



Braintree District

Local Plan

Local Plan webinar
Tuesday 20 October 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
- Alan Massow, Planning Policy

Councillor Gabrielle Spray, Cabinet Member for Planning



Dominic Collins, Corporate Director for Growth



Timeline



	Milestone	Date
Local Plan 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-November 2026
	Submission to PINS	December 2026
Review complete	Adoption	2027/2028

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 updating it?

- 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
- New mandatory housing target set by central government
- 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

What happens if we don't have one?

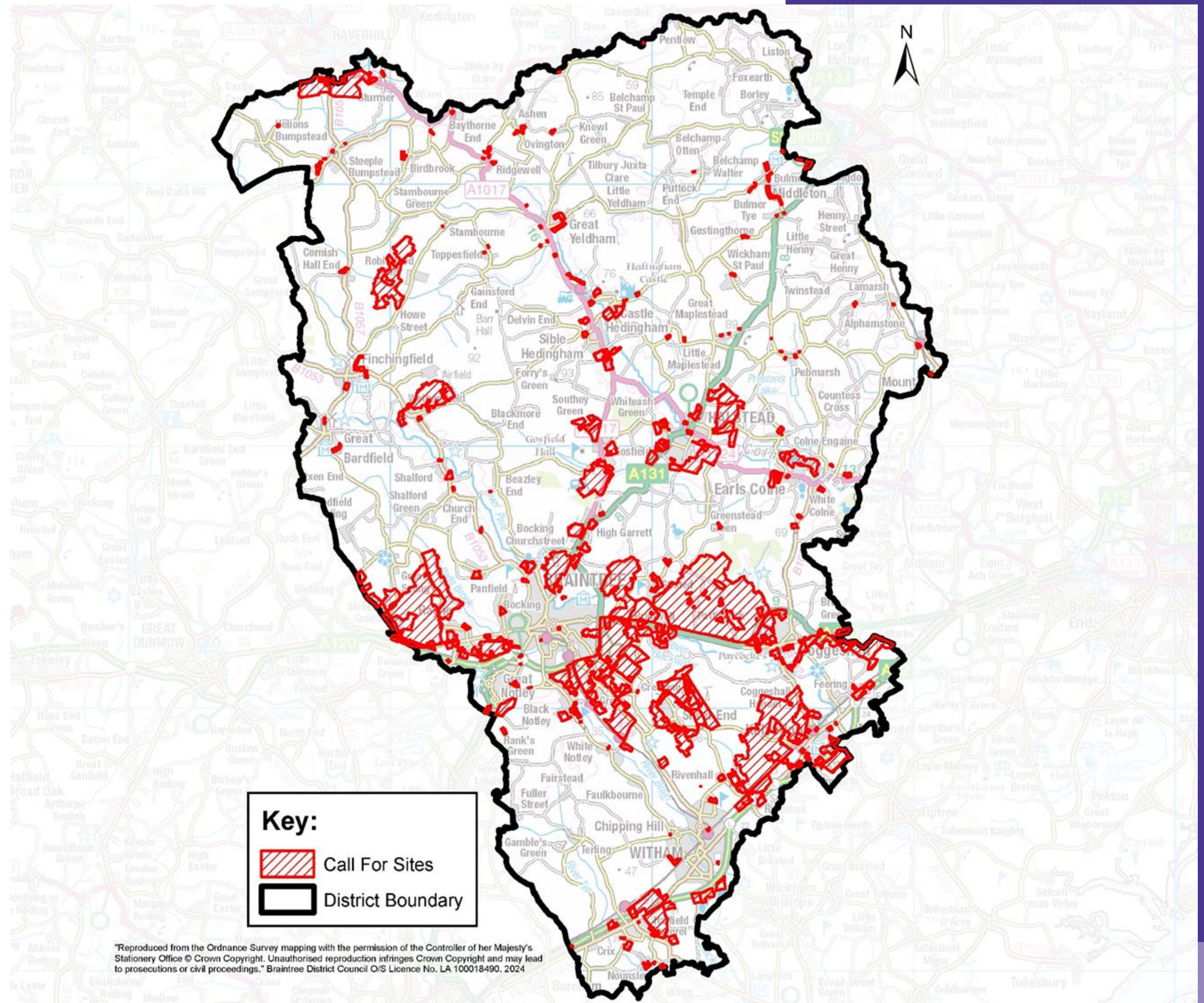
- We adopted the current Local Plan in January 2021 (for Section 1) and July 2022 (for Section 2). We are required to update it every five years.
- Without an up-to-date Local Plan it makes it easier for developers to obtain planning permission on a site which is not allocated for development.
- It's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

How is a Local Plan prepared?

- Informed by consultation, evidence and national policy
- Call for sites in 2024 (ask for developers and landowners to submit sites for consideration)
- Non-statutory consultation 'Issues and Options' in 2025
- 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)

