



LOCAL PLAN | DRAFT DOCUMENT FOR CONSULTATION

27th June 2016

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Introduction and Background

2 Introduction and Background

Why a new Local Plan is required

2.1 The Council is working on a new long-term strategy for the District which will be called the Local Plan. The Council needs to draw up a clear and up-to-date Local Plan that meets local development needs and reflects the views of local people on how they wish their area to develop.

2.2 The Government's national planning policy - set out in the National Planning Policy Framework (NPPF) and supporting guidance - requires local planning authorities to significantly boost the supply of new homes, building the homes communities want and need and providing a presumption in favour of sustainable development.

2.3 The NPPF notes that there are three dimensions to sustainable development. An economic role contributing to a strong, responsive and competitive economy, a social role supporting strong, vibrant and healthy communities and an environmental role contributing to protecting and enhancing our natural, built and historic environment.

2.4 The new Local Plan will need to plan for this growth to be supported by infrastructure, jobs and community facilities. Promoting economic growth and prosperity in the District will be a key part of the Plan, including identifying land to support new employment areas.

2.5 The Council will work with local communities, Parish and Town councils and developers to plan and assist in the building of better places for everyone to live. The Council is working with neighbouring Local Authorities to identify cross-boundary issues and to promote the necessary infrastructure improvements.

District Profile

2.6 Braintree is a predominately rural District in the north of Essex covering 612 square kilometres. The majority of the populations live within the three towns of the District; Braintree, Witham and Halstead which are all located towards the south. The District is an advantageous place to live with an attractive rural setting and many historic buildings, nature reserves and local wildlife sites including ancient woodlands. The District is well placed for economic growth with the central and southern portions of the District benefiting from good rail and road links to London as well as London Stansted Airport and the ports to the east.

2.7 Braintree is the largest town followed by Witham and Halstead. In addition to the town centre facilities, the District benefits from the Freeport Designer Outlet Village that attracts shoppers from the wider District and beyond. The areas in proximity to the A120 and A12 are attractive to commuters, with many who reside in the District travelling to Chelmsford, Colchester and London for work.

2.8 Braintree District has been one of the fastest growing areas in the country over the past decade. The population of the District is currently approximately 150,000 and is projected to rise substantially by 2033. As life expectancy increases, the age structure is expected to change, with a marked increase in the number and proportion of the population who will be aged 65 and over. The number of one-person households is also expected to increase.

2.9 The Braintree District has a wide employment base of mainly small and medium-sized businesses. In 2011, approximately 58,000 residents worked within the District, 15,000 travelled into the District to work and 32,000 travelled from the District to work in the major centres of London, Chelmsford and Colchester. Unemployment and youth employment rates have been falling and are below the national average.

2.10 The Council has invested in new and enhanced leisure facilities in the District. In 2014 a new leisure centre with swimming pool and gym opened in Witham, and facilities at Braintree Sports & Health Club and at Braintree Swimming and Fitness were expanded and enhanced. Outdoor gyms have also been provided in Braintree and Witham.

2.11 The Council is promoting the Livewell campaign, working together with partner agencies to reduce levels of adult obesity and reduce numbers of hip fractures in the over 65s. Braintree District has the highest rate of excess winter deaths out of all the Districts in Essex. Levels of adult obesity in the District are currently higher than the national average, and levels of physical activity amongst adult residents are lower than the national average and the lowest in Essex.

2.12 More details on the statistics on the District can be found in the Council's Monitoring Report.

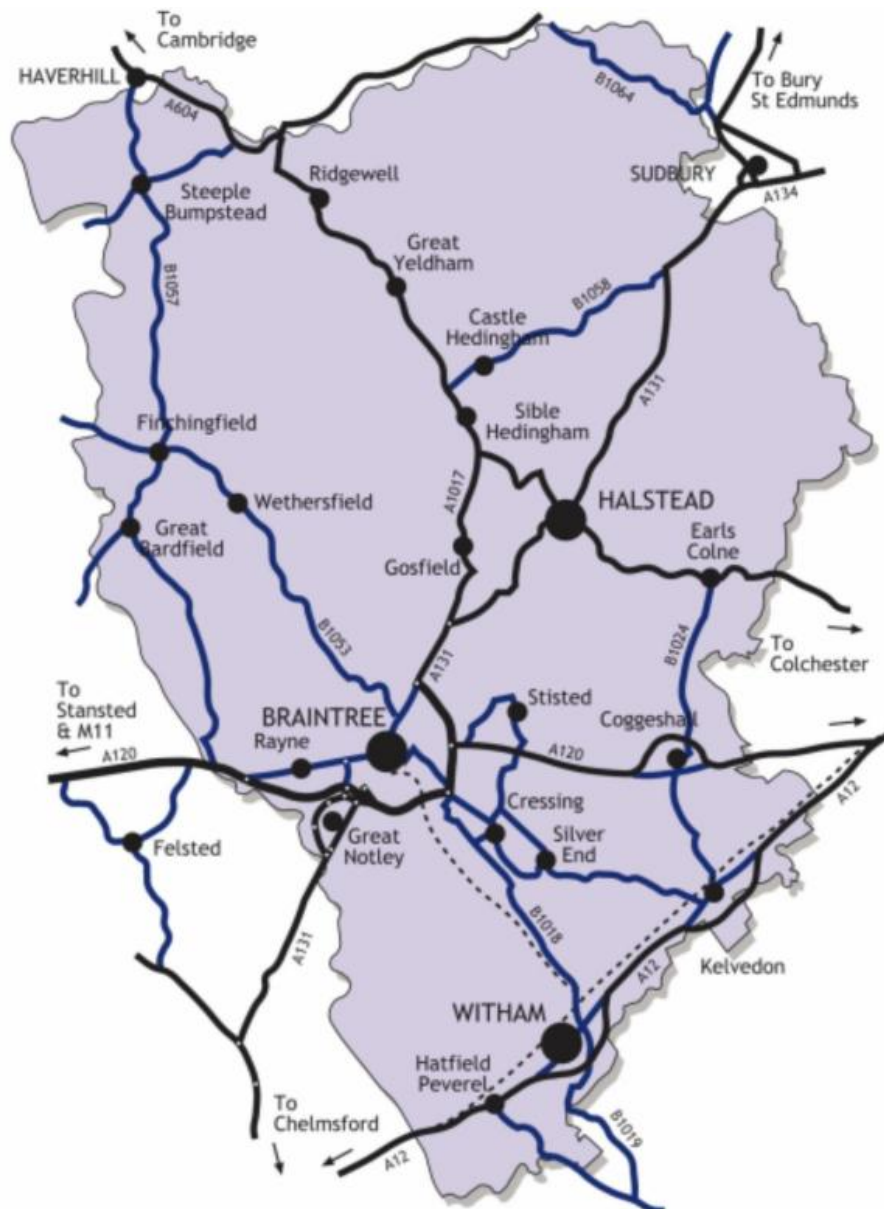


Figure 2.1 District Map

How to respond

We invite your comments on this document. The Council encourages people to submit comments online. Although representations can be made and submitted using the form provided, if you register to submit comments online, you can update your own contact details as needed, and you will receive e-mails informing you when new documents are available for consultation. The consultation portal can be found at:

www.braintree.gov.uk/consultlp

In the document you will note that most policies have at least one alternative option listed underneath them. These are other options for addressing the issue that the Council has identified, but have not been taken forward.

Each area enclosed by a development boundary has one or two Inset Maps in the Local Plan. The first is titled 'Draft' and this is the Council's preferred option for that area. For the majority there is also a second map titled 'Draft & Alternative', which shows, in red hatching, all the sites which were put forward by landowners and which were considered for development by the Council, but are not proposed to be taken forward. We would also welcome your comments on these alternative options.

You will be asked to register or login before being able to comment on the documents listed below but you can read the documents without registering. To register please click on the 'Register' link within the 'Login' section. The portal is also used to maintain the mailing list. To join the Local Plan mailing list please register using the 'Register' link within the 'Login' section.

Alternatively please use the following contact details. We would encourage respondents to use response forms wherever possible which are available to download on the website or can be requested from the Planning Policy team.

If you do submit a response via email or letter which is not on the Council's response form please set out very clearly within your response which site, village, paragraph or policy your comments are referring to.

By email to localplan@braintree.gov.uk

By post to:

Planning Policy
Braintree District Council
Causeway House
Braintree

CM7 9HB

All consultation responses must be received no later than **5pm on Friday 19th August 2016.**

Please note that responses which include a series of supporting documents must be received both electronically and with 3 hard copies. A summary of the response must be included within the representation.

If you have any questions about the consultation please contact the Planning Policy team on 01376 551414 or e-mail localplan@braintree.gov.uk

If you would like this document in an alternative format such as large print, braille or another language then please contact the Planning Policy team. A fully accessible version of the document can be found on our website at <http://www.braintree.gov.uk>

What Happens Next?

2.13 The Local Plan will be published for eight weeks public consultation commencing in June 2016 to enable the public and stakeholders to comment upon the draft allocations and policies and alternatives and to suggest amendments to the plan.

2.14 The Council will use the comments and suggestions that it receives on this document to help it to develop the plan. The revised plan will be the subject of the next stage of public consultation in Autumn 2016 before it is formally submitted to the Secretary of State.

2.15 The key stages in the Local Plan preparation, and the planned timetable, are:

1. **Issues and Scope:** to consider what the main aims and objectives are going to be for the Local Plan (January 2015)
2. **Draft Local Plan:** Provides a first draft of the Local Plan, with specific policy proposals and sites for particular uses, including areas identified for future new homes, employment and green space (This stage)
3. **Submission Local Plan:** Takes into account changes made following consultation on the Draft Local Plan. This is the version of the Local Plan that will be formally submitted to the Secretary of State and Planning Inspector (consultation on this stage in early 2017, followed by submission Spring 2017)
4. **Examination in Public:** The Inspector examines the "soundness" of the Local Plan in a series of round table discussions on different issues, giving individuals and organisations the opportunity to challenge or support the Local Plan (probably Autumn/Winter 2017)
5. **Adoption:** if the Planning Inspector is content that the Local Plan is sound, then the Council can adopt the Local Plan, taking on board any relevant recommendations from the Inspector to change the Local Plan. The Council is aiming for the new Local Plan to be adopted in early 2018.

Shared Strategic Plan

3 Shared Strategic Plan

North Essex Authorities Strategic Part 1 for Local Plans

Introduction

3.1 North Essex is a vibrant and attractive place to live and work. The area has seen significant growth in recent years and this is forecast to continue. The local authorities and their partners wish to respond to this opportunity by planning positively for the area as a whole. Working together to address some of the key strategic issues in North Essex will get the best outcomes for current and future communities. In particular, it will deliver sustainable development that respects local environments and provides new jobs and essential infrastructure.

3.2 For these reasons Braintree District Council, Colchester Borough Council and Tendring District Council have agreed to work together to address strategic planning matters across their areas. Collectively they are known as the North Essex authorities. Essex County Council is a key partner in its strategic role for infrastructure and service provision.

3.3 An initial outcome of this collaboration is this strategic planning chapter, which each of the local planning authorities have included in their draft Local Plan. The Local Plan together with the Essex Minerals and Waste Local Plan prepared by the County Council and any Neighbourhood Plans, form the Development Plan for the respective areas.

The Need for a Strategic Approach

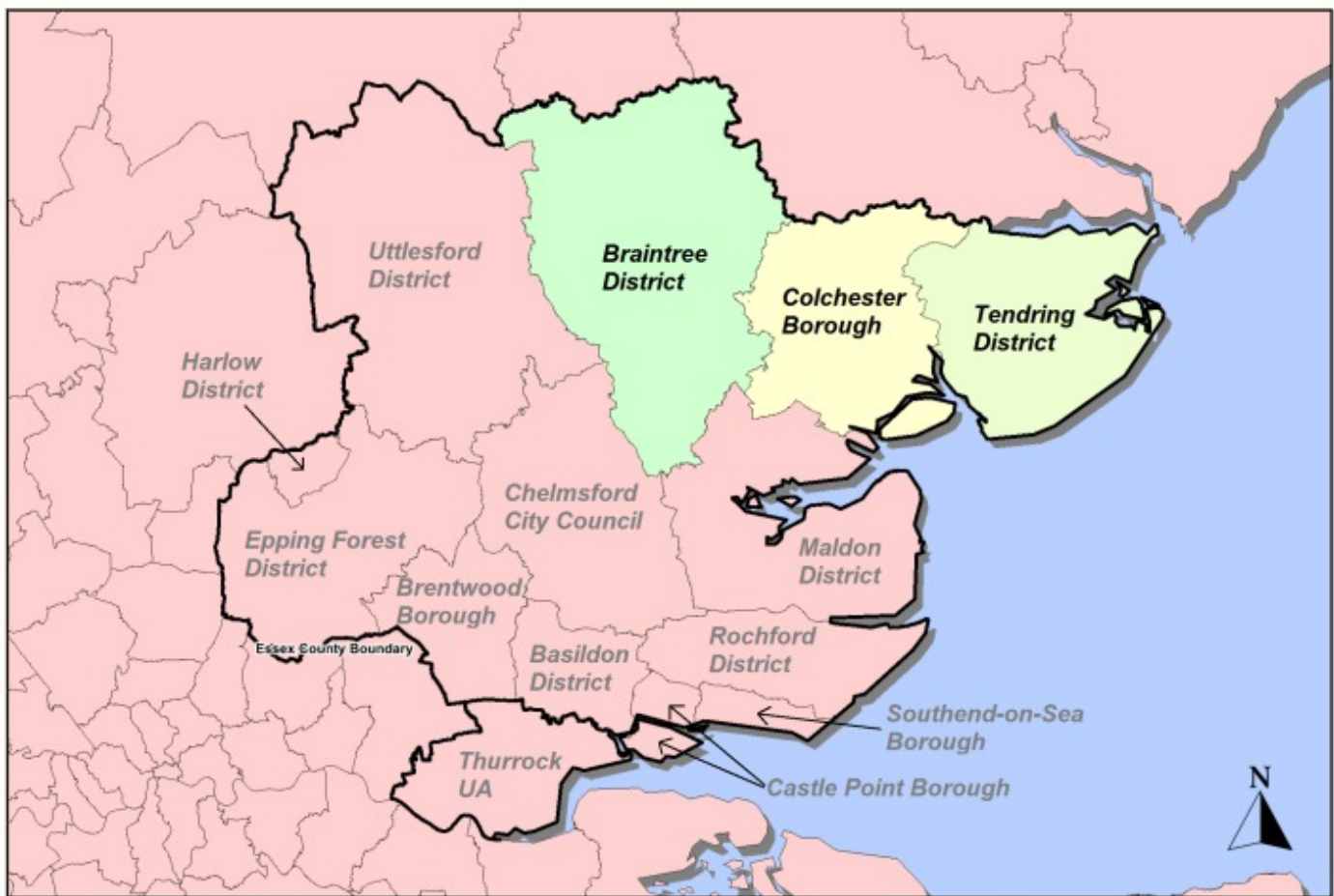
3.4 In Essex, as elsewhere, the influences of population and economic growth do not stop at administrative boundaries. Settlement patterns, migration flows, commuting and strategic infrastructure needs all have significant influences within and between local authority areas.

3.5 Local Plans are the main vehicle for conveying an area's growth requirements and how these will be accommodated. However, individual local authority boundaries cannot encapsulate the geographies of issues that transcend those boundaries. Through active and on-going collaboration the authorities can plan, manage and review strategic objectives for the effective implementation of sustainable development and enhanced environments.

3.6 The geographic and functional relationship between the authorities' areas is demonstrated by the fact that, with Chelmsford City Council's area they form a single Housing Market Area (HMA) for planning purposes; and they are a major part of the Haven Gateway, an established economic partnership area. Within this context, the forecast levels of future population growth together with the geography of North Essex means that considerations for future growth will include options that have clear cross-boundary implications. These include both the expansion of existing towns and villages as well as possible new settlements.

3.7 Consequently, this group of neighbouring authorities has agreed to come together because of their shared desire to promote sustainable growth; and the particular need to articulate the strategic priorities within the wider area and how these will be addressed. Central to this is the effective delivery of planned strategic growth, particularly housing and employment development, with the necessary supporting infrastructure.

3.8 Uttlesford District Council, as well as other neighbouring authorities, sits within separate housing market areas and as such are not part of this strategic plan. However the authorities are actively and continuously engaged to ensure that cross-boundary and strategic issues are dealt with.



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Picture 3.1 Location of Local Authority Areas

How does this fit with National Guidance?

3.9 The Localism Act 2011 places a Duty to Co-operate on local planning authorities and county councils. This requires them to engage constructively, actively and on an on-going basis in the preparation of plans where this involves strategic matters. The National Planning Policy Framework adds to this statutory duty as it expects local planning authorities to demonstrate evidence of having co-operated effectively to plan for issues with cross-boundary impacts.

3.10 This strategic chapter of the authorities' Local Plans meets the requirements of the Duty to Co-operate as it concerns strategic matters with cross-boundary impacts in North Essex.

3.11 Against this background, the main purposes of this strategic chapter of the Local Plan are to:

- Articulate a spatial portrait of the area, including its main settlements and strategic infrastructure, as a framework for accommodating future planned growth;
- Set out the numbers of additional homes and jobs across the area that will be needed covering the period to 2033;
- Provide a strategic vision for how planned growth in North Essex will be realised;
- Set strategic objectives and policies for key growth topics; and
- Highlight the key strategic growth locations across the area and the necessary new or upgraded infrastructure to support this growth.

Spatial Portrait

3.12 Braintree, Colchester and Tendring districts are located to the north of Essex between the east coast ports and London Stansted airport. The principal towns are Braintree, Colchester and Clacton-on-Sea, together with the port of Harwich and a number of secondary settlements: Witham, Halstead, Wivenhoe, Tiptree, Brightlingsea, Walton and Frinton. Map 3.2 identifies the settlements that link with the main road and/or rail infrastructure.

3.13 Beyond these settlements much of the area has a rural character.

3.14 The area covered by this strategic planning approach comprises a large part of the Haven Gateway, an established partnership area which is identified in a range of existing strategy and investment documents. The Haven Gateway includes the administrative areas of Braintree, Colchester and Tendring Councils and extends northwards into Suffolk.

3.15 The area's strategic road and rail network is heavily used, particularly given the proximity to and connectivity with London. The principal roads are the A12 and A120, while the A130, A133 and A414 also form important parts of the strategic road network.

3.16 The Great Eastern Main Line provides rail services between London Liverpool Street and the East of England, including Chelmsford, Colchester and Clacton-on-Sea. It also carries freight traffic to and from Harwich International Port, which handles container ships and freight transport to the rest of the UK. Harwich is also one of the major UK ports for ferry and cruise departures.

3.17 Crossrail is expected to start operating in the first part of this plan period with services commencing just south of Chelmsford in Shenfield. The opportunities that Crossrail will bring in terms of additional capacity and quicker journeys to a wider choice of destinations will be a contributor to the continued attractiveness of north Essex as a place to live and to do business.

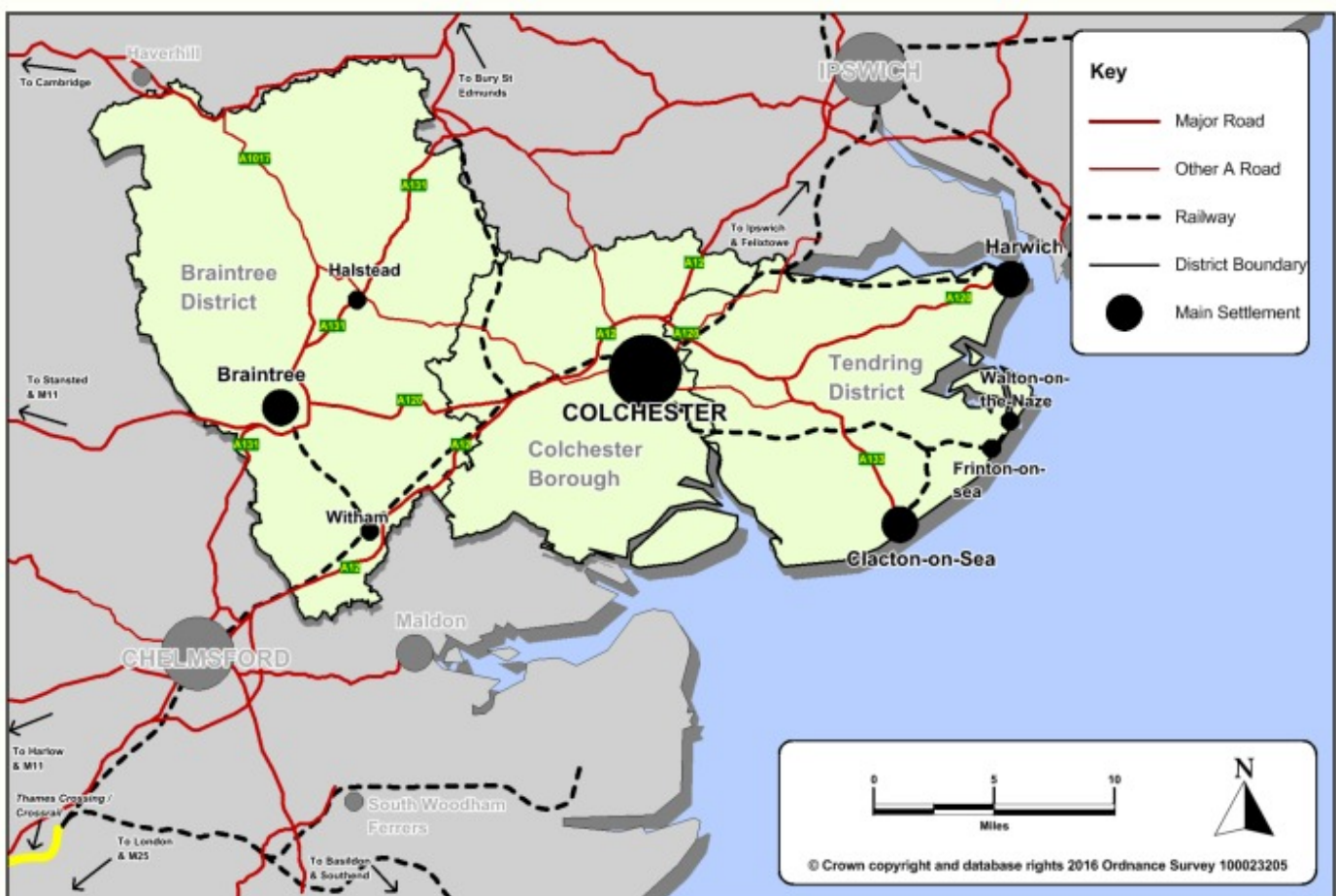
3.18 London City, Gatwick, Stansted and Southend airports serve the North Essex economy and the growing demand for the use of these facilities from an increased population will create additional pressures on road and rail infrastructure. The County Council, along with South East Local Enterprise Partnership, local and national agencies and other organisations, will also need to work collaboratively with the Local Planning Authorities to ensure infrastructure meets demand for enhanced economic growth.

3.19 Braintree and Colchester are the major centres of employment within the strategic area. While there are high levels of commuting to London, many residents work and live within the area with significant commuting across city and district boundaries, reflecting a functional economic geography.

3.20 The area has a mixed economy focused on the service sector, including wholesale and retail, business services, tourism, health and education, although there is also manufacturing and construction capacity. Due to the extensive rural area outside settlements, agriculture plays an important part in the overall economy.

3.21 This rurality also means that there are large areas of open countryside, including protected natural and historic landscapes. Areas of importance for nature conservation are to be found particularly along the coast and river estuaries, while the villages, towns and city include many built heritage assets.

3.22 A more detailed assessment of the characteristics of each area is provided in the second part of this Local Plan.



Picture 3.2 Districts with principal towns and road & rail network

Key Issues: Opportunities and Challenges

3.23 Due to its strong economic base, proximity to London and attractiveness as a place to live and work, the area has seen significant growth over recent years. In particular Braintree and Colchester have regularly exceeded planned house building targets.

3.24 Future population growth will require an appropriate response from the local authorities to ensure that sufficient homes, employment premises and land, and supporting social and other infrastructure are provided. The ageing profile of residents also requires a proactive response to provide the right type of homes, including independent living and supporting services; as well as sufficient healthcare facilities to support both older residents and the population as a whole.

3.25 The education needs of a growing population must be addressed, requiring careful planning to assess future pupil numbers and to address further education needs. The assessed need must in turn be translated into new or expanded education facilities which are available to meet the needs of new communities at the appropriate time.

3.26 New development should be accessible by sustainable forms of transport, including walking and cycling. However, growth will create demand for additional road and rail use with the associated need for new and upgraded infrastructure. Future planned growth provides the opportunity to address some of these infrastructure needs, although growth locations and sites need to be considered carefully with regard to the balance of providing necessary infrastructure and the viability and deliverability of development.

3.27 The National Planning Policy Framework expects local authorities to set out the strategic priorities for the area in the Local Plan. Of those listed in the Framework and based on the above key issues, this strategic plan chapter addresses:

- the homes and jobs needed in the area
- the provision of infrastructure for transport and telecommunications
- the provision of education, health, community and cultural infrastructure, and
- conservation and enhancement of the natural and historic environment, including landscape

Vision for the Strategic Area

3.28 It is important that addressing growth at any spatial scale is founded on a clear vision of how and where change should occur. The vision for North Essex sets this out at a strategic level and provides a context for the more detailed vision for the growth of each individual authority's area.

North Essex will be an area of significant growth over the period to 2033 and beyond, embracing positively the need to build well-designed new homes, create jobs and improve and develop its infrastructure for the benefit of existing and new communities.

Sustainable development principles will be at the core of the strategic area's response to its growth needs, balancing social, economic and environmental issues. Green infrastructure and new and expanded education and health care facilities will be planned and provided; while the countryside and heritage assets will be protected and enhanced.

At the heart of our strategic vision for North Essex are new garden communities. The garden communities will attract residents and businesses who value innovation, community cohesion and a high quality environment, and who will be keen to take an active role in managing the garden community to ensure its continuing success. Residents will live in high quality, innovatively designed, contemporary homes, accommodating a variety of needs and aspirations. There will be a network of leafy streets and green spaces, incorporating and enhancing existing landscape features. This will provide safe and attractive routes and sustainable drainage solutions, as well as excellent opportunities for people to play. Open spaces will be attractive areas which offer leisure and recreation opportunities for residents of the garden communities. All Garden City principles will be positively embraced including new approaches to delivery and partnership working and sharing of risk and reward for the benefit of the new communities.

Strategic Objectives

3.29 The following strategic objectives are designed to support the vision for the area and provide a basis for the development of strategic topic-based policies that will help in achieving the vision.

- **Providing Sufficient New Homes** – to provide for a level and quality of new homes to meet the needs of a growing and ageing population in North Essex; to achieve this by ensuring the availability of developable land in appropriate locations and that the market delivers a suitable mix of housing types.
- **Fostering Economic Development** – to strengthen and diversify local economies to provide more jobs; and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth.
- **Providing New and Improved Infrastructure** – to make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted in all new development. Where additional capacity is required in the form of new or upgraded transport infrastructure to support new development, to ensure this is provided alongside the development. To enable provision of upgraded broadband infrastructure and services.
- **Addressing Education and Healthcare Needs** – to provide good quality educational opportunities as part of a sustainable growth strategy, including practical vocational training and apprenticeships linked to local job opportunities. To work with partners in the NHS and local health partnerships to ensure adequate provision of healthcare facilities to support new and growing communities.
- **Ensuring High Quality Outcomes** – to promote greater ambition in planning and delivering high-quality sustainable new communities, including through new garden communities and strategic growth areas. Overall, new development must secure high standards of urban and built design which creates attractive places where people want to spend time.

Strategic Issues and Policies

3.30 This section includes the Councils' response to the opportunities and challenges facing the wider area, in the form of strategic policies that will help to deliver the vision and objectives. These policies only cover those matters that are of strategic relevance to all four authorities. Policies that address local matters are included in the following section of the plan.

Presumption in Favour of Sustainable Development

3.31 The authorities will apply a presumption in favour of sustainable development in accordance with guidance in the National Planning Policy Framework.

Policy SP1

Presumption in Favour of Sustainable Development

When considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Sustainable development in North Essex will demonstrably contribute to the strategic and local vision and objectives and will accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans). Development that complies with the Plan in this regard will be approved without delay, unless material considerations indicate otherwise.

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

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

Meeting the Need for New Homes

3.32 Provision of sufficient housing is critical to meet the needs of a growing population and for the effective functioning of local economies.

3.33 The North Essex authorities are committed to plan positively for new homes and to significantly boost the supply of housing to meet the needs of the area. To meet the requirements of national policy to establish the number and type of new homes, the authorities commissioned Peter Brett Associates to produce an *Objectively Assessed Housing Need Study* building on earlier work. This was first published in July 2015 and updated in January 2016. It meets the requirements of the NPPF to prepare a Strategic Housing Market Assessment (SHMA).

3.34 Detailed analysis in the report suggests that a Housing Market Area comprising Braintree, Colchester, Chelmsford and Tendring Council areas forms a sound basis for assessing housing need.

3.35 Demographic projections are the starting point for assessing how much housing will be required across an area. Based on 2012 national projections covering the period 2013 to 2037, some 4,910 more people will be living in the area each year. This translates to 2,589 additional households per year, which generates a need for an additional 2,691 new homes each year.

3.36 Analysis of economic forecasts reveals that to support the expected jobs growth would require 3,090 net new homes per year. This represents an uplift of 399 additional homes, or 15%, over the demographically projected need referred to above. The report concludes that this 15% 'future employment' uplift over the whole HMA will cover any 'market signals' adjustment that can reasonably be justified. It also makes an allowance for additional London-related migration.

3.37 The conclusion reached is that the objectively assessed need across the Housing Market Area is 3,090 new homes a year over the period 2013 – 2037. This is the number of new homes needed to provide sufficient labour to meet the number of forecast jobs. The total requirement across north Essex, excluding Chelmsford City Council's area, is 2,315 new homes per year.

