



Braintree District

Local Plan

Local Plan Review webinar
Tuesday 24 March 6pm-7pm

Today's speakers

- Cllr Gabrielle Spray, Cabinet Member for Planning
- Dominic Collins, Corporate Director with responsibilities for strategic growth & planning policy
- Sarah Ashton, Head of Planning
- Carolyn Johnson, Planning Policy

Councillor Gabrielle Spray, Cabinet Member for Planning



Dominic Collins, Corporate Director for Growth



Timeline

	Milestone	Date
Local Plan Review Start	Call for Sites Spring	2024
	Evidence Base	2024
	Issues and Options	Jan/Feb 2025
	Preferred Options (Reg 18)	March/April 2026
	Pre-Submission (Reg 19)	September/October 2026
	Submission to PINS	December 2026
Review Complete	Adoption	June/July 2028

What is a Local Plan?

- A document that guides decisions on planning applications
- Provides the council and communities to guide growth: housing and economic growth, community facilities, infrastructure and town centre regeneration
- Guides where development should and shouldn't be located – in the most sustainable locations
- A long-term strategy, it is not intended to deal with detailed issues.

Why are we doing a review?

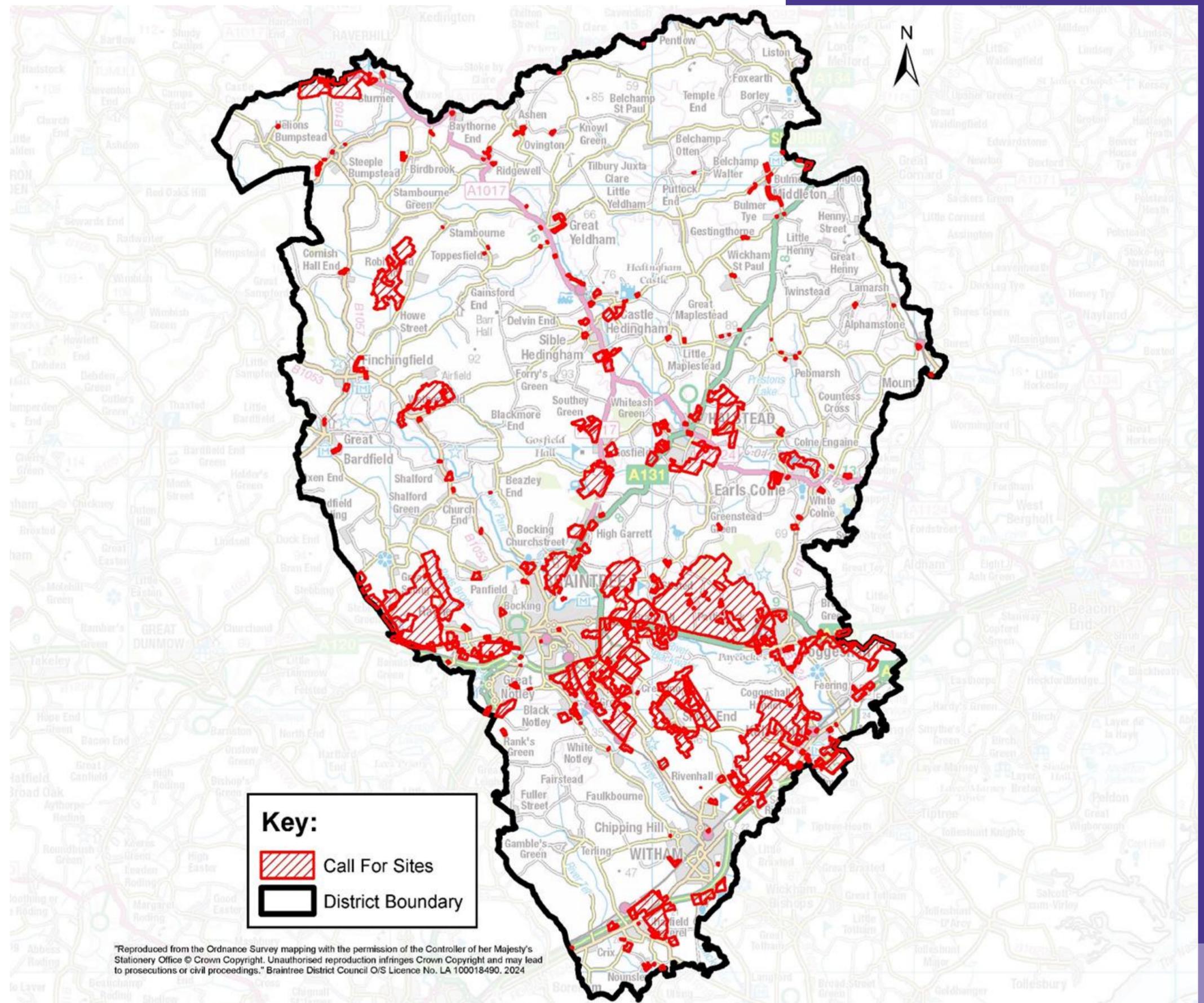
- Government requires councils to have an up-to-date Local Plan (reviewed every five years)
- The most important place shaping document for the Braintree district
- Revised Plan, updates to policies, reflects up-to-date evidence and requirements
- Makes sure our approach aligns with government policy (National Planning Policy Framework)
- Helps deliver our carbon neutral ambitions
- Provides opportunity to support businesses and attract investment