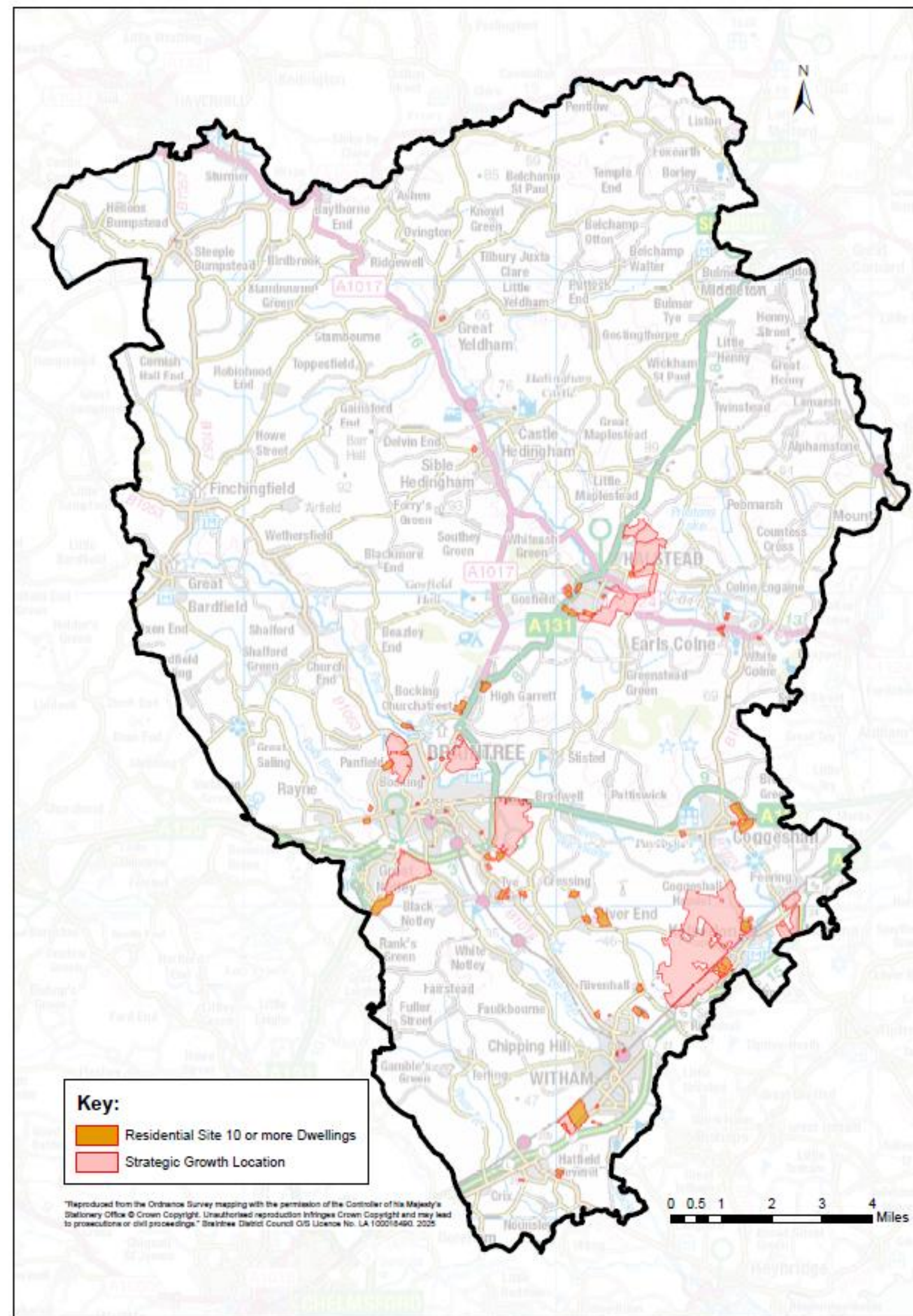
Call for Sites

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



Sites proposed for allocation in the final draft Local Plan

- 90 sites
- 20,274 homes
- Majority
Greenfield



Housing

The Council will plan, monitor and facilitate the delivery of a minimum of 19,261 new homes between 2026 and 2043.

New Strategic Growth Locations	Smaller, non-strategic site allocations sites usually 10+ homes	Existing housing commitments from current Local Plan and planning permissions	Additional homes from new allocations expected to be delivered post 2043	Extra homes we are planning for flexibility.
8,150	2,945	8,204	4,110	Around 1,000

What evidence do we need to support a Local Plan?

Document	Status
Whole Plan Viability Assessment including Affordable Housing	Ongoing
Employment Land Review	Completed
Gypsy and Traveller Accommodation Assessment	Completed
Heritage Impact Assessment	Completed
Highways	Ongoing
Infrastructure Delivery Plan	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 and Water Cycle Study	Completed Stage 1/Ongoing Stage 2
Landscape Fringe Study	Completed
Air Quality Modelling	Ongoing

Regulation 18 vs Regulation 19

– what's the difference?

Regulation 18 – completed

“What do you think of these ideas?”

- An early, open consultation on options and draft proposals
- Anything could be raised – sites, numbers, alternatives
- The plan was revised after over 2,000 comments

Since then, the housing requirement figure has gone up.

Regulation 19 – 23 September – 6 November 2026

“Is the final plan sound and legal?”

- Consultation on the plan BDC plans to submit – the publication stage
- Comments must address soundness and legal compliance, not on sites
- Representations are not filtered by the council – they go directly to the Planning Inspector
- Changes after this stage can only be made through the Inspector's examination

Regulation 18 to Regulation 19 – what has changed?

- Plan Period from 2041 to 2043
- Recommendation by Planning Inspector to conform with NPPF requirement of 15-year plan period from adoption in order for plan to be found sound.
- Housing number increased from 18,959 to 19,261 due to change in plan period – 5 new allocations included to boost 5 year Housing Land Supply
- New Strategic Growth Policy
- More evidence complete
- Infrastructure Delivery Plan and Viability Study
- Completed Heritage Impact Assessments for Strategic Sites

What will the Planning Inspector look at?