3.38 The *Objectively Assessed Housing Need Study* and SHMA update seek to establish a balance between jobs and homes across the area, although there is some uncertainty in relation to this arising from unattributed population change (UPC) within Tendring. 550 dwellings a year is suggested as the indicative objectively assessed need for Tendring because at this level of provision affordable need can be met. This reasonable rounded figure, which should be kept under review, is considered an appropriate response to the uncertainty arising from the UPC.

3.39 Evidence on overall levels of affordable housing provision and the requirements of Gypsies and Travellers and Travelling Showpeople accommodation will be set out in more detail within the individual Local Plans, but a figure of 30% of affordable housing across the new garden communities is supported by the evidence base.

Policy SP2

Meeting Housing Needs

The local planning authorities will identify sufficient deliverable sites or broad locations for their respective plan period, against the requirement in the table below.

Each authority will maintain a sufficient supply of deliverable sites to provide at least five years' worth of housing; and will work proactively with applicants to bring forward sites that accord with the overall spatial strategy and relevant policies in the plan.

	<i>Plan period</i>	<i>Net additional dwellings per annum</i>	<i>Minimum net additional homes in the Plan period</i>
<i>Braintree</i>	<i>2016 - 2033</i>	<i>845</i>	<i>14,365</i>
<i>Colchester</i>	<i>2013 – 2033</i>	<i>920</i>	<i>18,400</i>
<i>Tendring</i>	<i>2013 - 2033</i>	<i>550</i>	<i>11,000</i>
<i>North Essex</i>		<i>2,315</i>	

3.40 As the fourth local authority in the housing market area, Chelmsford City Council have been involved at every stage of the work on objectively assessed need and affordable housing need which were all commissioned jointly. The Council is aware of and supportive of the approach and the housing numbers that are set out in the table above, however due to a mismatch between the timetables of the Local Plan, were not able to be part of the strategic plan. Uttlesford District Council and other neighbouring authorities are not part of the Strategic Housing Market and will be looking to meet their own needs within their own housing market area.

Providing for Employment

3.41 A key objective for the area is to strengthen and diversify local economies to provide more jobs; and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth.

3.42 Braintree District's employment is relatively focused on industrial-type sectors, including construction and manufacturing. London Stansted airport plays a significant role in not only employing residents of the District, but through the indirect economic benefits associated with proximity with such a large employment hub.

3.43 Retail is the second largest sector by employment and plays an important role in sustaining the District's three key town centres. The financial and insurance sector, where Braintree District traditionally has a relatively small proportion of employment, has seen some strong employment growth in recent years. This may be a growth sector in the future.

3.44 Colchester is the dominant town within the Essex Haven Gateway and will accommodate much of the future growth in the sub-region. It is one of the UK's fastest growing towns and has developed a strong economy, linked to the town's historic character, cultural activities and its university.

3.45 Tendring District has a diverse economy with local employment across a range of activities. Health, retail and education are the largest sectors in terms of the number of jobs and together represent 45% of the District's total employment.

3.46 Harwich is home to Harwich International Port – one of the District's major employers. To the west of the District, the economy and labour market of Manningtree is influenced by its relative proximity to Colchester and good transport links to London. The interior of the District is largely rural and is characterised by a high-quality environment, interspersed with small settlements.

3.47 Opportunities have been identified for Tendring to develop potential future strengths in offshore wind and the care and assisted living sector.

3.48 As part of the SHMA work, an analysis of economic forecasts was undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. Employment Land Needs Assessments have been carried out by each authority which set out the amount of employment land that is required within the Plan periods.

Policy SP3

Providing for Employment

A strong, sustainable and diverse economy will be promoted across North Essex with a minimum net increase of 139.1ha of employment land up to 2033. These areas are distributed to each local authority area based on a sustainable balance between jobs and the available labour force through population growth, as set out in the table below.

	Plan period	Hectares of B use employment land required
Braintree	2016-33	43.3
Colchester	2016-33	55.8
Tendring	2016-33	40
North Essex		139.1

More detailed employment policies are included in the second part of each authority's plan. However, the following strategic principles will underpin the approach to economic growth across North Essex.

- a) Sufficient land, premises and other provision will be identified to support the achievement of the minimum jobs numbers, recognising the importance of key sectors to be identified by each local authority;
- b) Priority will be given to use of previously-developed land in appropriate locations as well as, where it meets sustainable development principles, the expansion of existing employment locations;
- c) Existing and allocated employment sites will be safeguarded for employment use unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose. Alternative uses will be considered against relevant plan policies;
- d) Town and city centres are the appropriate locations for new office development; and
- e) Employment development will be a key component of the new garden communities, as well as strategic growth locations more generally.

Infrastructure and Connectivity

3.49 A growing economy impacts on travel demand. The challenge is to provide a sustainable transport system, while providing good access to jobs and services, to support economic growth.

3.50 There are significant levels of local employment in each authority which generate short work trips concentrated in the peak hours. Of those commuting out of a local authority area, there is generally a westerly commuting movement, with London having a stronger effect on Braintree and Colchester. There is a strong level of movement from Tendring into Colchester for work, and Colchester to Chelmsford. Town centres are a focal point for work trips with most of the town centres offering a substantial proportion and variety of local employment opportunities. Most of the urban areas have business parks on their edges, which have access to the strategic road network. Those living in the rural areas are drawn to the main urban areas for employment but there is an emerging trend for “working at home”. When combined with trips to education, accessing stations, retail and leisure trips results in urban traffic congestion at certain locations at certain times. This congestion has negative impact on journey time reliability, air quality, accessibility and the quality of the place. The ability to change significantly the urban road network is limited however there are greater opportunities for short trips to be made by walking, cycling and public transport.

3.51 Growth promoted through the new Local Plans will need to be supported by the appropriate transport infrastructure. Braintree, Colchester and Tendring will continue to work closely with Essex County Council, Highways England and other partners to improve roads and public transport and to promote cycling and walking, and to better integrate all forms of transport. An infrastructure delivery plan is being developed which will provide more detail about the phasing and costing of the infrastructure requirements.

Strategic transport network

3.52 Highways England manages and maintains the national strategic road network. This includes the A12 and A120 trunk roads that pass through the area. Network Rail is responsible for the railway network with train operating companies franchised to provide the rail services. Essex County Council is the statutory local transport, traffic and highway authority responsible for the majority of the transport network, including strategic roads.

The inter-urban road network

3.53 On the inter-urban road network, traffic levels have increased significantly in recent years with parts of the A12 around Colchester carrying 90,000 vehicles per day, which is high for an A class trunk road.

3.54 Most of the inter-urban road network, particularly the capacity of the A12, is constrained by the operation of the junctions and sub-standard slips. The Highways England A12/A120 Route Based Strategy (March 2013) shows that the A12/A120 is an ageing route which has several key maintenance issues. It will also be functioning above capacity by 2021.

A12

3.55 The A12 is set to have major improvements as part of the Government’s Roads Investment Strategy (2015-2020) (RIS), with the aim of improving capacity and relieving congestion. The plans were announced in December 2014 and will represent the largest investment in road infrastructure received by Essex.

3.56 The RIS confirmed

- investment in a technology package for the length of the A12 from the M25 to the junction with the A14
- phased improvement of the road to a consistent dual 3 lane standard and
- Improvement to the A12/M25 junction.

3.57 The A12 from Chelmsford to the A120 at Marks Tey is to be widened to three lanes with work expected to start in 2015/16-2020/21. The A12 is also due to be widened to three lanes around Colchester (between junctions 25 and 29) and improvements to local junction layout, implemented post 2020/21. Other works include the M25 to Chelmsford section of the A12 which will be developed post 2021.

A120

3.58 The A120 is a key east-west corridor across Essex providing access to London Stansted Airport in the west to Harwich Port in the east and serving the economies of Colchester, Tendring and Braintree, with links to Chelmsford via the A130. The road is dualled between the M11 and Braintree, but the section from Braintree to the junction of the A120/A12 is of a low standard with heavy congestion, high accident risk and poor journey reliability.

3.59 Highways England and Essex County Council will work together to study options for dualling the A120 between Braintree and A12 junction, with the County Council taking the lead.

3.60 It is essential that work on both the A12 and A120 are directly linked and informed by the planned growth, identified in emerging Local Plans, through partnership working between all parties. In addition, such projects are essential in enabling planned growth to come forward supported by the necessary strategic infrastructure. The scale of new development envisaged will also need to deliver public transport improvements, including improved rail infrastructure and potential for rapid transit services into Colchester.

Route-Based Strategies

3.61 Route-based strategies are prepared and delivered by the County Council for strategic road corridors, in consultation with local authorities. The following strategies are currently being prepared for delivery post 2018/19: A130 - Chelmsford to Braintree; A133 Colchester to Clacton; A131 and A120 Colchester to Harwich.

3.62 The strategies aim to provide:

- improved journey times and reliability for all users with traffic management, capacity enhancements and congestion relief measures
- passenger transport improvements along the routes
- walking and cycling improvements along the routes where appropriate
- targeted safety improvements and
- highway asset renewal

Rail

3.63 The rail network is heavily used by passenger trains and through freight from the Haven Ports. The Great Eastern Main Line provides services to London Liverpool Street.

3.64 The Anglia Route Study shows that while capacity varies along the line, capacity to accommodate growth is limited and is particularly constrained in peak times from Chelmsford to London. Improvements are required along the line to accommodate growth and provide a faster more competitive service across the region.

3.65 The Study identifies a package of improvements necessary to respond to the need for increased capacity, which are seen as priorities to enable growth, improve services and journey reliability. The improvements include:

- the introduction of passing loops at Witham
- the introduction of automated in-cab signalling
- a passing loop on the Braintree branch line and
- the removal of level crossings

3.66 These improvements are assumed to provide the gross capacity required along the line but further work is needed to identify specific local improvements in response to local growth and to define the timescale for delivery.

Public transport, walking and cycling

3.67 Alternative forms of transport to the private car (walking, cycling and public transport) to travel to work are important in managing congestion and to accommodate sustainable growth.

3.68 Within the urban areas, the bus network is available although it is currently underutilised. Essex County Council wishes to address this through a new passenger transport strategy. By promoting travel by sustainable modes there are wider benefits to local people such as personal health, less pollution and using less resources (including land), and they are cost effective.

3.69 The levels of growth in the Local Plan will require that the consequent need to travel is managed. Travel planning and smarter choices initiatives will be promoted to ensure that all residents have good access to local jobs, services and facilities, preferably by either walking or cycling. For longer trips and in rural areas where there are fewer local services and employment opportunities, public transport will be promoted.

Education and Healthcare

3.70 New development must provide for the educational needs of new communities. This will involve the expansion of existing schools where feasible and identification of opportunities to create new schools. Education requirements will need to be based on a strong understanding of future pupil numbers, with co-operation between county, district and borough councils. A range of educational opportunities will need to be addressed as part of a sustainable growth strategy, including practical vocational training and apprenticeships.

3.71 The authorities will need to work with the NHS and local health partnerships to ensure adequate provision of healthcare facilities to support new and growing communities. This will be particularly important given the ageing profile of existing and future residents. There is already a need for more and better quality health care facilities across the region with some areas such as Witham, having relatively poor access to health care facilities.

Broadband

3.72 The NPPF indicates how high quality communications infrastructure is crucial for sustainable growth. The availability of high speed and reliable broadband, particularly in rural areas, is a key factor in unlocking new development opportunities and ensuring that people can access services online and work from home.

3.73 Fast broadband connections and telecommunications are an increasingly important requirement to serve all development. New development should contribute to the creation of a comprehensive and effective network in both urban and rural areas to promote economic competitiveness and to reduce the need to travel. The priority is to secure the earliest availability for universal broadband coverage and fastest connection speeds for all existing and new developments.

Policy SP4

Infrastructure and Connectivity

Development must be supported by provision of infrastructure, services and facilities that are identified to serve the needs arising from new development.

The following are strategic priorities for infrastructure provision or improvements within the strategic area:

- New and improved infrastructure required to support economic growth, strategic and site-specific priorities outlined in the second part of each Local Plan
- Improved road infrastructure aimed at reducing congestion and providing more reliable journey times along the A12, A120, and A133 to improve access to markets and suppliers for business, widen employment opportunities and support growth
- Junction improvements on the A12 and other main roads to reduce congestion.
- A dualled A120 between the A12 junction and Braintree
- Increased rail capacity, reliability and punctuality; and reduced overall journey times by rail
- Support changes in travel behaviour by increasing opportunities for sustainable modes of transport that can compete effectively with private cars
- To comply with sustainability objectives public transport will be prioritised, particularly in the urban areas. To meet the diversity of travel need, there will need to be new and innovative ways of providing public transport including:
 - high quality rapid bus services, in and around urban areas
 - maximising the use of the local rail network to serve existing communities and locations for large-scale growth and
 - promotion and wider use of community transport schemes
- Roll-out of superfast broadband across Essex to secure the earliest availability for universal broadband coverage and fastest connection speeds for all existing and new developments.
- Provide sufficient school places in the form of expanded or new primary and secondary schools.
- Ensure that essential healthcare infrastructure is provided as part of new developments of appropriate scale in the form of expanded or new doctors' and dentists' surgeries.

Creating Quality Places

3.74 New development must reflect high standards of urban and architectural design. It must also be functional and viable. Major new developments will be planned carefully with the use of masterplans and design codes where appropriate.

3.75 This requirement for high design standards will apply to public and private buildings across all scales of development as well as to infrastructure projects. Enhancements to the public realm, landscaping measures and attention to architectural detail will be important features that the authorities will wish to see included in new developments. Strategic scale and more local green infrastructure can make a vital contribution to quality of place, biodiversity and health outcomes.

Policy SP5

Place Shaping Principles

All new development must meet the highest standards of built and urban design. The local authorities encourage the use of development frameworks and masterplans and will use design codes where appropriate for strategic scale developments.

All new development should reflect the following principles:

- Respond positively to local character and context to preserve and enhance the quality of existing communities
- Provide buildings that exhibit individual architectural quality
- Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car
- Where possible, provide a mix of land uses and densities with well-defined public and private spaces
- Enhance the public realm through additional landscaping, street furniture and other distinctive features that help to create a sense of place
- Provide streets and spaces that are overlooked and active and promote inclusive access
- Include parking facilities that are well integrated as part of the overall design
- Provide public open space or larger scale green infrastructure
- Include measures to promote environmental sustainability including addressing energy and water efficiency and
- Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light and overlooking

Spatial Strategy

3.76 Future growth will contribute to maintaining and enhancing a well-connected network of sustainable settlements across North Essex. New homes, jobs, retail and leisure facilities serviced by new and upgraded infrastructure will be accommodated as part of existing settlements according to their scale, sustainability and role. The countryside will be protected and enhanced.

3.77 For the majority of settlements these issues are addressed in the second part of the Local Plan dealing with each authority's area. However, it is relevant here to set out the spatial strategy at an appropriate level, as it relates to the main settlements and strategic-scale new development.

3.78 In Braintree District the growth will be a mixture of urban extensions and new communities. Braintree town, as the largest service centre in the District, will have a number of new urban extensions. Over 4,000 homes will be allocated in this area. The other main focus for development will be the A12 corridor with the main town of Witham and service villages of Hatfield Peverel, Kelvedon and Feering with allocations of just over 2,000. Other parts of the District, including the town of Halstead, will have smaller allocations to reflect a more local need and making the best use of brownfield sites, recognising that these areas are not as sustainable. Two new garden communities located on the A120 on the eastern and western edge of the District will provide at least 3,500 new homes within the Plan period, as well as the facilities and employment land to support them. These garden communities will continue to grow providing a key source of housing and jobs growth into future plan periods.

3.79 In Colchester, the urban area of Colchester will continue to be a focus for growth due to its pre-eminent role as a centre for jobs, services and transport, with 4,000 units expected to be delivered over the Local Plan period. The urban area of Colchester, however, has a limited and diminishing supply of available brownfield sites, so new settlements will be included in the spatial hierarchy as a sustainable option for further growth of homes and jobs. Approximately 1200 homes will be allocated in the Rural District Centres of Tiptree, West Mersea and Wivenhoe. Smaller sustainable settlements will receive limited allocations proportionate to their role in the spatial hierarchy.

3.80 In Tendring the spatial hierarchy promotes growth in settlements that are the most assessable to the strategic road network, public transport and offer a range of services. Clacton, the Colchester Fringe and Harwich with Dovercourt are classified as strategic urban settlements and will accommodate around 5,000 new homes. The smaller urban settlements of Frinton with Walton and Kirby Cross, Manningtree with Lawford and Mistley, Brightlingsea and the expanded settlement of Weeley will accommodate between 1,500 and 2,500 new homes. The rural service centres and smaller rural settlements will accommodate around 1,500 new homes including a windfall allowance. Each of the strategic and urban settlements, and to a lesser extent the other settlements, will accommodate a share of 40 hectares of employment space, with infrastructure and services to accommodate the growth.

Policy SP6

Spatial Strategy for North Essex

Existing settlements will be the principal focus for additional growth across North Essex. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area.

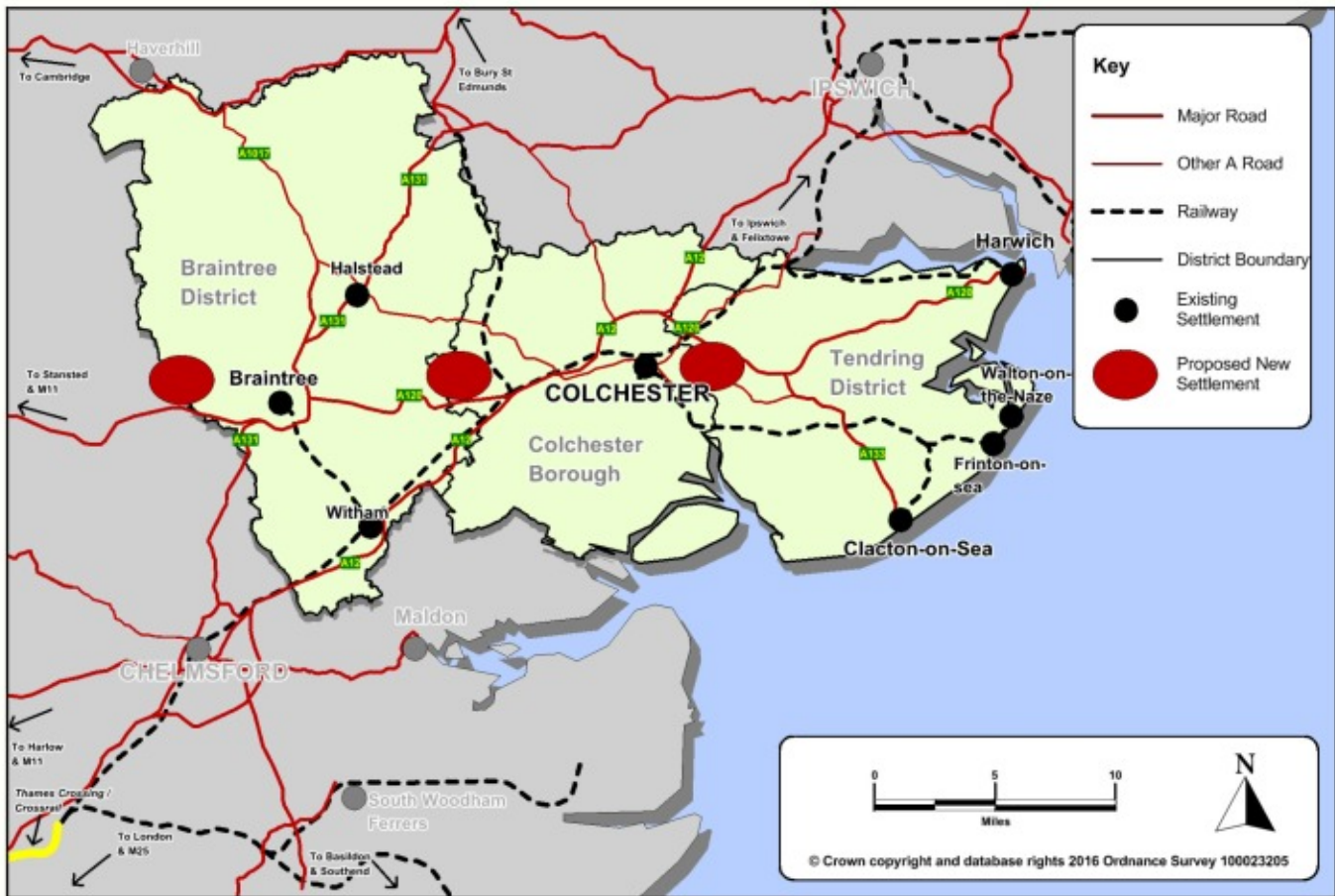
Future growth will be planned to ensure settlements maintain their distinctive character and role, and to avoid coalescence between them. Re-use of previously-developed land within settlements is an important objective, although this will be assessed within the broader context of sustainable development principles, particularly to ensure that development locations are accessible by a choice of means of travel.

New development will be focused on the principal settlements in each district. Below this level, each local authority will identify a hierarchy of settlements where new development will be accommodated according to the role of the settlement, sustainability, its physical capacity and local needs.

Beyond the main settlements the authorities will support diversification of the rural economy and conservation and enhancement of the natural environment.

Three new garden communities will be developed and delivered as part of the sustainable strategy for growth at the locations shown on Map 3.3. These new communities will provide strategic locations for 7,500 additional homes within the Plan period as well as accompanying employment development, with the expectation that substantial additional development will be delivered beyond the current Local Plan periods. They will be planned and developed on garden communities principles, with necessary infrastructure and facilities provided and a high quality of built and urban design.

3.81 The spatial strategy, as set out in the policy and supporting text, is the Council's preferred option at this time. However if further evidence or work reveals that one or more garden community is not deliverable or viable in the way that meets with the policies set out below, then other options will be explored.



Picture 3.3 Location of Proposed New Garden Communities

Cross Boundary Garden Communities

3.82 A key element of the spatial strategy for North Essex is the development of three new large-scale garden communities, the locations of which, could straddle council administrative boundaries. Garden communities were amongst a range of options which were considered by the local authorities to meet their needs, but due to the scale of development being proposed across North Essex and the infrastructure constraints which exist in many of the existing main settlements, this was considered the most deliverable and sustainable option, providing a major long-term supply of new homes.

3.83 These new communities will accommodate a substantial amount of the housing and employment growth planned for North Essex within the plan period and beyond in a sustainable way that meets the strategic objectives.

3.84 The North Essex Garden Communities will be holistically planned new settlements that respond directly to their regional, local and individual site context and opportunities to create developments underpinned by a series of interrelated principles which are based on the Town and Country Planning Association (TCPA) Garden City Principles, adapted for the specific North Essex context.

3.85 A number of sites of sufficient scale to accommodate a garden community were identified through the Call for Sites, the Strategic Housing Land Availability Assessment (SHLAA) and wider evidence gathering processes by each of the local authorities. These were evaluated using agreed sustainability criteria.

3.86 As these three proposed garden communities could be cross-boundary, continued close joint working between the authorities involved will be required to secure their successful delivery. Each of the authorities is committed to ensuring that the new communities proposed are as sustainable and high quality as possible and that the infrastructure needed to support them is delivered at the right time. This will require the local authorities to work very closely with the landowners within the proposed garden community locations to develop and put in place a robust delivery mechanism that will ensure a fair and equitable distribution of the costs and land requirements needed to secure the ambitions for these garden communities and create a long term legacy appropriate to the scale of this ambition. The Garden City principles developed by the Town and Country Planning Association have provided a good starting point in creating a framework for this approach. As noted earlier in this document, whilst Uttlesford are in a separate housing market area and are therefore not part of this Strategic part of the Local Plans, there will continue to be ongoing discussions regarding the area of search in this location. The Uttlesford Issues and Options Plan published in October 2015 included an area of search to the west of Braintree.

Policy SP7

Development and Delivery of New Garden Communities in Essex

The following three new garden communities are proposed in North Essex.

- East of Colchester, on the border of Colchester BC and Tendring DC, a new garden community will deliver up to 2,500 homes within the Plan period (as part of an overall total of between 7,000-9,000 homes)
- West of Colchester, on the border of Colchester BC and Braintree DC, a new garden community will deliver up to 2,500 within the Plan period (as part of an overall total of between 15,000 – 20,000 homes)
- West of Braintree in Braintree DC and potentially on the border with Uttlesford DC, a new garden community will deliver up to 2,500 homes within the Plan period (as part of an overall total of between 10,000-13,000 homes)

Each of these will be an holistically and comprehensively planned new community with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting. Delivery of each new community will be underpinned by a comprehensive package of infrastructure. Unallocated proposals in the borough and districts will not be permitted if it would prejudice the development of these garden communities, regardless of the eventual capacity and phasing of the developments or the status of the 5 year supply in each local authority.

The design, development and delivery of each new garden community will conform with the following principles.

- i. Community and stakeholder empowerment in the design and delivery of each garden community from the outset and a long-term community engagement and activation strategy
- ii. The public sector working pro-actively and collaboratively with the private sector to design, and bring forward these garden communities, deploying new models of delivery, sharing risk and reward and ensuring that the cost of achieving the following is borne by those promoting the developments: (i) securing a high-quality of place-making, (ii) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of these new communities, and (iii) providing a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets
- iii. Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well-being. This will involve having detailed masterplans and design guidance in place to inform and guide development proposals and planning applications. Planning applications for the garden communities will be expected to be consistent with approved masterplans and design guidance

- iv. Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided in tandem with or ahead of the development it supports to address the impacts of the new garden communities and meet the needs of residents.
- v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types including provision for self- and custom-built homes to meet the requirements of those most in need including an appropriate level of affordable housing
- vi. Provide opportunities for employment within each new community and within sustainable commuting distance of it
- vii. Plan the new communities around a step change in integrated and sustainable transport systems for the North Essex area that put walking, cycling and rapid public transit systems at the heart of growth in the area, encouraging and incentivising more sustainable active travel patterns
- viii. Structure the new communities to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, shopping, culture, community meeting spaces, multi-functional open space, sports and leisure facilities
- ix. Specific garden community parking approach and standards will be developed that help promote the use of sustainable transport and make efficient use of land.
- x. Create distinctive environments which relate to the surrounding environment and that celebrate natural environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including new country parks at each garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity
- xi. Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of each garden community to secure net gains in local biodiversity, highest standards of innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management
- xii. Put in place appropriate and sustainable long-term governance and stewardship arrangements for the new communities as well as long-term community engagement

3.87 The following three policies relate to the strategic allocations for each of the new cross-boundary garden communities.

Policy SP8

East Colchester/West Tendring New Garden Community

The broad area of search shown on the adopted policies map, is identified as a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Masterplan Framework to be prepared jointly between Colchester BC and Tendring DC and which will incorporate the following;

- i. housing for around 2,500 dwellings within the Plan period (as part of an overall total of between 7,000-9,000 homes)
- ii. Land for employment generating development
- iii. Neighbourhood centres incorporating provision for convenience shopping, community, health and cultural provision
- iv. Primary schools, a secondary school and other community facilities as appropriate
- v. A high proportion of the garden community will comprise green infrastructure including a new country park around Salary Brook

The Masterplan Framework will set out the nature, form and boundary of the new community. The masterplan will be produced in partnership with the development interests and will provide a layout showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The masterplan will incorporate mechanisms for regular review and updating over the course of the implementation of this garden community.

The Masterplan Framework will address the following principles and requirements in the design, development and delivery of the new garden community:

- A. Place-making and design quality
 - 1. The development of a new garden community to high standards of design and layout drawing on its context and the considerable assets within its boundaries such as woodland, streams and changes in topography, as well as the opportunities afforded by the proximity of the University of Essex campus to create a new garden village that is innovative, contemporary and technologically enabled, set within a strong green framework with new neighbourhood centres at its heart. It will be designed and developed to have its own identity as a garden village and be as self-sustaining as possible recognising its location close to the edge of Colchester. It will secure appropriate integration with Colchester and the nearby University of Essex campus by the provision of suitable walking and cycling links and rapid public transport facilities to enable residents of the new community to have convenient access to town centre services and facilities in Colchester as well as Elmstead Market. A separation will be maintained between the new garden community and the nearby villages of Elmstead Market and Wivenhoe.

2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved masterplans and design guidance.

B. Housing

3. A mix of housing types and tenures including self- and custom-build will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;
4. New residential development will seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities will be located close to the neighbourhood centres and along the strategic public transport corridors;

C. Employment

5. Provision for B1 and/or non B class employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway, to provide for a wide range of local employment opportunities where appropriate;
6. Provision for B1, B2 and B8 businesses to the north of the site close to the A120;

D. Transportation

7. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access and to access the adjoining area; development of a public rapid transit system; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts.
8. Foot and cycle ways shall be provided throughout the development linking the site to the University of Essex, Hythe station and Colchester Town Centre;
9. Primary vehicular access to the site will be provided off the A120 and A133.
10. Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus (or other public transit provisions) priority measures between the site, University of Essex, Hythe station and Colchester Town Centre;
11. Other specific infrastructure requirements identified as work on the area of search progresses.

E. Community Infrastructure

12. Neighbourhood centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community.
13. A health facility and community meeting places will be provided within the local centres.
14. A secondary school, primary schools and early-years facilities will be provided to serve the new development;
15. A network of green infrastructure will be provided within the garden community including a community park facility, allotments, a new country park of a minimum of 70 hectares in size provided along the Salary Brook corridor and incorporating Churn Wood, the provision of sports areas with associated facilities and play facilities;
16. Provision of or contribution to indoor leisure facilities

F Other Requirements

17. Provision of improvements to waste water treatment including an upgrade to the Colchester Waste Water Treatment Plant and off-site drainage improvements;
18. Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;
19. Landscape buffers between the site and existing development in Colchester, Wivenhoe and Elmstead Market;
20. Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site;
21. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development
22. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
23. Measures to assist the development of a new community including provision of community development workers
24. Appropriate and sustainable long term governance and stewardship arrangements for the new garden community including provision for management and maintenance of the public realm and community assets.

