

Braintree District Local Plan Regulation 18 consultation - summary document



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- **See where sites are proposed**
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What is a Local Plan and why do we need one?

A Local Plan is an important document which guides decisions on planning applications. It provides the Council with an opportunity to guide growth within the Braintree District.

It is important we plan for sustainable development which protects the environment, supports biodiversity, tackles climate change alongside providing new homes where people can afford to live and local jobs.

In addition, planning for social infrastructure such as schools, health facilities and new leisure provision is really important so that new places become a great place to live.

The current adopted Local Plan is over 5 years old and planned to deliver 716 homes a year. National Government has set a new mandatory target requiring the Council to deliver around 1,300 homes per year which means that our existing plan is out of date.

This makes it easier for developers to obtain planning permission on a site which is not allocated for development. An up-to-date Local Plan will help address this challenge so that

we can retain control on where we would like to see growth and protect the places where growth would not be sustainable.

The draft updated Local Plan is accompanied by a wide range of technical and other evidence including a highway impact assessment, retail studies and employment studies. These supporting documents are used to help shape the policies and site allocations within the updated Local Plan. The evidence base will continue to be refined and updated as the plan progresses. This includes developing a detailed highways mitigation package and infrastructure delivery plan.

Once this consultation is finished, we will use the feedback to shape a final draft. At this point, we will ask for further comments before submitting the plan to an independent inspector for examination.

Once adopted, the plan will provide the framework for development across the district for the next 15 years.

You can find out more about the Local Plan on the Council's website at: www.braintree.gov.uk/localplanreview.



Our emerging strategy

The Council needs to allocate sufficient land to provide 18,959 new homes over the next 15 years – to 2041. This figure has been calculated in accordance with the government's standard method. Around 9,327 of these will be built on sites which were allocated previously within the existing Local Plan. They are proposed to be carried forward into the new plan and involve sites which have already been granted planning permission.

We need to make sure we plan for development in the most sustainable way, minimising the need for travel and maximising opportunities for walking, cycling and accessing public transport.

Homes need to be sustainable, near to jobs, shops, services and other facilities. We also need to ensure the plan meets all the government's requirements and we must have a range of sites of different sizes, types and locations. On the sites we have proposed, we want to deliver high-quality homes that people expect and we must make sure the homes being provided meet the needs of residents – in terms of affordability, size and type.

Affordability is a key issue and the plan seeks to ensure that 30-40% of the housing allocation is affordable for local people.

Given the housing target that has been set by National Government, we are proposing strategic scale developments in some areas as these provide the opportunity to create more sustainable places. Built around local services such as schools and health facilities, including land which will provide local jobs, strategic scale development gives us the opportunity to improve public transport and connectivity for everyone living, working and visiting the area. In addition, new areas of open space can be provided which everyone can enjoy.

We need to support existing towns and village centres and ensure any new infrastructure benefits as many people as possible.

For these reasons, our draft plan focuses development in the most sustainable existing locations or where development of a strategic scale can be achieved to provide high levels of sustainability. This includes allocating land on the edges of main towns at Braintree, Halstead and Witham and at Key Service Villages such as Kelvedon, Hatfield Peverel and Coggeshall where there is the ability to access major roads like the A12 and the A120.

The plan does not propose any development in the smaller villages, other than very modest infill, or in the open countryside.