How is a Local Plan prepared?

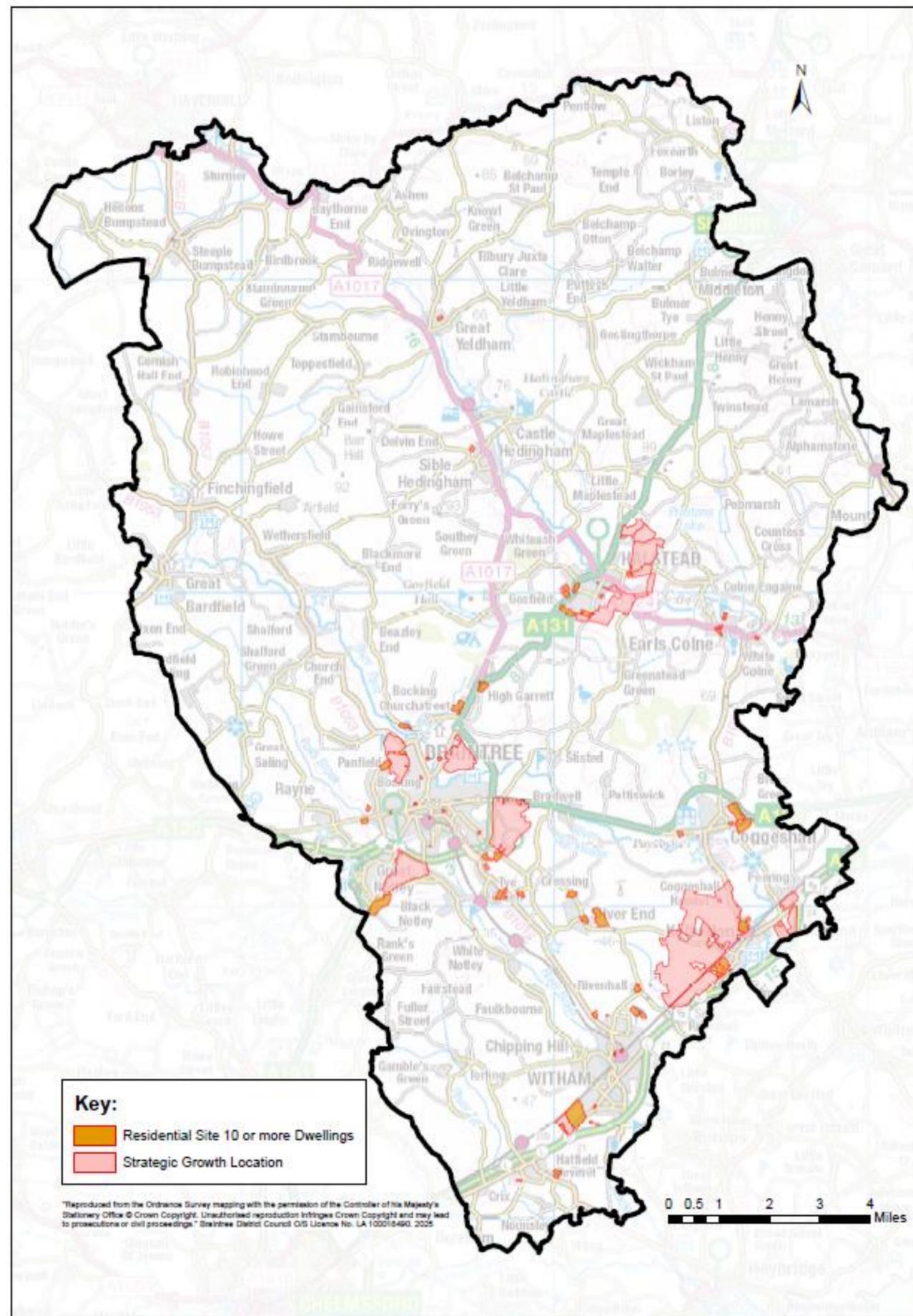
- Informed by consultation, evidence and national policy
- Non-statutory consultation 'Issues and Options' in 2025
- Call for sites in 2024 (ask for developers and landowners to submit sites for consideration)
- Careful and thorough site selection process. Sustainability and deliverability key.
- The plan is scrutinised and challenged at examination by an independent planning inspectorate in public (anticipated to be 2027)

Call for Sites

- 320 sites submitted
- Housing and Employment
- 130,000+ homes
- Majority Greenfield



Sites currently proposed for allocation in the draft Local Plan



What is the Spatial Strategy?

