

LOCAL PLAN SUB-COMMITTEE AGENDA

Tuesday, 16 May 2017 at 06:00 PM

**Council Chamber, Braintree District Council, Causeway House, Bocking
End, Braintree, CM7 9HB**

THIS MEETING IS OPEN TO THE PUBLIC
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**Members of the Local Plan Sub-Committee are requested to attend this meeting to
transact the business set out in the Agenda.**

Membership:-

Councillor D Bebb	Councillor Lady Newton
Councillor Mrs L Bowers-Flint (Chairman)	Councillor J O'Reilly-Cicconi
Councillor G Butland	Councillor Mrs W Scattergood
Councillor T Cunningham	Councillor Mrs G Spray
Councillor D Hume	Councillor Miss M Thorogood
Councillor Mrs J Money	

Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

N BEACH
Chief Executive

INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS

Declarations of Disclosable Pecuniary Interest, Other Pecuniary Interest or Non-Pecuniary Interest

Any member with a Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a Disclosable Pecuniary Interest or other Pecuniary Interest or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Question Time

The Agenda allows for a period of up to 30 minutes when members of the public can speak. Members of the public wishing to speak are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk no later than 2 working days prior to the meeting **ie. by 5.30pm on Thursday, 11th May 2017**. The Council reserves the right to decline any requests to register to speak if they are received after this time. Members of the public can remain to observe the public session of the meeting.

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PUBLIC SESSION

Page

- 1 Apologies for Absence**
- 2 Declarations of Interest**
To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.
- 3 Minutes of the Previous Meeting**
To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 12th April 2017 (copy previously circulated).
- 4 Public Question Time**
(See paragraph above)
- 5 Braintree Draft Local Plan - Responses to Consultation on Shared Section 1 Strategic Plan for North Essex** **5 - 42**
- 6 Braintree Draft Local Plan - Consultation Responses** **43 - 102**
- 7 Braintree Draft Local Plan - Evidence Base** **103 - 130**
- 8 Braintree District Publication Draft Local Plan and Draft Sustainability Appraisal and Strategic Environmental Assessment** **131 - 137**
- 9 Urgent Business - Public Session**
To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.
- 10 Exclusion of the Public and Press**
To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

At the time of compiling this Agenda there were none.

11 Urgent Business - Private Session

To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

Braintree Local Plan – Responses to Consultation on Shared Section 1		Agenda No: 5
Portfolio: Planning and Housing Corporate Outcome: Securing appropriate infrastructure and housing growth Report Presented by: Emma Goodings Report Prepared by: Emma Goodings		
Background Papers: <ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) • National Planning Practise Guidance (NPPG) • Localism Act (2011) • Planning and Compulsory Purchase Act (2004) • New Draft Local Plan and evidence base (2016) 		Public Report: Yes Key Decision: No
Executive Summary: <p>The Draft Local Plan included a section 1 which was a shared strategic plan for north Essex and was shared with Colchester Borough Council and Tendring District Council, and prepared in conjunction with Essex County Council. During the consultation, comments made to any of the local authorities were considered as duly made to this section.</p> <p>A summary of comments made to the consultation is set out in this report. Changes to the section 1 have been made as a result of these comments and a meeting with a Planning Inspector has been held. All the proposed changes have been agreed by officers from all four authorities.</p> <p>The section 1 has also been subject to a separate Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which reviews the environmental impacts of the proposed allocations and policies in the section 1.</p>		
Decision: <p>Recommendation 1 – To approve the West of Braintree Concept Framework as evidence base for the Local Plan.</p> <p>Recommendation 2: To approve the North Essex Local Plans (section 1) Viability Appraisal as evidence base to the Local Plan</p> <p>Recommendation 3: To approve the Demographic and Employment modelling report to the Local Plan evidence base</p> <p>Recommendation 4: To approve the Monks Wood, Braintree and Metro Plan –</p>		

Evaluation of Alternatives reports as evidence base to the Local Plan.

Recommendation 5: To approve the broad location for a new standalone garden community at West of Braintree for inclusion within the Publication Draft Local Plan.

Recommendation 6: To approve the broad location for a new standalone garden community at Colchester/Braintree borders for inclusion within the Publication Draft Local Plan.

Recommendation 7: To not include the alternative sites at Monks Wood, Pattiswick and The Metro Plan within the Publication Draft Local Plan.

Recommendation 8: To approve the section 1 of the Publication Draft Local Plan

Purpose of Decision: To consider the response to the section 1 of the Local Plan and agree changes to be made to the Publication Draft.

Corporate implications

Financial:	The preparation of the Plans set out within the Local Development Scheme will be a significant cost which will be met through the Local Plan budget.
Legal:	To comply with Governments legislation and guidance.
Equalities/Diversity	The Councils policies should take account of equalities and diversity.
Safeguarding	None
Customer Impact:	There will be public consultation and engagement during various stages of the emerging Local Plan.
Environment and Climate Change:	This will form part of the evidence base for the emerging Local Plan and will inform policies and allocations.
Consultation/Community Engagement:	There will be public consultation during various stages of the emerging Local Plan.
Risks:	The Local Plan examination may not take place. The Local Plan could be found unsound. Risk of High Court challenge.

Officer Contact:	Emma Goodings
Designation:	Planning Policy Manager
Ext. No.	2511
E-mail:	Emma.goodings@braintree.gov.uk

1 Chapter Details

- 1.1 Section 1 of the Local Plan is the part of the Local Plan which is shared with Colchester and Tendring Councils and is known as the Strategic Plan for North Essex. This section includes 10 strategic policies relating to the

Objectively Assessed Housing Need, Strategic Employment Need, Spatial Strategy for North Essex, Strategic Infrastructure and Place Making and policies specifically relating to the three garden communities.

- 1.2 Comments were made to this part of the Local Plan to all three local authorities. Responses which were submitted to Braintree District were primarily made up of objections to policy SP10 'West of Braintree New Garden Community'. We would encourage all Members to read these comments in full.
- 1.3 Since the consultation of June last year the Council has commissioned additional work to continue to investigate the garden community options. The detail of this work will primarily be used to inform subsequent Strategic Growth DPDs, but the work does show how the development of garden communities could take place. These documents are available as electronic appendices to this report and are;
- West of Braintree Concept Framework (Aecom)
 - North Essex Local Plans (section 1) Viability Appraisal (Hyas)
 - Demographic and Employment modelling (SQW)
 - Monks Wood, Braintree – Evaluation of Alternatives (Aecom)
 - Metro Plan – Evaluation of Alternatives (Aecom)
- 1.4 West of Braintree Concept Framework
This detailed document includes a review of a wide range of factors and concludes with a preferred option for broadly what a garden community could look like on the development. This will be considered through the Strategic Growth DPD, but the work shows that development here is a viable and deliverable option for growth.
Recommendation 1 – To approve the West of Braintree Concept Framework as evidence base for the Local Plan.
- 1.5 North Essex Local Plans (section 1) Viability Appraisal
This document provides a technical review of the viability of the three proposed garden communities given the infrastructure expectations that we currently have. The report concludes that all three sites are considered viable.
Recommendation 2: To approve the North Essex Local Plans (section 1) Viability Appraisal as evidence base to the Local Plan
- 1.6 Demographic and Employment modelling
This report looks at the three proposed garden communities and looks at the likely population and demographics of each of the garden communities

as they develop which will help inform decisions on delivery rates, house types and infrastructure requirements. The employment part of the report then looks at the opportunities for employment development on the sites, which sectors they might attract and how this can be maximised through actions by the local authorities and others.

Recommendation 3: To approve the Demographic and Employment modelling report to the Local Plan evidence base

1.7 Monks Wood, Braintree – Evaluation of Alternatives Metro Plan – Evaluation of Alternatives

Consultants were asked to produce a review of alternative suggestions for garden communities to look at the constraints and opportunities that the sites offered. This covered a range of areas including broadly factors relating to natural environment, built environment, transport and utilities.

Recommendation 4: To approve the Monks Wood, Braintree and Metro Plan – Evaluation of Alternatives reports as evidence base to the Local Plan.

Background Section 1 Strategic Plan for North Essex

1.8 Section 1 of the Local Plan provides detail about high level allocations and policies to be included in the three Local Plans prepared by Braintree, Colchester and Tendring Councils. Section 1 provides a strategic approach to the requirement for the authorities to meet the objectively assessed need for development land. Its main purposes are to:

- Articulate a spatial portrait of the combined area, including its main settlements and strategic infrastructure, as a framework for accommodating future planned growth;
- Provide a strategic vision for how planned growth in North Essex will be realised; set strategic objectives and policies for key growth topics;
- Set out the numbers of additional homes and jobs across the area that will be needed covering the period to 2033. The choices made, particularly in relation to the location of garden communities, will also set the framework for development well beyond the plan period; and
- Highlight the key strategic growth locations across the area and the necessary new or upgraded infrastructure to support this growth.

Summary of responses to the Section 1

1.9 Responses to the section 1 of the Local Plan were able to be submitted to any of the three local authorities within which the section 1 featured. Most comments were made in relation to the broad locations for garden communities and the policies on those garden communities. The responses on the other policies can be summarised as follows;

SP1 Presumption in Favour of Sustainable Development

- 1.10 Fifteen comments were received on this policy. Broad support for the sustainable development principles was clear in most of the responses although there were concerns about the definition of sustainable development and a concern that the presumption in favour of sustainable development has led to too much growth and that 'sustainable development' is not suitably defined.

1.11 Officer Comments

A policy on sustainable development is a standard requirement in Local Plans. Both the presumption in favour of sustainable development and the definition of sustainable development are set out in national documents.

SP2 Meeting Housing Needs

- 1.12 Seventy eight comments were received on this policy. Many of those repeated comments made against policy LPP16 in the BDC section 2 and as such have not been repeated here. The comments can be summarised as;

- This policy could be overstating housing need. A review mechanism should be added
- The assumptions need to be justified and may need reappraising post Brexit
- OAN should be based on demographic trends
- The Councils should negotiate a much lower figure from government
- 2014 projections should be taken into account
- Impacts of markets in Chelmsford and London should be factored into the figures
- Unmet housing need should be considered
- Plan period should be 2016 – 2033
- The base date of the figures should be 2013
- The housing requirement is inadequate given that ¼ of young people live with their parents
- A hierarchy of sites should be set out and only when sites are built on the edges of towns and the homes finished, then additional sites would be released.
- Councils rely on large sites with upfront infrastructure requirements and should be explicit support for small scale development
- The word minimum should be added to the third column.
- Support the policy

Officer Comments

- 1.13 As set out in the comments since the work was published, updated demographic projections from 2014 have been released. A revised piece of evidence base has been completed using these latest trends and the revised figures have been added to the table. The table itself has been amended slightly and the figures reflect the entire plan period for all three authorities from 2013 – 2033.
- 1.14 Supporting text around the policy has also been updated which includes text on how the three local authorities will share the housing which is built in shared garden communities.

SP3 Providing for Employment

- 1.15 This policy sets out the overall quantity of employment development in the three authorities. The summary of themes raised is set out below;
- Support.
 - Good to encourage jobs in the area. Where will people park?
 - References should be made to potential rapid transit services in Braintree.
 - Unfortunate that the A120 are not lined up with the Local Plan as the alignment would have significant effects on the south east of Braintree.
 - Need to balance job availability with housing, but still need timely infrastructure delivery.
 - Clear strategy needed to attract potential new employers.
 - Little provision has been made for jobs or to encourage business into the area. Commuting would cause congestion and pollution and strain on road and rail. Bus services have been cut, making it difficult for people to work at weekends.
 - Stansted is important but is in Uttlesford who have not established there plans yet.
 - Development should be in the north of the district to provide access to Cambridge and Haverhill.
 - Financial industry will be difficult to attract due to online operations.
 - Braintree should be made more attractive to attract London business.
 - Knowledge gateways in Essex should meet their full potential.
 - Land needs vary depending on industry type.
 - An appropriate scale should be identified for the garden communities and broken down for each settlement. Superfast broadband is also proposed for all uses.
 - Policy only refers to B uses and should make reference to the UK retail sector as B uses are not the only means to create employment.
 - Priority should be for the development of employment on suitable brownfield sites, and existing employment sites should be safeguarded

Officer Comments

- 1.16 The policy and support text has been revised to reflect the findings from the evidence base on the employment opportunities which would be presented by the garden communities. This includes reference to retail employment as suggested by one of the responses. The table has also been amended with a range for each local authority on the supply of employment land needed to support development.