- 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

Strategic sites

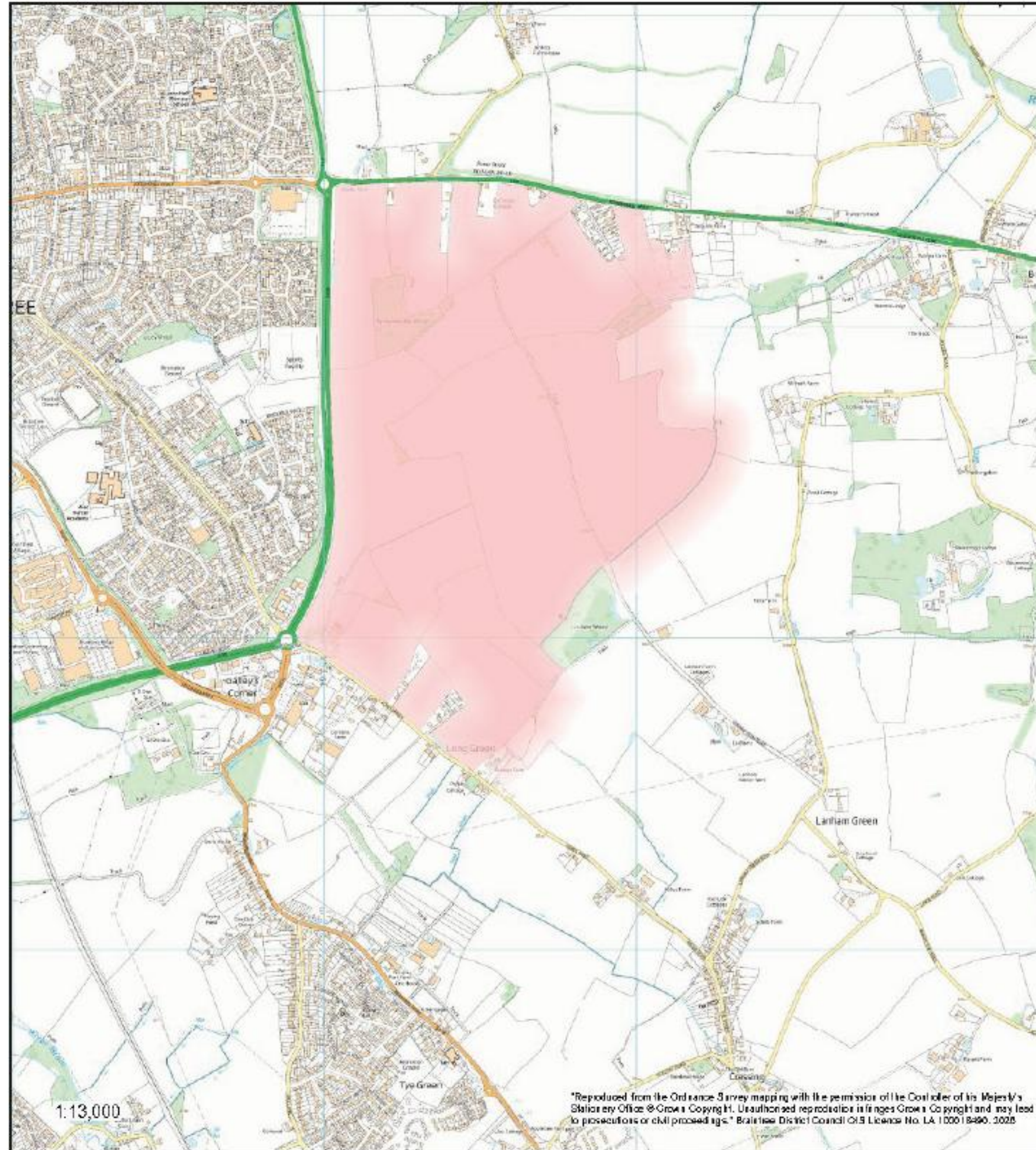
New Strategic Growth Locations	Total number of houses (number beyond the plan period in brackets)
East of Braintree	1,900 (760)
Land East of Halstead	2,850
Kings Dene, Kelvedon	2,250 (3,350)
Land North of the A12, Hatfield Peverel	1,150
Total	8,150 (12,260)

Strategic sites

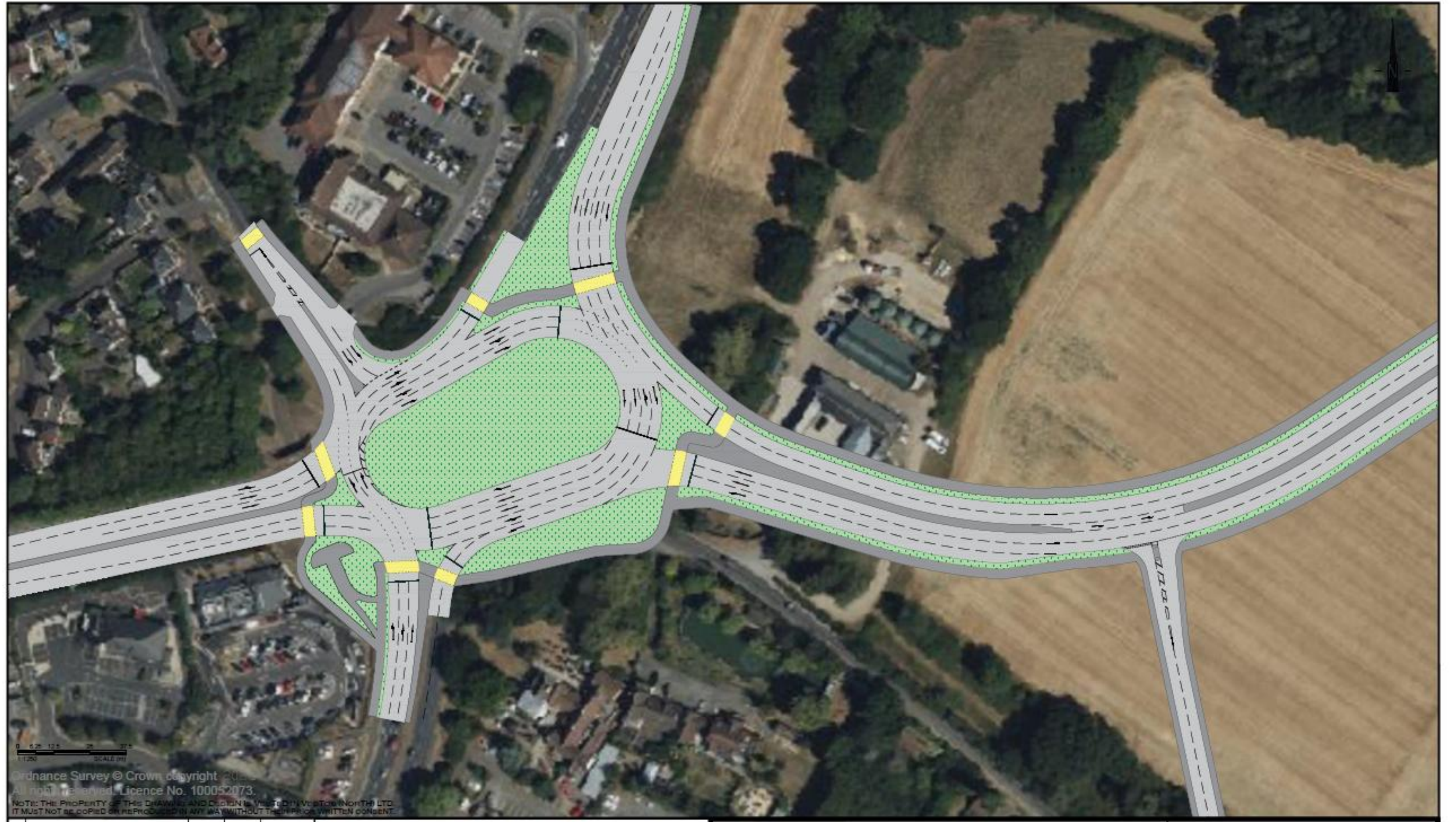
Existing Strategic Growth Locations	Total number of homes (all within the plan period)
Hayeswood, East of Great Notley	1,650
Land East of Broad Road, Braintree	1,000
Former Towerlands Park Site, Braintree	575
North West Braintree, Panfield Lane	825
Land South East of Feering	835
Wood End Farm, Witham	400
Total	5,285