- The Spatial Strategy is a high-level policy that sets a long term vision for growth across the District.
- It identifies where growth should happen and where it should be limited.
- It also provides a hierarchy of settlements based on the facilities they provide to meet local needs.

Policy LPR 1

Spatial Strategy for Braintree District

Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each local area and, where relevant, across the wider strategic area. The broad spatial strategy for the Braintree District should concentrate development on the town of Braintree, Halstead, Witham, and the A120/A12/Great Eastern Mainline corridor.

Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. 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.

Hierarchy of settlements

New development will be accommodated according to the role of the settlement, sustainability, its physical capacity and local needs.

Main Settlements	Braintree with Bocking and Great Notley
	Witham
	Halstead
Key Service Villages	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon with Feering
	Sible Hedingham
Second Tier	Bures Hamlet
	Cressing Tye Green
	Finchingfield
	Great Bardfield
	Great Yeldham
	Rayne

What evidence do we need to support a Local Plan?

Document	Status
Affordable Housing Viability	Completed
Employment Land Review	Completed
Gypsy and Traveller Accommodation Assessment	Completed
Heritage Impact Assessment	Ongoing
Highways	Ongoing
Infrastructure Delivery Plan /Viability Assessment	Ongoing
Retail Study	Completed
Open Spaces Study	Completed
Sustainability Appraisal/Strategic Environmental Assessment	Ongoing
Strategic Housing Land Availability Assessment	Completed
Strategic Housing Market Assessment	Completed
Strategic Flood Risk Assessment	Completed
Landscape Fringe Study	Completed
Water Cycle Study	Completed

Legal tests of soundness

- Plan must pass examination by an independent Planning Inspector
- Inspector will be required to test whether:
 - The Plan has been prepared in accordance with legal requirements
 - The Plan is sound
- To be sound, a Plan must be:
 - Positively prepared providing a strategy that meets need
 - Justified – an appropriate strategy, based on evidence
 - Effective – deliverable over the plan period and addresses cross-boundary matters
 - Consistent with national policy – National Planning Policy Framework

What happens if we don't have one?

- We adopted the current Local Plan in January 2021 (for Section 1) and July 2022 (for Section 2).
- We are required to update it every five years.
- Without an up-to-date Local Plan it makes it easier for developers to obtain planning permission on a site which is not allocated for development.
- It's more difficult to plan for services (such as health and education) if we only see piecemeal and speculative development.
- Sites already allocated in the current Local Plan that have not yet been delivered will be carried over into the updated Local Plan.

Local Government Reorganisation impact

A Local Plan will stay in place for Braintree district:

If the current timetable is met, we will have an up-to-date Local Plan in place before any new unitary council is formed. This plan will continue to guide development even after local government changes.

A new plan would come later: The new unitary authority would then be responsible for creating a new Local Plan for the wider area, likely within five years of it being set up.

Housing target

Previous housing figure	New mandatory housing target
716 homes per year	1,264 homes per year (includes 10% buffer)

The extra 10% is included to allow for changes in housing need in the future.

It also gives the Local Plan some flexibility, so that if some sites are built more slowly than expected, there will still be enough homes delivered to meet housing needs and the five-year housing supply requirement.

What is being carried forward and what is being changed or added?

- The Council will plan, monitor and facilitate the delivery of a minimum of 18,959 new homes between 2026 and 2041.