SP4 Infrastructure and Connectivity

- 1.17 Fifty one comments have been made on this section. Many of them relate to specific pieces of infrastructure, especially the A120 and the A12 and when they will be delivered and how. Other comments include;
- Should emphasise the need for infrastructure to be in place before homes are built
 - There is no increase in commercial and industrial land
 - A whole plan viability assessment is needed
 - The policy should emphasise how infrastructure could be delivered

Officer Comments

- 1.18 The concerns over the uncertainty regarding the delivery of the A120 and A12 are noted. However the A12 scheme to widen between 19 and 25 is within a committed government programme to begin building by 2020. Both Essex County Council Highways and Highways England are key consultees in this programme. A whole plan viability assessment has been completed. Updates to the supporting text, particularly the section regarding highways have been included, with only minor changes to the policy itself.

SP5 Place Shaping Principles

- 1.19 Twenty four comments were made to SP5. These can be summarised as;
- Supported
 - Biodiversity and semi natural habitats should be improved as part of the policy
 - An increased sense of locality should be proposed by the policy
 - Standards once set must be adhered to
 - A set standard and definition of terms used is required to deliver the greenspace
 - Highlight the role that a comprehensive design approach can have

Officer Comments

- 1.20 Comments against this policy were relatively limited and primarily related to matters of detail. Standards for greenspace levels are set out in the section 2 of the Local Plans, however greenspace on the garden communities is expected to substantially exceed those minimum levels and this will be set

out in more detail in the Strategic Growth DPDs. Only minor changes were therefore proposed to this section.

SP6 Spatial Strategy for North Essex

- 1.21 Forty seven comments were made on this policy which relates to the overall spatial strategy of north Essex. A number of these comments related to individual sites which have been discussed with the area that they are located in. The general responses are summarised as;

- Evidence base for garden communities is not sufficiently robust to justify the delivery of 7,500 homes within the Plan period,
- Supportive of a focus of growth at existing towns
- Policy should include a spatial strategy for the creation and enhancement of an ecological functional network of greenspaces
- The non-inclusion of Uttlesford District Council in the North Essex Plan is a major weakness
- Garden communities offer the least sustainable solution to housing need
- Policy should be amended to include that the countryside will be protected and enhanced
- Rural areas are not inherently unsustainable
- Welcome commitment for settlements to maintain distinctive character

Officer Comments

- 1.22 Given the importance of the policy it is proposed to move this to the second policy in the strategic section. The evidence base for the Local Plan and on garden communities has been enhanced since these comments were made as set out at the beginning of this report. Officers believe the strategy remains justified and propose only minor changes to this policy and its supporting text. Several responses raised the issue of Uttlesford not being of the North Essex group. The Councils continue to engage strongly and actively on an ongoing basis on strategic cross boundary issues and if West of Braintree is taken forward in both local authorities Local Plans then it is expected that a Development Plan Document would be produced jointly.

Conclusion of changes made to policies SP1 – 6

- 1.23 No significant changes were made to the jointly developed part of the plan between Preferred Options and Publication Draft stages. Those changes made jointly by the three authorities and Essex County Council relate primarily to providing greater clarity and any minor modifications required to reflect updated evidence and process and well as the comments made during the consultation, including from statutory consultees. The three authorities met with a Planning Inspector in April to hear his feedback on

the Plans. He did not raise any substantive issues of soundness, but did provide guidance on the expectations for the two-part examination of the plan and noted scope for more explanation on the background to policies. One major formatting change of note is that the Spatial Strategy, formerly policy SP6, has now been moved to the front of the plan to reflect its importance and has become Policy SP2.

- 1.24 Finally the section on delivery arrangements has been substantially enhanced to include more detail on the innovative delivery model which is being proposed and to set out monitoring targets specifically in relation to the section 1. The plan states: *'Establishment at an early stage in the development of the garden communities, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the developments and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.'* To deliver this, the Councils are confident that a Local Development Vehicle model is viable and can deliver successful and sustainable garden communities, but will continue to explore other ways of achieving the vision that offer similar levels of confidence that the right quality of development will be delivered at the right time.
- 1.25 The Garden Communities are intended to be followed by separate Strategic Growth Development Plan Documents for each community which will be developed jointly by the relevant authorities and reported to this committee at each stage prior to formal consultation and ultimately submission.

SP7 Development and Delivery of New Garden Communities in Essex

- 1.26 Seventy eight comments have been received on this policy and are summarised below;
- Text regarding mineral resource areas should be added into this policy
 - Provision of adequate 'destination' green space is required to ensure that existing areas such as Hatfield Forest don't become too busy
 - Trajectories must recognise long led in times with the garden communities
 - Object strongly to SP7 as it proposes to restrict allocated sites where they impact on only a broad location for growth in the garden communities
 - Principle xi is supported and should be better reflected in the site specific policies
 - Garden communities are a good way to avoid development in smaller rural communities

- There is no mention of additional land within Uttlesford
- Allocate reserve sites in case these sites do not come forward
- Need to consider the implications on Babergh and Mid Suffolk
- Need a comprehensive and accessible transport system around Colchester
- Affected communities should be fully involved
- Where will the funds for the infrastructure come from?
- Delivery rates in the plan period are unrealistic
- Garden communities is a misleading term, in reality they are huge new towns
- Community and stakeholder empowerment is questionable
- Proposal had vague intentions and not constructive analysis
- Additional design minerals on sustainable drainage and mineral safeguarding should be added
- Recommend a criterion on the historic environment and heritage assets
- Support

Officer Comments

- 1.27 The comments on this policy are noted. Broadly there was much support for the principles set out in this policy which are in line with those in the garden communities charter. Additional suggestions for criterion in the policy have been reflected where officers believe these are necessary and are not covered by other policies.
- 1.28 Minor changes only to the policy are proposed for clarity and brevity. The overall total range of the garden communities has also been updated to reflect ongoing work on capacities.

SP9 West of Colchester/East of Braintree New Garden Community

- 1.29 This policy is specifically related to the proposed garden community at Colchester/Braintree borders. Comments submitted to this policy are summarised below;
- Amendments to the wording around the health criteria
 - Object to the allocation as it will not deliver the required number of homes in the Plan period
 - Land in control of the developer can help to deliver the A120
 - The location assessment work provides a robust evidence base to support the decision to include garden communities
 - West Tey represents viable, deliverable option in bringing forward infrastructure and support housing growth
 - Supportive of criteria 17, 18, 20 and 22 in particular

- Priority should be given to developing the area around the existing Marks Tey centre
- Policy should include 'rent to buy' options
- No areas for broad areas of search are included in the Plan
- Difficult to assess any historic environment implications when there are no boundaries
- Object as this is a greenfield location on village envelope on agricultural land
- Reference to early years and childcare should be amended
- Good existing infrastructure as it is close to the A12 and Marks Tey railway station
- Object to change in character of the local area from rural to suburban
- Would impact on historic buildings, especially in around Coggeshall
- Should develop brownfield sites instead
- Extending urban centres of Braintree and Colchester should be undertaken instead of the garden community
- A120 is congested and dangerous and should be improved before a home is built
- Rail links are not able to sustain the increase in population
- Sewerage, water and electricity are sheltered to their limit
- Urban sprawl would replace the pleasant rural environment
- The A12 is a well known accident backstop
- Proposals do not indicate any jobs, the implication is that residents will be reliant on existing travel facilities
- Glad that large proportion of housing is going to be affordable
- The proposals are not for the benefit of local people, they are to allow another massive expansion of an overcrowded area
- Lack of proposals for school and health services
- Provision of infrastructure prior to housing being occupied
- Scale of development is excessive
- A 1mile buffer should be put in place between the development and Feering
- Development would only serve as a commuter base
- Insufficient information has been provided on the location, scale and extent of the Garden Community
- General public were not sufficiently consulted on the call for sites, or provided enough information during the consultation
- Confusion around the number of homes that are proposed on the garden community
- Pleased to see the commitment to bridleways and access for all groups
- Loss of agricultural land

- Developing here would mean ignoring other sustainable options
- The village that I live in will be subsumed, this is not why I moved there
- To continue with a proposal so unsatisfactory is not defensible
- Why is the alternative suggested by CAUSE being ignored
- Proposal does not allow a gap between the development and the existing Marks Tey Village.
- Small developments encourage walking and cycling and should be close to urban and employment centres
- Proposals will be detrimental to those already living in the area
- Financial greed of landowners and pressure of government targets should not override public opinion
- This is urban sprawl
- Proposal will destroy local heritage and historic environment
- Council services are already overstretched
- Proposal will destroy beautiful countryside with delicate and increasingly rare wildlife
- The notion of 'creating' a community is unrealistic
- The aim is to provide homes for commuters in my view. This is London overspill not for local people.
- There is a loss of farmland

Officer Comments

- 1.30 Officers note the concerns about these garden community and many of the same issues have also been raised for the West of Braintree garden community. In particular the concerns about infrastructure are noted.
- 1.31 The congestion on the A120 in particular, and the A12 was the largest single objection raised. The stretch of the A120 between Marks Tey and Braintree is single line and is often congestion causing difficulty for local movements as those using the route for long distance travel. Concerns of residents are understood, however Essex County Council consulted on options for new routes for this stretch of road with an announcement of a preferred route for consideration by Highways England later in the year. The garden community will also be alongside the A12. Whilst this road also suffers from congestion in peak times, there is a committed government scheme to widen the road to three lanes between Chelmsford and Marks Tey which will start by 2020. Highways England as well as Essex County Council are key consultees of the project and will be involved throughout the project. The development of new homes will not take place until there is a sufficiently robust highway network.
- 1.32 With the exception of rail, other modes of transport did not feature strongly in responses. The garden community will provide a new network of public

transport routes both inside the development and outside linking to other areas such as Colchester and the railway station. It will be planned along a walkable neighbourhoods principle with all homes within easy and convenient walking and cycling distance of key facilities, decreases the numbers of journeys that have to be made on the external road network. It is noted that Marks Tey railway station will need to be improved to cater for additional numbers, but this is considered possible. New public transport links directly to the new community will be provided.

- 1.33 In relations to questions raised regarding the provision of school, health services and other community facilities the concerns of existing residents are understood. However the provision of a new garden community is the way in which officers believe infrastructure can best be provided. New homes are required and the garden community offers the opportunity to plan and deliver the needs of a 21st century community planned in from the very start. The Colchester/Braintree borders site will include early years, primary and secondary education as well as a range of health facilities and community facilities such as libraries. A key tenant of the garden community principles is also the early delivery of these facilities and therefore they will be built before and alongside new homes. Further work on the exact mix and timing of community facilities will be considered as part of the work on the Strategic Growth DPD and subsequent master planning.
- 1.34 A large number of responses voiced the view that these homes were being created for people moving into the area or using the site to commute to London. The Councils are required to plan for their full objectively assessed housing and for north Essex this does include an element of providing for those moving into the area from other primarily local communities. Given the proximity to London there will also be an element of people in the area who will travel to London to work. The garden communities will be providing a strong employment offer within the development as well as links by sustainable transport options to those employment opportunities in the local area.
- 1.35 The loss of agricultural land has also been raised by a number of responders and this is a negative which will be weighed against other factors. Loss of wildlife and habitat has also mentioned. Given the scale of the development there is plentiful opportunity to incorporate existing habitats within the development and develop new ones. One of the key priorities of a garden community as set out in the charter is the creation of a wide range of open spaces, including those with a particular nature and wildlife focus.