A Strong Economy

The plan seeks to support prosperity for all in the district. We are proposing a number of new employment allocations within the District which are set out in the table below:

Site	Proposed uses Area	(ha)
Extension off Barlow Tyrie, Springwood Drive Industrial Area, Braintree	Employment Policy Area	2.1
Slamseys Farm, Braintree	Employment Policy Area including for Uses E(g), B2 and B8	6.9
Shardloes Workshop, Cressing	Employment Policy Area	0.3
Additional extension to Bluebridge Industrial Estate, Halstead	Employment Policy Area	4
Extension to Gosfield Business Park, The Old Airfield	Employment Policy Area	3
Land West of Horizon 120 Phase 2	Approved hybrid application comprising full permission for 15,925sqm Storage and Distribution (Use Class B8), with ancillary office (Use class E(g)(i)) and outline for 39,075sqm of employment space for Research and Development (E(g)(ii)), and/or Industrial Process (E(g)(iii)), and/or General industrial (B2), and/or Storage or distribution (B8) with ancillary office (Use class E(g)(i))	13.6
Total New Provision Proposed		29.9

Housing allocations and infrastructure

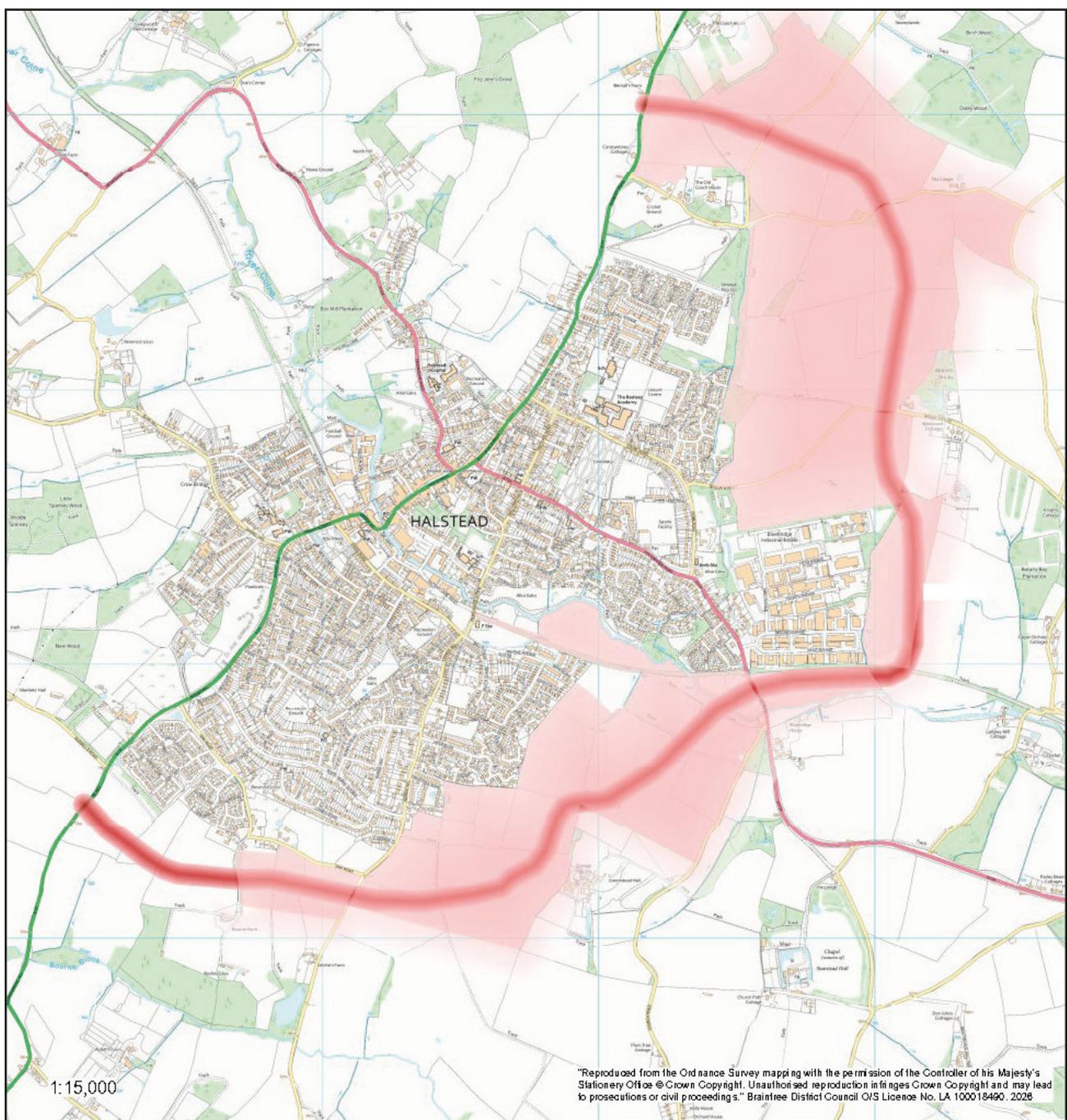
The table below lists our Strategic Growth Locations being carried forward together with the proposed draft sites and the number of homes they are expected to provide.