New strategic growth locations	Existing housing commitments from current Local Plan and planning permissions	Smaller, non-strategic site allocations	Post 2041 on large, strategic sites
12,433 homes	9,327 homes	1,970 homes	5,025 homes

Comprehensive Development Sites

- B and M site, Rayne Road, Braintree
- Land East of High Street, Halstead
- Factory Lane West/Kings Road, Halstead
- Coggeshall Football Club, Coggeshall
- Kings Chase, Witham
- Cut Throat Lane, Witham
- Newlands Precinct, Witham
- Rickstones Neighbourhood Centre, Witham

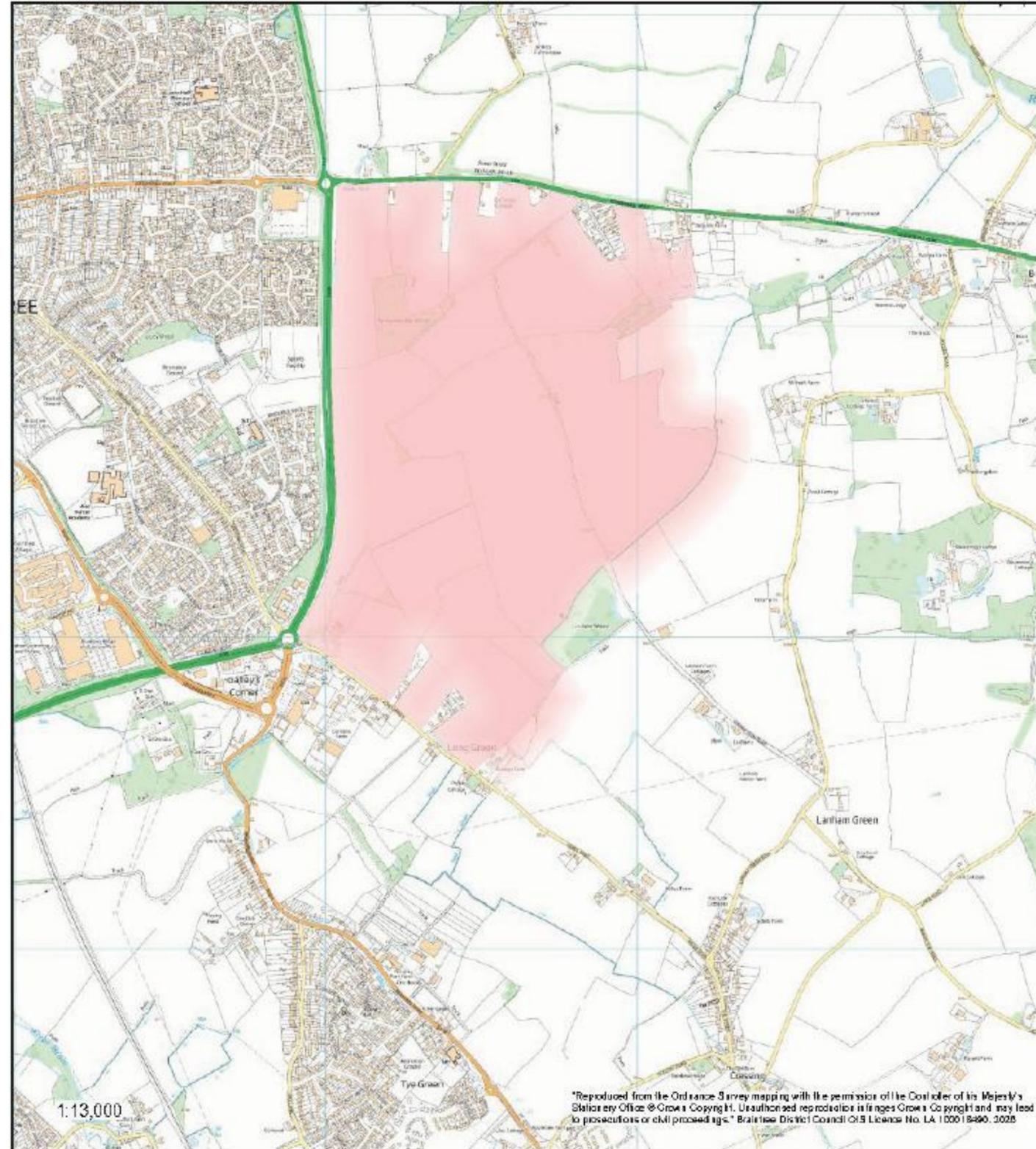
Strategic Sites

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)	