- 1.36 The relationship with existing villages, notably Marks Tey, Feering and Coggeshall has also been mentioned by numerous responders. Both Feering and Coggeshall are not intended to be subsumed by development, but are to retain their separate identities as are many of the smaller surrounding hamlets. Undeveloped buffers will be proposed within the area of search that prevent the coalescence of these villages with the new community. The relationship between Marks Tey and the development will be different, given its central position within the community, but this will also be continued to be *explored* and set out in the Strategic Growth DPD.

SP10 West of Braintree New Garden Community

- 1.37 The policy received approximately 200 responses from stakeholders throughout the consultation. The West of Braintree Garden Community (WBGC) was also a key area of discussion during the Local Plan consultation events and the responses formally submitted are summarised by topic below. Commentary related to the WBGC that was submitted within other areas of the plan has also been included within the reporting.

Consultation Process and Transparency

- 1.38 In relation to the consultation process some respondents have suggested that the public consultation events did not provide adequate information specifically within relation to the WBGC. Many visitors to the event wished to have more information with regards to the scale, location and type of development that could be envisaged. Others expected to see a provisional master plan.
- 1.39 The NPPF has also been cited in relation to transparency generally highlighting the requirement for community engagement and consultation. One respondent has suggested that the information conveyed to the local newspapers has also been incorrect. It has been suggested that the council has no mandate to pursue such plans when considering the level of local opposition to the WBGC.
- 1.40 Commentary has also been submitted questioning the support of the WBGC from Uttlesford District Council with further questions rising over the alignment of the two time tables. Though not part of the BDC consultation process for the new Local Plan; commentary has also criticised the lack of consultation between the land owners of sites submitted in the vicinity of the WBGC location and neighbouring properties.
- 1.41 A few of the responses also consider the garden communities to not be NPPF compliant as they are not 'properly defined' allocations.

Overall Spatial Strategy

- 1.42 Many of the responses disagreed with the spatial strategy however the emphasis was predominantly based upon removing the proposed west of Braintree garden community (WBGC) in favour of other methods of distributing development. Other spatial strategies considered included:
- Development focused more upon the main towns or a combination of the main towns
 - A further uplift in development within the main towns and service villages
 - Development more evenly distributed throughout the existing settlements including villages, service villages and main towns.
 - Other sites submitted around Braintree being reconsidered instead of the WBGC
 - All brownfield sites should be developed first.
 - Development should be concentrated at higher tier settlements outside of the district namely Chelmsford, Colchester and/or Cambridge.
 - Strategies of green belt release within other authorities has also been suggested to alleviate the districts own need for growth
- 1.43 It was also suggested by many respondents that the level of development sought is not going to be required due to potential economic uncertainties and potential changes in the level of inwards migration to the district; with Brexit being referenced several times. Though the levels of growth expected or seen reasonable within the comments varied there was little support in principle from non-statutory respondents lodged in relation to the policy.
- 1.44 Many of the respondents did however accept that there is a need for more development (housing in particular) within the district or wider area. Though some did question where the WBGC will sit within the settlement hierarchy.

Delivery

- 1.45 Delivery has been a topic covered by numerous comments and is seen to be an issue that has different implications to different respondents. Specific deliverability issues such as that of housing, physical infrastructure and services are covered under the relevant headings. Several respondents however question the deliverability of the WBGC in principle with numerous justifications as to why.
- *Costing-* Cost of the WBGC creates too high a risk for BDC to take on at this point in time. Some respondents highlight that the choice of two garden communities partially within BDC borders increases the risk. Other considerations such as Brexit and a potential economic downturn could jeopardise a project of this size. One commentator saw the project to be a 'burden on the public purse'.

- *Timing*- Questions in relation to the timing of the WBGC have also been related to Brexit and a potential economic downturn. Others have as previously noted stated they think that the population's projections may render the garden communities as unrequired. Other deliberations over timing questioned if the WBGC would be started within the plan timeframe and the level of development that would be deliverable at the end of the plan period was also questioned.
- *Cooperation and Competency*- It has been suggested that the WBGC requires several authorities to work successfully together and the ability to do so has been questioned by some of the respondents. One respondent has highlighted their concern of the competency or ability to enforce contractual agreements
- *Minerals on site*- It has been questioned if the minerals on site in part of the area of search could compromise the deliverability of the WBGC within the plan period and beyond. Many respondents have suggested that mineral extraction is higher priority than housing and that minerals are needed to deliver housing.
- *New methods of delivery* – While a few commentators has requested clarity on the terminology others have noted the benefits of the new method of delivery stating that it is needed to better enable Braintree District Council and other relevant authorities to ensure that the appropriate infrastructure is in place at the right time.

Character

1.46 Concern has been expressed surrounding the potential change in character of the area. While some comments were more general in nature the comments were often related to historical and heritage concerns or potential impacts upon the natural environment and ecosystems. Key themes within the commentary are summarised below:

- *Loss of good quality agricultural land* – The most frequent consideration is that WBGC will lead to a loss of good quality land, often noted to be largely grade 2. This was considered unfavourable by respondents for several reasons including 'a greater need for self-sufficiency' and because this would be an irrevocable shift in land use. It was also noted that the rural nature of the location is a benefit in terms of amenity for those who live within the locality, the wider area and a draw for tourists.
- *Urban sprawl and coalescence* – Many respondents raised a concern that the WBGC would or could amount to urban sprawl. The level and location of merging varied within the comments yet coalescence with Great Saling, Bardfield Saling, Rayne, Stebbing Green and Felsted were commonly suggested. Other commentators suggested that surrounding villages may be 'swallowed up' or that there could be

continuous unbroken development as far as from 'London to Harwich', 'Dunmow to Braintree' or 'Colchester to Bishop Stortford'. Some respondents suggested that the WBGC or the surrounding settlements would need to include 'green buffers' to ensure no coalescence will take place with some that these should have been in place through the consultation process formerly. One respondent has suggested that the green buffers may not be intended to be kept in perpetuity and that this would not be acceptable. Yet another commentator has highlighted that the green buffers could impinge the villages 'organic growth' beyond the plan period.

- *Change to way of life* - There is concern raised following on from the aforementioned that the 'rural way of life' would be negatively impacted and there has been a 'relentless loss of countryside'.
- *Out of character*- It has been suggested that the WBGC will be high density and that the development will be out of character with the existing villages. However concerns have also been raised that if the WBGC is not of a sufficient density then the development could be seen to be urban sprawl and take up more space with built development.
- *Great Saling* - Concerns have been raised in relation to the impact of development upon the Great Saling with specific reference made to the conservation area of the village and numerous listed buildings. Commentary also suggested that the registered parks and gardens could be detrimentally impacted by the development of the WBGC. Other respondents have noted that green buffers could mitigate or alleviate potential harm to the character of the area and the setting of the heritage assets.
- *Stebbing and Stebbing Green* - Respondents have expressed concern in relation to a potential impact upon the character of Stebbing and Stebbing Green sighting the heritage assets within the area
- *Rayne* – Commentary in relation to the impacts on Rayne included a concern that the Rayne Farmland Plateau could be severely diminished due to the WBGC and some commentary suggested that the site should be spared at the cost of other areas; with sites to the east of Braintree being mentioned as a viable alternative. Commentary has also suggested that Rayne must remain a separate village to the WBGC.

Natural Environment and Ecology

- 1.47 Respondents put forward a wide variety of comments in relation to natural environment and ecology. The commentary broadly fell into one of two groups either emphasising the implications of development upon the existing context or conveying issues to be considered within the formulation

of the WBGC. Below is a summary of the natural environment and ecology points put forward that have been raised directly in relation to SP10 and other relevant parts of the Local Plan including the natural environment chapter:

- *Ancient Woodland* – Comments of support and objection were raised in relation to ancient woodland with Boxted Wood being identified specifically in approximately half of the comments considering the issue. The points conveyed highlighted the rarity of ancient woodland within the landscape of the area and of UK more generally. Commentary also noted that the ancient woodlands are irreplaceable and it was suggested that the proposed development could negatively impact upon these fragile ecosystems with different species of flora and fauna referenced. A minority of comments made suggested that the WBGC would outright destroy the ancient woodlands. Others consider the WBGC to not be compliant with national guidelines suggesting that the need for development does not outweigh the harm that could be caused to the ancient woodland. Paragraph 122 of the NPPF was also referenced by respondents. Some commentary also suggested that there is a requirement that the development of the WBGC will need to protect the woodlands and enhance the biodiversity.
- *Enhancements to Biodiversity* – Respondents highlight that there is a need for enhancements of biodiversity where possible with the creation of green infrastructure being key to the success of this ambition. As noted within different sections there is an acknowledgement that green buffers are necessary for the WBGC to go forward and that this will help alleviate biodiversity issues alongside the other. Other respondents have noted however that the development of the WBGC in principle will degrade biodiversity; noting that development will lead to a fragmentation and loss of habitats.
- *Noise and Pollution* – Concerns have been raised in terms of increase pollution within the vicinity of the WBGC. Specifically noise, light and air pollution. Light pollution is a concern within some comments due to there being a decrease in areas with dark skies at night with one resident stating that artificial lighting will affect the natural diurnal rhythms of wildlife, animals and plants. Stanstead Airport and the WBGC are seen by some to be significant contributors to further air and noise pollution. It is noted within the commentary that the WBGC will be sited in a close proximity to flight paths and it is suggested that this is noted within the policy.
- *Compliance with other policies within the Local Plan* – Some of the commentary has suggested that the WBGC and SP10 are not

compliant with the specific policies within the natural environment chapter

- *Losses of Flora and Fauna*- Respondents have suggested that the WBGC will lead to a loss of flora and fauna and that the loss will be irrevocable. Respondents note that the WBGC will include a large proportion of open space however question the appropriateness of this open space to support the wildlife that could be displaced.

Infrastructure

- 1.48 Much of the commentary in relation to SP10 was infrastructure related with the existing and future provision being the main points raised and that this is provided within a specific timeframe. More specific themes under infrastructure are summarised below:

Highways

- *Existing Highways Infrastructure*: respondents have highlighted that the existing infrastructure is not suitable for the level of development proposed. Though there is an understanding within the vast majority of the comments that the WBGC will be delivered alongside improved and upgraded infrastructure there are various concerns highlighted within the commentary. Specific examples were given within the commentary. *Delivery* - Some respondents have expressed concerns of the relevant authorities' abilities to ensure the timely delivery of the required upgrades including the funding that would need to be secured.
- *Wider Network Implications* - Others queried the ability of the wider network to take the level of development proposed and whether the WBGC will lead to further congestion upon the A120. Other areas of congestion (seen and projected include) M11 M25 A12 and galleys corner specifically

Public Transport

Several comments have been submitted in relation to public transport provision; existing and future. The comments are summarised below:

- The location of the WBGC is not well connected to existing services and facilities currently and the public transport provision within the locality currently is inadequate and infrequent
- Significant investment will be needed to connect the WBGC to the existing sub-regional
- The investment and planning required to implement a suitable public transport system is unlikely to be realised.
- Public transport should be prioritised over the use of private car use; the improvements to public transport provision could benefit those

living within the surrounding area, particularly those who are unable access private modes of transport for various reasons.

- The significance of suitable public transport will be related to the provision of employment at the location.
- Alternative sites- Other sites have been highlighted within the commentary that suggest that the existing public transport is more suitable or that the implementation or upgrading of public transport would be more affordable or deliverable.
- Transport links need to be improved to sub regional and regional level
- Lack of train station- It has been surmised by several respondents that due to their being no planned train station within the WBGC that many commuters will be required to travel to Braintree, Witham or Stansted (amongst other stations) by personal modes of transport to board trains and that this will further increase the strain upon the highways network. One commentator noted that in terms of public transport provision the WBGC was not a similar proposal to the West of Colchester Garden Community.
- Public rights of way- some respondents sought existing public rights of way to be upheld.