East of Braintree – LPR 23

- A minimum of 2,660 homes
- New local centre
- Primary School provision
- New Secondary School provision
- Early Years and Childcare provision
- 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

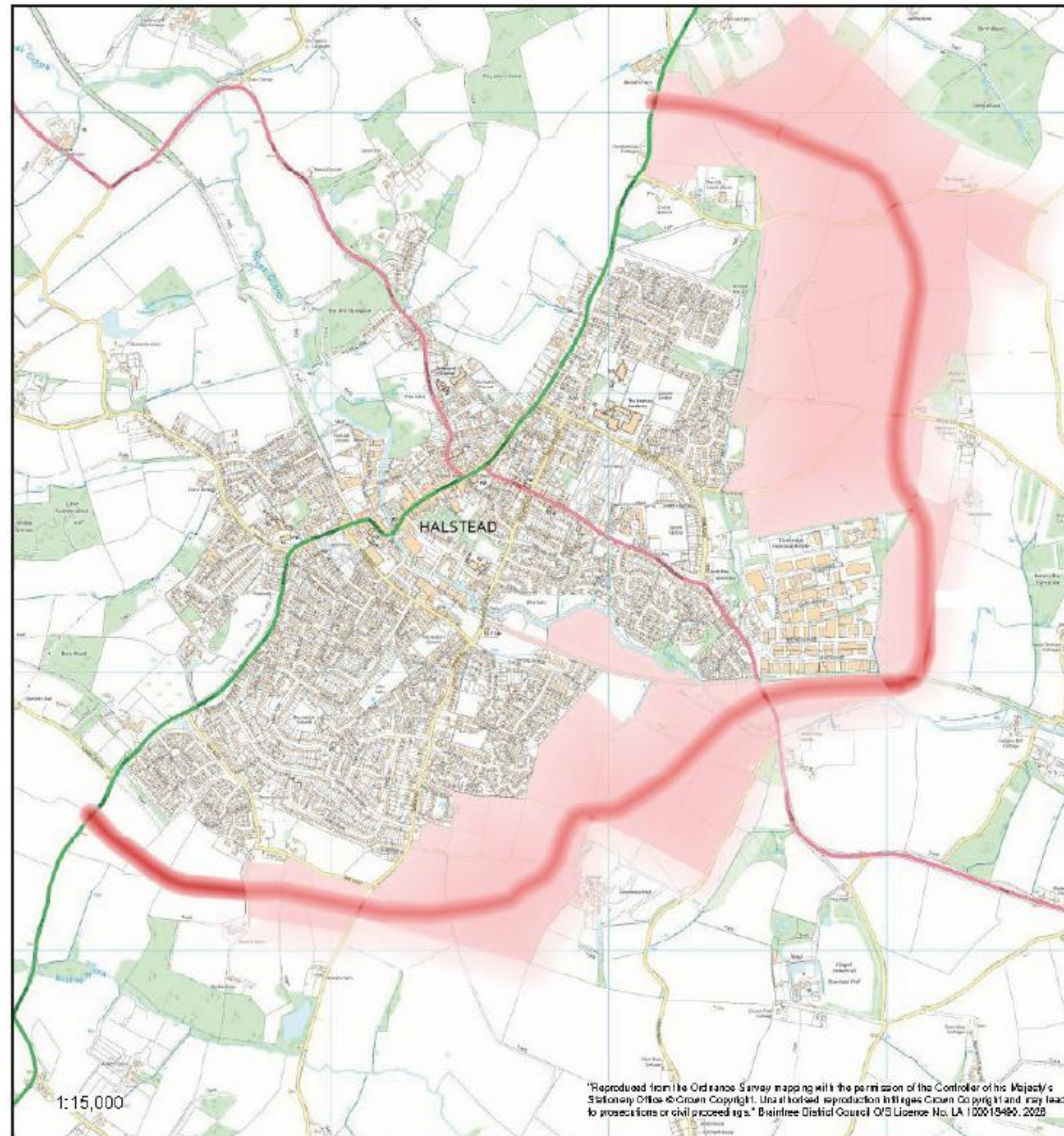


**Developer
Proposed
Improvements
to Galleys
Corner –
subject to
further
discussions
with ECC
Highways and
National
Highways**