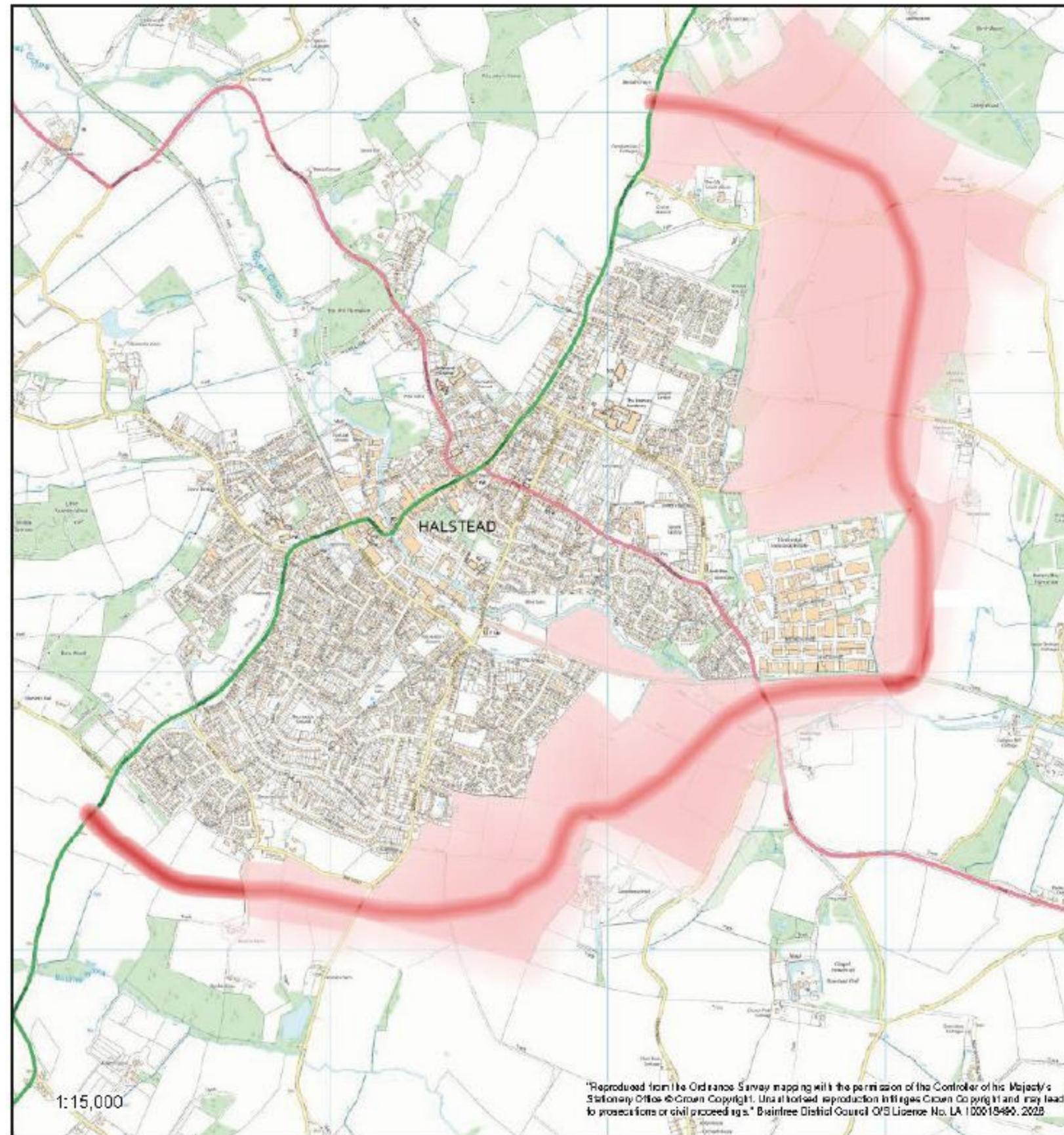
East of Braintree – LPR 23

- Up to 2,500 homes
- New local centre
- New Primary School provision with early years and childcare
- Secondary School Education Contributions
- Community facilities including new or expanded NHS facilities
- Significant improvements to Galleys Corner and other road infrastructure in the area
- Sustainable transport options
- Formal and informal recreation
- Safeguarding of future dual A120 route and landscaping