Schools, Healthcare and other community facilities

- 1.49 Commentary on the subject highlighted that there would be a need for the appropriate provision of education and healthcare facilities within the developments as appropriate. Some noted that that the details of what provision of facilities will be needed are not outlined in detail currently and concerns have been raised over this.
- 1.50 Others suggest that the WBGC will put the existing facilities within the wider area under pressure; with some stating only in the short term and others considering this to have long term implications.
- 1.51 The issue of commuting to the various facilities from the WBGC to existing facilities has also been raised by several respondents along the acknowledgment that this could exacerbate the congestion.
- 1.52 Several commentators express concerns over how the schools and healthcare facilities will be staffed citing a shortage of education and healthcare professionals though there was little indication of concern in relation to emergency services in particular. It has been suggested by several commentators that the healthcare facilities. According to one respondent the NHS does not support the WBGC.

Other infrastructure commentary

- 1.53 As stated within the employment sector of the commentary report it has been highlighted that current the broadband and mobile phone signal within the area of the WBGC is not sufficient. It has also been suggested by several non-statutory consultees that the WBGC will not be suitable due to the current water, electric and sewage capacity.

Housing

- 1.54 Housing is a key component of the WBGC and the comments submitted in relation to it have been summarised below:
- *Types of Housing* –In terms of density a few comments have suggested that the WBGC should be dense to stop the erosion of open space around the development. Others have suggested that a scheme which is too dense will look out of place and not reflect the character of the area. In terms of style one respondent has suggest they do not wish to see a ‘Disneyland’ style development and another is concerned the WBGC will amount to just a large housing estate. It has also been suggested that the WBGC should be designed in sympathy with the style and character of the existing surrounding villages.
 - *Tenure of Housing* – One commentator has suggested that the WBGC should deliver predominantly affordable housing where as others have suggested that the location is not well suited to affordable housing at all. Generally it has been proposed that there should be a mix in the types of tender within the WBGC including full market housing, shared ownership and affordable rent housing.
 - *Delivery*- It is suggested within the comments relating to housing that it is unlikely that the level of housing foreseen to be delivered within the plan period is doubtful. It is also suggested that the level of housing that is predicted to be delivered by the WBGC within the plan period is overly optimistic and therefore undermines the housing delivery projections for the Local Plan.

Retail

- 1.55 Relatively little commentary has been lodged in relation to retail at the WBGC however some concern has been expressed that the WBGC could compete with the existing surrounding centres; particularly Braintree. Another respondent has suggested that the WBGC must support the long term vitality and viability of existing settlements and should not pose a risk.

Minerals on Site

- 1.56 Respondents have noted, as previously mentioned within the deliverability section, that the WBGC has a ‘preferred option’ minerals extraction site within the broad area of search. Several comments note that the minerals extraction site is safeguarded and will extract from the site for 14 years. Other respondents suggest that there is a need for the minerals to build

houses within the wider vicinity and that this should be given priority over housing at the WBGC. It has also been suggested within the commentary that the access to the WBGC could be compromised due to the location of the minerals extraction site. Due to this it has been suggested by some commentators that this area of the WBGC should be removed and by others that the WBGC should be removed from the Local Plan as they consider the timing of the minerals extraction to not allow the WBGC to go forward within the plan period.

Community

1.57 Community and community usages have been considered within several areas of the commentary below is a summary of the points conveyed:

- *Andrewsfield* – It was noted that the airfield is in active use currently and used by multiple community groups and individuals recreationally. It was also suggested that the flight paths for Stansted could be rerouted once the airfield ceases to function. The historical importance of the site has been covered by several commentators in detail; others noted that the site has an environmental and ecological value. Respondents noted presence of several bird species including Sky Larks and Red Kites as well as deer, hare and according to one commentator a Stoat and Polecat. It was also noted that there are archaeological implications due to the airfield's WWII heritage.
- *Cohesion and changes*- Amongst respondents one key concern that has appeared in relation to community has been a change in the type of people living within the area of the WBGC. It has been suggested that the 'rural way of life' is under threat and that the rural community will be under threat from the development of the WBGC, and in some cases the new residents. One respondent has suggested that the WBGC will lack a 'heart' while another said that the lack of cohesion could lead to vandalism.

Employment

1.58 Commentary considering the future prospects of employment are summarised below:

- *Existing employment within the area of search*- It has been highlighted that the development of the WBGC will lead to a loss of some jobs within specific sectors.
- *Future employment prospects*- Respondents have contemplated that the WBGC is not well located for the sectors they believe would lead to highly paid jobs. One respondent has suggested that employment should be concentrated closer to Cambridge. A comment has been made that many of the prospective residents may seek employment within the surrounding area and that this will lead to

competition between the WBGC and existing employment areas. The types of work that will be available within the WBGC have also been questioned with some respondents suggesting that it will likely be predominantly the service sector or warehouse and distribution.

- *Out commuting* –Residents within the WBGC will commute out of the district. Issues raised in relation to this include further congestion on the road networks and the concerns over the lack of public transport availability at the location. Several commentators have noted that the WBGC is not within easy commuting distance to London via public transport. It is also noted that the use of private modes of transport is not considered sustainable. One respondent suggests that in its current formulation the WBGC will be a ‘dormitory town’ for Cambridge.
- *Economic projections* – The economic forecasts for the area have been queried by respondents with several factors being mentioned including Brexit, a perceived economic downturn and simply a disagreement with the areas current evidence base. A further consideration put forward has been that current the area enjoys a low level of unemployment and that further population increases could affect this negatively. However other comments have suggested that the employment prospects within the district will be heavily reliant on suitable employment allocations and that the level of employment growth within the district has fallen behind the development of dwellings.
- *Working from home* – some respondents have suggested that very few prospective residents will work from home and others have noted that superfast, or even adequate, broadband is not available within the location; nor good mobile phone reception.
- *Change of use for existing sites*- It has been suggested by one respondent that the allocation of employment land within the WBGC could benefit Braintree if some of the current employment areas within the district were relocated to the WBGC with a loss of unfavourable vehicles in the town centres and periphery road network.
- *The construction of the WBGC*- It has been suggested outside the future prospects of employment within the development itself that local building firms should be employed to construct the WBGC.

Heritage

1.59 The commentary received has been summarised below:

- *Impact on existing settlements*- The concerns raised range from the WBGC being incongruous to the current context to specific issues with the impact upon conservation areas of the villages. The size and exact location of the WBGC has also been noted by respondents to be a

factor in the impact upon the heritage assets within the area. Some respondents have suggested that the WBGC will cause harm to the setting of listed buildings within the area, with some of these comments suggesting that the impact cannot be suitably mitigated. One respondent has suggested that the historic character of the villages must be conserved at 'all costs'.

- *Saling Hall and Saling Grove*- Some respondents have described with great detail the origins of Saling hall and Saling Grove and that the landscape designed by Humphrey Repton was intended to include borrowed views from the wider area. Some of the commentary suggests that the registered parks and gardens must not be built upon and should be given substantial buffers where as others suggest that the development of the WBGC misunderstands the intention of borrowing views from long distance historical views. It is suggested by the latter that the use of trees and hedges would not suitably negate any harm caused to the historic assets. Paragraphs 132 and 133 of the NPPF are cited to demonstrate a belief that the WBGC disregards national policy. A high court judgement, *Penshurst* (2014), is also referenced.
- *National and county policy*- Several comments have suggested that the WBGC conflicts with numerous paragraphs of the NPPF. Chapter 11 *Conserving and enhancing the natural environment* is most frequently referenced. The Heritage Impact Assessment undertaken by Essex County Council (May 2016) for Braintree District Council has also been referenced. The commentary suggests that the HIA specifically notes the importance of the area between the registered landscape and Onchors Farm and Park Farm as being 'integral in relation to the intended appearance and form of the gardens', concluding that 'the development of this area should be avoided'.
- *Tourism*- A minority of the comments have suggested that the WBGC will be a detractor for the tourism of the area; on the basis that the historic setting is a attracting feature of the locality.
- *Andrewsfield*- References to the airfield are often made in relation to the heritage of the site and the historical importance the airfield has played in WWII. Some of the commentary details the historic rifle range on site while others note missions that were related to the site.
- *Archaeological deposits*- It is noted by several respondents that archaeological deposits from various periods have been found within the locality of the WBGC. Some responses have gone on to state that BDC will need to demonstrate that the WBGC will not harm any archaeological remains.

Climate Change and Flooding

1.60 Several comments have been submitted in relation to climate change and flooding. The comments have been summarised below:

- *Climate change mitigation*- Suggested that the WBGC should endeavour to be carbon neutral.
- *Climate change adaption* – Questioned if the WBGC takes into account the changes in weather patterns. Perceived risks include increased risks of flooding, increased of drought and the adequate supply of water for the level of housing would require.

Statutory Consultee Commentary

1.61 The following commentary has been submitted by statutory consultees. The commentary from the NHS is summarised below:

- Point five should be amended to remove the word 'health'
- A new point should be included to read 'Primary healthcare facilities as appropriate'.
- Point twelve should also be amended to read 'Community meeting places will be provided within the district and local centres'.
- A new point should be created to cover the healthcare element of the sentence to read 'Primary healthcare facilities will be provided to serve the new development'.

1.62 The Environment Agency made a comment of support for SP10 and more generally of the garden community proposals and noted that the green grid infrastructure and public open space could provide biodiversity benefits.

1.63 Highways England made a general comment noting that the delivery of the Garden Community would be supported by improved public transport connections to Stansted Airport, Braintree and Bishops Stortford. Highways England approves of this strategy.

1.64 Rayne Parish Council made comments that are summarised below:

- This development is important to the success of the Local Plan but it is even more important to local residents
- The limited availability of information at present has created a great deal of suspicion and reaction
- Separate meetings solely on the topic of Garden Communities are recommended so as to keep residents informed

1.65 Shalford Parish Council made comments that are summarised below:

- The development of the garden community will have a negative impact upon countryside and neighbouring villages.

- Concern is also raised on a similar basis in specific reference to Boxted Wood and the listed parks within Great Saling.
- The village already suffers from congestion; even without the new garden community.

1.66 Bardfield Saling Parish Meeting made comments that are summarised below:

- The garden community is not deliverable within the plan period.
- The proposed development is not sustainable.
- Other options should be considered that have less environmental impact and better infrastructure availability.
- The proposal is contrary to SP1 of the Local Plan and the NPPF

1.67 Uttlesford District Council made comments that are summarised below:

- It is acknowledged that the strategic location provides the opportunity for a cross boundary new settlement.
- An Infrastructure Delivery Plan will need to be prepared to support the next iteration of the Braintree Draft Local Plan.
- UDC acknowledges that place making and design quality would be based on high design standards, drawing on context and assets. A greater understanding of these issues is required going forward.
- Careful consideration will need to be taken in with regards to the relationship between the new garden community and Boxted Wood, Stebbing and Stebbing Green.

1.68 Felsted Parish Council made comments that are summarised below:

- The site is not viable for a new town
- The consultation process has not given enough clarity upon the proposal.
- How does the Wethersfield Airfield impact upon this designation?
- There is that the District Council would be able to control the development generally and that the timings of the proposal will not fall within the plan period due to the mineral extraction site.
- Boxted Wood and its surrounding area must be protected as an ancient woodland and its immediate environment.
- The proposed development area includes a high proportion of Grade 2 and 3 agricultural land; this should be protected.
- Suggest Felsted could become a 'rat run'
- The garden Community is predominantly marketing
- Utility provision is a concern; specifically water.
- The proposal is in direct conflict with the emerging Neighbourhood Plan

- Schemes within close proximity have been refused within the past
- The site is under an area where there has been an increase in flights over past years.

1.69 Historic England made a general comment of support that highlighted that currently the detailed impact upon the heritage assets within the area cannot be fully considered at this time.