Policy SP9

West of Colchester/East of Braintree New Garden Community

The broad area of search shown on the adopted policies map, is identified as a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Masterplan Framework to be prepared jointly between Colchester BC and Braintree DC and which will incorporate the following;

- i. housing for around 2,500 dwellings within the Plan period (as part of an overall total of between 15,000 to 20,000 homes)
- ii. Provision for Gypsy and Traveller and Travelling showpeople,
- iii. Land for B1 and/or employment generating development
- iv. A district centre and neighbourhood centres incorporating provision for convenience shopping, community, health and cultural provision
- v. Primary schools, a secondary school and other community facilities as appropriate
- vi. A high proportion of the garden community will comprise green infrastructure including a new country park

The Masterplan Framework will set out the nature, form and boundary of the new community. The masterplan will be produced in partnership with the development interests and will provide a layout showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The masterplan will incorporate mechanisms for regular review and updating over the course of the implementation of this garden community.

A. Place-making and design quality

1. The development of a new garden community to high standards of design and layout drawing on its context and the assets within its boundaries including streams, land drains and ditches, mature hedgerows and field boundaries, woodland and historic buildings. A mixed use district centre will provide a vibrant heart to this new community supplemented by neighbourhood centres to form foci for new neighbourhoods. The design of the community will also address the challenges offered by other features in particular the severance created by the A12 and A120 and maximise the opportunities afforded through integration with the existing community of Marks Tey, and the presence of the railway station, all underpinned by a strong green-grid of connected green space that provides great recreational opportunities for residents and connection to the wider countryside. The garden community will be designed and developed to have its own identity and be as self-sustaining as possible. A separation will be maintained between the new garden community and the nearby settlements of Coggeshall, Stanway and Feering.

2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved masterplans and design guidance.

B. Housing

3. A mix of housing types and tenures including self- and custom-build will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;
4. New residential development will seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities will be located close to the district and neighbourhood centres, the rail station and along the strategic public transport corridors;

C. Employment

5. Provision for B1 and/or non B class employment generating uses around the rail station as part of mixed use urban development to provide for a wide range of local employment opportunities where appropriate;

D. Transportation

6. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; development of a rapid transit system connecting this new garden community to the wider Colchester context; development of opportunities to improve accessibility to Marks Tey rail station; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts.
7. Primary vehicular access to the site will be provided via a reconfigured A120.
8. Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus priority measures between the site, Colchester and Braintree town centres, employment areas and rail stations;
9. Foot and cycle ways shall be provided throughout the development and linking the site to the wider network
10. Marks Tey rail station is an important asset located in the northern eastern section of the new garden community. Opportunities will be explored to establish how it can be made more accessible to residents of the new community including relocation of the station to a more central location and improvement of walking, cycling and public transport links to the station.
11. Other detailed infrastructure requirements may be added as work on the site progresses.

E Community Infrastructure

12. A new district centre and neighbourhood centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community including residents of the existing Marks Tey village.
13. A health facility and community meeting places will be provided within the district and local centres.
14. At least one secondary school, primary schools and early-years facilities will be provided to serve the new development;
15. A network of green infrastructure will be provided within the garden community including a community park, allotments, a new country park, the provision of sports areas with associated facilities and play facilities;
16. Provision of or contribution to indoor leisure facilities

F. Other Requirements

17. Provision of improvements to waste water treatment including an upgrade to the Colchester Waste Water Treatment Plant and off-site drainage improvements;
18. Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;
19. Landscape buffers between the site and Coggeshall, Feering, Stanway and Easthorpe;
20. Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site including Marks Tey Hall, Easthorpe Hall Farm, Easthorpe Hall and the habitats along and adjoining the Domsey Brook and Roman River corridors.
21. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development
22. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
23. Measures to assist the development of a new community including provision of community development workers for a minimum of ten years from initial occupation of the first homes.
24. Appropriate and sustainable long-term governance and stewardship arrangements for the new garden community including provision for long-term management and maintenance of the public realm and community assets.

Policy SP10

West of Braintree New Garden Community

The broad area of search, as shown on the adopted policies map, is identified as a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Masterplan Framework to be prepared jointly between Braintree DC and Uttlesford DC if applicable and which will incorporate the following;

- i. housing for around 2,500 homes within the Plan period (as part of an overall total of between 10,000 – 13,000 homes)
- ii. Provision for Gypsy and Travellers and Travelling Showpeople
- iii. Appropriate provision of B1 and/or employment generating development,
- iv. Neighbourhood centres incorporating provision for convenience shopping, community, health and cultural provision,
- v. Primary schools, a secondary school and other community facilities as appropriate,
- vi. A high proportion of the garden community will comprise green infrastructure including a new country park to the east of site.

The Masterplan framework setting out the nature, form and boundary of the new community. The masterplan will be produced in partnership with the development interests and will provide a layout showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The masterplan will incorporate mechanisms for regular review and updating over the course of the implementation of this garden community.

A. Place-making and design quality

1. The new garden community will be developed to high standards of design and layout drawing on its context and the assets within its boundaries including Boxted Wood, Golden Grove, Rumley Wood, Pods Brook and the historic airfield. The gently sloping topography to the south of the site also affords opportunities for long distance views. These key assets will provide a context to build a new green-grid upon to provide an attractive setting for the new community and linking to the wider countryside. The new community will also address the relationship with existing communities close to its boundaries including Great Saling, Stebbing Green and Stebbing. The garden community will be designed and developed to have its own identity and be as self-sustaining as possible. A separation will be maintained between the new garden community and the nearby village of Great Saling.
2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved masterplans and design guidance.

B. Housing

3. A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;
4. New residential development will seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities will be located close to the neighbourhood centres and along the strategic public transport corridors;

C. Employment

5. Provision for B1, B2 and B8 businesses in the southern part of the community close to the A120 to provide for a wide range of local employment opportunities

D. Transportation

6. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; development of an effective public transport system; development of opportunities to improve accessibility to local rail station; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts.
7. Primary vehicular access to the site will be provided via the A120 and B1256.
8. Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus priority measures between the site, Braintree town centre, rail station and employment areas including the 120 Skyline business park, Witham rail station and London Stansted Airport;
9. Foot and cycle ways shall be provided throughout the development, linking the site to Braintree town through the existing Flitch Way linear country park;
10. Other specific infrastructure requirements identified as work on the area of search progresses

E Community Infrastructure

11. Neighbourhood centres of an appropriate scale will be provided to serve the proposed new community. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community.
12. A health facility and community meeting places will be provided within the district and local centres.
13. A secondary school, primary schools and early-years facilities will be provided to serve the new development;
14. A network of green infrastructure will be provided within the garden community including a community park, allotments, a new country park provided at the east side of the community, the provision of sports areas with associated facilities and play facilities;
15. Provision of or contribution to indoor leisure facilities

F Other Requirements

16. Provision of improvements to waste water treatment and off-site drainage improvements;
17. Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;
18. Landscape buffers between the site and Great Saling, Stebbing, Stebbing Green and Rayne;
19. Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site including Great Saling Hall conservation area and areas of deciduous woodland within and adjoining the site.
20. Provision of appropriate buffers along strategic road to protect new development
21. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
22. Measures to assist the development of a new community including provision of community development workers for a minimum of eight years from initial occupation of the first homes.
23. Appropriate and sustainable long-term governance and stewardship arrangements for the new garden community including provision for long-term management and maintenance of the public realm and community assets.

Delivery Arrangements

3.88 The Councils are currently investigating the best ways to deliver development on the garden communities. Given the scale and ambition of the proposals, a new method of delivery is being sought which will allow the local authorities to have a much greater say in when and how the land is released and to ensure that the infrastructure and residents' requirements for the new community are developed at the same time as new homes.

3.89 Detailed monitoring arrangements are included within the implementation and monitoring section of each Local Plan and will include how the monitoring of the delivery of the garden communities will be carried out. It should be noted that where there is an unacceptable delay in delivery of development and/or infrastructure occurs, the local authorities will use mechanisms and powers including Compulsory Purchase Orders, to intervene.

Vision & Objectives

4 Vision & Objectives

Vision for Braintree District

By 2033, the District will be the most successful in Essex. Jobs and businesses will have increased in both quantity and quality making the District a desirable place to live and work.

Housing growth has been achieved, with the expansion of the main town of Braintree providing sustainable, attractive new homes within a market town setting. Witham, Kelvedon and Feering have also continued to expand making the most of their excellent transport links to provide high-quality homes and new community facilities. Two new garden communities are being built within the District. West of Braintree a new town will be under construction, providing homes, employment and facilities within an excellent environment and in line with garden city principles. At Marks Tey, a major urban area shared with Colchester borough, will also be emerging as a self-contained town, containing all the services and facilities which the residents will need. Smaller scale growth will continue in other areas of the District, including Halstead, meeting the local needs of smaller communities.

The strategic transport routes of the A120, A12 and rail routes from Braintree and Witham have been improved allowing fast and reliable connections to London, London Stansted Airport, the east coast ports and other key regional centres.

Developments in the District will have been designed and built to the highest quality, making the best use of new technologies to ensure suitability and sustainability now and in the future. High-speed reliable broadband is accessible for all homes and businesses.

All residents in the District will have access to the highest quality community facilities including health and education provision. Outstanding leisure facilities continue to be provided to ensure residents can make healthy choices, and retail and other community needs are met.

Braintree District continues to be an aspirational place to live with a successful economy, wide range of affordable, sustainable homes situated within a high-quality urban and rural landscape, all within easy reach of London and the wider region.

Key Objectives

4.1 The strategic part of the Local Plan includes 5 strategic objectives for the region. The key objectives below relate to the Braintree District and are complementary to the wider strategic objectives.

Creating a successful economy

To promote a local economy which supports the growth of existing businesses and encourages new entrepreneurial enterprises and employers to locate in the District, by providing high-quality land and buildings in sustainable locations, to meet the needs of businesses, and seeks to reduce travel outside the District to work.

Retail and Town Centres

To support the changing role of town centres as a location for retail, employment, community services and cultural facilities by encouraging new development and regeneration schemes to support the function of the towns as major service centres. The major regional shopping destination of Braintree Freeport and Retail Park continues to be supported. Shops and retail facilities will also be provided on new developments where appropriate.

Housing Need

To provide a range of housing sizes, types and tenures which meet local need, including affordable homes, starter homes, and those residents with specialist accommodation needs. New homes will be created in balanced sustainable communities.

Transport Infrastructure

New developments must contribute towards the improvement of the road network in the District, including schemes to ensure safety and aid congestion. Developments will make appropriate provision for public transport, walking and cycling, both within developments and connections to the wider network.

Broadband

To work with Essex County Council and service providers, to secure the earliest availability of universal broadband coverage and the fastest available connections speeds in the District and to ensure that these are made available to all new developments, where it is viable to do so.

Education and Skills

To facilitate the best possible education system for District residents of all ages, by supporting the construction of new schools and other educational buildings which support life-long learning and skills development in the District and which provides the skills necessary for businesses in the District to thrive.

Protection of the Environment

To protect and enhance the natural and historic environment and varied landscape character of the District, promoting local distinctiveness and character. The Council will seek to minimise the impact of all forms of pollution on the health and amenity of local communities and the natural and built environment.

Good Quality Design

All new developments in the District will be of high-quality design, easily maintainable and will respect the scale, style and setting of the site with reference to historic townscapes, natural landscapes and existing infrastructure. Development would use materials which respect and enhance their setting and contribute to local character.

Healthy Communities

All residents of the District are able to keep active and make healthy choices by ensuring outdoor community areas are preserved and enhanced and appropriate new areas to enable sports and recreation are created. Cycle ways and pedestrian links are also to be provided in all new developments to encourage walking and cycling. Land will be made available to support the expansion of local physical and mental health facilities.

Social Infrastructure

Residents of the District should have access to the best local and community facilities which provide inclusive places for communities to meet, play and learn. New developments will make contributions to existing facilities or provide land and contributions for new facilities.

Sustainability

To ensure that all development takes place in the most well-connected areas, making the best use of sites that have been previously development. The use of natural resources should be minimised and developments should encourage the use of renewable energy and energy efficiency measures.

Empowering Local People

Creating a planning environment in which local residents and businesses feel fully involved and empowered to engage in shaping the future of the District. Documents are written in a way which is accessible and decisions are taken in a transparent way.

The Spatial Strategy

5 The Spatial Strategy

The settlement hierarchy

5.1 The settlement hierarchy below ranks areas of the District in order of their sustainability merits and the size, function and services that each of the areas can offer. It should be noted that this does not mean that a proportionate amount of growth should be allocated to each of these areas, as constraints to new further large scale growth may exist.

Towns

5.2 These are the largest urban areas in the District but are nevertheless relatively small market towns in the wider context, with populations of around 50,000 (Braintree, Bocking and Great Notley), 25,000 Witham and 12,000 Halstead.

Service Villages

5.3 The service villages are large villages with a good level of services including primary schools, primary health care facilities, convenience shopping facilities, local employment opportunities and links by public transport and road to the larger towns. The service villages are;

5.4 Kelvedon and Feering are two separate villages, but functionally act as a whole, with services and facilities in one, serving the population of the other. As such for the purpose of the settlement hierarchy they are both treated as service villages, but it will be important that they maintain their own identity and character.

Villages

5.5 All other villages which have a development boundary setting out the extent of development within that area are known as villages. These range from the very small such as Little Maplestead to those which are a larger and have more facilities such as Steeple Bumpstead. As such development levels in each village will depend on its level of facilities and sustainability. A list of all villages with a development boundary is set out in the appendix to this Local Plan.

The Countryside

5.6 All areas of the District, including hamlets and small groups of homes which are outside development boundaries are considered within the countryside. Within this area more restrictive policies apply and development will be more limited.

New Garden Communities

5.7 At present there is no existing population centre around the proposed new settlements within this District (Marks Tey is within Colchester Borough). However as the garden communities are developed, they should be contained within the spatial hierarchy as Towns.

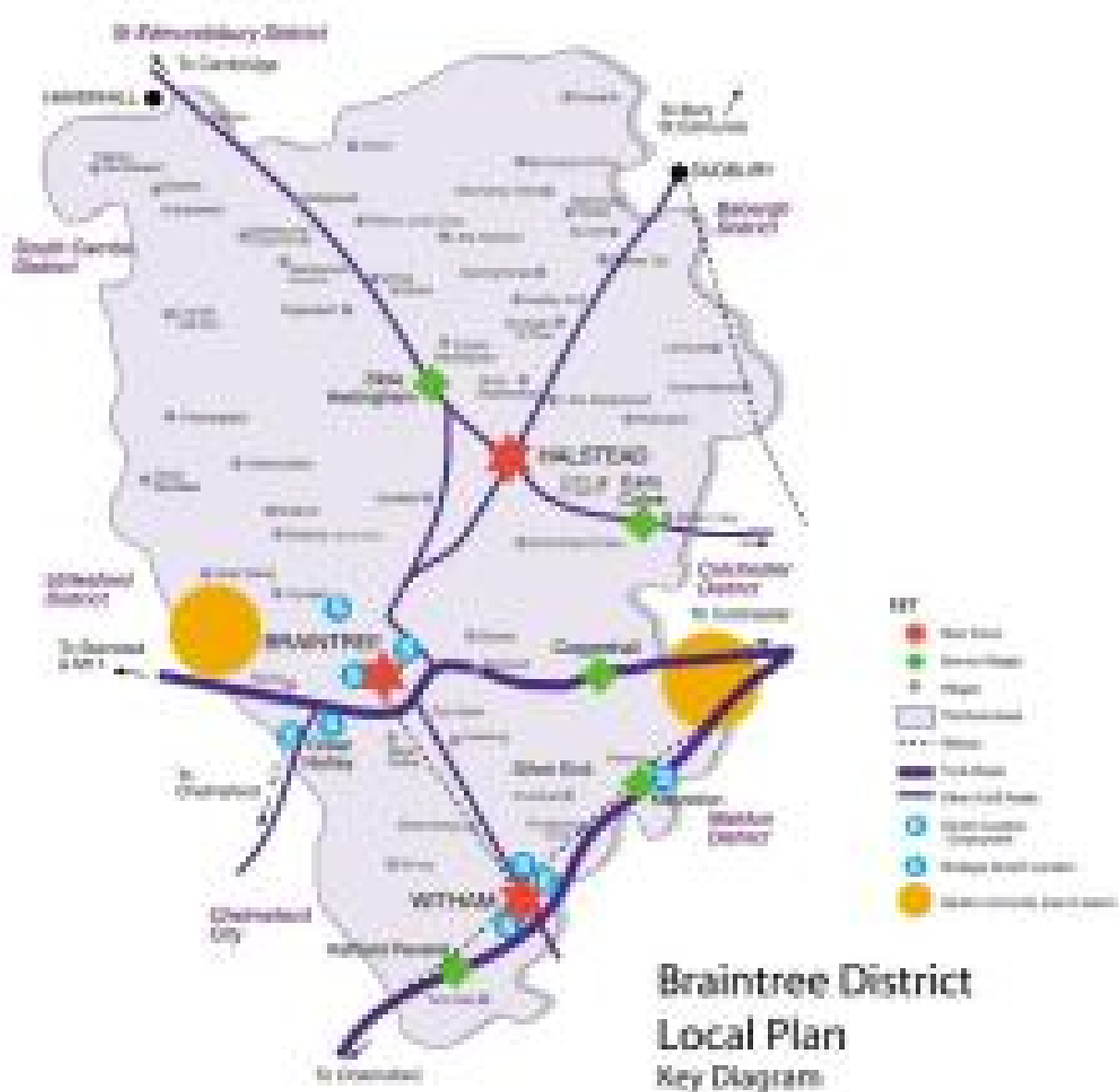
Towns	Braintree with Bocking and Great Notley
	Witham
	Halstead
Service Villages	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon with Feering
	Sible Hedingham
Villages	All other villages with a development boundary

Spatial Strategy

5.8 Taking into account the hierarchy which is set out above, alongside the constraints and opportunities which have been identified through the work on the Local Plan, the spatial strategy for the Local Plan is proposed as follows;

That the broad spatial strategy for the District should concentrate development on Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead.

Braintree District Local Plan Key Diagram



Picture 5.1 The Key Diagram

A Prosperous District

6 A Prosperous District

A Strong Economy

6.1 The Council is committed to facilitating prosperity for all in the District. This section sets out policies that will facilitate this aspiration.

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

- Positively and pro-actively encourage economic growth
- Set criteria or identify strategic sites to meet anticipated needs over the plan period
- Support existing business sectors and plan for new business sectors likely to locate in the District
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge-driven, creative or high technology industries
- Identify priority areas for economic regeneration
- Review land allocations and avoid the long-term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for employment

6.3 Situated between the major urban centres of Colchester and Chelmsford, and close to Cambridge and London and the international hubs of London Stansted Airport and the Haven ports, Braintree District is well located to support business growth and inward investment. The District is just 45 minutes from central London and has good rail and road links to London and the wider region. This location heavily influences the economy of the District.

6.4 At the regional level Braintree District falls within the boundaries of the South East Local Enterprise Partnership (SE LEP). The SE LEP growth deal for the period between 2015 and 2021 aims to create up to 45,000 new jobs and see 23,000 new homes built. The Deal has the potential to generate £700m of public and private investment and brings new responsibilities and flexibilities.

6.5 Essex County Council's Economic Growth Strategy sets out an economic vision for the county, which aims for Essex to continue to specialise in growth sectors such as advanced manufacturing, low-carbon technologies and logistics.

6.6 The District is also part of the Haven Gateway Partnership which is a public/private partnership set up in 2001. The partnership embraces ports and logistics but also drives economic growth more generally across the whole area. The A120 Haven Gateway corridor is designated by the SE LEP as an enterprise corridor where much of the employment growth will be located alongside the A120.

6.7 Out commuting is a feature of the District and more residents leave the District to work, than work within the District. However, over two thirds of the jobs located within the District are taken by local residents. Those who work in the District earn on average less than those living in the District, whose wages are higher than the Essex and national average.

6.8 The economy of the District is dominated by small and medium-sized businesses. It retains a relatively large proportion of industrial-type occupations, and whilst there are a growing number of jobs in the office-based sector, this is significantly below the Essex and national averages. Most

employment areas are located around the main towns of Braintree, Halstead and Witham, as well as a large rural business park at Earls Colne Airfield, but rural employment also plays an important part of the economy.

6.9 Education and skills are an important part of the economy as a well-educated and qualified population is good for the economic health and attractiveness of the District for new and existing businesses. It is important that new development makes sufficient provision for education, including new school places, and when necessary, the identification of new sites for schools and nurseries. Protection and expansion of existing schools and nurseries is also likely to be necessary where sufficient outdoor space can be provided.

6.10 The quality of schooling is also vital, and it is important to ensure that the people of the District have the opportunity to meet their full potential. A range of educational opportunities should be provided including practical vocational training and on the job training such as apprenticeships. Education is a continuing process and opportunities should be available for all age groups to expand their skills and knowledge base.

6.11 There is a real opportunity therefore within this Plan period to create significant economic growth within the District which could build on the recent growth sectors in the local economy of finance and insurance, for example, to reverse out commuting trends and bring more high-value, high skilled jobs to the District.

6.12 An Employment Land Needs Assessment (ELNA) was completed by consultants Aecom in 2015 and used employment projections from the East of England Forecasting Model (EEFM) together with additional local information to recommend the amount of additional floorspace or land that is required to meet forecast employment needs.

6.13 In terms of office space the study recommends that between 53,400 sqm and 66,800 sqm of additional office space is required to meet the demand. This amount of floorspace is difficult to convert to hectares because depending on their locations office buildings in particular can take very different forms. The mid point of the Employment Land Reviews Guidance Note is between 1:0.25ha to 1:0.4ha and means that the District would need to allocate a minimum of 20ha of additional B1 business space.

6.14 The study also found that whilst there was an estimated decline in manufacturing in the District, there would continue to be increasing demand for logistics in the District. Several poorly located or non function employment sites were recommended to have their designation for employment uses removed and therefore the overall new requirements for industrial land are 23.3ha within the Plan period.

6.15 There are two significant areas of employment development which have already been approved in the 2011 Core Strategy and these are proposed to be rolled forward into the new Local Plan. These were an extension to the Springwood Drive industrial area in Braintree, as part of a wider mixed-use scheme and a site off the A131 near Great Notley called Eastlink 120. This is intended to be an Innovation and Enterprise Business Park. The site has an approved Masterplan, available on the Council's website.

Policy LPP 1

Location of Employment Land

The Council and its partners will be driving forward the growth of the economy in the District and provide for the 23.3ha of industrial land and 20ha of office land in the District to support this.

Employment sites and sites or buildings in current or recent use as an employment site, will be retained for such uses where they continue to offer a viable and sustainable location for such employment uses and are protected for that use on the Proposals Map.

New strategic employment sites and the proposed uses for those sites are set out in the table below.

Area	Size and Proposed Uses
Extension to Springwood Drive industrial area in Braintree	15ha employment policy area including a community sports facility.
Land to the west of the A131 at Great Notley 'Eastlink 120'	18.5ha Innovation and Enterprise Business Park for uses in the B1, B2, B8. Part of the site may be developed for a hotel (C1 use) B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sq m. The site also includes 7ha of structural landscaping.
Extension to Eastways Industrial Estate, Witham, in Rivenhall Parish	6.8ha employment policy area
Extension to Bluebridge Industrial Estate, Halstead	Up to 11ha employment policy area
Major Business Park on the West Braintree Garden Community	To be determined through Masterplan Framework
Major Business Park on the Marks Tey Garden Community	To be determined through Masterplan Framework

Employment Policy Areas

6.16 Employment policy areas are general use traditional business parks and industrial estates within the District, where a range of employment uses locate. The major locations for employment in the District such as Eastways in Witham and Springwood Drive in Braintree are allocated as employment policy areas.

6.17 However in recent years there has been a greater proportion of uses on employment areas turning to other uses such as personal storage, gyms and leisure facilities. The Council wishes to preserve business parks for B use employment with the following policy.

Policy LPP 2

Employment Policy Areas

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

- a. Business (Use class B1) general industrial (Use class B2) and storage and distribution (Use class B8)
- b. Repair of vehicles and vehicle parts
- c. Services specifically provided for the benefit of businesses or workers based on the employment area
- d. Waste management facilities as appropriate taking into account neighbouring uses

Alternative options

6.18 To be less restrictive on the potential uses on employment sites and allow retailing, ancillary uses and indoor sports and recreation facilities.

6.19 To restrict the uses on employment areas to B1, B2, B8 and waste services only.

Policy LPP 2A

Emergency Services Headquarters

Essex Fire & Rescue Service Headquarters - Kelvedon Park

Land at Kelvedon Park is allocated as a Special Employment Area specifically to meet the requirements of the emergency services for;

- 999 facilities
- Centralised training facilities
- Integrated administration facilities and
- Vehicle maintenance facilities

Additional development on site must provide sufficient parking. Appropriate boundary screening is required to the rear of the site. Additional development must retain the parkland setting to the front of the site.

Business Parks

6.20 The Council has also identified a number of employment areas which are not suitable for more general industrial or distribution uses by virtue of the surrounding uses, location, or access to the strategic road network and therefore a number of employment sites, often in rural areas, are proposed for B1 business uses only.

Policy LPP 3

Business Parks

Employment locations for Use class B1 business uses are identified on the Proposals Map. On these sites only uses falling within Use class B1 business will be permitted. No other uses will be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floor space of the main unit.

Alternative Options

6.21 To allow the same ancillary uses on B1 business sites as is set out in employment policy areas.

6.22 To be more restrictive to B1 uses only and not ancillary uses

6.23 To be less restrictive and only have a policy for all employment areas

Design and Layout of Employment Policy Areas and Business Parks

6.24 Appropriate layout and design of new business parks is important in attracting and retaining users on the site and creating a pleasant environment for people to work. Layouts must be attractive but also practical and easy to maintain to ensure the long term success of an employment area. Many older employment areas in the District suffer from a lack of car parking, which can lead to a poor quality environment and problems with access and servicing. The policy below therefore specifically protects car parking areas from being built on, unless this will be re-provided elsewhere.

Policy LPP 4

Design and Layout of Employment Policy Areas and Business Parks

New Employment and Business Parks are expected to be designed to a high quality which includes suitable access for staff, delivery and service vehicles, pedestrians, public transport and cyclists, in a safe environment.

On sites of over 5ha, additional overspill parking areas for all users of the site may be required to ensure vehicle parking is accommodated.

On existing employment policy areas and business parks, proposals for changes to the layout of the site, or buildings will only be approved where all the following criteria are met:

- The design of the site is in keeping with the remainder of the employment area and does not appear to be cramped visually
- Parking remains or is provided at the standard required
- Structural landscaping will not be undermined

Alternative Options

6.25 To not have a specific policy on design in commercial areas and rely on the general design policy for all new developments in the District.

Rural Enterprise

6.26 Whilst most large-scale employment development should be directed towards the larger towns in the District, smaller scale employment in rural areas should be supported. This applies to all types of businesses but also those businesses that may be specifically related to rural areas, for example, farm diversification schemes or tourist and visitor facilities. Businesses located in the rural areas contribute significantly to the economy of the District and provide local employment opportunities to those living in rural areas which might be accessible by walking and cycling.

6.27 The success and growth of businesses in rural areas must be balanced against the retention of the rural character and the high-quality landscape. Some locations outside of the main towns but close to the strategic road or rail networks for example, may be more suitable for larger scale employment development than those which are located in more isolated parts of the District. Existing buildings in rural areas should be utilised wherever possible when additional space is required before new buildings are considered.

6.28 This policy should also be used to assess proposals for farm diversification projects where planning applications are required. Farm diversification is regarded as on-farm development which supports ongoing agricultural activity, either by adding value to existing operations, or introducing new income streams, which remain under the control of the same farm enterprise. Proposals specifically for farm diversification may be located in relatively unsustainable locations therefore conditions may be attached to permissions, which limit the goods to those mainly produced on the holding and limit the overall scale of development.

6.29 There are some circumstances where rural employment buildings become unused and the District Council must balance the need to ensure that appropriate land is preserved for employment uses but that sites which are no longer fit for purpose can be utilised for alternative uses such as homes.

Policy LPP 5

Rural Enterprise

Outside settlement boundaries, proposals for small-scale commercial development, which involve the conversion and re-use of existing buildings that are of permanent and substantial construction and capable of conversion without complete re-building, will be considered acceptable subject to all the following criteria:

1. The location of the site being accessible, well related to the existing settlement pattern and sustainable in terms of the Framework
2. There is no unacceptable impact on protected species of the historic environment
3. The access and traffic generated by the development can be accommodated without adverse impact on the local road network
4. There is no unacceptable impact on residential amenity
5. There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value

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, new buildings shall be well designed, appropriately sited and shall be of a form, bulk and design that should not offend local landscape character. All such new development shall also be considered against the criteria above.

Alternative Options

6.30 To have a less restrictive policy on rural enterprise which allows development to take place in more circumstances.

6.31 To not have a specific policy and rely on the generic design, transport and natural environment policies and the NPPF.

Policy LPP 5A

Former Polish Campsite Employment Area

The Former Polish Campsite is allocated for employment use and structural landscaping. Due to this site's rural nature redevelopment will be considered appropriate subject to all the following criteria:

Any application would be accompanied by an external lighting scheme which would need to demonstrate that the site would not cause unnecessary light pollution and would be appropriate to the rural setting of the site

A full landscaping scheme would be required to be included with any planning application

Structural landscaping is protected from development and any new proposals will provide suitable additional landscaping which minimises developments impact on the countryside

Alternative Options

6.32 To have no site specific policy and rely upon the use of the Rural Enterprise Policy.

Tourism

6.33 The District is predominantly rural with opportunities for tourism related development in the attractive villages, towns and surrounding areas. However, a balance should be achieved between supporting the rural economy and protecting the countryside, as stated in the NPPF.