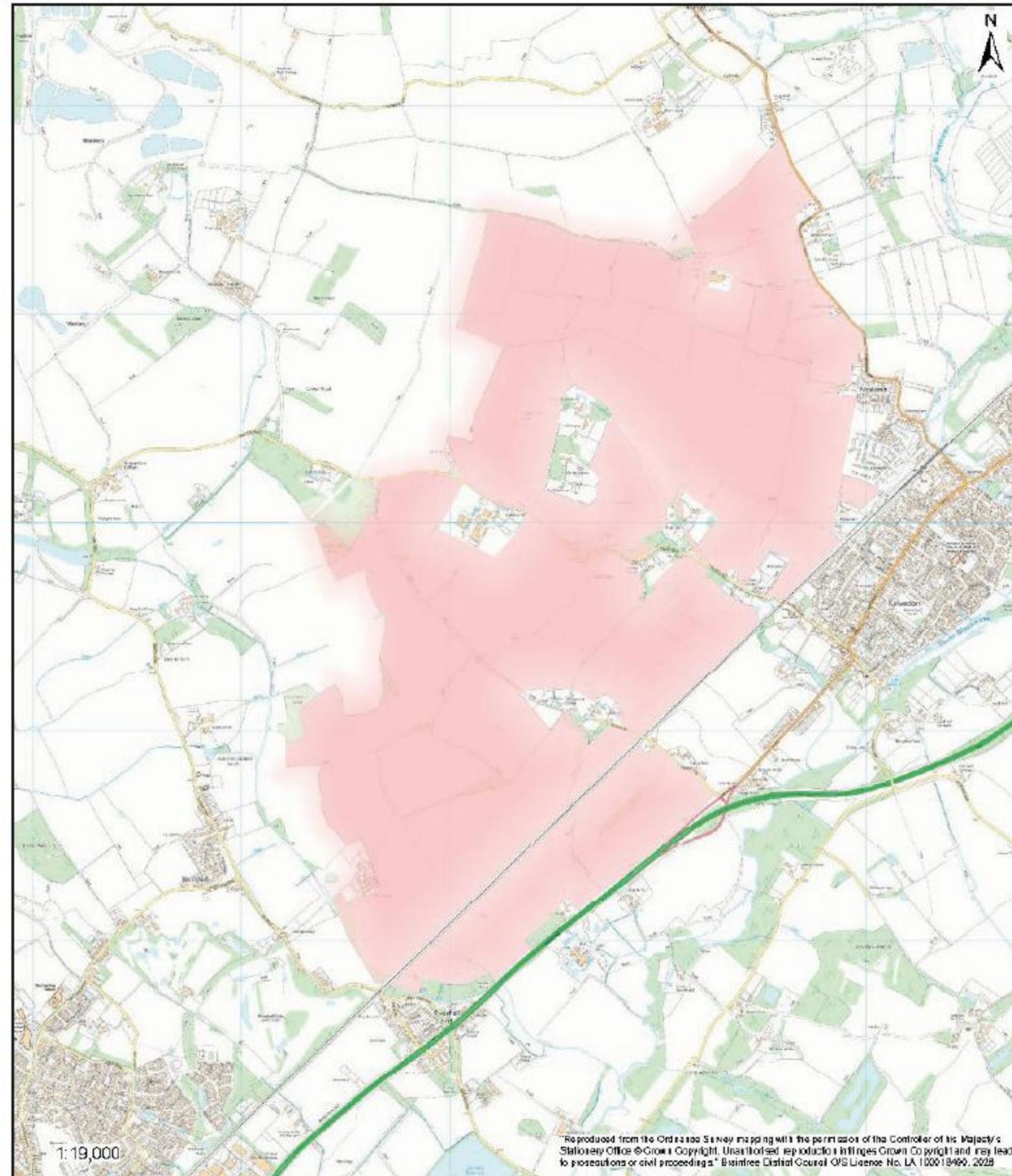
Halstead – LPR 24

- Up to 2,850 homes
- Relief Road 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
- New Local Centre
- Public Open Space



