to 4th  2nd paragraph	<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</del></p>



	<p>3rd<sup>th</sup> paragraph</p> <p>Moved - Now 4<sup>th</sup> paragraph</p> <p>Now 5<sup>th</sup> paragraph</p>	<p>local community, will be <del>recognised and given</del> protected by the Council. Areas of particular quality may include;</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</b> surplus to requirements <b>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> <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>
--	---	---

	Now 6 <sup>th</sup> paragraph	
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>
MM67	LPP55	<p>2. Buildings and structures should be of the highest architectural quality</p> <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 in line with the requirements of national policy 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</b></p>

		<p><b>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 P</del>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><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></p>
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 or</del> appearance of the area</p>

MM69	LPP60	<p>Development of internal, or external alterations, or extensions, <b>Works to heritage assets, including</b> 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><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 <b>a form of charitable or community an alternative ownership and that these efforts have failed</b></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>
MM71	Paragraph 7.43, 7.44 Policy LPP62	<p><b>Enabling Development</b></p> <p>Delete policy and supporting text</p>

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...
MM73	LPP64	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. b. <del>Lodge Farm Witham</del>
MM74	LPP65	In addition to <del>community facilities as specified in the NPPF</del> , the following assets....'
MM75	Paragraph 8.9	Green Infrastructure will be implemented <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 Strategy well as through the application of the and Trees Strategies.
MM76	Policy LPP67	Development proposals must take available measures to ensure the protection, and where possible the 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, where appropriate, 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>  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 s</b> Such sites should be

		<p><b>designed and managed appropriately to maximise their potential effectiveness in this role.</b> Proposals which undermine these principles will not be acceptable.</p>
MM77	LPP68	<p>Protected <del>Sites, Species, Priority Species and Priority Habitat</del></p> <p><del>1. National and Internationally Designated sites</del></p> <p>1<sup>st</sup> paragraph <del>(a) Sites designated for their international, and European and national importance to nature conservation; including Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SAC), should be protected from development that would have an adverse effect on their integrity whether they are inside or outside the District. Proposals likely to have an adverse effect will require a full assessment in line with European legislation.</del></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>2<sup>nd</sup> paragraph <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></p>

	6 <sup>th</sup> paragraph	<p><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 therefore ensure that sufficient assessment of potential impacts to SSSIs is also submitted with any planning application.</b></p> <p><b>(c) Locally designated sites</b> Proposals likely to have an adverse effect on a Local Wildlife Site (<b>LWS</b>), Local Nature Reserve (<b>LNR</b>) and Special Roadside Verge will not be permitted unless the benefits of the development clearly outweigh the harm to the nature conservation value of the site.</p> <p><b>2. Protected Species, Priority Species and Priority Habitats</b> Proposals that result in a net gain in priority habitats and species will <del>in principle</del> be supported <b>in principle</b>, subject to other policies in this plan. Where priority habitats and species are likely to be adversely impacted by the proposal, the developer must demonstrate that adverse impacts will be avoided, and impacts that cannot be avoided are mitigated on-site. Where residual impacts remain, off-site compensation will be required so that there is no net loss in quantity and quality of priority habitat in Braintree District.</p> <p>Where there is a confirmed presence or reasonable likelihood of protected species or priority species being present on or immediately adjacent to a development site, the developer will be required to undertake an ecological survey and will be required to demonstrate that an adequate mitigation plan is in place to ensure no harm to protected species and no net loss of priority species.</p> <p><del><b>Sites of Special Scientific Interest and Irreplaceable Habitat</b></del></p> <p><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. 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.</del></p>
--	---------------------------	--

	3 <sup>rd</sup> paragraph	<b>Local Sites</b>
	4 <sup>th</sup> paragraph	<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.
	5 <sup>th</sup> paragraph	



	7 <sup>th</sup> paragraph	
MM78	<p>LPP69</p> <p>3<sup>rd</sup> paragraph</p> <p>4<sup>th</sup> paragraph</p> <p>5<sup>th</sup> paragraph</p>	<p>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 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>