6.34 The District has a number of villages and towns that are popular destinations for tourism due to the high quality of their built or historic environment. Such settlements include Finchingfield, Castle Hedingham and Coggeshall. It is important that within these settlements facilities for visitors are maintained and enhanced in order to promote tourism, without detracting from the features that make them attractive to visitors.

6.35 To maximise the benefits of tourism to rural economies, tourist development should be located where visitors can access local shops, pubs and other services.

6.36 Camping and caravan sites contribute in an important way to tourism and to the supply of tourist accommodation supporting the rural economy. However, they should be located appropriately and sufficiently screened to avoid any harmful impact on the setting and character of the countryside.

6.37 Appropriate research should have been carried out into the local tourism market before submitting an application to show that there is a need for tourist accommodation in that area. In some cases this will be subject to independent verification at the cost of the applicant. Proposals to remove occupancy conditions or to change the use of tourist accommodation to permanent residential use will not normally be approved.

Policy LPP 6

Tourist Development

Proposals for new tourism accommodation and facilities, within the countryside, will be permitted provided that all the following criteria are met:

1. The demand for the development has been clearly demonstrated
2. 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 transport, cycling and walking links
3. They would not materially adversely affect the character, appearance and amenity of the surrounding area and should be well screened
4. Appropriate, convenient and safe vehicular access can be gained to/from the public highway and appropriate parking is provided
5. They would not use the best and most versatile agricultural land
6. They will be served by adequate water, sewerage and waste storage and disposal systems
7. They will include a high quality landscaping scheme.

The occupation of new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation.

Alternative Options

6.38 To be less restrictive on the location of tourist facilities in rural areas and relying on generic policies for the impacts of development to judge applications.

Shops and Services

6.39 Town Centres are key economic drivers for the District and are the primary centres for retail and cultural provision. They provide shopping, services and cultural and recreational opportunities for residents within the District, as well as visitors, and contribute significantly to the local economy and employment.

6.40 The general principles for retailing and town centre use are set out in the NPPF. The policy contained within this plan outlines the retail hierarchy of the District, the required floor space for convenience and comparison goods, and food and drink provision such as pub and restaurant uses.

6.41 The NPPF states that in order to ensure the vitality of town centres, planning policies should promote competitive town centre environments and the management and growth of centres over the plan period. It states that the extent of town centres and primary shopping areas should be defined, based on a clear definition of primary and secondary frontages in designated centres and Councils should set policies that make it clear which uses will be permitted in such locations.

6.42 The policies and retail allocations proposed in this document are supported by the Retail Study (2015), produced by Nathaniel Lichfield and Partners. This study provided a quantitative and qualitative assessment of the need for new retail, leisure and other main town centre uses. It also provides a breakdown of retail requirements for each of the main towns as well as Freeport and Braintree Retail Park.

6.43 The majority of projected comparison and convenience growth is identified at Braintree town centre, Freeport and Braintree Retail Park. Witham and Halstead have limited convenience retail growth projected, but have increased comparison floor space up to 2033.

6.44 The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. The town centre boundaries are shown on the proposal map and their boundaries will be the basis for the application of the sequential test.

6.45 This policy identifies Braintree, Halstead and Witham town centres as the primary locations for retail, office, leisure and cultural provision in the District.

Policy LPP 7

Retailing and Regeneration

To ensure the long-term vitality and viability of the District's Town, District and Local Centres, the Town Centres of Braintree, Halstead and Witham will be the primary location for main town centre uses such as retail, office, leisure and entertainment in the District.

Proposals that positively contribute towards creating attractive, vibrant and safe centres that offer a diverse mix of uses, that promote and improve choice, and in the main towns support the diversification of the evening economy, will be supported subject to amenity impact on residents and the surrounding area.

Convenience (Food) retailing across the District is expected to grow. Evidence suggests that across the District 7,885sqm (gross) of new floorspace will be required. For comparison goods (electrical goods/furniture) 12,501 sqm (gross) will be required and for food and beverage provision 8,304sqm (gross) is needed.

The improvement and regeneration of the town centres will be promoted and the regeneration of the following locations is proposed to meet the identified need for additional retailing, community facilities and services and other main town centre uses.

Proposals for Main Town Centre uses will be permitted when a sequential test, and if required an Impact Assessment, demonstrates that there are no sequentially preferable sites which could accommodate the development.

Impact Assessments will be required for main town centre use proposals for sites that are not within a Town, District, or Local Centre, which are in excess of the following floor space thresholds.

2,500 sqm (Gross) - Affecting Braintree Town Centre

1,500 sqm (Gross) - Affecting Halstead and Witham Town Centres

1,000 sqm (Gross) - for development potentially affecting Great Notley District Centre and

500 sqm (Gross) - For development potentially affecting a Local Centre

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

Town Centres – Braintree, Witham and Halstead town centres

District Centre – Great Notley Neighbourhood Centre

Local Centres – Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon and Sible Hedingham and within the growth locations at the North West Braintree Growth Location, Braintree and within the Maltings Lane development, Witham.

Local Centres will be protected from inappropriate development and enhanced to provide small-scale shops, services and community facilities for local residents.

Town Centre Boundaries, Primary Shopping Areas, and primary and secondary retail frontage are identified on the Proposals Map.

Alternative Options

6.46 No policy and reliance on national guidance.

Primary Shopping Areas

Retail Hierarchy

6.47 The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. The town centre boundaries are shown on the Proposals Map and their boundaries will be the basis for the application of the sequential test.

6.48 Primary shopping areas are defined on the Proposal Map within town centres in Braintree, Witham and Halstead. They are made up of primary and secondary retail frontages, which are also defined on the Proposals Map. Primary frontages have been identified as those which attract a higher level of rental income, footfall and where key stores are present and are therefore considered to be the most attractive retail areas within town centres. The secondary frontages have a lower rent profile and are not as attractive to main retail uses. However, it would still be suitable to promote town centre uses in these locations, although more flexibility is appropriate. Uses acceptable in secondary frontages include A1, A2, A3, A4 and A5 and B1 office, D1 (non-residential institutions) and D2 (assembly and leisure).

6.49 Residential uses will not be permitted within primary shopping areas unless they are located on the first floor or above and do not compromise the ability of a shop unit to operate by, for example, the loss of storage space, preparation areas, deliveries to the unit or similar issues. The reference to 'street frontage' refers to the entire length of the relevant side of the road within the primary shopping area, measured at ground floor level.

6.50 It is not proposed to define a 'continuous frontage' as this will be determined on a case by case basis. A road would be considered a break in a frontage.

Policy LPP 8

Primary Shopping Areas

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.

The following uses will be permitted within primary frontages:

- Retail development (Use Class A1)

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

- It would not result in 3 or more non A1 Use class units in adjoining premises within the primary shopping area
- It would not break a continuous A1 primary retail frontage

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

The following uses will be permitted within Secondary Frontages:

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

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

Alternative Options

6.51 To not have a policy and rely on national guidance

District and Local Centres

6.52 The following District and Local Centres are identified in the Plan and the boundaries are defined on the Proposals Map;

6.53 District Centre:

- Great Notley

6.54 Local Centres:

- Coggeshall
- Earls Colne
- Hatfield Peverel
- Kelvedon
- Sible Hedingham
- Maltings Lane Neighbourhood Development, Witham
- Hatfield Road Growth Location, Witham
- North West Braintree (Panfield Lane)

Additional Local Centres will be identified at strategic growth locations and garden communities around the District as work on these sites progresses.

Policy LPP 9

District Centre

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

Retail development (Use Class A1);

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 a A1 user cannot be found.

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

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

Out of Town Retailing

Freeport Outlet Centre

6.55 The Freeport Designer Village Outlet Centre at Braintree opened in 2000. It offers end of line, surplus goods at a discounted price below that which would be found in town centres. The type of goods sold and the discounts which should apply to them are strictly controlled through section 106 agreements, between the Council and the developer. The Outlet Centre is also allowed to sell food for immediate consumption on or off the site. It attracts visitors from outside the local area.

6.56 Both Freeport and Braintree Retail Park are very popular and as such parking can be difficult, particularly at peak times such as weekends and bank holidays. In order to retain sufficient parking and to prevent problems of visitors to Freeport and the Retail Park parking on adjoining roads, the existing parking areas will be allocated for parking, in order to retain them for that purpose.

6.57 The area is well connected to Braintree Town Centre by an hourly train service and a more frequent bus service, which operates during the opening hours of Freeport. The Council intends that the Outlet Centre and bulky goods provision should be complementary to Braintree Town Centre, rather than competing with it.

6.58 The Core Strategy does not include Freeport or Braintree Retail Park within the retail hierarchy as a town, district or local centre, as they do not provide these functions. The Retail Study Update 2015 has confirmed that Braintree Freeport and Braintree Retail Park do not meet the definition of a district centre. The Study confirms that both function as specialised comparison shopping destinations, rather than perform a district centre shopping function.

6.59 The Retail Study Update 2015 assessed whether there was a need to improve the retail offer at Braintree Freeport or Braintree Retail Park. It concluded that there is no requirement to improve the quantum, or range of retail offer at these successful retail destinations, over and above the existing retail park extension commitment; however, an undeveloped 'L' shaped area of land to the north of Freeport is allocated for employment or retail warehousing use.

Policy LPP 10

Freeport Outlet Centre

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

Policy LPP 11

Leisure and Entertainment

The area identified on the Proposals Map for Leisure and Entertainment shall be retained for leisure and entertainment-related uses. Proposals within use class D2 will be permitted.

Policy LPP 12

Retail Warehouse Development

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

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

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

Land for retail warehousing is identified on the Proposal Map at Braintree Retail Park.

Retail Allocations

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

6.61 The Braintree Retail Study update (2015) has identified the retail requirement comparison and convenience goods, food and drink, and other leisure uses for Braintree District.

Policy LPP 13

Retail Site Allocations

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

Braintree

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

Halstead

- Former EMD Site Kings Road

Witham

- Newlands Precinct

Out of centre retail allocations

New retail provision will also be provided at strategic growth locations, new garden communities, and site allocations at land north of Freeport and land off Millennium Way, Braintree.

Newlands Precinct, Witham

6.62 Newlands Precinct shopping centre in Witham town centre is one of the main shopping areas in Witham and includes a wide range of shops selling food, gifts, clothes and other goods. The centre dates from the 1960s and would benefit from refurbishment or redevelopment of both the buildings and the public realm areas. The car park and other land to the rear of the site is included within the policy area to allow for a comprehensive redevelopment of the whole area. Redevelopment will need to respect and enhance the Conservation Area in which the site sits.

Policy LPP 14

Newlands Precinct

Land at Newlands Precinct, Newlands Drive Car Park, Lockram Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed-use development, where a combination of retail, employment, leisure, community facilities, car parking and residential uses will be allowed.

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

1. Provision of convenience and comparison retail uses
2. Refurbishment of Newlands Shopping Centre
3. Provision of residential uses
4. Satisfactory service access
5. Appropriate provision for any displaced parking
6. Enhancement to the frontage to Newland Street, the conservation area and the setting of listed buildings
7. Retention of pedestrian access through Lockram Lane
8. Public realm improvements

Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham

6.63 Rickstones Neighbourhood Centre is an important neighbourhood area for north Witham, providing local shops and facilities. A development brief for this site was prepared in 2009 and was subsequently adopted as a Supplementary Planning Document in 2010. The site includes local shops, a take-away, a public house, a pavilion, car park and garages. The redevelopment of the site could enable improvements of the public realm, through the introduction of new and improved community uses.

Policy LPP 15

Rickstones Neighbourhood Centre

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

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

Homes

Housing Allocations

6.64 Local authorities are required by national government policy set out in the national planning policy framework to boost significantly their supply of new homes and to meet their full assessed need for all types of homes.

6.65 Local authorities are required to meet their objectively assessed need for housing. Together with our strategic housing market area of Chelmsford, Colchester and Tendring evidence has been gathered to make that assessment, in line with best practice guidance. The full evidence documents are available on the Council's website and the conclusions of that study are that to meet housing needs, the District needs to deliver an additional 845 new homes every year. This is a substantial amount of growth and by the end of the Local Plan period, will have increased the number of homes in the District by around 20%.

6.66 It is very important therefore that the homes that are provided are of a size, type and mix which meet the needs of all those in society including older people, families and people with disabilities and that they are of a high-quality design, set in attractive neighbourhoods that offer good connectivity to places where people work with access to a wide range of community facilities and everyday services.

Housing provision and delivery

6.67 The total amount of housing that is required to be delivered between 2016 and 2033 is 14,365 new homes. However as set out in the trajectory in appendix 1 of this document, there are currently a number of homes which already have outline or full planning permission or have planning permission subject to the signing of a S106 agreement (agreeing the contributions that would be sought from the development), or sites that were allocated as strategic growth locations within the Core Strategy.

6.68 There are a small number of sites contained in previous Local Plans which have not yet come forward for development, strategic growth locations allocated in the Core Strategy and there are a large number of allocations which were proposed within the Site Allocations and Development Management Plan. These have been reviewed as part of the draft Local Plan and if they continue to be suitable and viable sites have been carried forward for allocation.

6.69 The total number of additional homes that needs to be provided within this Plan, which do not yet have full planning permission is 13,093

Policy LPP 16

Housing Provision and Delivery

The Council will plan, monitor and manage the delivery of a minimum of 14,365 new homes between 2016 and 2033. These homes will be located primarily in the Towns and Service Villages and on the following strategic growth locations.

Strategic Growth Locations	Minimum Number of Homes (within the Plan period)
West of Braintree New Garden Community	2,500
Marks Tey New Garden Community	1,150
East of Great Notley (in Black Notley Parish)	2,000
Land East of Broad Road, Braintree	1,000
Former Towerlands Park site, Braintree	600
Land at Feering	1,000
Wood End Farm, Witham (Hatfield Peverel Parish)	450
North West Braintree- Panfield Lane	600
South West Witham- Lodge Farm (partly in Hatfield Peverel Parish)	750
North East Witham - Forest Road (Rivenhall Parish)	370

Sites suitable for more than 10 homes are allocated on the Proposals Map and are located in the following areas;

	Number of Homes
Main Towns	1,700
Service Villages	800
Villages	500

6.70 The two garden communities will be shown as areas of search on the Proposals Maps as they will start delivering homes after the first five years. The detail of the communities will be set out in a Masterplan Framework which will be developed jointly, where appropriate, and will involve the local residents in its production.

6.71 All other sites which are more than 10 homes, are allocated on the Proposals Maps with site specific boundaries. Sites which can accommodate less than 10 homes or are rural exception sites for affordable housing are not specifically allocated and will be counted in the windfall allowance which is included within the trajectory.

6.72 The trajectory set out in the appendix includes an allowance for windfall development. These are small sites or larger sites which come forward separately to the Local Plan process, for example, an office building which uses permitted development rights to change into flats. Detailed consideration of the historic rate of windfall and predictions for the rate of windfall development going forward have been used to propose a realistic windfall rate within the trajectory.

6.73 Each of the strategic growth locations has a policy to accompany it which sets out the expectations for the delivery of the site. The policies contained within this draft document are a starting point and we would welcome comments from local residents on what would be required from the site.

Land East of Great Notley (within Black Notley Parish)

6.74 This site is the largest urban extension allocation in the Local Plan and will expect to provide a new community linked to both neighbouring Great Notley and Braintree. Whilst in Black Notley Parish the development will need to ensure that the character of Black Notley village remains separate to the development. Given the scale of the development, an appropriate level of new community services and facilities will need to be provided on the site, and further detail on the extent and quantum of these will be developed during the planning process in consultation with the local residents and Parish Councils.

Policy LPP 17

Strategic Growth Location - Land East of Great Notley, south of Braintree

A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree and is shown on the Proposals Map. Development will be expected to provide;

- Up to 2,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Appropriate employment uses to support a major new community
- Primary and secondary education facilities
- Community facilities including a contribution to or location for NHS facilities
- Local retail and food outlets as part of a village centre
- Public open space, and informal and formal recreation
- Provision of a Gypsy and Traveller site

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

The main access to the site will be from London Road and Notley Road, with additional minor vehicle access from Bakers Lane. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The development will be expected to integrate with existing developments and the wider area through provision of public footpath, cycle ways and, where opportunities exist, to Bridleways. This could be done through the enhancement of existing public rights of way or by the creation of new rights of way.

Development proposals which would compromise the delivery of an identified strategic growth location will be resisted.

Land East of Broad Road, Braintree

6.75 This is a partly a historic landfill site which also has some employment uses contained within it. Much of the site is wild and is valued by local residents for the formal and informal footpaths across the site. The development of this site must be carried out in partnership with the local community, involving them at all stages on the design and evolution of the site from allocation to planning application and beyond.

Policy LPP 18

Strategic Growth Location - Land East of Broad Road, Braintree

A Strategic Growth Location has been identified at Land East of Broad Road and is shown on the Proposals Map. Development will be expected to provide for;

- Up to 1,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Employment development
- A new primary school, local retail facilities and contributions to other community facilities as appropriate, including local health facilities
- Public open space, formal and informal recreation, which would include improvements to the River Walk to the south of the site and pedestrian and cycle way links to the town centre
- Provision of a Gypsy and Traveller site

The main access to the site will be from the A131 with an additional minor vehicle access from Broad Road. All access points will have to be agreed with Essex County Council Highways.

The provision of facilities shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Former Towerlands Park Site

6.76 The former Towerlands golf, equestrian and conference centre closed a number of years ago and has remained vacant since that time. The site is therefore part previously developed. The site would benefit from working with the developer of the neighbouring Panfield Land Growth Location to ensure a comprehensive redevelopment for this part of Braintree.

Policy LPP 19

Strategic Growth Location - Former Towerlands Park Site

A Strategic growth location has been identified at Towerlands Park and is shown on the Proposals Map. Development will be expected to provide;

- Up to 600 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Primary school
- Community facilities, including contributions to local NHS facilities
- Local retail facilities
- Public open space and formal and informal recreation including landscaping to the rural edge.

The main access to the site will be from Deanery Hill/Panfield Lane, an additional vehicle access will be sought from the growth location to the south at North West Braintree. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

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.

Land at Feering

6.77 A site to the south east of Feering village, between the current built development and the A12 and between the A12 and railway line is being promoted for a residential scheme. To the east of the A12 land is proposed for recreation and open spaces uses and as such as been excluded from the strategic growth location.

Policy LPP 20

Strategic Growth Location - Land at Feering

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;

- Up to 1,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Appropriate employment uses to support the new community
- Location for a new primary school or community centre
- Community facilities including a contribution to or location for new NHS facilities
- Retail Provision.
- Public open space, and informal and formal recreation including a new country park to the south of the A12.
- Safe cycle and pedestrian access between all parts of the development and the village.
- Provision for a Gypsy and Traveller site

A new link road between Inworth Road and the A12 junction, improvements to the A12 junction and local road improvements as required by Essex County Council and Highways England.

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.

Development proposals which would compromise the delivery of an identified strategic growth location will be resisted.

Wood End Farm, Witham

6.78 This site is adjacent to the currently allocated Lodge Farm site and on the opposite side of the road from the Maltings Lane development which is coming close to completion. The site should contribute to and enhance the facilities, which are already being provided in this area to provide a comprehensive and well-planned gateway into Witham.

Policy LPP 21

Strategic Growth Location - Wood End Farm, Witham

A Strategic Growth Location has been identified at Wood End Farm, Witham and is shown on the Proposals Map. Development will be expected to provide;

- Up to 450 new homes of a mix size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Formal and informal open space, play space and allotments including
- an appropriate countryside edge to the development and buffering to the railway line.
- A site for or contributions to a new primary school and contributions to early years and secondary education
- Contributions to other community facilities including health provision as required by the NHS

Appropriate vehicular access and improvements as necessary to local road network. Contributions and a route for a cyclepath/footpath between the site and Hatfield Peverel railway station.

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

6.79 As well as the policies for the largest allocations there are a small number of other sites which by virtue of their content, context or complicated nature also have a policy setting out the requirements for their redevelopment. These are set out below.

Comprehensive Redevelopment Area - Land East of Halstead High Street

6.80 This is a substantial site in numerous private ownerships to the rear of the main Halstead High Street. The site is very well located close to the main facilities of the town but has a series of constraints which have made development on the site difficult to achieve.

Policy LPP 22

Comprehensive Redevelopment Area - Land East of Halstead High Street

Land east of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Redevelopment Area which could include new homes, retail and commercial space, open space and community uses.

Redevelopment of the site will need to address the following issues;

- Satisfactory vehicular, servicing and pedestrian access to the site from the adjoining streets
- Appropriate provision of parking, open space and community space
- Protection of the setting of listed buildings and enhancement of the Conservation Area, including the retention and refurbishment of at least 1 air raid shelter.
- Retention of protected trees and habitat for protected species
- Protection of important views into the site, including those from across the valley

Comprehensive Redevelopment Area - Factory Lane West/Kings Road, Halstead

6.81 These areas have been historic locations for employment uses, but have become less attractive for those uses over recent years and some have become vacant. The site however sits mostly within an area at risk of flooding and as such it is proposed that the area be redeveloped as a comprehensive redevelopment area.

Policy LPP 23

Comprehensive Redevelopment Area - Factory Lane West/Kings Road

Land at Halstead Business Centre, Factory Lane West, and Harrison Works, Kings Road is allocated as a mixed use re-development. Proposals for redevelopment for the following uses will be supported;

- Employment B1 and B8;
- Small scale retail proposals which do not materially impact on Halstead Town Centre;
- Residential uses which are not located on the ground floor;
- Parking.

Any application for development would have to be accompanied by a flood risk assessment which demonstrates that the proposals would not significantly increase flood risk in Halstead for the lifetime of the development, that occupiers and users of the site are at minimal risk of flooding events and that in the event of flooding the sites can be evacuated safely.

Affordable Housing Rural Exception Sites

6.82 Affordable housing need is defined with the National Planning Practice Guidance as the *'number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market'*.

6.83 The PPG goes on to set out the types of households to be considered in housing need:

- *'homeless households or insecure tenure (e.g. housing that is too expensive compared to disposable income)*
- *households where there is a mismatch between the housing needed and the actual dwelling (e.g. overcrowded households)*
- *households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (e.g. accessed via steps) which cannot be made suitable in-situ*
- *households that lack basic facilities (e.g. a bathroom or kitchen) and those subject to major disrepair or that are unfit for habitation*
- *households containing people with particular social needs (e.g. escaping harassment) which cannot be resolved except through a move.'*

6.84 The Council alongside its partner authorities within the housing market area (Chelmsford, Colchester and Tendring) commissioned a Strategic Housing Market Assessment Update which was completed in 2015. This built on other pieces of work carried out on Objectively Assessed Housing Need and was particularly to examine affordable housing need in the District. This report, which is available as part of the evidence-base for the Local Plan, sets out that 218 affordable homes are needed in the District per year to meet our needs. This is approximately 25% of the total of objectively assessed need.

6.85 The Council separately commissioned a viability study to look at the viability of affordable housing on a range of sites in the District. This report is also available as part of the evidence base and concluded that 30 to 40% affordable housing would be viable in most cases.

6.86 It also provided strong evidence that the site thresholds set in the 2011 Core Strategy were at an appropriate level, recognising that the profile of site supply in rural areas, coupled with high levels of need, indicates that adopting a low threshold in rural areas is justified. Indeed the report indicated that an even lower threshold could be set.

6.87 The figures for affordable housing are targets, which given the evidence that we have gathered, will be achievable on almost all new developments. In exceptional circumstances, applicants may seek to provide information to the local planning authority, that it is economically unviable to achieve the affordable housing target. In this instance a full viability appraisal of the whole scheme must be submitted to the local planning authority which will be independently verified at the applicant's expense. If it is agreed that a policy compliant housing target cannot be met, then affordable housing will be required to be provided at the maximum viable level.

6.88 Legislation is currently being passed to include the requirement for Local Authorities to require starter homes as part of new developments. Starter homes are new homes available to buy at a discount for first-time buyers who meet various criteria set out by the government. The implications for this policy on traditional affordable housing supply will be considered and the policy below reviewed when the final requirements for starter homes is clear.

Policy LPP 24

Affordable Housing

Affordable housing will be directly provided by the developer within housing schemes at the targets set out below.

A target of 30% of the total number of residential units on sites located in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham, Halstead, Sible Hedingham and development sites directly adjacent to these areas.

A target of 40% of the total number of residential units sites in all other areas.

A threshold of 15 dwellings or 0.50ha will apply in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham and Halstead.

A threshold of 10 dwellings or more with a maximum combined gross floor space of 1,000sqm will apply in all other areas of the District.

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

A mix of units to reflect the current local need will be required to be delivered on the site.

If the affordable housing targets set out in the policy cannot be met then the applicant must provide a viability appraisal which will be independently verified and the affordable housing contribution will be set at the maximum viable level.

Standalone new settlements by virtue of their size will be subject to separate viability appraisals, including on affordable housing; however the starting point should be 30% for affordable housing provision.

Alternative Options

6.89 To set a single threshold and target for affordable housing across the District.

Affordable Housing in Rural Areas

6.90 In rural areas, whilst there is a lower site threshold for affordable housing, the limited number of housing developments that come forward may mean that some villages still need additional affordable housing to meet identified local needs. In these cases, as set out by the NPPF paragraph

54, small rural exception sites for affordable housing can be provided outside the development boundary to meet the needs of that village or a collection of villages. Some open-market housing can be provided on these sites to ensure viable delivery of affordable homes.

6.91 Affordable housing exception sites should be developed only where there is a clear local need for affordable housing which cannot be met through allocated development sites in the area. All rural affordable housing schemes are subject to a full open-book viability appraisal so the minimum possible open market housing is built on site to support the affordable housing. The NPPF sets out that these sites would need to deliver significant affordable housing and therefore the maximum open market housing on a site would be 30%.

6.92 The policy below sets out the criteria under which proposals would be judged and is an exception to the normal policies of restraint in the countryside.

Policy LPP 25

Affordable Housing in Rural Areas

In rural areas, schemes to provide affordable housing will be permitted, providing that all the following criteria are met:

1. The development is adjacent to a development boundary with reasonable access to services and facilities
2. The settlement within which the development is to take place should have a population of less than 3,000
3. A proven local need for affordable housing must exist to the satisfaction of the local planning authority, which cannot be met within the development boundary
4. Market housing should be provided at the minimum level to support viability and at no more than 30%
5. The development should be for less than 15 dwellings.

Alternative Options

6.93 To not have a policy on rural exception sites and leave allocations of this nature to community or neighbourhood plans. To allow a greater or smaller percentage of open-market housing on affordable housing exception sites.

Specialist Housing and Care Homes

Specialist Housing

6.94 National government guidance states that local authorities should plan for a mix of housing based on current and future demographic trends and needs of the different groups in society. Some people, such as the elderly or disabled, may need specialist housing provision, which is specially designed for their needs. This can include extra care, sheltered and registered care homes for the elderly and disabled, as well as any other facilities for the homeless or those escaping violence. These uses generally fall within the C2 residential institutions or in some cases C3 dwelling homes use class and this is determined usually by the amount of care available on site and whether the units are self contained.

6.95 Many of the considerations for specialist housing will be similar to those of general housing, such as attractive and practical design and materials, bulk, impact on neighbourhood amenity etc, but each use will have specific needs. For example, elderly or disabled accommodation should provide storage and charging points for wheelchairs and other walking aids; whilst those accommodating children should have appropriate indoor and outdoor play space. In all cases, residents are less likely to have access to a private vehicle and so the nearby provision of shops and services is essential, in addition to good public transport links for trips further afield.

6.96 Specialist housing has the potential to be an intensive use of a site and care should be taken to ensure the privacy and amenities of neighbouring properties. The cumulative impact of a number of such developments in an area will also be taken into account

Policy LPP 26

Specialist Housing

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

Proposals for specialist housing provision are allocated on the Proposals Map and will be permitted within development boundaries providing that all the following criteria are met:

1. Everyday services that users would expect to access, such as shops should be available on site or should be located close by and be able to be accessed by a range of transport modes
2. Health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents
3. Parking should be provided in line with the Council's adopted standards
4. There is an appropriate level of private amenity space to meet the needs of residents

Minor extensions to or the expansion of existing specialist housing in the countryside may be acceptable if all the following criteria are met;

- i. The scale, siting and design of proposals is sympathetic to the landscape character and host property
- ii. The Council will have regard to the cumulative impact of extensions on the original character of the property and its surroundings
- iii. A travel plan should be provided, which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle

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

On sites allocated for specialist housing, general needs housing will not be permitted.

Alternative Options

6.97 To not have a policy on specialist housing and for it to be considered under the general policies around housing and generic design policies.

6.98 To only allow proposals for specialist housing on specifically designated sites both inside and outside development boundaries.

Gypsy and Traveller and Travelling Showpersons Accommodation

6.99 Government guidance sets out the approach Local Authorities should take when making provision for Gypsy and Travellers. It requires Local Authorities to make their own assessment of need, develop fair and effective strategies to meet need through the identification of land for sites, to plan for sites over a reasonable timescale, to increase the number of traveller sites in appropriate locations in order to address under provision and maintain an appropriate level of supply.

6.100 An assessment of Gypsy and Traveller site need was published in 2014 (Essex Gypsy and Traveller and Travelling Showpersons Accommodation Assessment 2014). This shows that the Gypsy and Traveller requirement for this District up to 2033 is for a minimum of 61 extra pitches for Gypsy and Travellers, and 1 additional plot for traveller show persons. No requirement for transit sites has been identified in the evidence base. Following a change to the government definition of a Gypsy and Traveller further evidence work on future need is currently underway across Essex. The findings will be incorporated into the submission draft Local Plan.