Strategic Growth Location	Total number of houses (number within the plan period in brackets)	Existing allocation (E)/Proposed allocation (P)
Hayeswood, East of Great Notley (in Black Notley Parish)	1,750	E
Land East of Broad Road, Braintree	1,000	E
Former Towerlands Park Site, Braintree	575	E
North West Braintree – Panfield Lane	825	E
East of Braintree	2,500 (1,350)	P
Land NE/SE of Halstead	2,850 (2,730)	P
Land NE Feering	835	E
Kings Dene – North, West and South West of Kelvedon	5,600 (1,850)	P
Wood End Farm, Witham	400 (395)	E
Land North of the A12, Hatfield Peverel	1,123	P
Total	17,458 (12,433)	



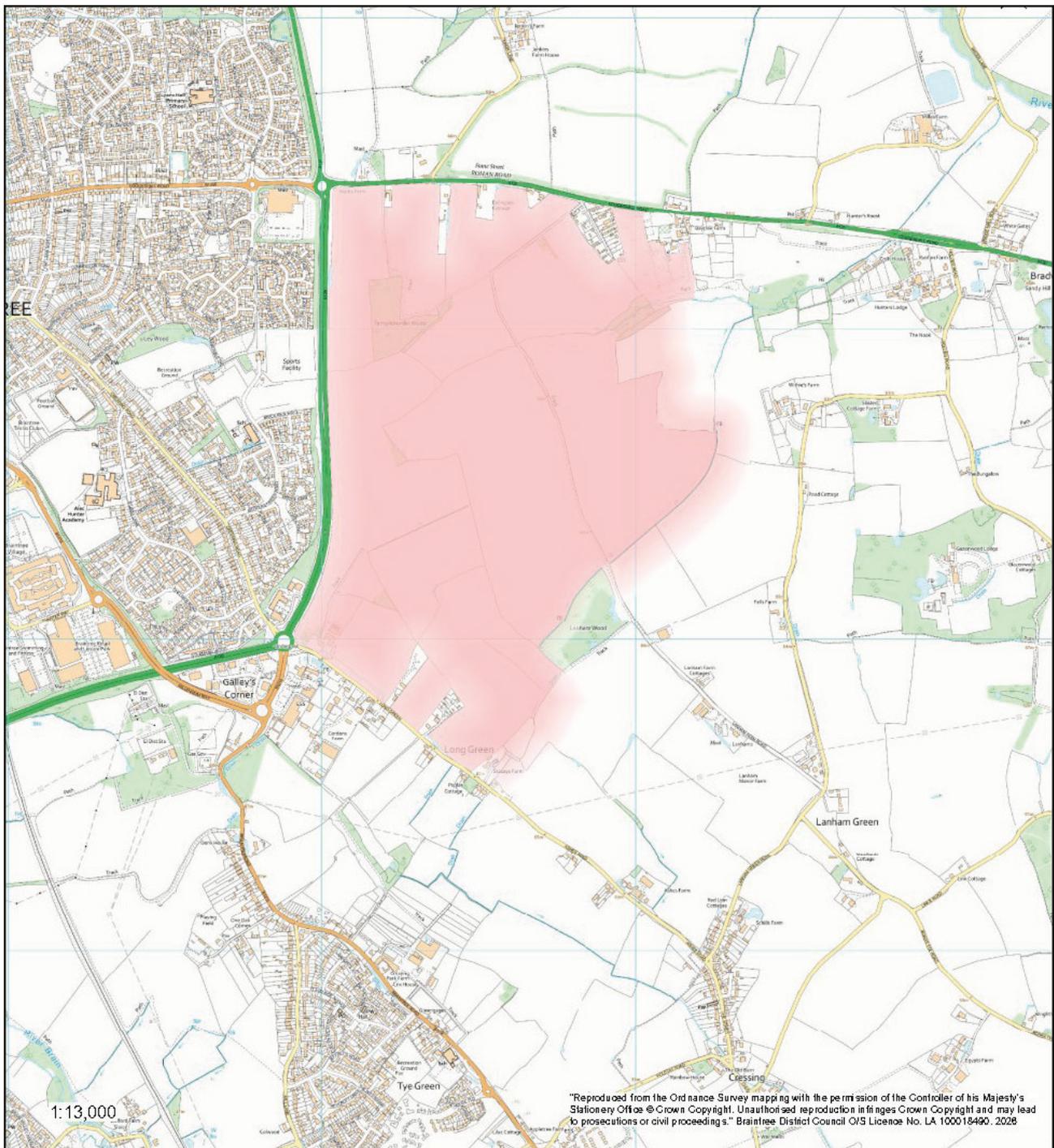
Halstead:

- Up to 2,850 homes
- A bypass linking the A131 south of Halstead to Colchester Road, then on to the A131 Sudbury Road north of Halstead
- New primary school provision with early years and childcare
- Secondary school education contributions
- Community facilities including new or expanded NHS facilities
- A new local centre
- Public open space



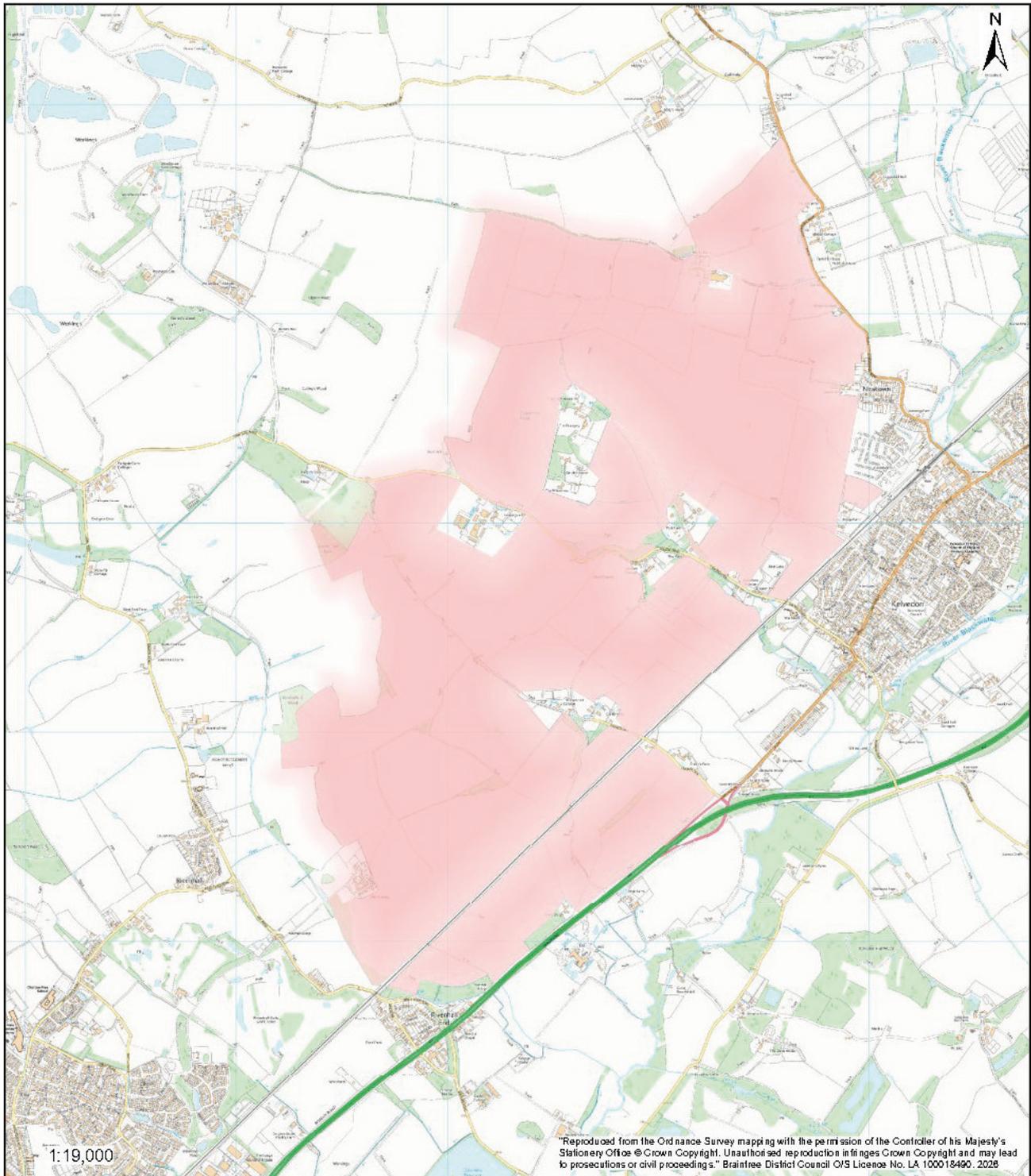
East of Braintree:

- Up to 2,500 homes alongside a local centre, health facilities, education (including early years provision and childcare)
- Significant improvements to Galleys Corner and other road infrastructure in the area
- Sustainable transport options
- Formal and informal recreation
- Safeguarded future dual A120 route and landscaping.



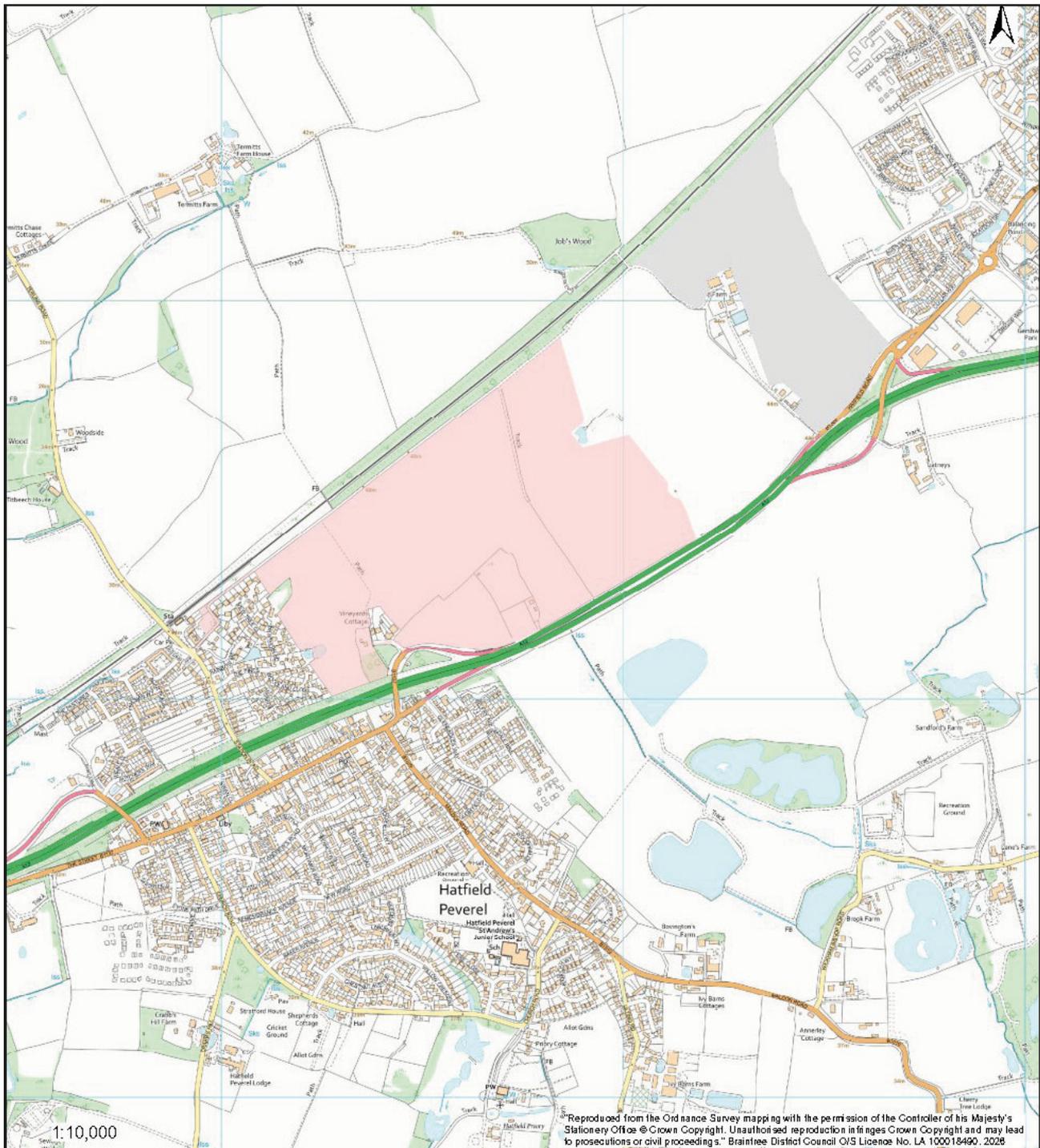
Kings Dene, Kelvedon:

- Up to 5,600 homes alongside new access from the A12, improvements to the local road network
- Amendments to Church Hill Level Crossing and access over the Great Eastern Main Line railway
- Appropriate employment land including local centres
- Education provision, community facilities including new or expanded NHS facilities and formal and informal recreation provision.



Land North of the A12, Hatfield Peverel:

- Up to 1,123 homes alongside new link road connecting Hatfield Peverel and Witham
- New green buffer between the site and Woodend Farm at Witham
- Public open space, education provision
- Community facilities (including NHS) and links to Hatfield Peverel Railway Station including connection to Witham.



Other proposed allocations

Non-strategic development (i.e. sites where capacity is likely to provide less than 500 homes) will make a meaningful contribution towards the overall housing requirement. The current proposal for non-strategic sites is shown in the table below.