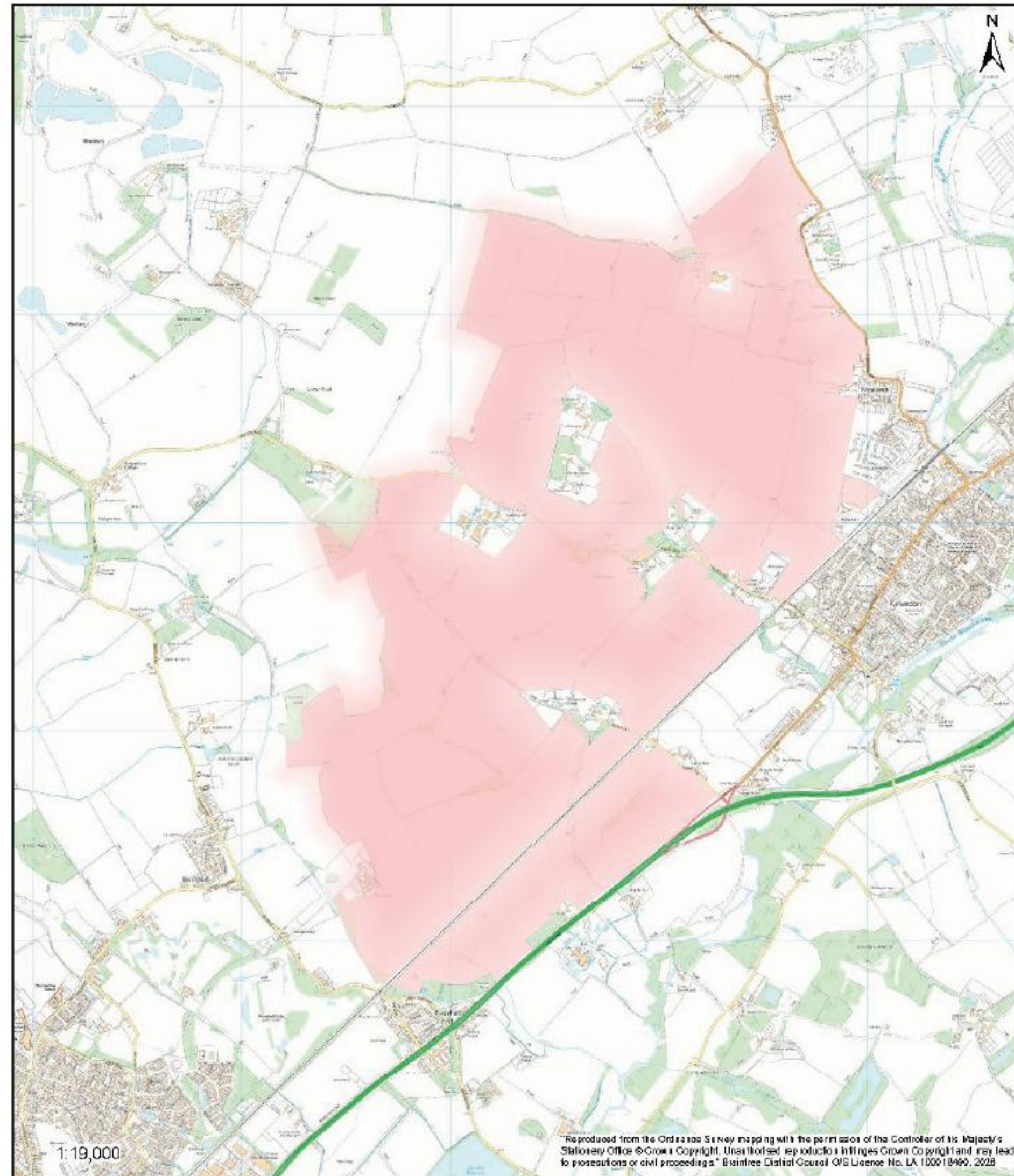


Halstead – LPR 24

- A minimum of 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



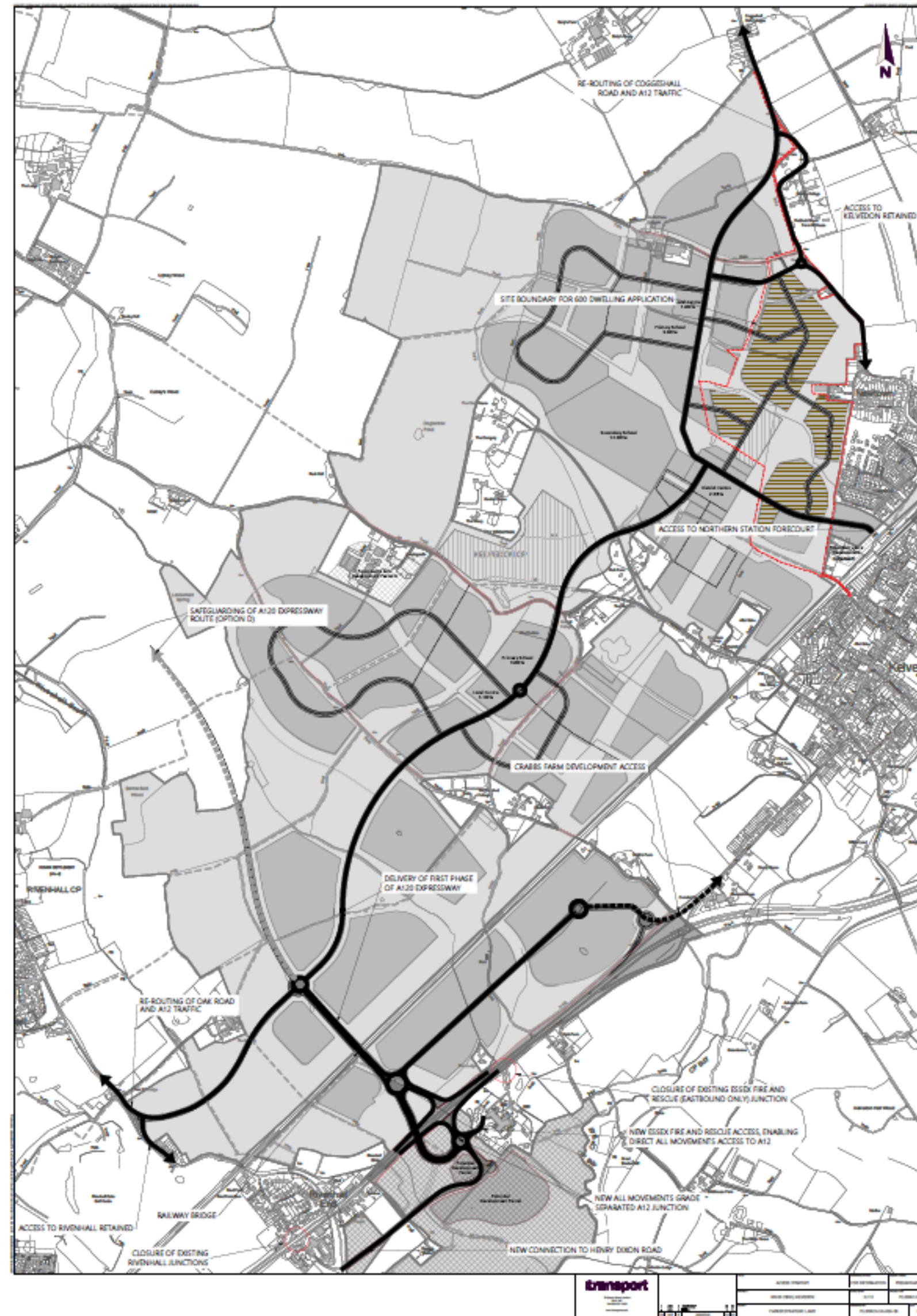
Kings Dene Kelvedon – LPR 26



Kings Dene Kelvedon – LPR 26

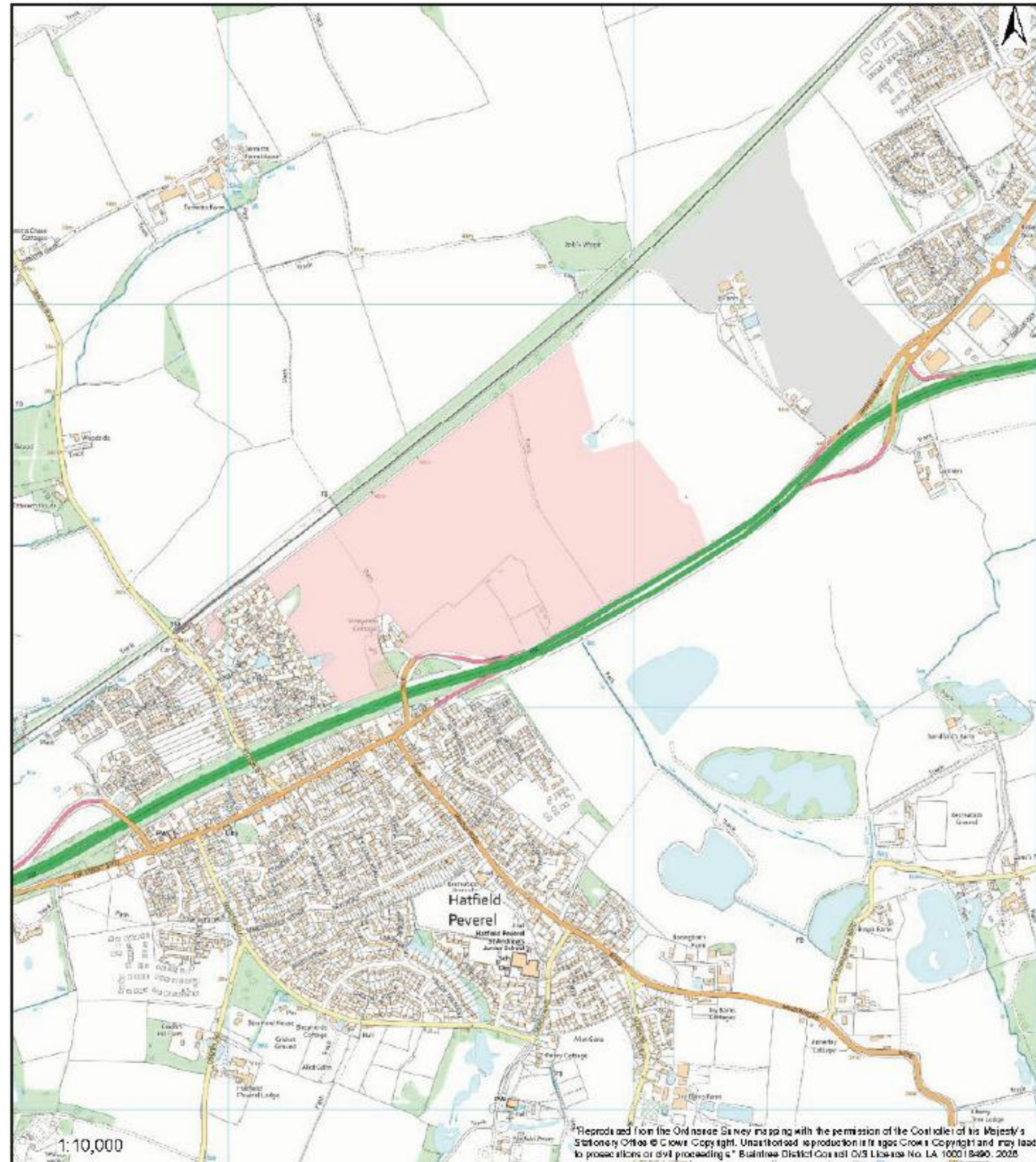
- A minimum of 5,600 Homes with 2,250 being delivered within the plan period.
- New A12 Access Junction
- New Link Road (Coggeshall Road to Oak Road)
- Safeguarding for future A120 road
- Improvements to Kelvedon station for capacity, interchange facilities and access
- Employment Land
- Local retail, food outlets and services
- Shared Community Space including Library Facilities
- Healthcare infrastructure (new/expanded facilities)
- New Secondary School with co-located primary school and early years provision
- 7 new stand-alone early years and childcare nurseries
- Two new primary schools
- Closure of Church Street Level Crossing and new road-over-rail bridge.
- New bus provision to Kelvedon Station

Kings Dene Kelvedon – LPR 26



Hatfield Peverel – LPR 28

- A minimum of 1,150 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.