6.101 As of July 2014 the District had 58 total pitches split between public and private ownership, including a longstanding unauthorised site at Twin Oaks, Stisted which has now been granted planning permission. With that planning permission 40 Gypsy and Traveller pitches and 1 show persons pitch is required to be identified within the Plan period.

6.102 It will be necessary for the Council to review traveller accommodation needs in the District in future and to monitor the delivery of sites to ensure a 5 year supply of sites is available.

Policy LPP 27

Gypsy and Traveller and Travelling Showpersons' Accommodation

The Council will allocate 40 pitches for Gypsy and Traveller accommodation, at strategic growth locations and the garden communities. An additional travelling showpersons pitch will be sought through the planning process.

To help meet the identified requirement, pitches or plots will be allocated; however if insufficient sites have been proposed or sites are no longer likely to come forward then any additional sites must meet all the following criteria;

1. Be well-related to existing communities in terms of size, location, local population size, and density
2. Be within a reasonable distance of services and amenities such as shops, schools and medical facilities
3. Be located, designed and landscaped to minimise their impact on the environment and to protect local amenity
4. Have a safe vehicular, pedestrian, and cycle access to and from the public highway
5. Be located within areas not at risk of flooding
6. Be capable of being provided with appropriate drainage, water supply and other necessary utility services.
7. Be of an appropriate size to provide the planned number of caravans, parking, turning and servicing vehicles, amenity blocks, play areas, access roads and structural landscaping, and should be safe and secure.

In addition plots for travelling show persons must be large enough for the safe storage and maintenance of rides and equipment.

Alternative Options

6.103 To allocate alternative or additional permanent Gypsy and Traveller sites

6.104 To allocate a specific transit site

6.105 To allocate a specific Travelling Showpersons plot

Housing Mix and Density

6.106 The Council seeks to create sustainable, inclusive and mixed communities in line with government guidance set out in the NPPF. New housing developments can help secure a good social mix by avoiding the creation of large areas of similar housing. A mix of housing, based on current and future demographic trends and on the needs of different groups in society, should be provided.

6.107 Evidence carried out for the Council by independent consultants indicates that the need for open market housing in the District is 4% one bedroom, 31% two bedroom, 45% three bedroom and 20% four bedroom. All new developments are expected to meet this broad range of sizes for open-market housing, unless it can be proven to the satisfaction of the Local Planning Authority that the site may be more suited to an alternative mix of housing types.

6.108 The density of a new development will depend on a number of factors, including the location of the site, access point/s, local road network and characteristics of the surrounding area. The layout will need to provide garden sizes and car parking in line with the Council's standards and any required landscaping, open space and requirements for water and drainage.

6.109 As a general guide the Council would expect densities in the District to be at least 30 dwellings per hectare to ensure the most efficient use of land. In neighbourhood centres, town centres or sites well served by public transport and walking and cycling facilities, higher densities could be appropriate.

6.110 Although the detailed internal layout of buildings is not generally a planning matter all units must have a satisfactory aspect and access to appropriate natural daylight. In 2015 the government introduced technical housing standards which are a nationally described internal space standard. All new development should be in accordance with these standards.

6.111 Part M of the building regulations was also updated in 2015 and dwelling types were separated into a number of types defined as category 1 visitable, category 2 accessible and adoptable and category 3 wheelchair user dwellings. Homes which are more adaptable and accessible will ensure that people can live safely in their homes for longer and may prevent accidents in the home which could lead to injuries such as hip fractures, which are over the national average in the District. This policy therefore specifies that 10% of all new market homes on larger sites in the District should be built to category 2 or category 3 standards.

Policy LPP 28

Housing Type and Density

Development should seek to create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need.

The density and massing of residential development will be related to all the following criteria:

1. The character of the site and its immediate surroundings, as well as the wider locality
2. The adequacy of the access and the local road system to accommodate the traffic likely to be generated
3. The existing vegetation, including trees on the site and the necessity for further landscaping
4. On-site amenity space to be provided in accordance with the adopted guidance
5. An appropriate standard of residential accommodation is provided for the occupants

Housing sizes should be broadly in line with the identified local need as set out in the 2015 SHMA update (or its successor), unless material considerations indicate otherwise.

All new development should be in accordance with the national technical housing standards.

10% of new market homes on sites of 10 or more dwellings must meet category 2 or 3 of part M of Building Regulations 2015 as appropriate.

Alternative Options

6.112 An alternative option would be to set a minimum or maximum density standard for all development. This would ensure that land was used efficiently but it would not respect the character of the local area or be able to respond to local circumstances.

6.113 A further option would be to rely on national guidance set out in the NPPF. This does provide some detail in relation to mix of housing etc but asks that the Local Authority sets out its own approach to housing density which is done in this policy.

6.114 To set a higher or lower % of homes to meet the higher category of building regulations. To set a specific minimum and/or maximum density on all development in the District. To have no policy on density and housing type and judge each application on other generic policies within the Plan.

Extensions, Alterations and Outbuildings

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

6.116 Inappropriate extensions or alterations of existing dwellings in the countryside can have a detrimental effect on the openness and rural character of the countryside. One of the key objectives of the policy is therefore to restrict the extension or replacement of dwellings, outside development boundaries, to that which is appropriate to the countryside setting.

6.117 In all cases proposals should respect the character of the locality and of the nearby dwellings. Proposals which result in a dwelling which is considerably larger than the original dwelling or adjoining dwellings or which result in a cramped or over-developed plot, compared with the characteristics of surrounding development, will not be considered acceptable. In this context original refers to the dwelling as at 1st July 1948 or, if built after this date, as originally built.

6.118 Permitted development rights may be removed from dwellings extended under this policy.

Policy LPP 29

Residential Alterations, Extensions and Outbuildings within Development Boundaries

Residential alterations, extensions and outbuildings within development boundaries will be permitted, provided they meet all the following criteria;

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

Alternative Options

6.119 To have no policy and rely on the General Permitted Development Order and NPPF.

Policy LPP 30

Residential Alterations, Extensions and Outbuildings in the Countryside

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

- d. The siting, design and materials must be in harmony with the countryside setting
- e. They are compatible with the scale, appearance character of the original dwelling
- f. Extensions and outbuildings will be required to be subordinate to the original dwelling in terms of bulk, height, width and position
- g. New outbuildings should be well related to the existing development on the site
- h. There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing, loss of light or an overbearing impact

The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings.

Alternative Options

6.120 No policy and rely on the General Permitted Development Order and NPPF.

Replacement Dwellings

6.121 The replacement of existing dwellings in the countryside with new dwellings will be considered in certain circumstances, but should not result in the replacement of smaller buildings with much larger dwellings or the consolidation of the footprint or volume of outbuildings not containing residential living space into the new dwelling.

6.122 The size of the replacement dwelling should be commensurate with the original building and in most cases in the same position on the plot, in order to minimise the impacts of the replacement dwelling on the local landscape character and the rural character of the area. Whilst no specific volume increase is specified here, the amount acceptable will need to be compatible with the size and shape of the original dwelling and the plot upon which it stands. In general terms it is considered that the volume of the original dwelling, plus that increase allowed by permitted development rights, is an appropriate guide to the likely permissible size of any replacement dwelling. The impact of the replacement dwelling will be considered alongside any outbuildings such as cart lodges which are being proposed.

6.123 The original plot must be able to accommodate the replacement dwelling plus private amenity space and car parking and turning arrangements in line with the Council's adopted standards. No increases in the size of the plot into the open countryside will be permitted.

6.124 In some cases permitted development rights for any additional outbuildings will be restricted when a replacement dwelling is allowed under this policy.

6.125 The Council will expect a very high standard of design of replacement dwellings to meet the criteria set out in other policies in this document.

6.126 In order to offset the often unsustainable location of replacement dwellings within the countryside, all proposals which are considered under this policy should conform to high standards of sustainability, both in terms of the build and the ongoing running costs.

Policy LPP 31

Replacement Dwellings in the Countryside

Proposals to replace an existing habitable, permanent dwelling of conventional construction in the countryside, with a single new dwelling, will be acceptable if all the following criteria are met;

1. The existing dwelling is not a building of architectural or historical value, which makes a positive contribution to the locality
2. The replacement dwelling and any outbuildings would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, than the original dwelling, by virtue of its siting, scale, height, character and design
3. Any new replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified
4. The size of the replacement dwelling should not be significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site and should be appropriate to the countryside setting

Exceptions may be made to 2 and 4 above where a truly outstanding or innovative design is proposed which reflects the highest standards of architecture and energy efficiency. Applications considered under this policy would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.

Alternative Options

6.127 A further option would be to be more prescriptive than above in terms of the size of the replacement dwelling that would be permitted, by specifying a maximum increase in volume or footprint that would be permitted.

6.128 To be less restrictive and allow replacement dwellings of a greater size within the countryside more generally.

6.129 To be more restrictive and not allow exceptions to other criteria for exceptional buildings.

Rural Workers Dwellings

6.130 Paragraph 55 of the NPPF makes clear that Local Planning Authorities should avoid isolated new homes in the countryside, unless there are special circumstances. One of these circumstances is; *"the essential need for a rural worker to live permanently at or near their place of work in the countryside"*. Rural workers are normally those involved in the agricultural or forestry industries but in exceptional circumstances may be associated with other rural-based enterprises. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.

6.131 However, there will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work.

6.132 The Council will assess all applications for planning permission for new rural workers dwellings in the countryside in detail, to ensure that these are genuine proposals, which are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. To this end all applications will need to pass both a functional and financial test.

6.133 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise that one or more worker to be readily available at most times. Such a requirement might arise for example in the case where animals or agricultural processes require essential care at short notice.

6.134 The protection of livestock from theft or injury by intruders may contribute, on animal welfare grounds, to the need for an agricultural dwelling, although it will not by itself justify one. Requirements arising from food processing or retirement homes for farmers cannot be used to justify an agricultural dwelling.

6.135 A financial test will also need to be passed to ensure that the rural enterprise is economically viable. The Council will take a realistic and robust approach to the level of profitability noting that some rural enterprises, particularly where there are wider benefits, can be sustained on relatively low financial returns. The financial test will also assess whether the proposed dwelling can be sustained in the long term by the agricultural activity. It should be noted that it is the agricultural enterprise, rather than the owner or occupier's personal circumstances or preferences that are relevant in determining the size of the dwelling that is appropriate.

6.136 The applicant will need to ensure that all necessary information is included with any planning applications, in order for the Council to carry out to its satisfaction, the functional and financial tests at the cost of the applicant.

6.137 If permission is given for a temporary dwelling, the period of the temporary permission will be clearly set out and extensions to the temporary period beyond three years will not normally be given. If permanent permission is granted, or the agricultural use of the site ceases, the temporary dwelling will be required to be removed.

6.138 The Council will also consider removing certain permitted development rights for any dwelling permitted under this policy, to ensure that the dwelling remains at a size which can be justified by the functional need and can be supported by the income from the agricultural unit.

Policy LPP 32

Rural Workers Dwellings in the Countryside

Applications for rural worker's dwellings in the countryside will only be permitted in the following circumstances:-

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

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

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

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

Alternative Options

6.139 Rely on the NPPF and not have an policy on rural workers' dwellings and for each application to be considered on its merits.

Hamlets

6.140 There are some small groups of dwellings in the countryside, which do not have a defined development boundary, but which clearly form a small hamlet normally around a crossroads or road junction. Occasionally within these groups, there are gaps between existing residential buildings along a classified road frontage, which may be able to accommodate a single dwelling, without adversely affecting the character and appearance of the area. Properties which are situated substantially away from the classified road frontages, or set within large grounds with a sizeable gap to neighbouring properties, or which are part of very small groups of less than ten dwellings, are not considered to form part of a hamlet.

6.141 The size of the gap which may be considered suitable for development under this policy is not set and will be comparable to the size and scale of the plots of adjoining and nearby properties. However, large gaps which could accommodate more than one dwelling, field parcels, artificially separated plots or land, including private gardens, which make a positive contribution to the character and appearance of the locality, will not be considered acceptable. If a suitable plot has been identified, the siting, design and materials of the new dwelling should be in harmony with the countryside setting and the scale and character of the dwelling should reflect other properties in the hamlet and the character of the locality and there should be no adverse impact upon protected species.

6.142 This policy should not be used for individual isolated new dwellings or for the consolidation of sporadic development such as that which is commonly found on the main routes into many villages. Properties which are permitted under this policy are expected to meet the criteria set out in the policy on Residential Alterations, Extensions and Outbuildings within Development Boundaries.

Policy LPP 33

Infill Development in Hamlets

Where there is a defined nucleus of at least ten dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made for the filling of a gap, for a single dwelling, between existing dwellings in hamlets and small groups of dwellings.

This policy will not apply to proposals for isolated new dwellings or the extension of ribbon development and will not apply to gaps which could accommodate more than one dwelling. Proposals for the consolidation or extension of sporadic or ribbon development will also be resisted.

Alternative Options

6.143 To not allow any infill development within the countryside and focus all development to development boundaries.

6.144 To identify all the hamlets in the District where infill development of a hamlet (a collection of 10 plus dwellings which does not have a development boundary) may be suitable for infill by a single development.

Conversion of Buildings in the Countryside

6.145 Existing buildings in the countryside can provide opportunities for sustainable economic growth and enterprise in rural areas which is supported by the NPPF. If these buildings are no longer suitable for commercial uses, and therefore have become redundant or disused, then the site must have been marketed for commercial uses for at least a year and the application must be accompanied by a marketing appraisal which may be independently verified at the expense of the applicant.

6.146 Applications for residential development of a redundant building in the countryside are also required to show that a significant environmental improvement will be achieved through the residential redevelopment of the site. The deliberate mismanagement of a site or building, in order to achieve an environmental improvement, will not be considered as a benefit for the purposes of this policy.

6.147 This policy will only come into effect in cases where permitted development rights do not apply.

6.148 Any application for residential development would need to apply by other policies in this Plan in relation to development impacts and suitable amenity, parking and access available.

Policy LPP 34

Residential Conversion of Buildings in the Countryside

The conversion of rural buildings that are of permanent and substantial construction and capable of conversion without complete re-building to residential use will only be permitted where they meet all the following criteria:

1. The location of the site is accessible and sustainable in the terms of the Framework
2. There is no unacceptable impact on protected species or the historic environment
3. The site is served by a suitable existing access
4. There is no unacceptable impact on residential amenity
5. There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value

Applications for such proposals must be supported by a frame survey, structural survey and, where listed, a heritage statement setting out the implications of the development on the special architectural or historic interest of the subject building/s and their setting.

Alternative Options

6.149 To be more restrictive and not allow the conversion of rural buildings outside that which is permitted development due to their position outside of development boundaries.

Garden Extensions

6.150 Uncontrolled garden extensions, particularly in the countryside, can have a serious impact on the landscape. This can be due to the domestic garden paraphernalia which normally accompanies garden use such as garden furniture, sheds and children's play equipment extending out into undeveloped areas, as well as changes to the way in which the land is used and looked after with mown grass and flower beds. As such, the inclusion of agricultural land, including paddocks of other land, within the curtilage of a dwelling, or the incorporation of 'open space' within residential areas into a garden is a material change of use requiring planning permission.

6.151 In all cases garden extensions should relate well to the existing built form of the settlement. Therefore the character of the landscape and the area in general will be important considerations in the determination of applications. Proposals which abut an established boundary, such as an existing field hedgerow or fence, or which do not extend beyond the extent of neighbouring properties' gardens are more likely to be considered acceptable. Furthermore the Council will consider issues such as privacy, overlooking and the impact of the proposal on existing public rights of way, when examining proposals to extend gardens.

Policy LPP 35

Garden Extensions

The extension of a garden within a defined settlement boundary or the countryside will only be permitted where all the following criteria are met;

1. The size of the garden extension is proportionate with the size of the dwelling
2. There is no material adverse impact on the character and appearance of the surrounding countryside or street scene
3. It would have no adverse impact on the amenity of neighbouring properties
4. It does not enclose areas intended for amenity open space including but not limited to those identified on the Proposals Maps for visually important open space, allotments, informal or formal recreation
5. There would be no loss of protected natural features, or areas of high wildlife value
6. It would not enclose a public right of way, or impact on highway safety or visibility
7. It would not interfere with any neighbouring use, including farming

In the countryside, garden extensions along road frontages will be resisted.

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

Alternative Options

6.152 To have no policy in relation to garden extensions and deal with it under general policies.

Transport & Infrastructure

Sustainable Access for All

6.153 The Council will ensure that development set out in this document contributes to the creation of sustainable communities, where appropriate infrastructure is provided. Infrastructure can be very large schemes such as a piece of new road, or much smaller such as a piece of play equipment or signage. Infrastructure could also include community facilities and open space which are covered in detail in other parts of the Local Plan.

6.154 The Braintree District is a large and substantially rural District in which just over half the residents live in the three main urban centres of Braintree, Halstead and Witham, with the remainder in rural areas. As such, car ownership in the District is high, and cars are the primary means of transport for many residents. The NPPF requires that the transport system should be balanced in favour of sustainable transport modes such as buses and cycling. However it is also recognised that different policies and solutions will be necessary in different areas.

6.155 There are particular stretches of roads or junctions in the District that can become congested, especially at peak times when people are travelling to and from school or work and we are working on solutions to this congestion, including new roads or changes to junction arrangements as appropriate. Traffic growth can also occur when new homes or offices are built in neighbouring Districts, and Councils must work together to minimise these impacts on all communities. Transport and congestion can have a negative impact on air quality and this will need to be carefully monitored and managed. Encouraging alternative approaches to private vehicle travel such as electric cars and facilitating the infrastructure required to support them, such as charging points, may assist in reducing harmful emissions which can impact on health.

6.156 Essex County Council is responsible for roads and public transport in the District, whilst Highways England is responsible for the major routes of the A120 and A12. Braintree District Council has a good relationship with these organisations and will need to continue to work in partnership with them and our neighbouring authorities to deliver the required projects. Major schemes for road improvement in Braintree District and the wider region have been set out in the strategic section. The timing of the provision of infrastructure will be set out in master plans, legal agreements or planning obligations.

6.157 Public transport networks in the town are adequate during the day on weekdays but during the evening and in rural areas the availability of public transport can be limited. With an aging population in the District, we need to ensure that public transport is accessible and available to all, providing access to key facilities. Fragmented cycleway networks are also available in mainly Witham and Braintree.

6.158 Walking and cycling are a sustainable method of travel, in particular for short journeys, although also becoming increasingly popular for longer commutes in some areas. As well as the benefits in terms of reduced congestion and pollution, they provide health and wellbeing benefits for the participant and should be encouraged wherever feasible, across the District.

6.159 In order to promote the most sustainable forms of transport, the spatial strategy in this Local Plan proposes to allocate development in locations where it can be well served by existing public transport networks (including rail) and where services may be in close proximity to facilitate walking and cycling. Development will be planned to have to appropriate day to day facilities within it, to reduce the need to travel.

6.160 Essex County Council is currently producing a Cycle Way Strategy for Braintree District which will provide the most up to date advice on the improvements that are required to the network.

6.161 The internal design of new developments should prioritise walking and cycling, as well as public transport, over private vehicle movements, to ensure that they encourage shorter internal journeys to take place by these modes. New developments will also be expected to connect to the existing external footpath and cycle way routes in the local area, and contributions will be sought as appropriate to improve connections from new developments to the main commuter or recreational links.

6.162 Cycle parking will also be expected to be provided at homes and also at destination points such as work places, train stations and the town centre. The amount of cycle parking required is set out in the Essex County Council vehicle parking standards, as adopted. This document also includes guidance on layout and positioning of the parking.

6.163 The availability of high speed and reliable broadband, particularly in rural parts of the District is a key factor in unlocking new development opportunities and ensuring that people can access services online and work from home.

6.164 Other infrastructure requirements of new development include the availability of utilities such as telecommunications, electricity, gas, water and waste water treatment facilities, and the Council will need to work with the organisations responsible for delivering this essential infrastructure in the District.

Policy LPP 36

Sustainable Access for All

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

Priority should be given to cycle and pedestrian movements and access to public transport.

Development proposals should provide appropriate provision for all the following transport modes:-

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

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

Developers may be required to produce Travel Plans as considered appropriate by the Local Planning Authority. The Essex County Council Transportation Development Management Policies provides further detail on requirements relating to accessibility and access including Transport Assessment and Statement thresholds for each land use category.

Transport Assessments and Statements will be required in accordance with Essex County Council's Development Management Policies, in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network.

Financial contributions from development proposals will be sought, where appropriate, towards achieving the above objectives including the construction of new or improvement of existing cycleway and footpaths, and additional off-site car parking, if required.

Development which would adversely affect the character of, or result in loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist or horse rider use.

Improvements to such rights will be sought in association with new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites.

Alternative Options

6.165 An alternative that defines the scale and type of ‘development proposals’ to which the policy applies.

6.166 To have no specific policy and rely on that which is set out in the NPPF.

Parking Provision

6.167 The geography of the District is predominantly rural and therefore people travel substantial distances to reach some of the main service centres, often by private vehicle. Car parking, therefore, will always be a key issue for the towns and villages in the District.

6.168 As well as the main shopping areas and town centres, the main parking requirements are related to the train stations, particularly those on the mainline to London but to a lesser extent those stations on the branch line between Witham and Braintree. Due to the quick frequent service from mainline stations, commuters are attracted in from the wider area. It is important that residents have good access to rail stations as this can ensure there is the opportunity to travel longer distances by train.

6.169 Parking on new developments, both commercial and residential, is covered in the Essex County Council Vehicle Parking Standards. This sets out the amount of car parking and visitor spaces that are required for new developments, the size of bays and suggestions of layouts. Developments are expected to meet the requirements of this document in all cases. Parking courts in existing residential areas are protected for that use where they are considered to be critical to local parking provision.

6.170 Parking courts are put forward for residential development, but where the courts are critical for local parking needs they will be protected for that use.

6.171 The provision of additional off-street car parking provision, either through improvements to existing car parks or the provision of new car parks, will be supported in appropriate locations.

Policy LPP 37

Parking Provision

Development will be required to provide vehicular and cycle parking in accordance with the Essex County Council's adopted Vehicle Parking Standards.

Existing car parks serving the main town centres, retail and leisure facilities and train stations and some residential car parking areas, which are seen as critical for off-street parking provision, are allocated on the Proposals Maps, and will be protected for this use. Proposals for alternative uses will only be acceptable where it can be shown to the satisfaction of the local planning authority that the car parking spaces are being re-provided in an equal or better position to serve that the main use.

Alternative Options

6.172 To have no policy

6.173 To have a criteria-based policy on the provision and retention of a car parking provision which is judged on a case by case basis

Protected Lanes

6.174 There are a number of lanes within the District, which have been identified as having a particular historic and landscape value for the character of the countryside. An assessment of Protected Lanes in the District has been produced and is available in the evidence base for the Local Plan. This document reviews the original Protected Lanes work and updates the evidence on whether they are suitable for protection. It also included an assessment of a number of additional lanes, which were put forward for consideration as protected lanes.

6.175 Protected Lanes are often enclosed by a mix of deciduous hedges and raised verges that can be indications of great age. The Council will seek to protect and influence others to protect the features of a Protected Lane including their verges. Material increases in traffic using a protected lane due to development proposals will not be permitted.

Policy LPP 38

Protected Lanes

The District Council will seek to conserve the traditional landscape and nature conservation character of roads designated on the Proposals Map as Protected Lanes, including their verges, banks, ditches and natural features such as hedgerows and other structural elements contributing to the historic features of the lanes.

Any proposals that would adversely affect the physical appearance of these Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a protected lane, will not be permitted.

Alternative Options

6.176 To have no policy on protected lanes and put in appropriate measures on a case by case basis.

Transport Related Road Areas

6.177 The NPPF refers to the provision of roadside facilities for motorists to support strategies for the growth of ports, airports, or other major generators of travel demand in their area.

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

Policy LPP 39

Transport-Related Policy Areas

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

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

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

And at Galleys Corner roundabout

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

New Road Infrastructure

6.179 In order to facilitate the development, which is set out within this document, a number of road improvement schemes are being proposed across the District, which will help relieve congestion, aid highway safety or provide routes to new developments. These are in addition to the strategic highway improvements including on the A12 and A120.

6.180 The District Council will work with local land owners, Essex County Council and Highways England where appropriate to ensure that these schemes are carried out. Contributions will be required from development which impacts on these roads or junctions as well as funding from other sources.

Policy LPP 40

New Road Infrastructure

The following schemes are proposed in the District and will be safeguarded from development.

A131 Halstead Bypass (The bypass route has not been subject to recent survey or design and is therefore shown as a diagrammatic corridor only, which would be subject to change)

A131 Sudbury Western Bypass as it passes through the District

A new road connecting Springwood Drive with Panfield Lane

Second road access into Witham Station Car Park from Station Road

A new road link to Cut Throat Lane/Albert Road, Witham

A new link road between Inworth Road and the A12 Kelvedon North/Feering junction and improvements to the A12 junctions as agreed by the Highways Authority and Highways England

Broadband

6.181 This is a new section which recognises the key importance of broadband to modern life. The policy aims to strike a balance between what is reasonable and proportional for developers to provide, with the essential need for a certain standard of broadband within all new developments. The policy also recognises that in a small proportion of cases, broadband will not be able to be provided to new developments due to their very rural location. The policy therefore includes the potential to provide a sum of money to contribute towards an alternative solution.

6.182 The availability of fast and reliable broadband is now seen as an essential component of everyday life and as such will be a requirement for all new commercial and residential development in Braintree District. This will allow residents and businesses to have the most up to date speeds and technological improvements and will improve commercial opportunities and facilitate working from home and improve residents' connections to essential services and social networks online.

6.183 The Council is working with broadband infrastructure providers and the County Council to ensure as wider coverage as possible with high speed, reliable broadband and that this is carried out as soon as possible.

6.184 However it is recognised that as a rural District, there will be some properties and areas where at present high speed broadband is not available as it is uneconomic or unviable to install cable over long distances to serve small numbers of properties. These places are generally the least sustainable in the District with poor access to other facilities and as such would not be expected to provide significant levels of growth. However on occasion new development takes place in these locations.

6.185 Where large-scale new development may be being proposed in rural areas, investment in high-speed reliable broadband will be required.

6.186 In these situations it is down to the applicant to provide sufficient information to the local planning authority, which sets out why the development cannot meet the requirements of this policy. In these instances, applicants may be required to make a contribution to the proposed scheme to serve the area by other methods of provision.

Policy LPP 41

Broadband

The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers.

All new developments over 250 homes or 5 hectares of Employment land must be served by a high speed and reliable broadband connection to the premises. Smaller developments must provide the most viable high- speed connection as well as additional ducting for future 'to the premises' fibre provision. This will need to be directly accessed from the nearest exchange or cabinet and threaded through resistant tubing to enable easy access to the cable for future repair, replacement and upgrading.

Exceptions will be made to the above, in exceptional circumstances where applicants must show through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable. In these cases an equivalent developer contribution towards off-site works will be sought which could enable greater access in the future.

Alternative Options

6.187 To have no policy on broadband installation and leave the provision of broadband facilities to the market.

6.188 To require all properties to be served to the door by super high speed broadband.

Creating Better Places

7 Creating Better Places

Built and Historic Environment

7.1 The built and historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand. The values of the historic built environment lie in defining and enhancing that connection of people to a place. The built environment can enhance regional and local distinctiveness and it forges connections between people and the places where they live and visit. Good planning policy takes into account and is sensitive to the historic built environment when assessing new development applications.

Policy LPP 42

Built and Historic Environment

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

- Respect and respond to the local context, especially in the District's historic areas, where development may affect the setting of historic or important buildings, conservation areas, and areas of high archaeological and landscape sensitivity
- Promote and encourage the contribution that historical assets can make towards driving regeneration, economic development, tourism and leisure provision in the District
- Create environments which are safe and accessible to everyone and which will contribute towards the quality of life in all towns and villages
- Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas
- Be capable of meeting the changing future of occupiers
- Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the delivery of sustainable development and regeneration

Alternative Options

7.2 No reasonable alternative. NPPF requires policies to plan positively for the achievement of high quality spaces.

A Healthy and Active District

7.3 The NPPF emphasises that planning principles should *'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'*.

7.4 Planning is important in shaping the environment in which we live, work and play. Providing leisure and recreation opportunities, or spaces for those activities to happen informally, can deliver significant environmental and economic benefits, opportunities for cultural activities and generally improve health and wellbeing by promoting an increase in physical activity. Providing opportunities to create these services and facilities can create happier, healthier and more resilient communities.

7.5 There is a strong relationship between spatial planning and the wider determinants of health. The planning system can shape the built environment and influence human behaviour and lifestyles. Planning policy has a crucial role to play in ensuring that the opportunities exist for people to be able to make healthier life choices and also in addressing health inequalities. This includes promoting opportunities for allotments for healthy locally produced food and gardens for exercise and recreation.

7.6 There is a wealth of evidence which shows the importance of the physical, social and economic environment to health and wellbeing. In particular, more studies in the area of mind-body medicine show the mental health benefits of physical exercise. It is imperative to ensure that the design of the built environment and new developments does not exacerbate health inequalities and make it harder for people to live healthy lives. In planning terms, the evidence suggests that the following issues impact on physical and mental health:

- The location, density and mix of land uses
- Street layout and connectivity
- Access to public services, employment, local fresh food, education, leisure and recreation activities and other community services
- Safety and security
- Open and green space
- Affordable and energy efficient housing
- Air quality and noise
- Extreme weather events and a changing climate
- Community interaction
- Transport

7.7 Statistics indicate higher than national average levels of obesity amongst adults in the Braintree District and lower than average participation in physical activity (Essex Local Authority Portraits September 2014).

7.8 Hot food takeaways are often linked to obesity and being overweight. However, there are also behavioural and cultural factors associated with them. Hot food takeaways contribute to the mix of town centre retail, however it is important that they do not dominate the local retail food offer in the area. Over-abundance can displace other shop and food options and impact on the vitality and viability of town and neighbourhood centres. A5 use (hot food takeaways) are considered town centre uses and so will not normally be permitted beyond core retail areas and neighbourhood and local centres.