Site Address	Settlement	Number of homes
John Pease Manor Street	Braintree	45
B and M Home Bargains	Braintree	35
Land at Friars Farm	Black Notley	480
Land adj to the Coach House, Panfield Lane	Braintree	44
Land East of A131	High Garrett	125
61 Broad Road	Braintree	30
Land at Old Barn Road Mount Bures	Bures	8
Land South Colchester Rd	Coggeshall	200
Land to the south of West Street	Coggeshall	80
Mill Lane	Cressing	78
Halstead Hall, Braintree Road	Halstead	34
Land at Mount Hill	Halstead	55
Land at 110 London Road	Great Notley	20
Land north of Little Yeldham Road	Little Yeldham	30
Land West of Nuns Walk	Great Yeldham	10
Land between 18-20 Toppesfield Road	Great Yeldham	5
Land South of Toppesfield Road	Great Yeldham	1
Land off Maldon Road	Hatfield Peverel	103
Adj Crabbs Hill Farm	Hatfield Peverel	20
Land south west of Windmill Road	Halstead	70
West St Dominics London Road	Kelvedon	50
Land North-East of Cranes Lane	Kelvedon	100
Land adj Davey House	Kelvedon	10
Land North West of Panfield Lane	Panfield	100
Land north of Rickstones Road	Rivenhall	45
Wethersfield Road	Sible Hedingham	4
Land west of North Street	Steeple Bumpstead	10
Land off Park Lane	Toppesfield	2
Land off Park Lane	Toppesfield	4
Land at Wood End Farm	Witham	78
Land North of Witham	Witham	65
Cut Throat Lane Car Park	Witham	133
Land north of Gershwin Boulevard	Witham	32
Ullswater, Maldon Road	Witham	1
Total		2,107

Building Healthy and Sustainable Communities

The new draft Local Plan strives to achieve healthy and sustainable communities.

In practice, this means ensuring existing and future residents are served by the homes and facilities which promote healthy choices and social cohesion.

The design of new places can substantially contribute to this goal by delivering the necessary services and facilities.

The plan will set the standard for the appropriate mix of housing – such as addressing affordability issues, specialist needs, number of bedrooms, and custom or self-build housing.

The plan also sets out design criteria against which the appearance and functionality of new development is assessed. This includes policies which protect and support the conservation of the district's landscape and historic environment, which are key to providing a sense of place.

At the same time, the plan seeks to ensure that future development preserves and enhances the experience of existing communities.

Providing a range of new facilities and infrastructure, whilst ensuring these are well integrated and accessible to current residents, will mean the vitality and sustainability of existing communities can be supported.



How to view the consultation documents

Copies of the Draft Local Plan, the evidence base and background studies used in preparing the plan can be found online: www.braintree.gov.uk/localplanreview

Paper copies of the draft Local Plan document are available to view at:

- Braintree district libraries
- Our consultation events
- Causeway House, Braintree, Essex CM7 9HB

Details of our in-person events where you can learn more, ask questions and share your feedback:



Hatfield Peverel Village Hall
Monday 9 March

The Institute, Kelvedon
Tuesday 10 March

**Coggeshall Village Hall
(Main Hall)**
Wednesday 11 March

Braintree Town Hall
Tuesday 17 March

Queens Hall, Halstead
Wednesday 18 March

Cressing Sports and Social Club
Thursday 19 March

**All events will take place
between 3pm and 7pm**

We are also holding a virtual webinar where our Planning Policy team will outline what the Local Plan is, what it covers, explain the consultation process, and highlight how the Local Plan will shape the future of the district.

Microsoft Teams
Tuesday 24th March
from 6pm-7pm

Register via the QR code
or visit our website.



SCAN ME

The webinar will be recorded and shared on **Local Plan Review webpage** for anyone who is unable to attend on the day:
www.braintree.gov.uk/localplanreview.

How to submit your views

There are number of different ways to send in your comments:



Online

Visit www.braintree.gov.uk/consultip

This is the quickest and easiest way of submitting comments and ensures you will be kept informed of future stages of the plan preparation.

It is a requirement of the Local Plan process that comments can only be accepted if they are received in writing (online, email and post). Comments made verbally or anonymously cannot be accepted. We will make all representations available for public inspection on our website as soon as possible following the closure of the consultation.



Email

Responses should be sent to planningpolicy@braintree.gov.uk.

A comments form is available to download from the website.



Post

A paper copy of the comments form can be used which is available on the website, at the District Council offices and local libraries. Written responses should be posted to:
**Planning Policy, Braintree District Council,
Causeway House, Bocking End, Braintree,
CM7 9HB.**

Consultation closes 5pm on Friday 17 April 2026



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