New sites

Site Reference/Name	Parish/Ward	Total Capacity
BOCN2028 - Land to the west of the A131, High Garrett	Bocking North Ward/Bocking North	55
BOCN2031 (part) - Land at High Garrett, Bocking	Bocking North Ward/Bocking North	115
CRES2112 - Land off Braintree Road, Tye Green, Cressing	Cressing/Silver End & Cressing	350
PANF2604 - Land North West of Towerlands, Panfield Road	Panfield/Three Fields	150
SILV2272 - Land north of Western Road, Silver End	Silver End/Silver End & Cressing	375

Employment need

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

New Allocations			
Ref	Site	Proposed Uses	Area (ha)
e)	Extension off Barlow Tyrie, Springwood Drive industrial area in Braintree	Employment Policy Area	2.1
f)	Slamseys Farm	Employment Policy Area including for Uses E(g), B2, B8	1.13
g)	Shardloes Workshop, Cressing	Employment Policy Area	0.3
h)	Additional extension to Bluebridge Industrial Estate, Halstead	Employment Policy Area	6
i)	Extension to Gosfield Business Park, the old airfield	Employment Policy Area	3
j)	Kings Dene	Employment Policy Area	15.8
		Total	28.33
New Allocations to be delivered after the plan period			
Ref	Site	Proposed Uses	Area (ha)
k)	Kings Dene	Employment Policy Area	17.2
l)	Land East of Braintree	Employment Policy Area	1
		Total	18.2

New policies

- LPR18 – Strategic Growth Locations
- LPR 33 – Land on the East Side of the A131 High Garrett
- LPR 34 – Supplementary Plan – Former Airbase RAF Wethersfield
- LPR 37 – Self and Custom Building Housing

Infrastructure

- Growth-related mitigation rather than an expectation that new development resolves existing deficits and issues.
- Apportionment of infrastructure costs important to meet regulations for securing financial contributions.
- Work ongoing to understand phasing (e.g. how many homes can be provided before X infrastructure is required).



Braintree District

Local Plan

Key Findings from Evidence Base Work - Transport

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 modes. 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 work

- Builds on the Regulation 18 work which undertook a Highway Impact Appraisal of the Preferred Spatial Option.
- Develops mitigation and improvement schemes which are aimed at easing traffic movements and provides an analysis of growth at junctions on the A12 and A120.
- In line with National Planning Policy the strategy seeks to create opportunities to prioritise public transport and active travel.

Transport work

Table 2-9: Movement index scores for base, reference and assessment scenarios without mitigation

ID	Location	AM peak rating			PM peak rating		
		2023 base	Sc1: 2043 ref case	Sc2: 2043 LP no mit	2023 base	Sc1: 2043 ref case	Sc2: 2043 LP no mit
1	Halstead	5	6	7	5	6	6
2	High Garrett	1	6	7	1	6	6
3	Broad Rd / A131	8	7	7	6	6	6
4	Coggeshall	5	6	6	4	5	5
5	Marks Farm rbt	5	7	8	5	6	7
6	Galleys Corner rbt	7	13	15	9	15	15
7	Millentum Way	2	2	8	2	3	3
8	Rayne Rd / Pods Brook Rd	4	4	5	5	11	11
9	Rayne Rd / Pierrefitte Way	15	9	9	15	11	12
10	London Rd / Pierrefitte Way	10	9	10	10	10	10
11	Coggeshall Rd / Railway St	4	3	4	4	4	5
12	Rose Hill / Railway St	9	10	10	8	11	11
13	Hatfield Peverel	6	7	7	6	6	7
14	Hatfield Rd / Howbridge Rd	9	9	9	7	7	10
15	Kelvedon	4	6	6	4	5	6
16	B1018 / The Avenue	5	6	7	4	5	5
17	London Rd / Coggeshall Rd	2	3	4	1	2	3
18	A131 / London Rd	3	3	3	4	3	3
19	Andrewsfield	1	1	1	1	2	2
20	Pattiswick	6	7	7	6	6	6
21	South Haverhill	1	1	1	1	1	1
Overall assesement combining all areas		5	6	7	5	6	7

Key to movement scale and acceptability of change											
More or less free flow			Travelling slower			Moderate congestion			Substantial congestion		
1	2	3	4	5	6	7	8	9	10	11	12
Extreme congestion			Acceptability of change								
13	14	15	Passable ✓			Caution !			Unsatisfactory ✗		

Table 4-1: Movement index scores for scenarios 1-4

ID	Location	AM peak rating				PM peak rating			
		Sc1: 2043 ref case	Sc2: 2043 LP no mit	Sc3: 2043 LP mit BaU	Sc4: 2043 LP mit ST	Sc1: 2043 ref case	Sc2: 2043 LP no mit	Sc3: 2043 LP mit BaU	Sc4: 2043 LP mit ST
1	Halstead	6	7	7	6	6	6	6	6
2	High Garrett	6	7	7	6	6	6	6	6
3	Broad Rd / A131	7	7	7	7	6	6	6	6
4	Coggeshall	6	6	6	6	5	5	5	5
5	Marks Farm rbt	7	8	9	9	6	7	7	7
6	Galleys Corner rbt	13	15	7	7	15	15	15	14
7	Millentum Way	2	8	7	7	3	3	6	6
8	Rayne Rd / Pods Brook Rd	4	5	5	4	11	11	9	9
9	Rayne Rd / Pierrefitte Way	9	9	9	9	11	12	12	11
10	London Rd / Pierrefitte Way	9	10	10	10	10	10	10	10
11	Coggeshall Rd / Railway St	3	4	4	4	4	5	5	4
12	Rose Hill / Railway St	10	10	9	9	11	11	10	10
13	Hatfield Peverel	7	7	7	7	6	7	7	7
14	Hatfield Rd / Howbridge Rd	9	9	9	9	7	10	9	7
15	Kelvedon	6	6	5	5	5	6	6	5
16	B1018 / The Avenue	6	7	7	6	5	5	5	5
17	London Rd / Coggeshall Rd	3	4	2	2	2	3	2	2
18	A131 / London Rd	3	3	3	3	3	3	4	3
19	Andrewsfield	1	1	1	1	2	2	2	2
20	Pattiswick	7	7	7	7	6	6	6	6
21	South Haverhill	1	1	1	1	1	1	1	1
Overall assessment combining all areas		6	7	6	6	6	7	7	6