7.9 The Council and partners will create opportunities to provide safe, healthy, active lifestyles by requiring Health Impact Assessments to seek contributions towards new or enhanced provision of infrastructure to help meet health service requirements, and ensuring developments are designed to encourage walking and cycling, provide sufficient open space, sport, recreational facilities and services and facilities to create opportunities for healthy living.

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

7.11 There are particular requirements in some towns in the District to improve the scope and capacity of health services, including the potential for a community hospital to serve a town and its nearby villages.

7.12 Open space can serve different needs it can provide wildlife habitats in built-up areas, generate economic benefits, attract business and tourism, create opportunities to grow food and contribute towards mental and physical health. There is a need to ensure that the District has a good provision of high quality and accessible green space, including publicly accessible natural green space, space for more formal recreation and allotments.

7.13 The Braintree District is predominately rural which provides opportunities for recreational access to the open countryside. The rural lanes, off-road cycle routes such as the Flitch Way and national cycle routes all provide extensive opportunities for cycling activities throughout the District. There are also plenty of public footpaths and routes such as The John Ray Walk and The Essex Way which encourage walking in the countryside. Limited public transport services in some rural parts of the District can, however, reduce access to health, leisure and recreational facilities. The right to cycle also exists on bridleways in the District, though it may be difficult to exercise on occasion, especially in winter. Cyclists using a bridleway are obliged to give way to other users on foot or horseback.

7.14 The NPPF requires local planning authorities to set out policies to help enable communities to access high-quality open spaces and opportunities for sport and recreation. These policies are required to be based on a thorough understanding of local needs for such facilities and opportunities available for new provision. The needs of the Braintree District have been assessed in the 'Open Space, Sports and Recreational Facilities Study' (2016). This study aims to develop and provide a strategy to determine the actions and resources required to guide the Council's decision making up until 2033 in these subjects.

Policy LPP 43

Health and Wellbeing Impact Assessment

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

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 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.

For Use Class A5 developments (hot food takeaways), a Health Impact Assessment will be required to be included in an application. Where an unacceptable adverse impact on health is established, permission will not be granted. In addition proposals for new hot food takeaways within 200m 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 200m do not allow pupils to freely leave school premises during lunch breaks.

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

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 well being will need to be explained.

Alternative Option

7.15 No policy.

Protection and provision of open space, sport and recreation

7.16 The District Council's Open Space Study shows that the distribution of open space varies across the authority area but there are identified shortages of a least one type of open space in all wards. As such it is necessary to protect those open spaces unless suitable alternative provision can be provided to compensate for any loss. Private as well as public managed spaces are important and both types should be protected. The table and information below are taken from the draft of the Open Space Study and may be subject to refinement prior to the submission draft Plan.

7.17 The following table outlines the costs for providing open space.

Type	Standard msq per person	Cost of provision (msq)	Contribution per person
Allotments	2.5	£30	£75
Amenity and Natural Green Space	10	£15	£150
Parks and Recreation grounds	14	£72	£1008
Play Space (Children)	0.5	£170	£85
Play Space (Youth)	0.3	£170	£51
		Total	£1369

Open Space Contributions

7.18 If a development is required to provide open space on site, the developer would be expected to set out, manage and maintain the open space in perpetuity. Arrangements will be submitted and approved by the Council. All types of development will be expected to contribute, except housing for the elderly will not have to contribute toward play space.

7.19 The following table outlines what type and when provision would be required on site.

Type	1-19 dwellings	20-49 dwellings	50-99 dwellings	100+ dwellings	250+ dwellings
Allotments	N	N	N	N	Y
Amenity/Natural Green Space	N	Y	Y	Y	Y
Parks and Sports and Recreation Grounds	N	N	N	N	Y
Play Space (Children)	N	N	Y	Y	Y
Play Space (Youth)	N	N	N	N	Y

Open Space Type of Provision

Policy LPP 44

Provision for Open Space, Sport and Recreation

Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, will be recognised and given protection by the Council. Areas of particular quality may include:

- Small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities
- Areas of open space that provide a community resource and can be used for informal or formal events such as religious and cultural festivals
- Areas of open space that particularly benefit wildlife and biodiversity

The Council will look to remedy deficiencies in the provision of open space, sports or recreational facilities where possible. Where the Council has identified a surplus in one type of open space or sports and recreational facility but a deficit 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. 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.

Existing open space, sports and recreational buildings and land shall not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. 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.

In considering planning applications either within or adjoining 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:

- Avoiding any erosion of recreational function and maintaining or enhancing the character of open spaces
- Ensuring that open spaces do not suffer from increased overlooking, traffic flows or other encroachment
- Protecting and enhancing those parts of the Rights of Way network that may benefit open space and
- Considering the impact of any development on biodiversity and nature conservation

The following open space, built sports and recreation facilities and playing pitch and outdoor sports will be provided to 2033;

Type	Quantity standards (ha/1000 population)	Required open space (ha)
Allotments	0.25	2.66
Amenity and Natural Green Space	1.0	10.65
Parks and Recreation Grounds (public and private)	1.4	14.93
Play Space (Children)	0.05	0.53
Play Space (Youth)	0.03	0.31
Total new provision		29.11

Open Space Requirements to 2033

Facility	Standard	Requirement
Indoor Swimming Pools	1 x 4 lane x 25m tank/per 20,280 persons	1.13 swimming tank in conjunction with the location of any planned new population growth.
Sports Hall	1 court/3278 persons	7.01 extra courts or 1.75 4 court sports hall.
Health and Fitness Suites	1 Health & Fitness station /1000 persons	23 Health and Fitness stations over one or more centres
Indoor Bowls	No suggested standard	Keep under review
Indoor Tennis	No suggested standard	Keep under review
Athletics	No suggested standard	Maintenance and upgrade to Tabor High School facilities, and possible satellite venue, way-marked off track routes.
Studios	No suggested standard	Integral to all major new and improved sports provision
Squash Courts	No suggested standard	In association with new or improved leisure complexes, not as a stand alone venue.

Built Sports and Recreation Facilities

Type	Adult (Pitches)	Junior (Pitches)	Mini (Pitches)	Other considerations
Football Pitches	9	16	3	Improved changing facilities
Football pitch growth requirement	Surplus of 41	Deficit -22	N/A	Insufficient 3g sites (4.3 3g pitches to meet requirement)
Cricket	1	1 (Shared)	1(Shared)	Central venue for casual cricket could be explored
Rugby	1	1 (Shared)	1 (Shared)	Improved drainage at Braintree RUFC. Reorientation of main pitch at Witham RUFC. An additional 3g Artificial Grass Pitch in Braintree or Witham.
Hockey	-	-	-	Existing Witham facility should be protected and enhanced with a primary Hockey function, improving the facility at Halstead as a satellite venue for school clubs.

Playing Pitch and Outdoor Sports

Alternative Option

7.20 No policy, sports provision provided as opportunities for development arise. Reliance on national policy.

Equestrian Facilities

7.21 Equestrian-related development refers to all horse-related facilities including commercial and householder development of stables, manèges and ancillary buildings. Whilst it is recognised that equestrian development is a rural use, development needs to be carefully managed to ensure that there is not a detrimental impact on the countryside character or other rural uses.

7.22 Equestrian development should be well-related to the person managing the facility's existing dwelling to avoid the creation of new journeys within the countryside, to assist with security and animal welfare and to remove the pressure for new residential accommodation in support of the development.

Policy LPP 45

Equestrian Facilities

New riding schools, stable buildings or other equestrian facilities, or extensions to such facilities, will be permitted where they meet all the following criteria;

There is no significant effect on important landscape or nature conservation interests or any adjacent residential area

No alterations to vehicular highways in the area are required

Bridleways and byways in the vicinity are located and designed to accommodate horse riders from the site

Sufficient land is available for grazing and exercise where necessary

Floodlighting will not be allowed in association with such facilities.

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 criteria above. The accommodation permitted will only be the minimum required to meet the needs of the relevant business.

Alternative Option

7.23 To have no policy on equestrian facilities and rely on other policies including commercial development in the countryside.

Creating High Quality Spaces

7.24 Where people live has a major effect on their life. If where people live is well-planned, appropriately designed and effectively managed, their environmental quality of life is more likely to be of a good standard. This chapter establishes the link between planning and design to help produce improved living environments which results in a better quality of life for all. The objective is to encourage and assist those involved in the planning of new developments to think more imaginatively about the best possible design and layout.

7.25 In general, an effective approach to planning, design and development is one which:

- Makes efficient use of the available land and buildings and reduces the demand for green field development
- Provides homes which are attractive and environmentally friendly
- Encourages well laid out urban areas with good quality buildings, well-designed streets and good quality public open spaces
- Allows people to get to work easily and to the services they need like local shops and health and leisure facilities and
- Makes good public transport viable and makes walking and cycling attractive options.

7.26 The Council is committed to ensuring high standards of planning, design and layout in the District as well as recognising the importance of the quality of the environment and its heritage assets. The NPPF emphasises that it is important to plan positively for the achievement of high-quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. In accordance with the NPPF, the Council will require good development design and also the protection and enhancement of the historic environment, including in its historic market towns, conservation areas, listed buildings, scheduled monuments, factory garden village (Silver End), historic parks and gardens, rural landscapes and archaeological assets.

7.27 The Essex Design Guide is a useful starting point for a development and provides guidance regarding amenity standards, layouts and separation distances for dwellings.

7.28 In the context of this chapter, development includes that which would require planning permission, conservation area consent, listed building consent, has an impact on archaeological deposits, advertisement consent or consent resulting from an Article 4 direction.

7.29 It is recognised that there is an ageing population in the Braintree District with the proportion of residents aged over 65 being higher than the national average. Understanding and planning for demographic change and an ageing population is an important consideration in sustainable planning and design and can assist in creating an inclusive society. It is a requirement to ensure that the needs of our ageing population are met through provision of appropriate housing and easy access to public transport and facilities such as health care.

Policy LPP 46

Layout and Design of Development

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

- The scale, layout, density, height and massing of buildings and overall elevation design should reflect or enhance the area's local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline and the building line
- There shall be no unacceptable impact on the amenity of any nearby properties including on privacy, overshadowing, loss of light and overbearing impact
- The public realm including buildings, open areas, circulation spaces, and other townscape and landscape features shall be of a high standard of design and materials and they shall be consistent with affordable long term maintenance
- Designs shall be sensitive to the need to conserve local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to heritage assets
- Both the overall planning and detailed design shall incorporate measures for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction and the use of materials with low overall energy requirements
- Designs shall incorporate details of waste storage and collection arrangements, including provision for recycling, within the site to ensure that the impact on amenity and character are considered and recycling is optimised
- Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes
- Landscape design shall promote and enhance local biodiversity and historic environmental assets. The 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
- The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution
- Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact shall be assessed and the resultant traffic generation and its management shall seek to address safety concerns and avoid significant increases in traffic movement, particularly in residential areas
- Proposals for the long-term maintenance of public areas, landscaping and highways are included

- Development will be planned to minimise vulnerability to climate change impacts and that such development will not exacerbate vulnerability in other areas
- The development proposed should not have a detrimental impact on highway, footpath and cycle way safety
- External alterations to buildings will be supported where they do not have a detrimental impact on heritage assets
- Developments shall be legible and accessible to all and create or contribute to a coherent sense of place that is well articulated and visually interesting and welcoming
- Developments shall be permeable and well-connected to walking and cycling networks, open spaces and facilities
- Residential developments shall provide a high level of accommodation and amenity for all prospective occupants. Single aspect units will be discouraged
- Private outdoor amenity space shall be provided in accordance with the standards set out in the Essex Design Guide and shall be accessible, usable and well-related to the development.

Alternative Options

7.30 Good design is inseparable from sustainable development therefore no reasonable alternative exists.

Conservation Areas

7.31 Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. There are 39 Conservation Areas within the District, which are identified on the accompanying Proposals Map and Insets. These areas make an important contribution to the high-quality of the built environment. The Council has a duty to preserve and enhance these areas and to ensure that development preserves or enhances the character and appearance of Conservation Areas in the District. Such areas should be regularly monitored and reviewed from time-to-time in order to ensure that they are of sufficient architectural or historic value to justify their status. The Council will encourage enhancement works in Conservation Areas where opportunities arise through development proposals.

7.32 Residential properties within Conservation Areas have additional restrictions on what can and cannot be done without consent from the Council. This includes reduced permitted development rights for domestic buildings, demolition, work to trees and the positioning of satellite dishes. Persons living within Conservation Areas should check with the Council prior to commencing any works which may require a consent. Parts of Silver End are covered by additional restrictions and further guidance is available from the Local Planning Authority on this.

7.33 Development proposals in Conservation Areas should be of a quality that respects the historic and architectural character of the area.

Policy LPP 47

Preservation and Enhancement of Conservation Areas, and Demolition within Conservation Areas

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

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

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

- i. Its removal would not have a negative impact on the street-scene
- ii. The structure to be demolished makes no contribution to the character or appearance of the Conservation Area
- iii. Its removal would be beneficial to the local environment or infrastructure
- iv. Proposals for the site's re-development are included as part of the demolition proposal which would preserve or enhance the character and appearance of the area

Alternative Options

7.34 Reliance on national guidance.

7.35 Where the display of advertisements is within a designated Conservation Area, or affects its character or appearance, the Council will utilise the policies outlined below.

Policy LPP 48

Shop Fronts, Fascias and Signs in Conservation Areas

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

1. Large or unduly deep fascias will be discouraged as they tend to assume bold proportions, which detract from the vertical emphasis of historic and other buildings, particularly if applied across more than one frontage without an interval
2. Lettering and symbols should be in scale with both the building and any board or structure on which they are located. They should avoid enlarged type-faces and cramped spacing. Individual cast metal or cut-out serif letters are considered appropriate since they should not detract from the major focal interest of the facade and they have the added advantage of strong definition
3. Dominant or overpowering signs and those which appear unnecessary and repetitive will be resisted. In particular, many national identity signs are disruptive to domestic scale and inappropriate for conservation areas. Hanging signs may be acceptable where fascia signs are inappropriate
4. Any undue proliferation of advertisement displays will be opposed and signs above ground-floor level will normally be refused
5. All advertisements should be designed as an integral part of the host building, of a size and design, which is in harmony with the character of the Conservation Area
6. Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building
7. Traditional materials should be used wherever possible
8. Inappropriate division of the buildings behind their facades will not be permitted
9. Stall risers should always be provided: They should be between 450mm and 700mm high and have a moulded projecting sill, to provide a strong junction with the glass

Alternative Options

7.36 Reliance on national guidance, reliance on general design policy.

Policy LPP 49

Illuminated Signs in Conservation Areas

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

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

Alternative Options

7.37 Reliance on national guidance and on general design policy.

Heritage Assets

7.38 The National Heritage List for England shows that in 2016 the District had 3,237 heritage assets including 3,189 listed buildings of all grades, 40 Scheduled Ancient Monuments and 8 Historic Parks and Gardens.

7.39 Buildings listed as being of special architectural or historic significance are subject to additional legislative controls, due to their intrinsic significance and their contribution to the character and appearance of their setting. Listed buildings often dominate the character of Conservation Areas, lying at the historic core of towns and villages. A number of listed buildings in the District are in rural locations, where their settings can affect wider tracts of land.

7.40 A number of historic parks and gardens (many of which are associated with surviving or demolished manor houses) have been identified by English Heritage as worthy of protection and included in its register. Although inclusion does not convey any additional powers over development, the protection of their special character is a material consideration, to be taken fully into account in any development proposals affecting registered parks or gardens, or their settings.

7.41 A schedule has been kept since 1882 of monuments considered to be of national importance by the Government. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument consent for any work to a designated monument.

7.42 The NPPF makes it clear that great weight should be given to the conservation of heritage assets. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should also be considered subject to the policies for designated heritage assets. Heritage assets should be conserved for their contribution to the quality of life of local residents and visitors as they offer significant social, cultural, economic and environmental benefits. Substantial harm or loss of Grade II heritage assets should be exceptional and in the case of designated heritage assets of the highest significance (Grade I or II*, registered parks and gardens etc), should be wholly exceptional. As such, applications for total or partial demolition of listed buildings and other heritage assets will not be permitted unless there are very clear circumstances indicating that there are no practical alternatives to demolition and that the intended development will produce demonstrable community benefits, including design and built environment benefits.

7.43 The Council will support the preparation of a local heritage list by local community volunteers to be based upon selection criteria in accordance with the English Heritage Good Practice Guidance. This local list would be used to identify significant local heritage assets and would strengthen their role as a material planning consideration.

Policy LPP 50

Alterations, Extensions and Changes of Use to Heritage Assets and their Settings

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

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

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

Alternative Options

7.44 Reliance on national guidance.

Demolition of Listed Buildings or Structures

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

Policy LPP 51

Demolition of Listed Buildings or Structures

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

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

Alternative Options

7.46 Reliance on national guidance.

Enabling Development

7.47 Enabling development is defined as development within the vicinity of a heritage asset for the claimed purpose of assisting its repair, restoration or improvement.

7.48 The NPPF requires local authorities to assess whether the benefits of a proposal for enabling development (which would otherwise conflict with planning policies, but would secure the future conservation of a heritage asset) outweigh the disadvantages of departing from those policies. The English Heritage Enabling Development Guidance (updated in 2012) provides further guidance on this matter and this will help the Council determine the suitability of 'enabling development proposals'.

Policy LPP 52

Enabling Development

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

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

Alternative Options

7.49 Reliance on Historic England guidance.

Sites of Archaeological Importance

7.50 A Historic Environment Characterisation Report (HECR) has been produced for the Braintree District which outlines the sensitivity, diversity and value of the historic environment within the District. It provides a comprehensive account of the character of the District's historic environment and the heritage assets that contribute towards that character.

7.51 Braintree has a rich and varied historic environment with evidence of human activity dating back to the Palaeolithic period between 500,000 and 10,000 years BC. As such, it is important to assess areas within the District for their archaeological potential as and when opportunities arise to do so. The Historic Environment Record contains 6,622 records relating to the historic environment in the Braintree District. The majority of archaeological sites are not designated; however, it is recognised that many are of a similar significance to designated assets.

7.52 Where a site on which development is proposed includes, or has the potential to include, heritage assets applications the applicant should describe the significance of any heritage assets affected. As a minimum, the Historic Environment Record should have been consulted and an appropriate assessment produced.

7.53 Although it may not always be feasible to retain archaeological remains where they are found there will be presumption in favour of retaining such remains wherever possible. Proposals will be encouraged which incorporate any archaeological or historic features that are discovered within the development.

Policy LPP 53

Archaeological Evaluation, Excavation and Recording

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

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

Alternative Options

7.54 Reliance on national guidance.

Community Facilities

7.55 The District Council, with the help of the community, has to plan positively for the provision of community facilities and other local services, to ensure people have access to the services they need. These can act as hubs for local communities to come together and act as valuable community assets.

7.56 We should stop the unnecessary loss of valued facilities and services, particularly when this reduces the communities ability to meet its day to day needs and support the needs for facilities and services to expand and modernise in a way that is sustainable

7.57 This Local Plan promotes a joined up approach to considering the locations of housing, economic uses and community facilities and services to create high quality sustainable communities.

Education

7.58 New primary schools, secondary schools and early years provision will be needed in the District to support the new homes and communities that are being created. The NPPF (paragraph 72) sets out that great importance should be placed on the need to provide new school places. It also states that the Local Planning Authorities take a proactive, positive and collaborative approach to meeting this requirement giving great weight to the need to create, expand or alter schools or education facilities.

7.59 Land for some education uses is allocated on the Proposals Map. These designations will be subject to further design and master planning to locate the schools in the best positions for new communities.

7.60 Existing schools will be supported to ensure they are able to deliver high-quality educational provision and act as hubs for their local community. Remodelling and expansion of schools will be supported wherever possible. The loss of school grounds or school buildings themselves will only be supported where it has been proven that there is not an educational need for the site, now or in the future, or that improved accommodation is being provided in an alternative location.

7.61 Applications for existing schools are often dealt with by the County Council, but in some circumstances the District Council will be the relevant Local Planning Authority. The policy below will apply to decisions made by Braintree District Council, and will be used to inform any consultation responses submitted to applications which are determined by Essex County Council.

Policy LPP 54

Educational Establishments

Sites proposed or in current educational use are protected on the Proposals Map for that use. The change of use or re-development of educational establishments and their grounds will not be permitted unless:

- 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
- Satisfactory alternative and improved facilities will be provided
- The area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections

The Council will respond positively to and support appropriate and well-designed applications regarding the creation of new school and education facilities. As expressed in the NPPF, the Council will use a presumption in favour of the development of schools and educational uses.

The Council will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications. Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.

The Council recognises the differences in location and design requirements between rural and urban-based new education proposals in the District and will assess applications accordingly. For example, a rural based school application in particular must promote adequate and reliable public transport provision for its students.

Alternative Options

7.62 To provide a list of all the sites considered redundant and suitable for re-use and the locations where new educational facilities will be provided.

Retention of Community Facilities

7.63 In existing communities the Local Planning Authority seeks to protect existing community facilities and will aim to ensure new facilities are created with the establishment of new communities. These facilities can include village and community halls, shops, public houses, post offices, banks, places of worship, doctors surgeries and other services. Together, they provide facilities to meet local needs, create sustainable communities and reduce the need to travel. The provision and enhancement of these facilities or their diversification to support their ongoing viability will be supported wherever possible, subject to other policies within this Plan.

7.64 The policy below applies to all areas outside of the three main towns of the District. Within the towns the provision and retention of local community facilities will continue to be strongly supported. However, there is more likely to be alternative facilities close by for residents to access. Within the villages and the countryside there is less likely to be alternative local facilities located within reasonable distance which makes their provision and enhancement key to local life.

7.65 There are some community facilities in the District such as public houses which have been successfully nominated as assets of community value. Where applications involve the change of use of an asset of community value, the period for community purchase of the asset before sale must be adhered to and the fact that the building or land is an asset of community value will be a material consideration in the determination of the planning application.

7.66 Applications for the change of use or loss of a community facility will be expected to be accompanied by a marketing and viability appraisal which will be independently verified at the cost of the applicant before the application is determined. The appraisal will be expected to cover at least a 12 month period.

Policy LPP 55

Retention of Local Community Services and Facilities

The Council will seek the retention of all existing community facilities and services where they meet an identified local need. Proposals for the change of use of community facilities to other uses will only be permitted where all the following criteria are met:

1. An independently verified and robust marketing exercise has been carried out and submitted with the application demonstrating that the facility is unviable and cannot be made viable in the future
2. All other reasonable options for retaining the facility have been considered
3. Proposals for the change of use of health care facilities to other uses will not be permitted unless proposals are consistent with the service provider's strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility
4. If a proposal involves the redevelopment of an existing community facility which is still in use, a replacement facility of equal or better quality will be provided.

The provision of new or enhanced community facilities will be supported wherever possible.

Alternative Options

7.67 To provide specific allocations for new community facilities.

The District's Natural Environment

8 The District's Natural Environment

8.1 Braintree is a largely rural District that enjoys a high quality natural environment, representing a wide range of landscapes and habitats. These reflect the varied landscape and topography in the District, which in turn is underlain by an extensive and varied range of geological formations of limestones, clays and greensands. The Council is committed to protect the character and diversity of landscapes of local and national importance, their distinctiveness, wildlife and biodiversity.

8.2 The National Planning Policy Framework states that the planning system should recognise the wider benefits of ecosystem services. Information about ecosystem services is in 'Biodiversity 2020, A Strategy for England's biodiversity and ecosystems services', published by Defra. An introductory guide to valuing ecosystems services has also been published by Defra along with a practice guide which could, where appropriate, inform plan-making and decision-making on planning applications.

8.3 The Council seeks to maintain and enhance the extent, quality and diversity of the area's heritage of wild flora and fauna and, in its role as local planning authority, to safeguard this wildlife and its habitats from harm where new development is proposed. All planning applications are screened and assessed for wildlife impact. Where there is a reasonable likelihood of any impact, adequate site surveys and suitable mitigation measures are proposed to ensure that protected species are not harmed. Protected species are animals and plants that receive protection under the Conservation of Habitats and Species Regulations 2010, as European protected species.

8.4 Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens. Natural England publishes guidance which will be helpful in planning positively for networks of biodiversity and green infrastructure.

8.5 Information on biodiversity impacts and opportunities should inform all stages of development and an ecological survey will be necessary in advance of a planning application if the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate. Pre-application discussion can help scope whether this is the case, and, if so, the survey work required.

8.6 In applying policy to avoid, mitigate or compensate for significant harm to biodiversity, the NPPF promotes the following hierarchy: information, avoidance, mitigation, and compensation. The usual means to ensure that mitigation or compensation measures are secured is through planning conditions or planning obligations, depending on circumstances. Where compensation is required, a number of avenues are available. The applicant might offer a scheme tailored to the specific context or consider the potential for biodiversity offsetting with the local planning authority.

Policy LPP 56

Natural Environment

Development proposals must take all available measures to ensure the protection, and where possible, the enhancement of the natural environment, habitats, biodiversity and geodiversity of the District. This will include, where appropriate, protection from all types of pollution and the excessive use of water and other resources.

Development proposals should take account of the potential impacts of climate change in their design, and propose measures to reduce greenhouse gas emissions where necessary.

Where required, the Council will prioritise the development of poorer quality agricultural land.

Alternative Options

8.7 Include a separate policy for considering climate change.

Biodiversity, Landscape Character and Agriculture

8.8 Biodiversity is the variety of different types of life found on the planet and the variations within species. Geodiversity is the variety of earth materials, forms and processes that constitute and shape the Earth, either the whole or a specific part of it. Biodiversity and geodiversity are fundamentally important to conserve for their own sake and they also offer significant social, environmental and economic benefits which are essential to life as we know it.

8.9 There are various designations given to sites of particular environmental and/or biodiversity and geodiversity importance in Britain. As of 2016, the landscape in the Braintree District includes four areas protected for their special scientific interest (SSSIs), as well as seven local nature reserves, local wildlife sites, and eight registered parks and gardens of historic value.

8.10 The Essex Biodiversity Action Plan was updated in 2011 and the current plan sets out conservation targets and contains action plans for various priority habitats and species in Essex through the period 2010 - 2020. The Council will seek to optimise conditions for wildlife to improve biodiversity, tackle habitat loss and fragmentation, and continue to implement the guidance of the current Essex Biodiversity Action Plan.

8.11 Applications for development affecting, or with the potential to affect, a nationally or locally designated site, protected species or species on the Red Data List, or habitat suitable for a protected species or species on this list, will need to be accompanied by an ecological survey. This should explain how the proposed development is acceptable in accordance with the relevant sections of the strategic policy.

8.12 Green infrastructure is a phrase used to describe all green and blue spaces in and around urban areas, consisting of component elements such as trees, hedges, parks, private gardens, green roofs, green walls, agricultural fields, rivers and ponds. The term covers all land containing these

features, regardless of its ownership, condition or size. Green infrastructure networks are important to both create and enhance the biodiversity value of wildlife corridors and ecological networks. They are also capable of delivering a wide range of environmental and associated quality of life benefits for local communities.

8.13 Ecological surveys must be carried out by a suitably qualified person and include a desk top survey using data obtained from the relevant organisations. These surveys must identify threats to the environment and/or its wildlife where they are identified to occur and adequate and sound mitigation measures are required where necessary.

8.14 The Council will look to create and enhance the biodiversity value of wildlife corridors through green infrastructure networks and other methods where it is possible to do so, and seek the protection of local nature reserves and local wildlife sites. Designating new reserves and sites will be examined where appropriate. Development proposals will be supported where they protect and enhance sites that are locally and/or nationally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value.

Policy LPP 57

Protected Species

Where development is proposed that may have an adverse impact on protected species, a full ecological assessment will be required. The Local Planning Authority will assess the impacts of the development upon both habitats and species and consider the extent to which such impacts will be mitigated or habitats enhanced through the development. Where appropriate conditions and/or planning obligations will be imposed to achieve appropriate mitigation and/or compensatory measures to ensure that any potential for harm is minimised.

Where an adverse impact on protected species and/or habitats is evident, and where there are no appropriate measures to secure mitigation of protected species and/or habitats, planning permission will not be granted.

Alternative Options

8.15 Include policy seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.

8.16 Inclusion of a more specific policy requiring specialist design features in new development to provide habitat and thereby improve bio-diversity.

8.17 Inclusion in policy of measures to identify and protect species rich and local habitats of importance.

Policy LPP 58

Enhancement, Management and Monitoring of Biodiversity

Development proposals shall provide for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement of biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, bird or bat boxes).

Alternative Options

8.18 Include policy/wording seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.

Landscape Character

8.19 The National Planning Policy Framework states that '*the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes*'. High quality design can make a positive contribution to the protection and enhancement of landscape value and as such is encouraged by the Local Plan.

8.20 The European Landscape Convention defines landscape as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*". Landscape and townscape includes the look and form of buildings and includes heritage assets, for example, ancient field patterns and the layout of towns. "Valued" landscapes are those that generally offer services and benefits which can be broadly divided into three categories: (a) landscape as a resource in its own right, dealing with changes in the fabric, character, qualities and quality of the landscape and relating to factors such as, for example, landscape typologies, distribution, rarity, character, condition and quality; (b) visual qualities and the effects these may have on aesthetic experience and visual amenity; and (c) historical and cultural qualities associated with human interaction with a particular landscape over time.

8.21 The rural area of Braintree District consists of distinctive and attractive landscapes, an essential asset which should be protected for its own sake. It also contributes to maintaining and preserving the individual character of settlements. Landscape Character Assessment is a technique that has been developed for the systematic analysis, description and classification of the landscape. It identifies the features, or combination of elements, that contribute to the landscape, enabling the special character and qualities of the area to be understood. It also helps to develop appropriate recommendations for the future conservation and management of the landscape.