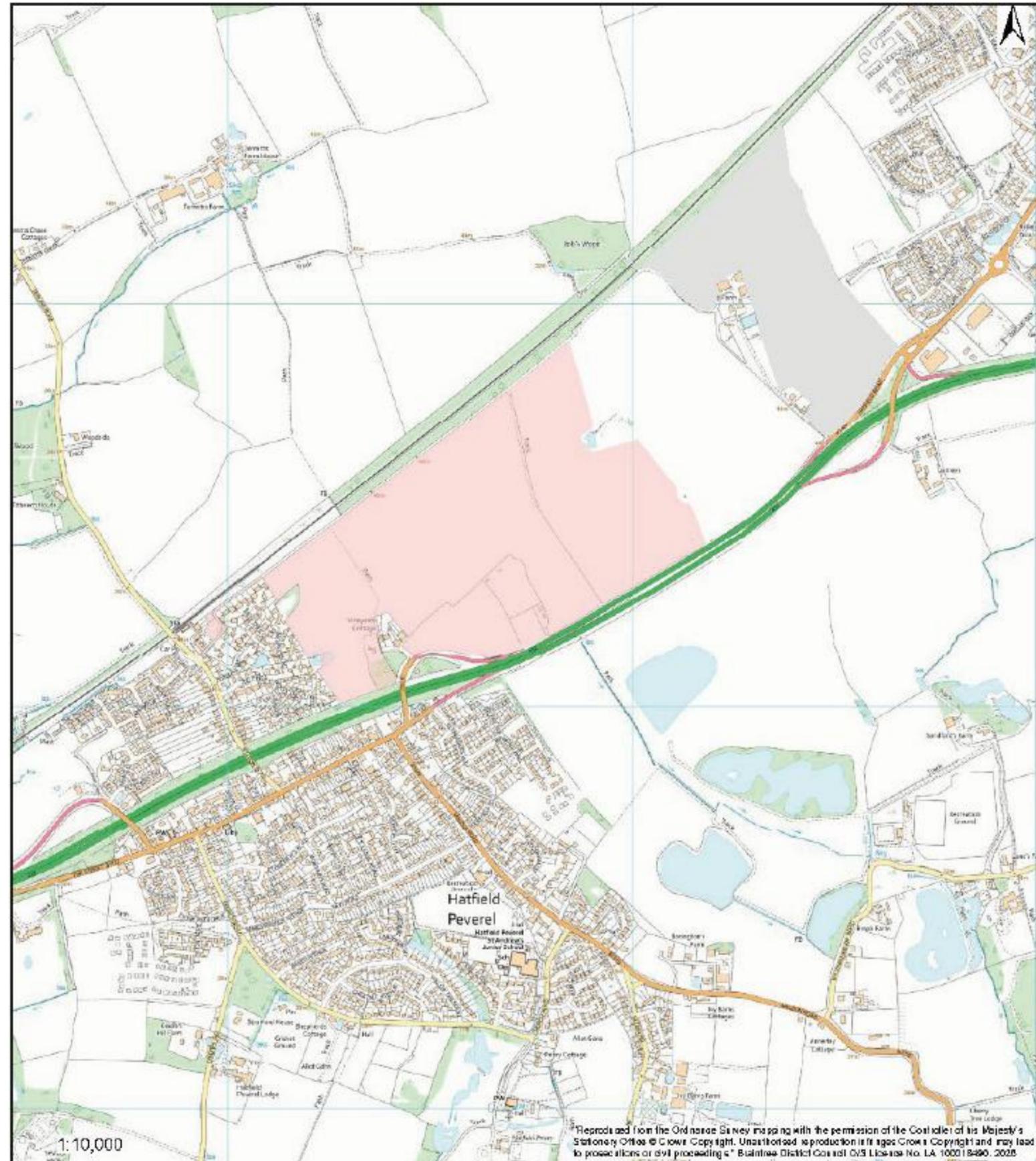
Kings Dene Kelvedon – LPR 26

- 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.



Hatfield Peverel – LPR 28

- Up to 1,123 homes
- 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.



Employment Need

- Proposing a number of new employment spaces over the Plan period.

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

Existing policies – policies that are not changing

- LPR 2 – Development Boundaries
- LPR 7 – Allshots Farm, Rivenhall
- LPR 9 – Rural Enterprise
- LPR 10 – Tourist Development within the Countryside
- LPR 12 – Primary Shopping Areas
- LPR 13 – District Centre – Great Notley
- LPR 14 – Braintree Village Designer Outlet Centre
- LPR 15 – Leisure and Entertainment
- LPR 16 – Retail Warehouse Development
- LPR 20 – SGL – Land East of Broad Road, Braintree

Existing policies – policies that are not changing

- LPR 21 – SGL – Former Towerlands Park Site, Braintree
- LPR 22 – SGL – Panfield Lane, North West Braintree
- LPR 25 – SGL – Land at South East Feering
- LPR 27 – SGL – Wood End Farm, Witham
- LPR 30 – Comprehensive Redevelopment Area – Land East of Halstead High Street
- LPR 31 – Comprehensive Redevelopment Area – Factory Lane West/Kings Road, Halstead
- LPR 33 – Comprehensive Redevelopment Area – Kings Chase, Witham

Existing policies – policies that are not changing

- LPR 35 – Comprehensive Redevelopment Area – Newlands Precinct, Witham
- LPR 36 – Comprehensive Redevelopment Area – Rickstones Neighbourhood Centre, Witham
- LPR 39 – Affordable Housing
- LPR 40 – Affordable Housing in Rural Areas
- LPR 41 – Specialist Housing
- LPR 46 – Residential Extensions, Alterations and Outbuildings

Existing policies – policies that are not changing

- LPR 47 – Replacement Dwellings in the Countryside
- LPR 48 – Rural Workers Dwellings in the Countryside
- LPR 50 – Residential Conversion of Buildings in the Countryside
- LPR 51 – Garden Extensions
- LPR 54 – Transport Related Policy Areas
- LPR 58 – An Inclusive Environment
- LPR 63 – Conservation Areas
- LPR 64 – Shop Fronts, Fascias and Signs in Conservation Areas