Transport work

Key findings:

- Modelling demonstrates that, when proposed Local Plan growth is added to background growth, it is added to a transport network that is already experiencing significant operational pressure in several locations and would result in further deterioration in movement conditions.
- With mitigation, modelling suggests that trips associated with Local Plan development can be largely accommodated with network conditions left no worse than those anticipated from background growth.

Transport work

Active Travel schemes identified to include:

- Countrywide Cycle Link 10 and associated connections – Kelvedon to Hatfield Peverel
- Braintree LCWIP 2 (including improvements to provision at Porter's Field)
- Braintree LCWIP 3 – South-East Braintree town centre corridor
- Braintree LCWIP7 Countrywide Cycle Route – A1124 Greenstead Hall Road to Hospital
- Halstead local cycle routes

Transport work

Public Transport improvements identified to include:

- Bus service alterations (new services, re-routing and timetable amendments)
- Shuttle bus between Braintree and Beaulieu Park Stations
- Braintree Station Access Improvements
- Mobility Hubs
- Halstead town bus network
- Rerouting buses through Hatfield Peverel Station
- Improved connectivity to Kelvedon Station (enhanced role as multi-modal interchange)
- East of Braintree – 5 year bus, ebike hire, car club

Transport work

Key schemes identified to include:

- Dynamic Traffic Management (investment in next generation traffic management systems)
- A120 Millennium Way Slips
- A131 corridor including junction with A1017, High Garrett
- Galleys Corner Roundabout
- Marks Farm Roundabout
- A12 Access Options
- Coggeshall Road to Oak Road Link Road (Kings Dene Development)
- Halstead Link Road

Transport work

Key findings:

- The mitigation strategy is expected to enable a greater number of journeys in the future to be made on preferred routes of choice with multiple modes of transport available for use.
- Work is ongoing in relation to Galleys Corner and Marks Farm using microsimulation to identify optimal package of improvements.
- Further work is required to understand longer terms impacts of growth beyond the plan period for full build-out of SGLs. Growth beyond the plan period will require significant investment in infrastructure to improve SRN capacity and rail network.

Longer-term strategic/aspirational projects post 2043

- North Essex Rapid Transit
- A120 Braintree to A12 / Marks Tey route D option
- New A12 Junction 21 / B1019 interface

Healthcare

NHS ICB identified both site-specific healthcare facilities on largest strategic growth locations and a district-wide contribution approach where on-site provision is not secured.

- 4 new healthcare facilities for Kings Dene, Halstead, Braintree and Hayeswood sites.

Water

Work is ongoing in relation to flooding, water supply and sewerage to support Local Plan growth.

Statements of Common Ground are being developed with Essex and Suffolk Water, Anglian Water and the Environment Agency to cover the position on these matters.

We know water is an issue in the region. Infrastructure providers are responding to increased housing targets by aligning their growth plans to Local Plans that are being developed.

Natural environment

Natural environment evidence: Draws on the Local Nature Recovery Strategy (Essex Wide Strategy).

Protecting what matters: Policies seek to protect and enhance the district's natural environment through biodiversity net gain, green infrastructure, tree planting, bird and bat boxes, habitat protection and nature recovery measures.

Balancing growth and nature: Environmental considerations have helped shape the Plan, ensuring future growth is planned alongside measures to protect and improve the district's natural assets.

Natural environment

New development must deliver at least 10% more biodiversity than before development.

New homes expected to support higher energy and water efficiency.

More walking, cycling and public transport links.

New development expected to include sustainable drainage systems to manage flood risk and adapt to more extreme weather.

Learn more/have your say

- 3 in-person drop-in events still to take place 21 October, 26 October and 28 October
- Consultation portal:
www.braintree.gov.uk/localplanreg19
- Download PDF of full Local Plan document and summary leaflet online
- Paper copies available at council offices (Causeway House, Braintree) & Braintree district local libraries

Braintree District Local Plan 2043

Submission Draft (Regulation 19)



A summary of the proposed Local Plan,
its contents and what happens next

How to have your say

- Consultation portal: www.braintree.gov.uk/localplanreg19.
We are not able to accept anonymous responses.
- Guidance is available on our website on how to submit comments via the online portal.
- Alternative web form available: [Local Plan Reg 19 consultation | Instructions – Braintree District Council](#)
- Interactive form available too. They 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.

How to prepare a representation

Full guidance is available in our [Summary Booklet](#) to help respondents make their points clear for the planning inspector.

Focus on soundness and legal compliance - Explain how your comments relate to the Local Plan tests of soundness and/or legal requirements.

Be specific - Clearly identify the policy, site allocation or part of the Plan you are commenting on.

Suggest solutions - Explain what changes you think are needed and why.

How to prepare a representation

Structure your response - For each issue, set out:

- The policy/section you're commenting on
- The soundness or legal compliance issue
- If relevant, the change you'd like to see

Include supporting evidence - Reference any documents or information that support your view.

For group responses - Consider submitting a single representation that reflects a shared view, making clear who it represents and how it has been authorised.

What happens next

23 September– 6 November

Regulation 19 consultation

21 December

Full Council

23 December

Submit plan and every
representation to Planning
Inspectorate

2027

Independent examination,
including public hearings – the
Inspector can require changes

2027/2028

If found sound, the plan is
adopted and used to decide
planning applications