8.22 The Braintree District Landscape Character Assessment was originally carried out in 2006 to evaluate and record the landscape quality of the District, and forms part of the Local Plan evidence base approved by the Council. The assessment resulted in the identification of three main character types within the District. A range of individual landscape character areas are identified within each of these types with their own key characteristics. These are:

- River Valley Landscapes
- Farmland Plateau Landscapes
- Wooded Farmland Landscapes

8.23 In 2015, the Council commissioned consultants to produce an evaluation of the Landscape Capacity Analysis studies for the fringes of Braintree, Witham, Halstead, Silver End, Earls Colne, Hatfield Peverel, Coggeshall, Kelvedon and Feering and Sible Hedingham. This provides a finer grain assessment of areas identified as low and low/medium capacity to accommodate development. This helps to determine which parts of these areas could absorb development with appropriate mitigation measures and minimal impact on the landscape. These analysis documents form part of the Local Plan evidence base.

8.24 Every landscape character area is important although some may be more sensitive to change than others. Therefore, when considering development proposals it will be necessary to consider specific details contained in the Landscape Capacity Analysis and Landscape Character Assessment for that particular landscape character area.

Dedham Vale Area of Outstanding Natural Beauty

8.25 Just outside the District, the Dedham Vale Area of Outstanding Natural Beauty (AONB) covers a 90km² area centred on the lower Stour Valley. These areas benefit from the highest level of protection in relation to landscape and scenic beauty as set out in the NPPF. Legislation in Section 85 of the Countryside and Rights of Way Act 2000 requires that in exercising or performing any functions in relation to, or affecting land in an AONB, a relevant authority shall have regard to the statutory purpose for which the land is designated. In case of an AONB, this is to conserve and enhance the natural beauty of the area. The upper Stour Valley, adjoining the AONB, is partly located along the north and east boundary of Braintree District and is an important and sensitive rural landscape, recognised by the fact that it is part of the wider project area covered by the Dedham Vale AONB and Stour Valley Project. The impact of development proposals in the upper Stour Valley will be particularly carefully assessed in light of the sensitive nature of this landscape. Proposed developments here should support the wider environmental, social and economic objectives as set out in the Dedham Vale AONB and Stour Valley Management Plan, and should not prejudice the long term aim to enlarge the area included within the AONB designation.

Policy LPP 59

Landscape Character and Features

In its decision-making on applications, the Local Planning Authority will take into account the different roles and character of the various landscape areas in the District, and recognise the intrinsic character and beauty of the countryside, in order to ensure that any development permitted is suitable for the local context.

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. Applications will be required to include an assessment of their impact on the landscape and should not be detrimental to the distinctive landscape features of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development which would not successfully integrate into the local landscape will not be permitted.

Where development is proposed close to existing features, it should be designed and located to ensure that the condition and future retention/management will not be prejudiced but enhanced where appropriate.

Additional landscaping including planting of native species of trees, hedgerows and other flora may be required to maintain and enhance these features.

The restoration and enhancement of the natural environment will be encouraged through:

- Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development;
- Creating green infrastructure networks to link urban areas to the countryside, and creating and enhancing the biodiversity value of wildlife corridors.

Alternative Options

8.26 Design policies specifically for areas in the Upper Stour Valley which accord with the Stour Valley Management Plan and promote its future inclusion within the inclusion of the Dedham Vale AONB.

Agricultural Land

8.27 The majority of agricultural land in Braintree District is classified as Grade 2 or 3, with 65.8% (40,243 hectares) of agricultural land classified as Grade 2, and 29.9% (18,304 hectares) as Grade 3. Grade 1, 2 and 3a agricultural land is considered to represent the best and most versatile agricultural land (note the national agricultural land classification maps do not distinguish between grade 3a and 3b agricultural land, which can only be established through more detailed survey work).

8.28 The amount of agricultural land in the Braintree District has a significant influence on the landscape. As stated in the NPPF, the best and most versatile agricultural land can provide economic and other benefits. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. As stated above, the majority of agricultural land in the Braintree District is considered to be the 'best and most versatile'. Whilst the Council will seek to develop poorer quality agricultural land, it is inevitable that due to the significant increased housing provision requirement, this will lead to unavoidable development on 'best and most versatile agricultural land', as there are insufficient brownfield sites to meet this demand.

8.29 The countryside is a working and living landscape with farming, mineral extraction and other rural industries making an impact on landscape quality and the local economy. There are also opportunities for tourism, leisure and recreation activities within the countryside. A careful balance needs to be achieved between development and the protection and enhancement of the natural environment.

Green Buffers

8.30 Uncertainty over which locations may be appropriate for development has led to a need for further measures to be taken to ensure that gaps are maintained between urban areas and the surrounding villages. Whereas previously a development boundary was a good indication of where development would be appropriate, the presumption in favour of sustainable development has blurred that line to a significant degree. As such it is considered necessary for green buffers to be used to prevent the main towns in the District coalescing with neighbouring villages.

8.31 The green buffers will be identified on the Proposals Map and are located where they would prevent the coalescence of two settlements and are within areas of low to low medium landscape capacity, or have other constraints such as flood zones, and group TPOs etc.

Policy LPP 60

Green Buffers

Development proposals which require a countryside location, within Green Buffers as defined on the proposals map, will only be allowed under very special circumstances.

Where development is necessary it will have regard to the local landscape character and be of a design, density and layout which minimises the coalescence between built areas. Significant levels of landscaping will be required in order to enhance the countryside character of these areas. Landscaping would be expected to comprise of local native species.

An assessment of the local landscape will be required, demonstrating that the development is to be located on an area which has the least detrimental impact to the character of the countryside and does not reduce the visually sensitive buffer between settlements or groups of houses.

Alternative Option

8.32 To have no policy and rely on the NPPF

Land, Water and Air Quality

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

8.34 The Council wishes to encourage the use of previously developed land, sometimes known as brownfield land, and seeks to ensure appropriate uses of such sites. Where necessary, the Council wishes to secure appropriate treatment of sites affected by contamination to bring these sites back into use and remove any visual blemishes on the landscape.

8.35 The protection of groundwater is one of the important considerations in dealing with contaminated sites. We have a duty to maintain and protect the quality and quantity of groundwater resources for current and future abstraction, for dependent ecosystems and indirect uses. The Environment Agency may object (through planning or their permitted controls) to development activities which are thought to represent a particular hazard to groundwater and therefore reference to their published guidance will be necessary when considering development on or near a site where contamination exists.

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

8.37 Government advice emphasises the need to separate potentially polluting and other land-uses to reduce conflicts. The Environment Agency has a wide range of powers and duties to control pollution using systems of consents and licenses. All new developments are required to gain prior agreement from the wastewater undertaker in order to connect to the public foul/surface water sewers. There may be separate advice to developers on means of treatment.

8.38 Developers will be required to have regard to the Integrated Pollution Prevention and Control Regulations, which are designed to prevent, reduce and eliminate pollution at source through the prudent use of natural resources and are intended to help industrial operators move towards greater environmental sustainability.

8.39 Developers will need to submit a noise assessment in cases where proposals could potentially cause harm to nearby residents and amenity.

8.40 Local Authorities are responsible for Local Air Quality Management. Maintaining good air quality in the District is important in terms of its impact on the health of residents, and in contributing to the reduction of greenhouse gases. Poor air quality has been identified as a significant cause of respiratory health problems and it accounts for a significant number of premature deaths each year in Britain.

8.41 Planning policy can play an important role in the minimisation of the sources of air pollution. For example, in line with other sustainable development policies, proposed residential development is likely to be favoured where it is situated close to available public transport options and there are provisions in place to promote and increase cycling rates. This can help reduce private vehicle usage and hence minimise local emissions.

8.42 When assessing new developments, particularly larger proposals, the Council will look positively on measures put forward such as:

- The provision and maintenance of trees to mitigate the effects of air pollution
- Design considerations to avoid traffic 'pinch points' or contribution to existing pinch points
- Avoidance of air quality concerns caused by 'canyoning' of residential streets
- Renewable energy within the development
- High quality build with particular emphasis on insulation
- Consideration for District heating schemes

Policy LPP 61

Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Proposals for all new developments should minimise all emissions and other forms of pollution (including light and noise pollution) and ensure no deterioration to either air or water quality. All applications for development where the existence of, or potential for creation of, pollution is suspected must contain sufficient information to enable the Local Planning Authority to make a full assessment of potential hazards. Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the development on;

1. The natural environment, general amenity and the tranquillity of the wider rural area
2. Health and safety of the public
3. Air quality
4. Surface and groundwater quality
5. Land quality and condition or
6. Compliance with statutory environmental quality standards.

Development will not be permitted where there is unacceptable risk due to;

1. Siting on known or suspected unstable land or
2. Siting on land which is known to be or potentially affected by contamination or where the land may have a particularly sensitive end use
3. The storage or use of hazardous substances

Proposals for development on or adjacent to land which is known to be or potentially affected by contamination, or land which may have a particular sensitive end use, or involving the storage and/or use of hazardous substances, will be required to submit an appropriate assessment of the risk levels, site investigations and other relevant studies, remediation proposals and implementation schedule prior to, or as part of any planning application.

In appropriate case the local planning authority may impose planning conditions or, including through a legal obligation, secure remedial works and/or monitoring processes.

Alternative Options

8.43 This policy might also consider also the need to protect soil quality during development to protect good quality land and to protect the ability of soil to allow water penetration by avoiding compaction.

Climate Change & Energy

Introduction and Background

8.44 The best available evidence shows that we are seeing and can expect to see future changes in the global climate as a consequence of past and ongoing greenhouse gas emissions. In 2015, global temperatures rose more than one degree above pre-industrial levels, according to data from the Met Office. Temperatures are predicted to escalate in the future and it is therefore essential that in Braintree District we prepare for greater frequency of extreme weather events and plan for greater energy efficiency and generation of energy from renewable sources. There can also be economic benefits to be gained.

8.45 The NPPF sets out that Local Planning Authorities should; *"adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations"*

8.46 The Climate Change Act Nov 2008 sets legally binding targets for reducing emissions by 80% from 1990 levels by 2050. Britain's Renewable Energy Strategy sets out to achieve 15% of energy to be generated from renewable energy sources by 2020.

8.47 Braintree District Council signed the Nottingham Declaration in 2006 and produced the Braintree District Climate Change Strategy and Action Plan (2009). The Replacement Climate Change Strategy and Action Plan 2015 – 2018 has recently been subject to public consultation. This Strategy has a broader scope than the planning process, however one of its objectives is to use Council regulatory powers to ensure future development is sustainable and prepared for climate change.

8.48 The built environment is a critical factor in helping to adapt to climate change and to decrease the drivers of that climate change.

Energy Efficiency

8.49 Studies have shown that the thermal performance of housing stock in Britain ranks it as one of the very lowest in the European Union. Carbon emission from Britain's housing stock makes up over 25% of the country's carbon emissions. Other countries such as Germany have used Building Regulations requiring new development to achieve efficient Passive House standard to reduce utility costs.

8.50 The development of new buildings, extension of residential properties and the conversion of buildings are also opportunities to improve energy efficiency and lower demand for energy. Simple cost effective, efficient measures could include upgrading loft insulation, insulating cavity walls improving heating controls, installation of reflective panels behind radiators, installation of low energy lighting or upgrading heating systems. Many of these changes will either not require planning permission or be allowable without consent under permitted development rights. The siting, layout and design of development, construction methods, building fabric and materials and air tightness standards play an essential part in reducing total energy requirements by reducing energy demand. It should be recognised that making buildings airtight can have adverse consequences for wildlife for example by reducing nesting opportunities.

8.51 It is important to support adaptations which improve the energy efficiency of listed buildings but do not harm their built fabric, nor detract from their special character or appearance or that of their curtilage or setting. Similarly, the appearance of energy efficiency measures should not seriously harm the character or significance of any Conservation Area.

8.52 The Council recognises that associated increased construction costs of more efficient energy buildings have fallen significantly and therefore strongly encourages new development to exceed building regulations requirements. However, major development schemes will be encouraged to take the lead and deliver more sustainable buildings in advance of changes to building regulations.

Policy LPP 62

Energy Efficiency

The Local Planning Authority will encourage energy conservation and efficiency measures. 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.

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.

Alternative Options

Energy efficiency is mainly considered through the building regulations and the measure contained in this policy might be included in the development designing policies. Exception sites outside the settlement boundaries for energy efficient development should be to a recognised high technical standard. The number of exception sites might be limited.

Renewable Energy

8.53 The NPPF recognises that planning plays a key role in supporting the delivery of renewable and low carbon energy and associated infrastructure. This contributes to the economic, social and environmental dimensions of sustainable development.

8.54 The increase in sources of renewable energy in the District could contribute towards diversity and security of supply, reduce demand on the national power network, address fuel poverty and support the local economy and reduce harmful emissions to the environment.

8.55 The Council is committed to addressing the increasing social and economic concern of fuel poverty in domestic properties. In 2009 16.5% of households were classified as being in fuel poverty, in certain parts of the District this figure almost reaches 30%. This can be addressed by encouraging energy-efficiency improvements to existing development and to ensure new development meets the highest energy efficiency standards available to reduce energy consumption. It is important to recognise that small-scale housing schemes although limited, provide a valuable contribution to the overall outputs of renewable energy and to meeting energy needs locally and nationally.

8.56 For new development, the Council's aspiration is for energy-efficient development that minimises space heating requirements and primary energy demand. This works in parallel with Building Regulation targets to deliver reductions in CO2 emissions.

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

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

8.59 Decentralised energy is generally expensive to retrofit and the most viable opportunities will arise from (i) very large new developments of a scale similar to a new settlement and (ii) location of installations which generate excess heat adjacent to areas where new development would be acceptable. In these circumstances decentralised energy installations will be encouraged.

8.60 The installation of renewable energy equipment attached to or within the curtilage of a listed building or conservation area may require listed building consent and/or planning permission in most cases. When considering undertaking any works to a listed building advice should be sought at the earliest opportunity.

8.61 In addition to planning permission from the District Council for a renewable energy scheme, there may also be a need for other consents from agencies such as the Environment Agency.

Policy LPP 63

Renewable Energy Schemes

Proposals for renewable energy schemes will be encouraged where the benefit in terms of low carbon energy generating potential does not result, individually or cumulatively, in serious harm to or loss of:

- natural landscape or other natural assets
- landscape character
- nature conservation
- best and most versatile agricultural land
- heritage assets, including the setting of heritage assets
- public rights of way
- air traffic and safety
- Ministry of Defence operations
- watercourse engineering and hydrological impact

Renewable energy schemes should not result in pollution to air, land or water.

Renewable energy schemes will also need to demonstrate that they will not result in unacceptable impacts on residential amenity including visual impact, noise, shadow flicker, reflection, odour, fumes and traffic generation.

The development must be capable of efficient connection to existing national energy infrastructure, or it can be demonstrated that the energy generated would be used for on-site needs only. In considering planning applications, the local planning authority will take into account the energy generating potential of the scheme.

Where appropriate, large scale solar farms shall be accompanied by a sequential assessment which considers alternative brownfield sites and lower quality agricultural land. Compelling justification must be provided for proposals on high quality agricultural land. Where proposals are accepted on agricultural land, they should demonstrate how the installation allows for continued agricultural use and/or enhances biodiversity around the panels.

A condition will be attached to planning permissions for energy development schemes to require the site to be decommissioned and restored when energy generation use ceases or becomes non-functioning for a period of 6 months or more. Such a scheme shall include, if appropriate, measures to restore and protect soil quality.

Proposals for wind turbines will only be permitted provided that the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan.

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.

Alternative Options

8.62 This policy might be split into several policies covering specific technologies e.g. solar power, wind turbines, ground and water source heat pumps etc. Geographical areas could be designated as being more suitable for specific forms of renewable energy generation and where permissions might be more likely to be successful.

Policy LPP 64

Renewable energy within new developments

All major 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.

Developments may consider a contribution in lieu of renewable installation to be used as renewable seedcorn funding for other community renewable energy projects.

Alternative Options

8.63 Exclusion of the percentage figures as a target. One or a number of exception sites outside of a settlement boundary for development meeting strictly the criteria of a specified and nationally recognised energy efficient standard.

8.64 The Council has not identified areas as suitable for wind energy development in the Local Plan, however areas could be identified in Neighbourhood Plans made during the plan period.

Flood Risk & Surface Water Drainage

8.65 Flood risk was identified in the Climate Change Risk Assessment (2012) as one of the greatest risks arising from climate change and the NPPF and Planning Practise Guidance set out to minimise this risk.

8.66 The Environment Agency Flood Risk Maps do not take account of future changes expected as a result of climate change. Applications or proposals for development in flood risk areas will be required to be accompanied by a Flood Risk Assessment and these must include assessments of changes expected as a result of climate change. They must be carried out in accordance with the NPPF and Technical Guidance to the satisfaction of the District Council, Environment Agency and Lead Local Flood Authority as appropriate. The Strategic Flood Risk Assessment will contain information on climate change impacts and will be used to inform land allocations and the determination of future development proposals.

8.67 The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the water suppliers water management plans affecting the area.

Surface Water Management Plan

8.68 A Surface Water Management Plan (SWMP) outlines the predicted risk and preferred surface water management strategy for a given area. SWMPs focus on areas of highest surface water flood risk identified in the Essex County Council Local Flood Risk Management Strategy. The Braintree and Witham SWMP was commissioned by Essex County Council as Lead Local Flood Authority in partnership with Braintree District Council and other risk management authorities. The provisions of the Braintree and Witham SWMP shall in general be supported unless material considerations indicate otherwise, and, where of relevance, be taken into account and given great weight when determining planning applications. Proposals which undermine SWMP proposed mitigation proposals shall in general be viewed negatively. Areas where the flood risk is considered to be most significant are identified as Critical Drainage Areas (CDAs).

Policy LPP 65

Surface Water Management Plan

The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan.

Developments located in Critical Drainage Areas (CDAs), Local Flood Risk Zones (LFRZs) and for redevelopments of more than one property or area greater than 0.1 hectare should seek betterment to a greenfield runoff rate.

All developments in Critical Drainage Areas (excluding minor housing extensions less than 50m²) which relate to a net increase in impermeable area are to include at least one 'at source' SUDs measure (e.g. water butt, permeable surface). This is to assist in reducing the peak volume of discharge from the site.

Alternative Options

8.69 The Surface Water Management Plan (SWMP) is being prepared by the LLFA. Although not completed, it is expected to be completed by this plan's Examination in Public. Omission of the policy pending publication of the SWMP and its adoption as a material consideration.

Sustainable Urban Drainage Systems

8.70 NPPF paragraph 103 sets out the need for priority to be given to the use of Sustainable Drainage Systems wherever possible. The SuDs National Standards and Building Regulations Part H set out a clear hierarchy for surface water management, which states that new developments should manage surface water through SuDs, rather than connecting to the public system, and development should show that they have followed the surface water hierarchy. The Lead Local Flood Authority (LLFA), Risk Management Authorities and planners will be working together to achieve SuDs and early engagement with these bodies is key to ensuring that adequate surface water management measures are included in new developments.

8.71 Sustainable Drainage Systems (SuDs) are designed to reduce the potential impact of surface water drainage discharges from both new and existing developments. SuDS aim to replicate natural systems of surface water run-off through collection, storage, and cleaning before releasing water slowly and reducing the possible risk of flooding. Existing conventional drainage systems can bring about rapid run-off which may result in flooding, pollution and potential contamination of groundwater sources. Climate change is expected to result in more episodes of shorter rainfall duration and greater water volume for which some existing infrastructure is likely to be inadequate. Examples of the type of system that can be provided for large-scale developments are reed beds and other wetland habitats that collect, store, and improve water quality along with providing a habitat for wildlife. For smaller developments SuDs might include green roofs, rainwater harvesting techniques.

8.72 SUDs potentially have such an important influence on the layout of new development schemes that early engagement with the LLFA, Local Planning Authority and other relevant authorities are considered crucial to their success. Such contact should be commenced before a development scheme is submitted formally or informally to the Planning Authority. In order to assess that an acceptable drainage scheme is possible for the site all planning applications where SUDS are to be deployed must include a SUDs checklist form. The amount and quality of detail given by the applicant must be sufficient to show that a suitable SUD system is possible or the LLFA may recommend that the scheme be refused.

8.73 Run-off following the proposed development should be that which would occur had the site had not been developed (i.e. greenfield runoff rate). This runoff level applies regardless of which flood zone the site occupies.

8.74 Applicants will be expected to design SuDS systems which reflect the guidance produced by Essex County Council in accordance with the Flood and Water Management Act 2010, as well as other relevant national and technical guidance.

Policy LPP 66

Sustainable Urban Drainage Systems

All new development of 10 dwellings or more and major commercial development, car parks and hard standings will incorporate Sustainable Drainage Systems (SUDs) appropriate to the nature of the site. Such systems shall provide optimum water run-off rates and volumes taking into account relevant local or national standards and the impact of the Water Framework Directive on flood risk issues.

SUDs design quality will be expected to conform with standards encompassed in the relevant BRE, CIRIA standards and Essex County Council SUDs Design Guide (as updated) to the satisfaction of the Lead Local Flood Authority.

Maximum use should be made of low land take drainage measures such as rain water recycling, green roofs, permeable surfaces and water butts. Appropriate pollution control measures shall have been incorporated where necessary.

Surface water should be managed as close to its source as possible and on the surface where practicable to do so.

Opportunities shall be taken to integrate sustainable drainage within the development, creating amenity and enhancing biodiversity.

Only where there is a significant risk of pollution to the water environment, inappropriate soil conditions and/or engineering difficulties, should alternative methods of drainage be considered. It will be necessary to demonstrate why it is not achievable. If alternative methods are to be considered, adequate assessment and justification should be provided and consideration should still be given to pre and post runoff rates.

SUDS design should be an integral part of the design and clear details of proposed SuDS together with how they will be managed and maintained will be required as part of any planning application. Only proposals which clearly demonstrate that a satisfactory SUDs layout with appropriate maintenance is possible, or compelling justification as to why SUDs should not be incorporated into a scheme, or are unviable, are likely to be successful. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained into the future. The sustainable urban drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

Alternative Options

8.75 The level of detail the Local Planning Authority requires before the application is determined could be set out in a more detailed and prescriptive manner.

8.76 The maintenance and funding of SUDs could be set out in a more detailed and prescriptive manner.

8.77 SUDs measures might be explicitly excluded from counting as "open space" for the purposes of calculating spaces requirements if they are not fit for that purpose e.g. swales and ponds might be dangerous for small children.

Run-off Rates

8.78 The 100 year return period is defined as a high probability event within the NPPF and is used as an industry standard design event. This figure does not take climate change into account.

Policy LPP 67

Run-off Rates

Developments on previously developed land of more than one dwelling or commercial building or development of a site greater than 0.1 hectare are required to reduce post development runoff rates for events up to and including the 1 in 100 year return period event, with an allowance for climate change, to that of a greenfield condition. A minimum requirement is for a 50% betterment. Calculations to demonstrate that such requirements can be met should be submitted to the Local Planning Authority as part of a planning application.

Alternative Options

8.79 Omit and allow the Lead Local Flood Authority to apply this standard when making its comment on applications.

8.80 In consultation with the Environment Agency, Lead Local Flood Authority and sewerage undertakers, where appropriate, the Council may require developments to include sustainable drainage systems including measures to control the quality of, or attenuate the rate of surface water run-off. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained. Proposals will be expected to conform to the principles set out in the Essex County Council Sustainable Drainage Systems Design Guide 2015 and the technical standards referred to therein.

External Lighting

External Lighting

8.81 Although artificial lighting can be essential for reasons of safety, security and some leisure activities, insensitive lighting can cause an intrusive source of pollution. Glare and insensitive lighting can have serious implications for motorists who may become distracted or blinded by glaring lights spilling out on to a road network. This artificial light pollution can also impact on the character of rural and tranquil areas at night, settings of listed buildings and other heritage features and also cause a

negative impact upon biodiversity. Artificial lighting can also harm local character by introducing a suburban feel into rural areas. In addition to these particular problems, obtrusive light represents a waste of energy, money and resources.

8.82 While the Council recognises these environmental problems associated with artificial lighting, it also appreciates the importance of reducing crime, improving some aspects of road safety and providing leisure opportunities. Therefore, this section does not seek to prevent lighting as part of a new development but to ensure that lighting should be carefully directed and sensitively designed so as to reduce obtrusiveness, and that appropriateness will be evaluated on a case-by-case basis. This direction is in line with the NPPF, which identifies the need to minimise the impact of light pollution. The Dark-Sky Movement is an international campaign to reduce, and where possible eliminate, light pollution sources.

8.83 Lighting proposals that neighbour or are close enough to significantly affect areas of nature conservation importance, e.g. Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites will only be permitted in exceptional circumstances. External artificial lighting can have severe implications for the natural diurnal rhythms of a range of animals and plants. Therefore sites which are deemed important in terms of their suitability for wildlife must not be negatively affected in any way by artificial lighting.

8.84 Artificial lighting is needed for some commercial and community uses and sports facilities. Floodlighting can provide for additional use of sports facilities, but can be intrusive and lead to residential and other amenity problems, which can have a detrimental impact on the countryside and create light pollution in the night sky. It is important therefore that lighting is adequate for that purpose and there is no significant nuisance to the amenity of surrounding properties. The glare and light spillage from the site to the night sky is required to be minimised through effective design.

8.85 The Supplementary Planning Document produced by Braintree District Council, 'External Artificial Lighting' (2009), supports the implementation of the accompanying policy. It sets out what the Council takes into consideration when determining applications for lighting, and the information that the applicant is expected to submit. This guidance acknowledges the technical nature of lighting schemes and emphasises the requirement for expertise in selecting and installing a system.

Policy LPP 68

External Lighting

Proposals for external lighting will be permitted where all the following criteria are met:

1. The lighting is designed as an integral element of the development
2. Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls
3. The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky
4. The lighting intensity is no greater than necessary to provide adequate illumination
5. There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users
6. There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets

Consideration is given to time management and limiting the hours of use for external lighting of all the development.

Alternative Options

8.86 Lighting is now classed as a form of pollution and its use has consequences for energy use and impacts on wildlife, amenity and character. The impacts of lighting could be considered with design and pollution policies.

Delivery & Implementation

9 Delivery & Implementation

9.1 Implementation and Monitoring

9.2 Policies in plans should be monitored to ensure that they are effective and delivering the intended outcomes.

9.3 The Part 1 for the three authorities' Local Plans deals with strategic matters, it is important that the authorities understand the collective implications of policy outcomes.

9.4 Based on the strategic policies included in this Part 1 of the plans, matters that should be monitored include:

- Housing completions (market and affordable), residual targets and land supply;
- Completion of employment floorspace, additional jobs and employment land supply;
- Progress with and delivery of major transport and other infrastructure schemes;
- Completion of education, community and healthcare projects; and
- Major schemes for protection and enhancement of the natural environment.

9.5 These matters will be monitored by each authority as part of its usual activities leading to the production of an annual Monitoring Report. They will, however, report separately on progress towards achievement of strategic targets included in the above policies and particularly progress on delivery of strategic growth locations with cross-boundary implications. The monitoring against the BDC policies are set out in the table below.