1.70 The Spatial Planning Department at Essex County Council made comments that are summarised below:

- Education- ECC welcomes reference to the need for timely delivery of both on-site and off-site infrastructure required to address the impact of these new communities, and the provision of a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets.
- The need for new early years and childcare facilities within the garden community needs to be consistent throughout the document.
- It is likely that a new secondary school would need to be established to serve children from the new garden community following the early phases of the development.
- There would also be a need to transport secondary aged pupils produced by the early phases of this development to existing schools
- A significant level of cooperation will be needed between LPAs and the Essex minerals and waste team in relation to the potential minerals site that is currently a preferred option with the Essex Minerals and Waste Local Plan at Broadfield Farm, Rayne.
- It is recommended that developers in the Garden Communities and Strategic Sites are actively encouraged to undertake discussions with passenger transport operators to encourage modal shift, and ensure bus services are provided as soon as is viable on these developments.

1.71 The National Trust made comments that are summarised below:

- Concerns have been raised in relation to a perceived increased pressure on Hatfield Forest due to travel time and good transport links.
- There is a general lack of clarity about the precise location and area of the proposed Garden City and the green infrastructure associated with the proposed garden community.

1.72 Essex Wildlife Trust made comments that are summarised below:

- Pods Brook needs to be protected by adequate buffers

- The policy should include wording to demonstrate commitment to incorporate semi natural habitats

1.73 The RSPB made comments within all three local authorities' consultations. They are summarised below:

- The sections on master planning should specify that green infrastructure provision should be described at this stage.
- It is recommended that there is a clause requiring the need to secure management of biodiversity assets.
- Section F, point 19 the "/or" should be deleted. This would provide greater consistency with the NPPF to protect biodiversity

1.74 The Essex Bridleways Association made comments within all three local authorities consultations. They are summarised below:

- Green infrastructure routes are available to all user groups
- The association request that a commitment to improving the connectivity of PROW's is made part of this Policy as well as an improvement of the links to the existing and surrounding countryside.
- The new country park proposal should be available for access to all groups

Officer Comments

1.75 Officers welcome the high standard of commentary and issues raised through the consultation last year and in subsequent stakeholder meetings and correspondence. The Council commissioned independent consultants Aecom to continue to investigate the potential of the West of Braintree area by preparing a Concept Framework for development on the site which set out as an Appendix to this report. A thorough analysis of the consultation responses formed a key basis of that work.

1.76 Taking the broad categories of comments above the following text sets out an officer view and how these responses have influenced the current position.

Overall Spatial Strategy

1.77 Members of the Local Plan sub-committee have already agreed the broad spatial strategy for the Local Plan. In this Plan period housing and employment development in the District remains focussed on the larger settlements, with Braintree town having growth of over 4,000 new homes. Comments have been made in relation to brownfield sites being developed and all sustainable brownfield sites in the District have been allocated for new development.

- 1.78 However given the long housing need in the District, standalone new settlements where infrastructure can be planned from the beginning offer the best opportunity for suitable and sustainable long term growth.

Delivery

- 1.79 Comments regarding the delivery of the community are noted. The Council has done significant work on the deliverability and viability of the proposal. New and innovative arrangements over management and delivery of the garden community have been set out as a solution to some of the issues raised.

Character

- 1.80 The development of a new standalone garden community of up to 10,000 homes will of course have an implication for the character of the area in which it is built. However measures will be taken to ensure that the character of existing villages in the area is retained and they remain as separate areas. Measures which will be set out in more detail in the Strategic Growth DPD but this will include green buffers, landscaping and setbacks as well as avoiding built development on the most open parts of the site. The design of the built development and where and how it interacts with open spaces and the surrounding countryside and villages will also be key and it would be built at a range of densities reflecting those which are seen in surrounding villages, particular on the edges of the development.

Natural Environment and Ecology

- 1.81 The loss of good quality agricultural land has been raised by a number of responders. Unfortunately given the scale of growth necessary in the District and due to the lack of brownfield sites, the loss of agricultural land is unavoidable. In officers views the negative impacts of this would be outweighed by the provision of new communities. The development option put forward by Aecom also retains a 'town farm' in the development as well as provision of allotments throughout the community.
- 1.82 Responses noted the existing biodiversity on and adjacent to the site including the ancient woodland at Bosted Wood. The garden community is intended to work with the existing pattern of landscape and given the scale of the development will plan around existing woodland blocks, as well as hedgerows and trees where possible. Further enhancements to ensure wildlife habitats and corridors throughout the site and linking to the wider countryside will also be part of the development as it will have extensive open space within the development.

- 1.83 The concerns around pollution from the development including noise, light and air are noted. It is inevitable that the development will include greater levels of noise and lighting than are currently seen on the undeveloped site. However steps will be taken to minimise these in line with other policies in this plan and the requirements for; *“design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce the impact of climate change”*
- 1.84 Infrastructure was a key concern of many responders on the West of Braintree garden community and this was reflected across all comments to the Plan. There were concerns around the capacity on the existing highway network as well as the limited links to public transport.
- 1.85 Both areas have been a key focus of the work that has been undertaken since the consultation last year. The West of Braintree is at a disadvantage in that it does not have direct access to a railway line and at present there is little in the way of public transport provision. The development of the garden community internally is expected to provide for active modes with each ‘neighbourhood’ being linked by walking and cycling modes to a local community centre and the whole development being linked to a high quality public transport links. Key destinations have also been identified and links to Braintree, Chelmsford and the employment development at the Skyline business park will be part of a wider strategy for the site.
- 1.86 In terms of roads access is proposed from the A120 and B1256. These will be the primary access points for the development. The network of small lanes around the development including Pods Lane are not intended to be used for access. Improvements to the junctions on the A120 will be required and all highway improvements will be phased to be delivered in advance of or at the same time as development.
- 1.87 Another key area of concern which is not limited to the responses to the garden community is the provision of community facilities, in particular health and education. A key commitment of garden communities is the provision of new facilities on the development itself which are delivered at the same time as the homes. The Council is working with Essex County Council and other key stakeholders to ensure that these are delivered. It is worth noting the site is also anticipated to include a secondary school. Other essential facilities such as broadband, water and waste water provision and electricity will also need to be provided to the site and the cost of this work has been factored in to the viability of the site.

2 New Site Submission Standalone Garden Community COGG641 Monks Wood

- 2.1 As Members will be aware the Council is required to consider all reasonable alternatives to the Local Plan. As part of the new sites that were submitted for consideration during the consultation, a new standalone garden community was proposed. The site was given reference number COGG641 and is referred to as Monks Wood in this report.
- 2.2 A map of the location site can be found in the review documentation which is an appendix to this report. It is located 5km to the east of Braintree and is bordered by the A120 on its southern and part eastern boundary as it travels to the north around Coggeshall.
- 2.3 An assessment of the site has been carried out by consultants AECOM on behalf of the local authorities which is included in full within an Appendix to this report, broadly the issues covered in that report are set out below.
- 2.4 The site was stated by the developer as being up to 865ha but the site area which was submitted is only 539ha. Only on March 21st did the promoter reveal the full extent of the site. The site is mainly greenfield which is used for agricultural uses. There are several large pockets of woodland which are located mainly in the south west and north east quadrants. The largest woodland at the edge of the north east quadrant is a Local Wildlife Site and Ancient Woodland known as Bungate Wood. There are two further large areas of ancient woodland and local wildlife sites at Great Monks Wood and Markshall Woodlands to the north of the site.
- 2.5 The land is mostly classed as grade 2 (very good) agricultural land, which is common across this part of the District. However some of the south east quadrant is classed as grade 3 land (good to moderate). The land is not at risk of flooding and would generally drain towards the Blackwater just beyond the southern edge of the site.
- 2.6 The recently completed Water Cycle Study has noted that there are appropriate water resources in the District to meet demand, however proposed water efficiency measures are introduced into properties to minimise use. In terms of waste water capacity there may need to be additional infrastructure to support this. However comments from the Environment Agency noted a concern around phosphate levels and this could have implications for the treatment of waste water capacity from this site.
- 2.7 In landscape terms the site is situated within two landscape character areas, High Garrett/Markshall Wooded Farmland and the majority in the Blackwater River Valley as set out in the 2006 Landscape Capacity

Assessment. The wooded farmland area is considered to have a relatively high sensitivity to change.

- 2.8 The southern part of the site that borders the A120 was also subject to a more detailed landscape study as part of the review of the edges of Coggeshall as a landscape capacity analysis in 2015. The analysis concludes that these areas have medium to low landscape capacity to accommodate change and that;

“The analysis found that the elevated landscape to the upper valley slopes of the River Blackwater occupied by Parcels 4a, 4b and 3d have an increased prominence on the settlement fringe. The open nature of this farmland with long distant cross valley views and visibility from a wide area reduces the ability of the landscape to accommodate development and reduces the scope for it to be successfully mitigated. These areas are also relatively isolated from the existing settlement edge and contain a network of public rights of way including the promoted Essex Way. The agricultural land frames the western edge of Coggeshall and provides links from the village to informal recreation opportunities in the valley landscape”.

- 2.9 There are a total of 24 listed buildings, mostly grade 2 which are located either in the site or on the immediate vicinity. There are also a large number of listed buildings located within Coggeshall and Stisted but these are of a sufficient distance away that they should not be impacted. There are also likely to be archaeological features and deposits in the area which would be required to be investigated if development was to be considered here.
- 2.10 The site could at present directly access the A120 through a new dedicated junction/s. This road is currently over capacity with limited capacity for any additional traffic. Essex County Council are currently working on a scheme for the dualling of the A120 between Braintree and Marks Tey. However only one of the five routes consulted upon in the summer would continue to pass the site, meaning that if road improvements were made to the A120, access would be on to a downgraded part of the local road network, with access to the strategic highway network to be taken by travelling to the revised A120 at Braintree or Marks Tey, or south to the A12 through Coggeshall and Kelvedon/Feering. However if the existing A120 route was to be used as a public transport route it will have direct access to this.
- 2.11 The nearest railway stations are similarly located with 5.6km travel distance to Kelvedon railway station, 8km to Braintree/Braintree Freeport and 10km to Marks Tey. There are a number of bus routes which go along the A120 at present, including most notably the 70 which has 2 to 3 services per hour. Any development of this size, particularly given its location would need to provide substantial improvements to local bus services, linking with key neighbouring settlements and railway stations. Cycling and walking links

are not currently specifically designated within the area, although are likely to take place on the very rural lanes in the vicinity. These links would also be expected to be substantially improved as part of any settlement of this size.

- 2.12 The site is spilt between the Coggeshall Parish and the Bradwell with Pattiswick Parish. Pattiswick is a dispersed hamlet which does not have a development boundary. It could be argued that the main clusters of the hamlet are located around the Church on Church Lane and around Compasses Road which includes the pub. Both of these areas are located within the proposed boundary of the settlement. Together with Bradwell the area has a population of around 500 but the majority of those within the Bradwell village area to the south of the A120.
- 2.13 The edge of the site lies within 200m (as the crow flies) from the Coggeshall development boundary, although it is separated by the A120. This could give the opportunity for walking and cycling links to the services which are on offer in Coggeshall including shops, services, primary and secondary schools, health facilities and library. However there would be concern regarding the impacts of additional users on these facilities, many of which are currently at or near capacity. Whilst some services could be providing on any new settlement, 1,500 – 5,000 new homes are unlikely to support a full range of facilities meaning residents would be required to travel further afield. There are also limited public open spaces available in the immediate vicinity but it is expected that this type of facility would be able to be provided as part of the new development.
- 2.14 Whilst being a key service village, Coggeshall is also one of the District's most historic towns, having been settled since the Mesolithic period and being located on the roman road Stane Street. The core of the village is particularly historic with a substantial Conservation Area and large numbers of listed buildings, some dating from the medieval period. The closest parts of the village to the development site are generally more modern although there are some older properties dispersed throughout these areas including on Tilkey Road.

Proposals by the Land Promoter

- 2.15 The site is in a single land ownership and is being promoted by Lightwood Planning on behalf of that owner. A 38 page expression of interest was submitted to the Council during the consultation alongside the submission form. The Expression of Interest was put forward in response to the Government's Locally –Led Garden Villages prospectus and submitted to government without the prior knowledge or support of the Council. As such it made no progress within that process. At the end of March a Landscape

Appraisal, Heritage Appraisal and Concept Feasibility Assessment were submitted by the promoter. These documents propose four options for the development of a new community here ranging from a focus along the A120 and eastern edge of Coggeshall which can deliver 4,070 homes to the maximum extent which would deliver 13,621 homes. All options are proposed to have extensive areas of open space, community facilities and employment/mixed uses.