MM80	LPP71 1 <sup>st</sup> paragraph  3 <sup>rd</sup> paragraph	...expressed in NPPF <b>2012</b> paragraph 113.  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. <del>Applications</del> <b>Proposals which may impact on the landscape 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...
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>
MM83	LPP73         After f. insert	<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. <del>The h</del> <b>Health and safety of the public 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> <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>Before final paragraph</p> <p>Final paragraph</p>	<p>In appropriate cases, the Local Planning Authority may impose planning conditions or, including through a legal obligation, secure <b>mitigation measures</b>, remedial works and/or monitoring processes.</p>
MM84	New para after 8.55	<p><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></p>
MM85	LPP74 2 <sup>nd</sup> paragraph	<p><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 the design of the development proposal.</del> <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>

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 <b>where they conform with other development plan policies</b>, will be encouraged and promoted where possible and where they conform to other Local Plan policies in order to reduce carbon emissions.</p> <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	<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 a Development Plan Document which will include guidance on location and design of such proposals to minimise such impacts. This may include a review of the district in 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, outweighs</del> individually or cumulatively, in <del>serious</del> <b>minor</b> harm to or loss of;...</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>
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><b>New D</b>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</p>

<p>2<sup>nd</sup> paragraph (split into 2)</p>	<p>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>  <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 will be submitted which meets the requirements of the NPPF and Planning Practice Guidance. 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></p>
<p>New 3<sup>rd</sup> paragraph</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> <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 an 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>Was 8<sup>th</sup> paragraph</p> <p>Was 6<sup>th</sup> paragraph</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> <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><del>All</del> <b>All</b> new development within Floodzone <b>2 and 3</b> must provide adequate flood storage and 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> </ul>
--	---	---

Was 7 <sup>th</sup> paragraph	<ul style="list-style-type: none"> <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> <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>
Was 3 <sup>rd</sup> paragraph	<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>
Was 4 <sup>th</sup> paragraph	<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> <p><del>d. Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping</del></p>
Was 5 <sup>th</sup> paragraph	
New para	



	New para	
--	----------	--

	Was 9 <sup>th</sup> paragraph	
MM90	LPP79  Paragraph 1  Paragraph 3	<p>The Council will require development <del>to 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>.</p> <p>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...</p>
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 <b>and</b> CIRIA <b>standards</b> , Essex SuD's Design Guide ( <b>as updated</b> ) and Non-Statutory Technical Standards for Sustainable Drainage Systems to the satisfaction of the Lead Local Flood Authority, <del>where practical</del> .

MM92	<p>LPP80</p> <p>2<sup>nd</sup> Paragraph</p> <p>5<sup>th</sup> paragraph</p> <p>6<sup>th</sup> paragraph</p> <p>7<sup>th</sup> paragraph</p> <p>Bullet points to be combined with last sentence</p>	<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 <b>and</b> 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>W</del>where use as open space does not compromise the efficient and effective functioning of the SuDs in the short or longer term.</p>
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>

		<p>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</p> <p>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></p> <p>c. The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky</p> <p>d. The lighting intensity is no greater than necessary to provide adequate illumination</p> <p>e. There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users</p> <p>f. There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets</p> <p><del>Consideration should be given to time management and limiting the hours of use for external lighting of all the development.</del></p>
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, 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
MM96	Monitoring Table LPP2	<p>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</del> including</p> <p><del>A 10 hectare employment policy area as an extension to Springwood Drive Braintree</del></p> <p><del>An 18.5 hectare Innovation and Enterprise Business Park at East Link 120, Great Notley</del></p>

		<del>A 6.8hectare extension to Eastways Industrial Estate Witham</del>
MM97	Monitoring Table LPP3	To retain land in defined Employment Policy Areas within <del>B1/B2/B8 business</del> Use <b>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>
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
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
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,...
MM101	Monitoring Table LPP 22	Amend target to ...community facilities including a contribution to or <del>location for</del> , new <b>provision of infrastructure for</b> NHS facilities; public open space...

MM102	Monitoring Table LPP 23	Amend target to:  ...Up to <del>450</del> <b>400</b> new homes....
MM103	Monitoring Table LPP 26	Amend target to:  The delivery of <del>30</del> <b>26</b> pitches for Gypsy and Travellers...
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.
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.