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP1 – Location of Employment Land	Development of land for industry and offices	<p>To deliver the development of 23.3 hectares of industrial land and 20 hectares of office land, including:</p> <ul style="list-style-type: none"> • A 15 hectare employment policy area as an extension to Springwood Drive Braintree • An 18.5 hectare Innovation and Enterprise Business Park at East Link 120, Great Notley • A 6.8 hectare extension to Eastways Industrial Estate Witham • A major business park on the West Braintree Garden Community <p>A major business park on the Marks Tey Garden Community</p>	Additional land could be allocated for employment development if required to ensure an available supply.	BDC Monitoring
LPP2 – Employment Policy Areas	Retention of land for business uses within defined Employment Policy Areas	<p>To retain land in defined Employment Policy Areas within B1/B2/B8 Business Use; repair of vehicles and vehicle parts, services specifically provided for the benefit of businesses or workers based on the employment area, or waste</p>	Proactively manage the planning application process, land allocations	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
		management facilities as appropriate		
LPP3 – Business Parks	Retention of land for Use Class B1 business uses	No other uses should be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floorspace of the main unit	Proactively manage the planning application process, land allocations	BDC monitoring
LPP5 – Rural Enterprise	Change of use of rural employment buildings to residential	Other than where Permitted Development applies, such change of use should not be permitted where there are strong economic reasons to retain the building in employment uses		BDC Monitoring
LPP7 - Retailing and Regeneration	Net change in retail floorspace for the District as a whole and for the three main towns	<p>For the District as a whole over the period 2015-2033: an additional</p> <ul style="list-style-type: none"> 7,885 sq m convenience floorspace 12,501 sq m comparison floorspace 8,304 sq m food and beverage floorspace <p>For the three main towns:</p> <p>Braintree:</p> <ul style="list-style-type: none"> 6,946 sq m convenience floorspace 	Additional sites could be allocated if required to meet the retail needs	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
		<ul style="list-style-type: none"> 6,737 sq m comparison floorspace 3,661 sq m food and beverage floorspace <p>Braintree Freeport/Retail Park:</p> <ul style="list-style-type: none"> 3,983 sq m comparison floorspace 1,230 sq m food and beverage floorspace <p>Witham:</p> <ul style="list-style-type: none"> 280 sq m convenience floorspace 1,099 sq m comparison floorspace 1,891 sq m food and beverage floorspace <p>Halstead:</p> <ul style="list-style-type: none"> 659 sq m convenience floorspace 682 sq m comparison floorspace 1,522 sq m food and beverage floorspace 		

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP7 - Retailing and Regeneration	Regeneration of town centre sites	<p>Regeneration of town centre sites:</p> <ul style="list-style-type: none"> • Braintree: Land to the east of the Town Hall Centre • Witham: at Newlands Shopping Centre and adjoining land, • Halstead Land at Kings Road, The Centre, Weavers Court and East of the High Street 	Proactively manage the planning application process, land allocations	BDC Monitoring
LPP7 - Retailing and Regeneration	Retail Impact Assessments	To safeguard the viability and vitality of the town and local centres	Proactively manage the planning application process by reviewing Impact Assessments for proposed retail developments above the floorspace threshold defined in the policy	Impact Assessments required from applicants
LPP8 – Primary Shopping Areas	The proportion of units in a primary street frontage which are A1 uses, and the protection of continuous A1 primary retail frontage	Change of use or new development should not result in less than 75% of units in a primary street frontage being A1 uses, and should not break a continuous A1 primary retail frontage	Proactively manage the planning application process	BDC monitoring
LPP14 – Newlands Precinct	Regeneration of Newlands Precinct and adjoining land		Proactively manage the planning application process, land allocations	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP15 – Rickstones Neighbourhood Centre	Regeneration of Rickstones Neighbourhood Centre		Proactively manage the planning application process, land allocations	BDC Monitoring
LPP16 – Housing Provision and Delivery	The supply of new homes and the supply of sites available for future development	The delivery of a minimum of 14,365 new homes between 2016-2033	Proactively manage the planning application process, land allocations and monitoring and review of supply throughout the Plan Period	BDC annual monitoring of residential development and land supply
LPP17 - Strategic Growth Location - Land East of Great Notley, South of Braintree	Delivery of development services and facilities	The delivery of up to 2,000 new homes, of a mixed size and type; affordable housing; appropriate employment uses; primary and secondary education facilities; community facilities including a contribution to or location for NHS facilities; a village centre with local retail and food outlets; public open space and informal and formal recreation; a gypsy and traveller site	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP18 - Strategic Growth Location - Land East of Broad Road, Braintree	Delivery of development services and facilities	The delivery of up to 1,000 new homes, of a mixed size and type; affordable housing; employment development; a new primary school; local retail facilities and contributions to other community facilities	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		including local health facilities; public open space and informal and formal recreation including improvements to the River Walk to the south of the site and pedestrian and cycle way links to the town centre; a gypsy and traveller site		
LPP19 - Strategic Growth Location - Former Towerlands Park Site	Delivery of development services and facilities	The delivery of 600 new homes, of a mixed size and type; affordable housing; a new primary school; local retail facilities; community facilities including contributions to local NHS facilities; public open space and informal and formal recreation including landscaping to the rural edge	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP20 - Strategic Growth Location - Land at Feering	Delivery of development services and facilities	The delivery of up to 1,000 new homes, of a mixed size and type; affordable housing; appropriate employment uses to support the new community; a new primary school or community centre; community facilities including a contribution to, or location for, new NHS facilities; public open space and informal and formal recreation including a new country park to the south of the A12; cycle and	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		pedestrian links between the development and the village; a gypsy and traveller site		
LPP21 - Strategic Growth Location - Wood End Farm, Witham	Delivery of development services and facilities	The delivery of up to 450 new homes, of a mixed size and type; affordable housing; a site for, or contributions to, a new primary school and contributions to early years and secondary education; contributions to other community facilities including health provision as required by the NHS; informal and formal open space, play space and allotments; an appropriate countryside edge to the development and buffering to the railway line	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP24 - Affordable Housing	The delivery of affordable housing as part of development sites	The target for the proportion of sites, according to the size and location of sites, is detailed in the policy	Pro-actively manage the planning application process.	BDC development monitoring and monitoring of Section 106 Agreements
LPP25 - Affordable Housing in the Countryside	The delivery of affordable housing as part of exception sites	Affordable housing to meet local need	Rural exception sites could be specifically allocated	BDC development monitoring
LPP25 - Specialist Housing	The delivery of specialist housing for those who need it	To deliver a range of specialist housing suitable for the population of the District	Additional sites for specialist-only housing could be allocated	BDC development monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP27 - Gypsy and Traveller and Showpersons Accommodation	The delivery of 40 pitches for Gypsy and Travellers and 1 Travelling Showpersons pitch	To deliver a range of specialist housing suitable for the population of the District	Bring forward the delivery of sites as part of strategic growth locations	BDC monitoring
LPP40 - New Road Infrastructure	The delivery of a series of new road infrastructure projects	To ensure suitable access and road infrastructure across the District	Working with the Highways Authority and landowners to bring forward schemes	BDC/ECC monitoring
LPP41 - Broadband	Availability of high-speed broadband in the District	To ensure suitable broadband access across the District.	Work with suppliers to bring forward the roll-out of high speed broadband	Superfast Essex monitoring
LPP44 - Provision of Open Space, Sport and Recreation	Availability of appropriate levels of open space for the District	Tables as set out in policy LPP44	Work with landowners to bring sites forward for new recreation space	BDC Monitoring
LPP60 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding the natural environment	Reduce the risk of water pollution to the environment	Proactively manage the planning application process with the Environment Agency	Monitor Planning Applications where refusal recommended by the Environment Agency
LPP60 Protecting and Enhancing Natural Resources, Minimising Pollution	Safeguarding the natural environment	To reduce the risk of flooding	Proactively manage the planning application process with the Environment Agency and LLFA	Monitor Planning Applications where refusal recommended by

Policy	Indicator	Target	Contingency and Implementation	Data Source
and Safeguarding from Hazards				the Lead Local Flooding Authority
LPP60 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding from hazards	Knowledge of where hazardous substances are stored	Proactively manage the planning application process.	1. Monitor Planning Applications for Hazardous Substance consent

Monitoring Framework

Glossary

Glossary

Initials	What they stand for
ADMP	Braintree District Pre-Submission Site Allocations and Development Management Plan including further proposed amendments
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BDC	Braintree District Council
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment Method
CHP	Combined Heat and Power
CDA	Critical Drainage Area
CIL	Community Infrastructure Levy
CIRIA	CIRIA is a member-based UK research and information organisation dedicated to improvement in all aspects of the construction industry
DPD	Development Plan Document
Dws	Dwellings
DEFRA	Department for Environment, Food & Rural Affairs
EA	Environment Agency
ECC	Essex County Council
EIA	Equalities Impact Assessment
ELR	Employment Land Review
Ha	Hectare
HCA	Homes and Community Agency
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages
LAA	Local Area Agreement

Initials	What they stand for
LCA	Landscape Character Assessment
LDF	Local Development Framework
LLFA	Lead Local Flood Authority
LFRZs	Local Flood Risk Zones
LNR	Local Nature Reserve
LSP	Local Strategic Partnership
LTP	Local Transport Plan
LWS	Local Wildlife Site
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OAHN	Objective Assessment of Housing Need
ONS	Office of National Statistics
PCT	Mid-Essex Primary Care Trust
SANG	Sustainable Accessible Natural Greenspace
SCI	Statement of Community Involvement
SA/SEA	Sustainability Appraisal/Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
SAB	SUDS Approval Body
SUDS	Sustainable Urban Drainage Systems
SWMP	Surface Water Management Plan

Explanation of some of the terms used in this document

Term Used	Explanation
Abstraction	Taking from; an example in planning terms is water abstraction.
Affordable Housing	Includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
Air Quality Management Areas	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Airtightness	Airtightness is the fundamental building property that impacts infiltration (the uncontrolled inward leakage of outdoor air through cracks, interstices or other unintentional openings of a building, caused by pressure effects of the wind and/or stack effect).
Allocation	The specific identification of an area of land for a particular use or to protect an area from unsuitable re-development.
Annual Monitoring Report/Authorities Monitoring Report (AMR)	Sets out the principal characteristics of the District, assesses progress in preparing Local Development Documents and monitors progress in housing, employment and other development.
AONB	Area of Outstanding Natural Beauty – Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. It is a statutory designation which can be exercised by Natural England previously under the 1949 National Parks and Access to the Countryside Act and more recently the Countryside Rights of Way Act 2000.
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.
Best and most versatile agricultural land	This is land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The wealth of wildlife or variety of life on earth. It includes all living organisms (plants and animals) and collections of species that form different natural habitats.
Bridleway	A bridle path or bridleway is a path, trail or a thoroughfare that is used by people riding on horses.

Term Used	Explanation
Brownfield site	Land that has been previously developed, usually but not always within the existing built-up area of a town or village. (This excludes agricultural or forestry buildings and residential gardens which are categorised as greenfield.)
Canyoning	Stagnation of air between tall buildings.
Climate Change	Climate Change is a large-scale, long-term shift in the planet's weather patterns or average temperatures.
Climate change adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Conservation Area	An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees.
Community Right to Build Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Commutated Sums	Commutated Sums are monies received from the developers of new residential dwellings within the District and are held specifically for the enhancement of open spaces and village halls within the area of the development.
Community Infrastructure Levy (CIL)	A mechanism by which charging authorities can set a standard charge on specified development in their area to pay for the new infrastructure required to support growth.
Comparison goods	Goods which are purchased less frequently such as white goods (TVs, fridges etc.) and clothing.
Comprehensive Development Area	Land defined for development which consists of the removal of the existing use of the land.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Convenience Goods	Day-to-day goods which are purchased regularly such as food.

Term Used	Explanation
Core Strategy	The overarching planning policy document in the Local Development Framework, which sets out the broad planning strategy for the District. All subsequent documents must be in accordance with it.
Countryside	The area outside defined development boundaries.
Critical Drainage Areas (CDA)	A discrete geographical area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure. The CDA comprises the upstream contributing catchment, the influencing drainage catchments, surface water catchments and, where appropriate, a downstream area if this can have influence on CDA.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life.
Cyclepath	Either a mandatory or an advisory route along which bicycles may travel, either segregated from pedestrians or as shared users.
Dark Sky Movement	The Dark-Sky Movement is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of unnatural lighting on the environment and cutting down on energy usage.
Decentralised Energy Networks	Decentralised Energy Networks can refer to local generation of energy through renewable resources such as solar and wind energy. It can also relate to combined heat and power systems connected to district heating networks.
Design and Access Statement	A statement which would normally accompany a planning application for certain types of development, to illustrate the process that has led to the formulation of the development proposal and to explain and justify the design and access arrangements in a structured way.
Development	'Means the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' (Section 55, Town & Country Planning Act 1990)
Development Boundary	The designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan.
Development Plan Document (DPD)	Statutory Planning documents that set out the Council's policies and proposals for the District. They are subject to an examination and approval by an Inspector before they can be used by the Council.

Term Used	Explanation
District Centre	A centre which serves a wider area than a local centre.
District Heating and Cooling	District Heating and Cooling (also known as heat networks) is a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating.
Educational Infrastructure	Pre-school education and childcare, primary and secondary schools and post-sixteen and adult life-long learning facilities.
Enabling Development	Development which would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out and which could not otherwise be achieved.
Equality Impact Assessment	Assessment required when reviewing or developing new policies, strategies and functions to determine if there is any adverse impact, illegal discrimination or any unmet need or requirements.
Employment Land Review	A technical study prepared for the Council which looked at the future needs for employment land and where it should be located.
Employment Site	Land developed, or to be developed, for the provision of workplaces.
Exception Site	Sites for affordable housing on land where development would not normally be allowed - hence they are “exceptions” to policy.
Essex Biodiversity Action Plan	A biodiversity action plan (BAP) is an internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.
Essex Design Guide	First published in 1973 the Design Guide sets the standard for best practice for the design and layout of residential developments. The guide was updated in 1997 and 2005.
Farm Diversification	On farm development which supplements ongoing agricultural activity either by adding value to existing operation, or introducing new income streams, which remain under the same management control as the main farm enterprise.
Flood Plain/ Flood Zone	A floodplain is the area that would naturally be affected by flooding if a river rises above its banks. The Environment Agency <i>Flood Map for Planning (rivers and the sea)</i> identifies areas that could be affected by flooding if there were no flood defences and the the chance of a flood happening each year.
Flora and Fauna	Flora is plant life and fauna refers to animals.

Term Used	Explanation
Formal Recreation	Recreational activities which use or require dedicated or purpose-built facilities, either in public or private ownership, for example, sports pitches, swimming pools, playing fields, tennis courts, bowling greens.
Geodiversity	The variety of geological environments, phenomena and processes that make those landscapes, rocks, minerals, fossils and soils which provide the framework for life on earth.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.
Greenfield Site	Land which has not been developed before, usually but not always agricultural or natural land. Sites may also be considered greenfield if they have been unused for a period of time and the previous use has “returned to nature”. Agricultural and forestry buildings and residential gardens are also categorised as greenfield.
Growth Locations	Areas in the Core Strategy which the Council has identified for strategic growth for housing, employment and other uses. They are situated in the main towns of Braintree and Witham.
Gypsies and Travellers	For the purposes of Section 225 of the Housing Act 2004 (duties of local housing authorities: accommodation needs of gypsies and travellers) “gypsies and travellers” means: <ul style="list-style-type: none"> a. persons with a cultural tradition of nomadism or of living in a caravan and b. all other persons of a nomadic habit of life, whatever their race or origin, including - <ul style="list-style-type: none"> i. such persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently and ii. members of an organised group of Travelling Show or circus people (whether or not travelling together as such).
Habitat Regulations Assessment (HRA)	The Habitat Regulation Assessment forms part of the Local Plan evidence base. The Habitat Regulation Assessment is a statutory requirement under the Conservation (Natural Habitats) (Amendment) (England and Wales) Regulations 2006. An HRA is required for a plan or project which, either alone or in combination with other plans or projects is likely to have a significant effect on the integrity of a European site (one that forms part of the Natura 2000 (N2K) network), plus Ramsar sites (collectively ‘international sites’).

Term Used	Explanation
Hamlet	A small village which does not have a development boundary.
Heritage Asset	Heritage Assets include Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens.
Highway Authority (The)	The authority with responsibility for highways matters currently Essex County Council
Highways England (formerly the Highways Agency)	National body with authority over the trunk road network; operates, maintains and improves England's motorways and major A roads. In the District those roads are the A120 and A12.
Housing Density	The number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.
Housing Supply	The amount of housing (new dwellings) the local authority will supply over the plan period. This is split into a 15-year housing supply and a shorter term 5-year housing supply. The 5-year supply has to be reviewed annually and include an additional 5% buffer.
Impact Assessment	An assessment required to demonstrate what impact a proposed retail development may have on any particular town, district or local centre. Different assessment thresholds apply.
Informal Recreation	Recreational activities which do not make use of or require dedicated or purpose-built facilities, either in public or private ownership. Informal recreation land would include trails and walks.
Inset Map	A map showing an area around a particular town or village within the District. The areas defined by the inset are shown on the proposals map.
Landscape Character Assessment	Carried out in 2006 the LCA analyses, describes and classifies the landscape areas in the District. The District is divided into three different types of landscape being, River Valley, Farmland Plateau and Wooded Farmland.
Listed Building	A building listed by the Secretary of State for the Environment as being of special architectural or historic interest.
Local Centres	Local Centres are listed in the document. They typically contain a small supermarket, shops, sub-post office etc. Other facilities could include takeaways and launderette's. In rural areas large villages may perform the role of a local centre.
Local Community Facilities	Provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Term Used	Explanation
Local Nature Reserves	Habitat recognised under the National Parks and Access to the Countryside Act 1949 as an ecosystem of flora and/or fauna considered by the Local Authority to be of significant County or District-wide value and interest to merit its conservation and management for public enjoyment.
Local Wildlife Sites (LoWS)	Semi-natural habitats identified by Essex Wildlife Trust as important for the conservation of wildlife.
Main Towns	The main urban centres in the District. They are Braintree, Witham and Halstead.
Main Town Centre Uses	Retail development (Including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Market Position Statement	A statement outlining current provision or availability of a specific service (i.e. availability of care home spaces).
'Mixed use' sites	Land developed to consist of a combination and integration of uses including residential, employment and community.
National Planning Policy Framework (NPPF)	Sets out Government's planning policies for England and how these are expected to be applied.
National Planning Policy Guidance (NPPG)	Supports the NPPF; the guidance is published online and regularly updated.
Original Dwelling	The extent of a dwelling house as originally built, or its extent as it was on the 1 st July 1948.
Permeable Surface	Permeable surfaces consist of a variety of types of pavement, pavers and other devices that provide stormwater infiltration while serving as a structural surface.
Permitted Development Rights	The level of development that can take place before planning permission is required, as stated in The Town and Country Planning (General Permitted Development) Order 1995.
Planning Obligation/Section 106 Agreement	A legally binding settlement between a local planning authority and any person interested in land within the area of the local authority, in which development is restricted; specified operations, activities or uses required; or a financial contribution to be made.

Term Used	Explanation
Primary Shopping Areas	Area within a town centre consisting of primary and secondary frontages and is used as the basis for applying the sequential test for food (Convenience) retail proposals.
Primary and Secondary Retail Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and business.
Proposals Map	The detailed plan on an Ordnance survey base showing development boundaries and site allocations across the whole of the District.
Protected Lane	Lanes identified as being of special historic or landscape value in the countryside.
Red Data List	List of Threatened Species (also known as the IUCN Red List or Red Data List), founded in 1964, is the world's most comprehensive inventory of the global conservation status of biological species.
Registered Parks & Gardens of Special Historic Interest	Sites included in the Register of Parks and Gardens of Special Historic Interest compiled and maintained by English Heritage, that make a significant contribution to the diversity of the local and/or national landscape and/or which are of particular historical importance.
Retail Hierarchy	Requirement of the NPPF for Local Authorities to define a hierarchy of retail development for the District. This is defined in the Core Strategy.
Risk Assessment	A systematic process of evaluating the potential risks that may be involved in a projected activity or undertaking.
Run Off Rates	The rate at which water will leave a given area.
Rural Worker	Person currently employed by or retired from agricultural employment.
Scheduled Ancient Monument	A building or structure considered by the Secretary of State to be of national importance and given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
Service Villages	The largest villages in the District that have a good range of day to day facilities and act as a service centre for other smaller villages.
Sequential Test (Retail)	A test required to demonstrate that no other sites are available in a more sequential location.
Sites of Special Scientific Interest (SSSI)	Land notified under the Wildlife and Countryside Act 1981 as an ecosystem of flora and/or fauna considered by English Heritage to be of significant national value and interest to merit its conservation and management.

Term Used	Explanation
Solar Shading	System which controls the amount of heat and light admitted to a building, permitting users to control heat gains from the sun.
Specialist Housing	Accommodation which is specifically designed and built to meet the needs of the elderly, young or vulnerable adults and may include elements of care and support for people living there.
Special Policy Area	Parcels of land for which specific development objectives exist. These may relate to the density, nature and/or use of the land.
Statement of Community Involvement (SCI)	A document which sets out how the Council intends to involve the whole community in decisions on both planning policies and planning applications.
Strategic Housing Land Availability Assessment	A technical study which identifies sites with development potential for housing and assesses their developability, deliverability and capacity.
Strategic Housing Market Assessment	A technical study prepared for the Council which assesses the overall state of the housing market and advises on future housing policies used to inform the Council's Housing Strategy.
Structural Landscaping	The treatment of land, usually by including substantial tree and shrub planting, to enhance visual amenity and integrity with surrounding landscape features.
Surface Water Management Plan (SWMP)	Plan produced by the Lead Local Flood Authority (LLFA) that outlines the preferred surface water management strategy in a given location. These plans focus on areas of highest surface water flood risk and consider flooding from sewers, drains, groundwater and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.
SUDs	A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
Supplementary Planning Documents (SPD)	These documents are supplementary to the Development Plan and are used to provide additional detail as deemed necessary.
Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)	Assessments required by European and national law into how the plan will impact on the District's environment in the long term and contribute towards sustainable development.

Term Used	Explanation
Sustainable Design and Construction Checklist	A checklist required to be completed in support of a planning application. The checklist assists developers to take account of sustainability at the design stage, to ensure environmental features are an integral part of development projects. The checklist is subject to review as emerging technologies and national policy are updated.
Sustainable development	Generally defined as: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Swale	A swale is a low tract of land, especially one that is moist or marshy. The term can refer to a natural landscape feature or a human-created one.
Town Centres	The area defined on the proposals map which contains the majority of town centre uses. It is used as the basis for applying the sequential test for comparison goods.
Transport Assessment	An assessment of the likely transport impact a development may have.
Travel Plan	A plan demonstrating how a development would encourage its users to use more sustainable methods of transport to access a development.
Tree Preservation Order	Provides protection to individual trees, groups of trees or woodland by prohibiting topping, lopping or felling except by the consent of the Local Planning Authority.
Urban Capacity Study	A technical study prepared for the Council that assesses the potential for building more dwellings in the existing built up parts of the District, usually the main towns and large villages.
Use Class Order	Different uses are given a classification as defined by The Town and Country Planning (Use Classes) Order 1987 (As amended). For example an A1 use refers to retail and a C3 use would refer to a residential use.
Water Course	A brook, stream, or artificially constructed water channel.
Water Framework Directive	The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.
Villages	Any village which has a development boundary and is not a Town or Service Village

Term Used	Explanation
Visually Important Space	Open-space which is considered to make a significant contribution to the visual character of an area.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

Appendix 1 Housing Trajectory

[illegible]

RAFT Housing Supply Trajectory as at 31.03.2016

RAFT Local Plan Housing Trajectory				Housing Supply		Housing Demand																Total	
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Net Requirement	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Net Supply	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Net Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Draft housing supply trajectory

Appendix 2 List of Braintree Local Plan Review (RLP) Policies Superseded by Local Plan 2033

Appendix 2 List of Braintree Local Plan Review (RLP) Policies Superseded by Local Plan 2033

New Policy Number	Policy	Replaces Policy
SP1	Presumption in Favour of Sustainable Development	-
SP2	Meeting Housing Need	CS1
SP3	Providing for Employment	CS4
SP4	Infrastructure and Connectivity	CS11
SP5	Place Shaping Principal	CS9
SP6	Spatial Strategy for North Essex	-
SP7	Development and Delivery of New Garden Communities in Essex	-
SP8	East Colchester/West Tendring New Garden Community	-
SP9	West of Colchester / East Braintree New Garden community	-
SP10	West of Braintree New Garden Community	-
LPP1	Location of Employment Land	CS4
LPP2	Employment Policy Areas	RLP33
LPP3	Business Parks	RLP29
LPP4	Design and Layout of Employment Policy Areas and Business Uses	RLP31, RLP34, RLP35
LPP5	Rural Enterprise	CS5
LLP6	Tourist Development	RLP143, RLP144, RLP145, RLP146
LPP7	Retailing and Regeneration	CS6
LPP8	Primary Shopping Areas	RLP112 RLP116
LPP9	District Centre	CS6
LPP10	Freeport Outlet Centre	CS6

LPP11	Leisure and Entertainment	RLP118 RLP119
LPP12	Retail Warehouse Development	RLP118 RLP 119
LPP13	Retail Site Allocations	CS6
LPP14	Newlands Precinct	RLP125
LPP15	Rickstones Neighbourhood Centre	-
LPP16	Housing Provision and Delivery	CS1
LPP17	Strategic Growth Location - Land East of of Great Notley, south of Braintree	-
LPP18	Strategic Growth Location - Land East of Broad Road, Braintree	-
LPP19	Strategic Growth Location - Former Towerlands Park Site	-
LPP20	Strategic Growth Location - Land at Feering	-
LPP21	Strategic Growth Location - Wood End Farm, Witham	-
LPP22	Comprehensive Redevelopment Area - Land East of Halstead High Street	RLP121
LPP23	Comprehensive Redevelopment Area - Factory Lane West/Kings Road Halstead	-
LPP24	Affordable Housing	CS2
LPP25	Affordable Housing in the Countryside	RLP6 CS2
LPP26	Specialist Housing	RLP19 RLP20 RLP21
LPP27	Gypsy and Traveller and Travelling Showpersons' Accommodation	RLP23 CS3
LPP28	Housing Type and Density	RLP8
LPP29	Residential Alterations, Extensions and Outbuildings within Development Boundaries	RLP6
LPP30	Residential Alterations, Extensions and Outbuildings in the Countryside	RLP19 RLP20 RLP21
LPP31	Replacement Dwellings in the Countryside	RLP15
LPP32	Rural Workers Dwellings in the Countryside	RLP12 RLP13

LPP33	Infill Developments in Hamlets	RLP16
LPP34	Residential Conversion of Buildings in the Countryside	RLP38
LPP35	Garden Extensions	RLP25 RLP26
LPP36	Sustainable Access for All	RLP49, RLP50, RLP51, RLP52, RLP53, RLP54, RLP55
LPP37	Parking Provision	RLP56
LPP38	Protected Lanes	RLP87
LPP39	Transport Related Policy Areas	RLP58 RLP59
LPP40	New Road Infrastructure	RLP61
LPP41	Broadband	RLP161 - no policy explicitly
LPP42	Built and Historic Environment	N/A
LPP43	Health and Wellbeing Impact Assessment	N/A
LPP44	Provision of Open Space, Sport and Recreation	CS10
LPP45	Equestrian Facilities	RLP85
LPP46	Layout and Design of Development	RLP9 RLP90
LPP47	Preservation and Enhancement of Conservation Area, and Demolition within Conservation Areas	RLP95 RLP96 RLP97
LPP48	Shop Fronts, Fascias and Signs in Conservation Areas	RLP108 RLP117
LPP49	Illuminated Signs in Conservation Areas	A RLP109 RLP117
LPP50	Alterations, Extensions and Changes of Use to Heritage Assets and their Settings	RLP100 RLP101
LPP51	Demolition of Listed Buildings or Structures	RLP99
LPP52	Enabling Development	RLP102
LPP53	Archaeological Evaluation, Excavation and Recording	RLP104 RLP105 RLP106
LPP54	Educational Establishments	RLP150

LPP55	Retention of Local Community Services and Facilities	RLP128 RLP151
LPP56	Natural Environment	CS8
LPP57	Protected Species	RLP84
LPP58	Enhancement, Management and Monitoring of Biodiversity	RLP76
LPP59	Landscape Character and Features	RLP79 RLP80
LPP60	Green Buffers	-
LPP61	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	RLP62, RLP63, RLP64
LPP62	Energy Efficiency	RLP77
LPP63	Renewable Energy Schemes	RLP76
LPP64	Renewable Energy within New Developments	RLP77
LPP65	Surface Water Management Plan	RLP69
LPP66	Sustainable Urban Drainage Systems	RLP69
LPP67	Run-off Rates	RLP69
LPP68	External Lighting	RLP65

Hierarchy of Settlements

Hierarchy of Settlements

Hierarchy of Settlements

.1 The table below sets out the hierarchy of all settlements within the District. All Development outside of development boundaries is considered to be countryside.

Towns
Braintree (inclusive of Bocking & Great Notley)
Witham
Halstead
Key Service Villages
Coggeshall
Earls Colne
Hatfield Peverel
Kelvedon & Feering
Sible Hedingham
Other Villages
Ashen
Audley End
Belchamp Otten
Belchamp St Paul
Belchamp Walter
Blackmore End
Black Notley
Bradwell
Bulmer
Bulmer Tye
Bures Hamlet

Towns
Castle Hedingham
Coggeshall Surrex
Colne Engaine
Cornish Hall End
Cressing
Finchingfield
Foxearth
Gestingthorpe
Gosfield
Great Bardfield
Great Maplestead
Great Saling
Great Yeldham
Greenstead Green
Helions Bumpstead
Lamarsh
Little Maplestead
Little Yeldham
Nounsley
Panfield
Pebmarsh
Rayne
Ridgewell
Rivenhall
Rivenhall End
Shalford

Towns
Shalford Church End
Sible Hedingham
Silver End
Stambourne Chapel End Way
Stambourne Dyers End
Steeple Bumpstead
Stisted
Sturmer
Terling
Tilbury Juxta Clare
Toppesfield
Wethersfield
White Notley
Wickham St Paul
Countryside
All areas not listed above

Draft Inset Maps and Alternatives

Draft Inset Maps and Alternatives

Maps List

Inset	
1A	Braintree North
1B	Braintree South
1C	Braintree Central
2A	Witham North
2B	Witham South
3	Ashen
4	Audley End
5	Belchamp Otten
6	Belchamp St Paul
7	Belchamp Walter
8	Blackmore End
9	Black Notley Village
10	Bradwell
11	Bulmer
12	Bulmer Tye
13	Bures Hamlet
14	Castle Hedingham
15	Coggeshall
16	Coggeshall Surrex
17	Colne Engaine
18	Cornish Hall End
19	Cressing
20	Cressing (Tye Green)

Inset	
21	Earls Colne West
21A	Earls Colne East and White Colne
22	Earls Colne Airfield
23	Feering
24	Finchingfield
25	Foxearth
26	Gestingthorpe
27	Gosfield and Airfield
28	Great Bardfield
29	Great Notley and Black Notley
30	Great Maplestead
31	Great Saling
32	Great Yeldham
33	Greenstead Green
34	Halstead
35	Halstead Town Centre
36	Hatfield Peverel
37	Helions Bumpstead
38	Kelvedon
39	Lamarsh
40	Little Maplestead
41	Little Yeldham
42	Nounsley
43	Panfield
44	Pebmarsh
45	Rayne

Inset	
46	Ridgewell
47	Rivenhall
48	Rivenhall Airfield
49	Rivenhall End
50	Kelvedon Park (Rivenhall)
51	Shalford
52	Shalford Church End
53	Sible Hedingham
54	Silver End
55	Stambourne Chapel End Way
56	Stambourne Dyers End
57	Steeple Bumpstead
58	Stisted
59	Stisted Twin Oaks
60	Sturmer
61	Sturmer North Boundary
62	Terling
63	Tilbury Juxta Clare
64	Toppesfield
65	Wethersfield
66	White Notley
67	Wickham St Paul
68	Landscape Character Assessment
69	Proposals Map
	Additional Maps
	Alphamstone

Inset	
	Birdbrook
	Borley
	Fairstead
	Gainsford End
	Great Yeldham
	Liston (Stafford Park)
	Little Yeldham / Gestingthorpe
	Middleton
	Ovington
	Pentlow