- 2.16 The land is in a single ownership and the promoters have indicated the landowners willingness to agree to the delivery terms that the North Essex Garden Community Project is seeking to deliver these large scale projects on. Discussions have been undertaken with the Councils consultants and it appears the landowner would be willing to accept a realistic land value.
- 2.17 The Expression of Interest submitted in August 2016 proposed that an initial phase of 1,500 homes could be built and that a planning application could be submitted in Q4 2016, with a decision in Q2 2017 and commencement on site in Q4 2014 (we believe this should have read 2017) and completions in 2018. Clearly this is an ambitious timescale which will not be met and does not meet the timescales set out in the Councils project plans which propose a Strategic Growth DPD to cover the whole site to be adopted, before development begins.

3 Alternative Growth Proposal – The Metro Plan - Campaign Against Urban Sprawl

- 3.1 The Councils have also assessed the Campaign Against Urban Sprawl in Essex (CAUSE) proposal for a Metro Plan. Essentially the plan proposes to use the railway line between Clacton and Colchester and put a series of new smaller communities within walking distance of the railway station and adjacent to existing settlements such as Wheeley, Great Bentley. The sites would be entirely within the Tendring District but which are expected to provide for the housing need of Colchester and Tendring.
- 3.2 The option is being promoted by a campaign group and the vast majority of land that is included within this plan have not been submitted to the Councils for consideration for development. As such the deliverability of this option is in question given the unknown quantity of landowners and the willingness of them to participate in such a scheme. The Councils asked independent consultants to undertake a review of this option, the full document of which is an appendix to this report. Overall the site was considered to perform poorly against some of the 10 principles of the North Essex Garden Community Charter including delivery and the provision of green space, employment and community facilities as part of new development.

- 3.3 Overall it is not considered that the Metro Plan offers an appropriate alternative solution for development, given that it fails to meet many of the sustainability criteria set out in the Sustainability Appraisal, does not provide sufficient housing numbers and there is no certainty of its deliverability given that the land is generally not being promoted by landowners.

4 Conclusion

- 4.1 The Local Plan has to be justified to meet the soundness test as explained in paragraph 182 of the NPPF. This means that it should be the most appropriate strategy when considered against the reasonable alternatives. Working in co-operation with Colchester Borough Council and Tendring District Council it has been agreed that the most appropriate long term strategy for North Essex is to meet housing need in a three new garden communities, Having regard to the Sustainability Appraisal, and other factors, it is considered that new communities to the west of Braintree, between Braintree and Colchester, and the east of Colchester is most appropriate.
- 4.2 Additional work carried out on the broad location for a new garden community at the West of Braintree has been carried out since the consultation and has found that there are no overriding factors to prevent a new garden community within this area. The Local Plan proposes to set the principles and the broad location for a garden community, with the detail being set out in a site specific Strategic Growth DPD for each of the garden communities. These documents will have to go through the same procedure as the Local Plan and will hold the same weight as it. As such many of the comments relate to more detailed issues such as design and community facilities which will be covered in subsequent documents. However the principles in both 'SP7 Development and Delivery of New Garden Communities' and 'SP10 West of Braintree Garden Community', these will be subject to the highest quality of planning, design and management of the public and private realm and provide a balanced and inclusive community to meet the needs of residents. Infrastructure is a cause of objection in many responses. Work on transport infrastructure in particular has taken place in the last year and continues to develop. The work shows how the site can be developed with a major focus on public transport, walking and cycling, as well as how the highways impacts can be mitigated against. All main vehicle access points are proposed from the A120/B1256 at the southern edge of the site. Crucially the policies and delivery mechanism are very clear that infrastructure should be provided in advance of and at the same time as housing and employment land is built and not later.

- 4.3 It is recognised that the character of the area will change, and that there will be a loss of agricultural land as a result of the development. Within the broad location for the new garden community there is scope for significant areas of green buffers and areas which are not 'developed'. These will be set out within the Strategic Growth DPD and from the options set out by Aecom within their report officers believe that an appropriate option can be developed.
- 4.4 The Aecom work concludes that a Braintree only option for development of the West of Braintree garden community is suitable and deliverable. Further work will continue to be undertaken with Uttlesford District Council who will be shortly deciding whether to take forward additional land within UDC. If UDC chose to take this option forward, then further evolutions of the proposals will take place, taking into account a wider development area.
- 4.5 Officers have balanced the impacts of development, such as the loss of high quality agricultural land and the change in character of the area, with the benefits of the long term delivery of new homes, infrastructure and community facilities and consider that a new standalone garden community is suitable for West of Braintree and are recommending that this is taken forward in the Local Plan.
- 4.6 The Monks Farm site at Pattiswick is located within 3km of the Colchester/Braintree borders community, with the historic village of Coggeshall located between the two proposals. Given the scale and proximity of these two proposals it is not considered appropriate or sustainable to allocate both sites given the impact on infrastructure, landscape and existing resident population that these two large developments would have.
- 4.7 It is the officer recommendation that the Colchester/Braintree borders Garden Community location is part of the the most appropriate strategy in the Publication Draft Local Plan for the following reasons;
- 4.8 The Colchester Braintree borders site is in closer proximity to the mainline railway station at Marks Tey, which with upgraded facilities would give regular train links to London, Colchester and beyond within walking, cycling or bus rapid transport system to the station. There are also more opportunities for sustainable travel links into Colchester, a major regional centre of facilities and employment.
- 4.9 The Colchester Braintree borders site is in closer proximity to Colchester. As one of the major centres in the region, Colchester offers a full range of facilities including a hospital and is a major shopping and cultural

destination. This would provide high order services not on the garden community within a closer proximity with the opportunities for public transport, walking and cycling links.

- 4.10 Colchester is also a major employer in the region and provides a good level and mix of employment opportunities. There is the opportunity to access these opportunities via public transport, walking and cycling.
- 4.11 Monks Wood is accessible to a much smaller, albeit very successful, cluster around Earls Colne Airfield and Coggeshall. It is also closer in proximity to Braintree. The employment market in Braintree is less strong than Colchester and major new employment areas are proposed on the west side of Braintree which is in close proximity to the West of Braintree garden community.
- 4.12 A garden community at Monks Wood is currently located on the highly trafficked and single carriageway section of the A120. The only other roads in the vicinity are very rural lanes in the vicinity and no opportunity to access a site of this size by other routes. If the A120 project is to go ahead, 1 of the 5 options could see the new A120 run through the site, the other 4 would be more distant from the site. With the exception of option A travel to the strategic highway network would need to be via Marks Tey to the east or Braintree to the west. In addition the project is not due to complete until 2026, so completions would not be able to start until that date.
- 4.13 No site has any overriding objections in terms of landscape, biodiversity or habitat. Both sites have areas of natural interest within or adjacent to their boundaries, but given the size of the sites officers believe these could be successfully mitigated. Both sites will also lead to a loss of agricultural land.
- 4.14 Both sites have varying impacts on heritage assets but these are considered broadly manageable. Whilst both settlements are proposed to surround an existing settlement, the impact on the historic character of the dispersed settlement of Pattiswick, is considered to be greater than on the character of Marks Tey which is a much more modern settlement.
- 4.15 Both sites have a positive impact on housing supply and are able to meet the requirements for new homes in North Essex. Both would provide a certain amount of infrastructure on site, as well as contributions to wider off site infrastructure. However the scale of development at Monks Wood is uncertain and may impact on the settlements ability to provide larger pieces of infrastructure such as a new secondary school which would be provided on the Colchester/Braintree borders.

- 4.16 Considering all these factors on balance officers recommend that the Colchester/Braintree garden community as a suitable and justified development in this Local Plan.

Recommendation 5: To approve the broad location for a new standalone garden community at West of Braintree for inclusion within the Publication Draft Local Plan.

Recommendation 6: To approve the broad location for a new standalone garden community at Colchester/Braintree borders for inclusion within the Publication Draft Local Plan.

Recommendation 7: To not include the alternative sites at Monks Wood, Pattiswick and The Metro Plan within the Publication Draft Local Plan.

Recommendation 8: To approve the section 1 of the Publication Draft Local Plan

Responses to the Braintree District Draft Local Plan		Agenda No: 6
<p>Portfolio Planning and Housing</p> <p>Corporate Outcome: A well connected and growing district with high quality homes and infrastructure</p> <p>Report presented by: Gary Sung and Alan Massow</p> <p>Report prepared by: Emma Goodings, Alan Massow, Gary Sung, Sean Tofts</p>		
<p>Background Papers:</p> <ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) • National Planning Practise Guidance (NPPG) • Braintree District Draft Local Plan • Highways Option Assessment (January 2016) • Highways Interim Assessment (June 2016) • Braintree Open Spaces Study (2017) • Employment Land Review (2016) • Gypsy and Traveller Accommodation Assessment Braintree District update (2017) 		<p>Public Report</p> <p>Key Decision: No</p>
<p>Executive Summary:</p> <p>The following sections cover the remaining responses to the Draft Local Plan (2016) consultation. It contains responses to comments received and changes to policy on Kelvedon Park, Gypsy and Travellers, Road Infrastructure, Open Space, Employment Policies LPP1, LPP2, and LPP3 – the overall housing numbers policy, LPP16, the housing trajectory and Monitoring and Implementation.</p>		
<p>Recommended Decision:</p> <p>Recommendation 1: Policy LPP Kelvedon Park to be amended as set out in this report</p> <p>Recommendation 2: That the Gypsy and Traveller and Travelling Showpersons Accommodation text and policy is amended as set out in this report.</p> <p>Recommendation 3: Policy 40 New Road Infrastructure to be amended as set out in this report.</p> <p>Recommendation 4: That the text and policy for LPP44 Provision for Open Space, Sport and Recreation is amended as set out in the report.</p>		

Recommendation 5: Policy LPP1 Location of Employment Land to be amended in accordance to the changes shown in this report.

Recommendation 6: Policy LPP2 Employment Policy Areas to be amended in accordance to the changes set out in this report.

Recommendation 7: Policy LPP3 Business Parks to be amended in accordance to the changes set out in this report.

Recommendation 8: To amend the introduction to the Homes chapter of the Local Plan as set out in this report.

Recommendation 9: Approve the supporting text for LPP16 as set out in this report.

Recommendation 10: To revise policy LPP16 Housing Provision and Delivery as set out in this report

Recommendation 11: To approve the amendments to the text following LPP16 Housing Provision and Delivery

Recommendation 12: To agree the housing trajectory for inclusion in the Local Plan as set out in Appendix 1 of the Plan.

Recommendation 13: To approve amendments to Chapter 9 Implementation and Monitoring as set out in this report.

Recommendation 14: To add monitoring of changes in amounts of land allocated as local wildlife sites (LWS) and identified as Sites of Special Scientific Interest (SSSI), and to monitor the number of heritage assets in the district, and applications for listed building consent.

Purpose of Decision: To agree changes to text and policies to be include within the publication draft Local Plan.

Any Corporate implications in relation to the following should be explained in detail.

Financial:	The cost of the production of the Local Plan and its evidence base has been met from the Local Plan budget
Legal:	The Local Plan should meet the requirements for soundness set out in the NPPF
Safeguarding:	N/A

Equalities/Diversity:	The Local Plan is accompanied by a Equalities Impact Assessment
Customer Impact:	The Local Plan will impact all those living, working and travelling in the District.
Environment and Climate Change:	Policies in the Local Plan include those in relation to mitigating the impact of growth on the environment and climate change
Consultation/Community Engagement:	The Local Plan is subject to a period of public consultation for 6 weeks from the 12 th June 2017
Risks:	That the Local Plan will be found unsound at examination
Officer Contact:	Emma Goodings
Designation:	Head of Planning Policy and Economic Development
Ext. No:	2511
E-mail:	emma.goodings@braintree.gov.uk

1 Background

- 1.1 The following sections cover the remaining responses to the Draft Local Plan (2016) consultation. It contains responses to comments received and changes to policy on Kelvedon Park, Gypsy and Travellers, Road Infrastructure, Open Space, Employment Policies LPP1, LPP2, and LPP3, Overall housing policy and Monitoring and Implementation.