Existing policies – policies that are not changing

- LPR 65 – Illuminated Signs in Conservation Areas
- LPR 68 – Heritage Assets and their Settings
- LPR 69 – Archaeological Evaluation, Excavation and Recording
- LPR 72 – Cemeteries and Churchyards
- LPR 73 – Natural Environment and Green Infrastructure
- LPR 79 – Protected Lanes
- LPR 81 – Climate Change
- LPR 83 – Renewable Energy Schemes
- LPR 84 – Flooding Risk and Surface Water Drainage

Existing policies – policies that are not changing

- LPR 85 – Surface Water Management Plan
- LPR 86 – Sustainable Urban Drainage Systems

New policies

- LPR 37 – Land on the East Side of the A131 High Garrett
- LPR 38 – Supplementary Plan – Former Airbase RAF Wethersfield
- LPR 43 – Self and Custom Building Housing

Transport – National Policy

Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport nodes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Paragraph 110 of the NPPF

Transport – Regulation 18 Evidence

Regulation 18 Evidence Base available at:
[Transport and Infrastructure – Braintree District Council](#)

Table 2-9: Preferred Spatial Option housing and employment allocations broken down by cluster site

Large Sites				
Location	Housing Allocation	Employment Allocation (ha)	Combined Allocation Proportion	Average Score
CS1c - Kings Dene – Existing	1,850	25.90	20.56%	1.31
CS1c - Kings Dene – Potential				2.62
CS2a - Halstead East	1,100	12.22	11.01%	2.00
CS2b - Halstead West	1,630	18.11	16.31%	2.31
CS4e - East Braintree	1,350		7.76%	1.69
CS4l - North Hatfield Peverel	450		2.59%	2.00
CS4m - South Hatfield Peverel	450		2.59%	2.00

CS6a - South of Haverhill	1,350		7.76%	1.54
Windfall	975		5.60%	1.82
Large Sites Total	9,155	56.23	74.17%	
Small Sites				
Location	Housing Allocation	Employment Allocation (ha)	Combined Allocation Proportion	Average Score
CS2b - Halstead West	158	5.50	3.02%	2.31
CS3a - Finchingfield	107		0.62%	1.69
CS4b - South Great Notley	480		2.76%	1.69
CS4d - White Notley	78	9.20	3.97%	2.23
CS4e - East Braintree	45		0.26%	1.77
CS4g - Coggeshall	280		1.61%	1.77
CS4i - South Kelvedon	190	9.41	4.70%	1.54
CS4j - North Witham	435	0.74	2.78%	2.08
CS4k - South Witham	32		0.18%	2.23
CS4l - North Hatfield Peverel	223		1.28%	2.00
CS5a - Bocking	269	7.00	4.23%	2.23
CS5b - Flitch Way	74		0.43%	1.85
Small Sites Total	2,371	31.85	25.83%	
Combined Total	11,526	88.08	100%	

Transport

Early stage: At Regulation 18, infrastructure requirements are set out at a high level. This stage focuses on identifying issues and options, rather than finalising exact infrastructure schemes or delivery details.

Details will be refined over time: Infrastructure requirements will become clearer as we receive feedback from residents and statutory partners (such as highways, education and health bodies), and as the Local Plan progresses through later consultation stages.

Detailed traffic modelling and mitigation work to be completed to inform Infrastructure Delivery Plan and Viability Study. This will be available in a future consultation.

Learn more/have your say

- Webinar
- 6 in-person drop-in events started 9 March ending 19 March
- Consultation portal: www.braintree.gov.uk/consultlp
- Download pdf
- Paper copies available at council offices (Causeway House, Braintree), Braintree district local libraries plus Sudbury library
- Direct links to New Growth Location Policies from portal 'Learn More' tab

Braintree District Local Plan Reg 18 consultation - summary document



INSIDE:

- Find out more about our updated Local Plan for the Braintree District
- See where sites are proposed
- Find out how to have your say

How to have your say

- Consultation portal – need to register:
www.braintree.gov.uk/consultlp
- Guidance is available on our website on how to submit comments via the online portal.
- Interactive form and more information is available at www.braintree.gov.uk/localplanreview
- Interactive forms should be returned to planningpolicy@braintree.gov.uk
- Paper forms available at libraries, Causeway house, or can be downloaded and printed.
Return to Causeway House

Braintree District Local Plan Reg 18 consultation - summary document



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Next steps

- Consultation closes 5pm on 17 April
- Consider feedback for final draft of the plan
- Consultation on final draft later in Autumn 2026
- Consider responses
- Submit Plan to Secretary of State (approval by Local Plan Sub-Committee and Full Council)
- Examination process commences
- Includes hearing sessions on matters identified by Inspector
- Any main modifications to draft Plan will be consulted on
- Receipt of Inspector's Report
- Adoption of updated Plan.

Questions