2 Kelvedon Park

- 2.1 This policy relates to the Inset Map 50 for Kelvedon Park (Rivenhall) and associated Policy LPP2A Emergency Services Headquarters.
- 2.2 Kelvedon Park is currently a single occupier grade B1 office in use exclusively by Essex County Fire and Rescue Service as their headquarters. The site is located on the Durwards Hall estate, between the villages of Rivenhall and Kelvedon, and was recently extended to the rear with modern office blocks, blending new facilities with historic assets. By allocating a special employment area with specific policy restrictions to manage its use solely by the emergency services, the policy will protect existing jobs and support a strong economy.
- 2.3 Three comments have been received for the Policy and the Inset Map.

Objection comments:

- Cheaper and more appropriate accommodation available. Suggest use for children services or a science museum/activity centre instead.

A number of general comments did not object to the policy but suggested the below observations:

- A lot more thought and planning has to be done on integrating all the blue-light services to improve synergy and effectiveness and reduce costs.
- Site is ideally situated but better access to A12 needed.

Officer's Comments

- 2.4 Some of the comments received relate to the principle of designating an allocation for this site however these are existing facilities and planning permission was granted some time ago. Officers need to consider if the site is suitable in planning terms in regards to sustainable development and the NPPF.
- 2.5 As well as the ambitions for development of the site by Essex County Fire and Rescue since the draft Local Plan consultation, officers have been made aware of investigations into the potential co-location of Essex Police facilities both within and adjacent to the current site boundary. These potential development options would be substantial with a number of planning matters to consider including landscape, heritage impact, ecology and loss of agricultural land.
- 2.6 An important planning matter is the future route of the A12. The A12 Chelmsford to A120 public consultation proposed 2 options which included a new bypass between junctions 22 and 23 (Rivenhall), the route would translocate the new A12 behind Durwards Hall, appearing to be no more than 100 meters south of the southern boundary. Kelvedon Park would then be sandwiched between the current A12 and the new route making a profound difference to the landscape impact assessment.
- 2.7 The NPPF contains no specific guidance for the location of Emergency Services therefore an allocation for additional land should be treated no differently than for an Employment Policy Area - decision makers will need to consider national guidance and any other material considerations.
- 2.8 In this context the NPPF states that plans should support existing business sectors, taking account of whether they are expanding or contracting. The site is also located in a rural part of the district, is several kilometres away from the nearest town but does fit with the spatial strategy. Although Durwards Hall has a bus stop, the public transport service is critically disadvantaged by a lack of convenient and direct pedestrian and cycle access to the eastbound bus stop.
- 2.9 Any options to include training facilities would require extension of the site by 3.3ha, impacting on the provision of agricultural land, and the construction of a number of new buildings, which would impact on the setting of listed buildings

at Hole Farm. Training facilities for the fire service may also involve some taller buildings.

- 2.10 Additional land allocation here would bring jobs to the district and support economic growth. A reasonable material consideration could be that a centralised site would best meet the needs of the occupier and that alternative facilities cannot readily be found elsewhere, in particular that other Employment Policy Areas in the draft Local Plan are unsuitable.
- 2.11 By allocating an additional 3.3ha, officers are supporting the principle of a centralised emergency headquarters and training facility for both the police and fire services for the district. This would secure a number of jobs and boost the local economy. However there are significant heritage and landscape issues which would need to be dealt with through any future planning application. In addition, officers have no information on which of the options for the A12 will be chosen meaning that a 'worse case' scenario should be assumed by default.
- 2.12 Officers believe that negative environmental and social could be limited by careful design and could be considered on its own merits at planning application stage, once the route of the A12 is concluded. Officers are giving great weight to the economic and community benefits of the scheme and accept that, given the balance of planning factors, the proposed allocation could be made acceptable in principle.
- 2.13 To make the policy sound, officers suggest the following modifications:
- Rename the policy to ensure consistency with the proposals map.
 - Add a short paragraph to describe the site and clarify the purpose of the policy.
 - Refine the policy criteria to improve effectiveness.
 - Expand the allocated area to include an additional 3.3ha.

Recommendation 1: Policy LPP Kelvedon Park to be amended as set out in this report

Kelvedon Park

Essex Fire and Rescue currently operate their headquarters from Kelvedon Park. An additional allocation of 3.3ha to the east is proposed to accommodate additional emergency services facilities, including training facilities. These are supported by the Council in principle, subject to compliance with national policy and the remaining policies in the Local Plan.

Policy LPP 2A: **Kelvedon Park** Emergency Services Headquarters

Land at **the Essex Fire & Rescue Service HQ**, Kelvedon Park is allocated as a Special Employment Area specifically to meet the requirements of the emergency services for;

- 999 **Emergency Services** Facilities,
- Centralised Training Facilities,
- Integrated administration facilities
- **Car Parking**, and;
- Vehicle Maintenance Facilities.

An additional 3.3ha extension is allocated on the proposals map. Any further development is supported providing all the following criteria are met:

- 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.

3 Gypsy and Traveller and Travelling Showpersons policy

3.1 Five comments have been received from Essex County Council, Babergh & Mid Suffolk District Council, Gallagher Estates, Environment Agency, and Basildon Borough Council

3.2 The following issues were raised;

- Support the proposal to allocate sites for 40 pitches, based upon need and commitments in the District to 2033
- agree that due to change in national policy there is a need to review the assessment
- consider the housing needs of those who have ceased travelling permanently and therefore under the terms of Planning Policy for Travellers (August 2015) are no longer defined as Travellers
- Approach to allocate 40 pitches at the strategic growth locations and garden communities, approach unjustified and inconsistent with national policy
- Sites should be allocated based on a robust set of criteria to meet specific needs of the community, environmental, and feasibility
- Additional wording suggested to include reference to a Gypsy and Traveller Site Assessment Study to identify most appropriate location

- Support policy in terms of flood risk, first presumption for foul water should be for disposal to a public sewage treatment works, a private means should only be acceptable when it would otherwise be unfeasible
- Support criteria for proximity to services and amenities such as schools.
- Basildon Borough Council would however advise that it is not possible to meet Basildon Borough's identified need for Gypsy and Traveller accommodation in full. A Site Potential Study has been undertaken which cannot identify sufficient suitable sites for the accommodation of Gypsies and Travellers, based on the need identified in the Basildon GTAA 2014. A revised GTAA is underway, responding to the changes introduced by the amended Planning Policy for Traveller Sites 2015, which may affect the quantum of un-met need. However, at this time the outcomes of this assessment are not known. Basildon Borough Council requests that pursuant to the Duty to Cooperate and the requirements of the National Planning Policy Framework, that Braintree District Council considers these matters further and determines whether any reasonable opportunities exist within Braintree District to assist in meeting unmet objectively assessed development needs arising from South Essex.

Officer comment

- 3.3 The Council is required through its Local Plan to meet its identified need for housing which includes, the needs of Gypsy and Travellers and Travelling Show people.
- 3.4 In August 2015 a new definition of Gypsy and Traveller was introduced into the Planning Policy for Traveller sites (2015). This meant that the Council's existing evidence base needed to be updated to reflect the new definition. This new study looked at the new definition and only those households that fall within the planning definition now need to be formally assessed as part of the GTAA process. However, the needs of non-travelling Gypsy and Travellers do still need to be taken into account as we have to meet any identified need for housing.
- 3.5 No sites were submitted through the consultation for Gypsy and Traveller sites. As such it is necessary to identify potential areas which could include the locally identified requirement. The current policies for the strategic growth locations and garden communities, includes reference to the provision of sites for travellers. It is proposed to continue with this approach as it identifies where pitches and plots can go in the short term, and national guidance allows for broad locations for growth to be identified in the medium to long term to meet locally identified need.
- 3.6 The policy also includes criteria for the provision of sites through the planning application process in order to assess whether sites which may come forward

in the short term, and prior to the growth locations, could be suitable to provide pitches and plots.

- 3.7 Any discussion for Gypsy and Traveller provision to meet need beyond that what is required in the district, could be addressed through the Duty to Cooperate. However, at the time of writing the figures for Basildon's requirement has not yet been established. It is also unclear if provision in the Braintree district would satisfy the demand for pitches within Basildon due to the distance between those areas.
- 3.8 A reference has been added to sewerage connect to the main network as the preferred method of waste disposal where practical in response to comments from the Environment Agency.

Recommendation 2 – That the Gypsy and Traveller and Travelling Showpersons Accommodation text and policy is amended as set out in this report

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.

In August 2015 a new definition of Gypsy and Traveller was introduced into the Planning Policy for Traveller sites (2015). This meant that the Council's existing evidence base needed to be update to reflect the new definition. This new study looked at the new definition and only those households that fall within the planning definition now need to be formally assessed as part of the GTAA process.

The new requirements are set out in the table below.

<u>Gypsies and Travellers</u>	<u>GTAA</u>	<u>SHMA</u>	<u>TOTAL</u>
<u>Meet Planning Definition</u>	<u>2</u>	<u>:</u>	<u>2</u>
<u>May meet Planning Definition</u>	<u>4</u>	<u>4</u>	<u>8</u>
<u>Not meeting Planning Definition</u>	<u>0</u>	<u>20</u>	<u>20</u>
<u>TOTAL</u>	<u>6</u>	<u>24</u>	<u>30</u>

<u>Travelling Showpeople</u>	<u>GTAA</u>	<u>SHMA</u>	<u>TOTAL</u>
<u>Meet Planning Definition</u>	<u>5</u>	<u>0</u>	<u>5</u>
<u>May meet Planning Definition</u>	<u>1</u>	<u>0</u>	<u>1</u>
<u>TOTAL</u>	<u>6</u>	<u>0</u>	<u>6</u>

Whilst the requirement has dropped, it is still necessary to provide for the housing requirements of Gypsy and Travellers who no longer meet the planning definition.

Of the identified need for travelling Gypsy and Traveller pitches, none are needed in the first five years of the Plan. 1 pitch will be required between 2021-2026 with a further pitch in 2026 -2031. For show persons plots, 1 will be required between 2016-2021, with 5 required between 2021 and 2031.

For those not meeting the new planning definition, 9 pitches are required between 2016 and 2021, and 11 are needed between 2021 and 2033.

~~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.~~

~~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.~~

~~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 - Gypsy and Traveller and Travelling Showpersons' Accommodation

The Council will allocate 40 **up to 30** pitches for Gypsy and Traveller accommodation, at strategic growth locations, the garden communities **or through the planning application process.**

Additional proposals may be consider through the planning application process if additional need is identified in future.

~~An additional **6** travelling show persons pitch **plots** will be sought **at the strategic growth locations and garden communities,** through the planning **application** process, **or through the expansion or intensification of existing sites.**~~

~~To help meet the identified requirement, pitches or plots will be allocated; h~~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~~ **Are** well-related to existing communities in terms of size, location, local population size, and density
 2. ~~Be~~ **Are** within a reasonable distance of services and amenities such as shops, schools and medical facilities
 3. ~~Be~~ **Are** 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~~ **Are not** located within areas ~~not~~ at risk of flooding
 6. ~~Be~~ **Are** capable of being provided with appropriate drainage, water supply **and sewerage** and other necessary utility services. **For sewerage a connection to the main sewer system will be preferable except when it is impractical to achieve.**
 7. ~~Be~~ **Are** 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.*

4 Road Infrastructure

- 4.1 The purpose of this policy is to identify potential infrastructure projects and 'safeguard' land against development which may prejudice the delivery of schemes identified. Typically, safeguarding may be used to secure flood-risk management areas, the operation of infrastructure such as airports or to prevent minerals sterilisation, and the infrastructure schemes identified here relate solely to road infrastructure projects.
- 4.2 To safeguard a route, the policy must be justified, based on evidence and compliant with national policy. The NPPF states that local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.
- 4.3 To identify a new road infrastructure scheme in the Local Plan, the NPPG states that Local Plan policies should focus on critical issues and address the development needs of the area, paying careful attention to deliverability and viability. The timescales for infrastructure improvements must also relate to the delivery of developments in a way that does not prejudice viability of the development.

- 4.4 The road infrastructure roads and routes safeguarded by the draft Local Plan policy are:
- A131 Halstead Bypass
 - A131 Sudbury Bypass
 - Springwood Drive to Panfield Lane link (Braintree)
 - Cut Throat Lane to Albert Road link (Witham)
 - Witham Station Carpark to Station Road link
 - Inworth road to A12 Kelvedon North/Feering bypass
- 4.5 The Halstead Bypass was discussed at Local Plan Sub-Committee on February 15th and some modifications to LPP40 were approved as recommendation 1. Representations on the draft Local Plan, repeated below, were also considered within the report. These recommendations, which affected the supporting text and the inset map for Halstead, are incorporated into the policy below.
- 4.6 Other safeguarded areas or routes in Witham and around Sudbury are identified on the Policies Map.
- 4.7 This item received a total of fifteen of comments of which four were in support, three were objections, and eight were general comments.
- 4.8 Support for this policy was expressed from developers, residents and councils, including the County Council.
- A131 Halstead Bypass – Support expressed by a developer to the south of Halstead although concern raised that no land was allocated and no suitable delivery vehicle identified.
 - A131 Sudbury Bypass – Support from Babergh District Council and ECC. The bypass is partly within BDC boundary and was identified as a ‘necessary’ piece of infrastructure however there is currently no delivery mechanism.
 - Springwood Drive to Panfield Lane link – Support from the developer representing landowner with interests covering the link road. Subject to planning permission, the link road could commence in 2018 and open in 2019.
 - Another support comment for the Panfield Lane link suggested that a vision for a ‘northern’ bypass should be established to join the A131.
 - Support from a neighbouring developer of strategic allocation at the former Towerlands park. Suggest that road link is shown on the Policies Map to ensure that route could be joined at the boundary.
- 4.9 Objection to this policy

- Rayne Parish Council has stated that this policy should also focus on the B1256 and the Springwood Drive/Rayne Road junction. The Springwood Drive/Rayne Road junction cannot cope now.
 - One objector stated that the proposed infrastructure schemes are 'minimal' and suggested that Highways approval from ECC is sought.
 - Another objection stated that the infrastructure should be delivered before proposed housing.
- 4.10 A number of general comments did not object to the policy but suggested the following observations and modifications:
- Developers representing allocated employment site COLE188, in the east of Halstead, have expressed reservations regarding the Halstead bypass safeguarding route which passes north-south through their site. Further discussion is requested from the Council to consider whether and how much corridor should be safeguarded within the site.
 - Historic England have flagged a number of historic assets that lie on the Halstead bypass route. Any scheme taken forward should take into consideration their impact on heritage assets.
 - Babergh & Mid Suffolk District Council has requested that a reference to the A131 Halstead bypass should be accompanied by an requirement for an assessment on the impact on Suffolk's road network.
 - One of the developers suggested that a division of proposed schemes is made into those that are safeguarded from development and those that are to be delivered as part of a strategic growth location.
 - The future alignment of the A120 should be safeguarded under this policy.
- 4.11 It should also be noted that a number of objections on other parts of the Local Plan related to new road infrastructure, or lack thereof, but were not recorded as direct objection to this policy.
- 4.12 ECC as a statutory consultee commented on this policy as follows:
- ECC, in principle, supports Witham Station Carpark to Station Road link but opposes its inclusion in LPP40 as it is not required to accommodate growth. They recommend the removal of this infrastructure item.
 - ECC supports the A131 Sudbury Bypass, Springwood Drive to Panfield Lane link and the Cut Throat Lane to Albert Road link (subject to BDC being satisfied that it is necessary to support growth).
 - Initial comments from ECC objected to the A131 Halstead bypass but have been superseded with comments in support for the retention of a

safeguarded line of search (refer to recommendation 1 of the Halstead report).

- Initial comments referring to the Inworth road to A12 Kelvedon North/Feering bypass state that the route has not yet been modelled and therefore ECC could not support its inclusion.

- 4.13 Highways England (HE) who are the statutory consultee for strategic roads have stated that their Roads Investment Strategy (RIS) December 2014 included major road infrastructure improvements. Funding is confirmed for the A12 widening and upgrade in the RIS period up till 2020 and a Development Consent Order (DCO) is being progressed for this project.
- 4.14 In addition to the above projects, HE have also stated that they are investigating short term improvements for A120 Braintree to Marks Tey route, and in particular two junctions, Marks Farm roundabout and A120/Colne Road junction.
- 4.15 HE supports the new road infrastructure scheme for the Springwood Drive to Panfield Lane link but make a general comment, neither supporting nor objecting, to the Inworth road to A12 Kelvedon North/Feering bypass. They acknowledge that north facing slip roads on the A12 at Feering, as proposed in draft by the developer, are a 'good idea' but note that this could impact traffic movements over quite a wide area and no modelling work has been undertaken to assess this impact.

Officer's Comments:

- 4.16 Taking into account the comments above, officers have considered making amendments to LPP 40 New Road Infrastructure to reflect the feedback given, in particular to comments from our key infrastructure delivery partners at ECC and HE.
- 4.17 Some objectors have criticised this policy as inadequate for the junction at Springwood Drive/Rayne Road and criticised the overall amount and timing of infrastructure. The Braintree Local Plan – Preferred Options Assessment for Highways/Transport Planning modelled Springwood Drive/Rayne Road and indicates that some mitigation is possible and recommends two options – an enlarged roundabout and NE slip lane. Without mitigation, at 2033 the junction would require significant reductions in traffic in order to stay 'within capacity'. If the recommended NE slip lane is implemented, the junction would become slightly overcapacity in the AM peak, with delays of about 16 seconds, but within capacity during the PM peak.
- 4.18 The County have objected to the inclusion of Witham Station Carpark to Station Road link in the policy because it is not required to support growth. This

scheme is not related to an allocation, however officers believe that there is justification to safeguard this scheme for future to allow general improvements to traffic circulation in Witham.

- 4.19 Regarding the safeguarding of the A120 route, the upgrade to the A120 is a key project at initial options public consultation stage and it is not possible to safeguard the routes or junctions at this stage. Similarly the A12 consultation is at preferred options stage and HE is not requiring the local planning authority to safeguard this route. HE will issue a notification of development in summer 2017 and the Local Planning Authority will be required to consult HE on developments which affecting the red line boundary of the proposed route. A DCO (or planning application) for the A12 widening is expected to be considered by the Planning Inspectorate in 2018.
- 4.20 Upgrades to the A12 and A120 are referred to as Key Project in the Local Plan paragraphs 3.53 – 3.62 and are part of the strategic policies. An all directions junction on the A12 north of Feering is required as part of policy LPP20. Suitable links between the new junction and Inworth road remains part of the supporting text for this development.
- 4.21 An infrastructure delivery plan (IDP) is being produced which will show where and when infrastructure improvements are expected to be implemented. The IDP will also show how the development in the Local Plan will implement mitigation measures using S.106 contributions from nearby strategic developments.
- 4.22 A number of new road infrastructure improvements will be identified in the IDP and this will include key junction improvements as well as the Springwood Drive to Panfield Lane link and the Inworth road to A12 Kelvedon North/Feering bypass.
- 4.23 To meet the road infrastructure requirements identified as essential in the Braintree Local Plan - Preferred Options Assessment and the IDP, a number of infrastructure schemes have been added to the policy. The timing cost and trigger points for delivery of these infrastructure schemes will be identified in the IDP. To make this policy more legible in NPPF terms, it is proposed to separate infrastructure schemes which are part of a development from schemes which identify land to be safeguarded.

Recommendation 3: Policy 40 New Road Infrastructure to be amended as set out in this report.

New Road Infrastructure

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 and other junction improvements.

The A12 Chelmsford to A120 widening project is being delivered early in the plan period by Highways England. It is expected to increase overall capacity and upgrade junctions to make the network safer and smooth traffic flow. The Council will work with Highways England to ensure that safe, convenient and suitable access to local roads is provided to meet the needs of local towns and villages.

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.

The Council's Infrastructure Delivery Plan sets out delivery timescales for the new road infrastructure schemes required to support Local Plan allocations. The IDP is a 'live' document and will be updated throughout the lifetime of the Local Plan.

The Halstead Bypass (A131) is a longer term proposal aimed at supporting the integrity of the A131 Primary Route, which runs from Chelmsford to Sudbury catering for longer distance traffic travelling from mid Essex and south Suffolk, and in combination with other Primary Routes, such as the A130 and A134 connects the A12 with the A14. As a result of combining the A131 route with other road improvements (such as the A120 at Braintree) only Halstead remains as a town that the A131 has to pass through.

The New Anglia Local Transport Body has agreed funding to develop the business case for a Sudbury Western By-Pass, and which will enable the progression of design work, together with traffic modelling and environmental assessment. The delivery of this scheme and other planned infrastructure improvements in the area is likely to have a significant impact on traffic flows in the area.

The road at present is a single carriageway with a major pinch-point at the two mini roundabout junction of the A131 Head St / A1124 Hedingham Road / A1124 Colchester Road intersection within Halstead town centre. The junction currently operates at capacity, and will be further exacerbated in the plan period, with minimal opportunities for mitigation. There will be a significant need to encourage modal shift measures such as improving public transport and cycling, and which are being considered by the A131 Braintree to Sudbury Route Based Strategy and Braintree Cycling Action Plan.

The Halstead bypass scheme was first developed and protected from development in the 1990's. Whilst the scheme has not come forward in the

intervening time it remains a priority for the County Council and it is likely that growth on the corridor from North Chelmsford, Braintree and at Sudbury will result in a need to commence development work on the scheme during the plan period.

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~~ **will** 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~~

The following schemes are proposed to support development allocated in the Local Plan.

- **A new road connecting Springwood Drive with Panfield Lane.**
- **A new link road between Inworth Road and the A12 Kelvedon North/Feering junction.**

5 Open Space

- 5.1 This section of the Plan outlines the Council's approach to the protection and provision of open space, sport and recreation. This section of the plan is supported by the Open Spaces evidence base.

Comment Summary

- 5.2 Twenty comments have been received on this section of the plan including comments from Natural England, Essex Wildlife Trust, Essex County Council, Sport England, and the NHS.

- Information should be provided on the dates which the charges apply and how they would change yearly.
- Who pays the the cost for these facilities?
- Clarification should be provided as to whether provision should be on site or a contribution, as an existing facility may be near to development. Should be referenced in the table as well as the policy.
- Parts of the preamble would be better in the policy.
- Braintree Hockey Club provided comments regarding the club and its facilities, as well as commenting on hockey provision in the district.
- Suggested wording change to strengthen wildlife protection at recreation facilities (Essex Wildlife Trust)
- Evidence of access to natural green space should be included in the evidence base (Natural England)
- Green infrastructure should have good access through good design (Natural England)
- Additional wording suggested for LPP44 to allow for an assessment of existing open space to help determine what on site provision is necessary.
- Reduced provision should be allowed when existing facilities are in walking and cycling distance, or planning obligations to provided upgrades to existing facilities.
- Policy should be re-written to distinguish between what is a requirement and what is an aspiration. Preamble requirements not reflected in policy.
- Reference to the multi-use function should be included in the policy as SUDS can be part of green space. (Essex County Council)
- Requirements should take into account site viability (As per paragraph 173) deficiencies of provision may make it uncertain what a site should be providing.
- Reference to the remedy of deficiencies should be removed
- Sport England would object to the loss of open space (reference made to several sites which potentially could impact open space), unless robust evidence is provided showing a surplus. (Sport England)
- The Planning Pitch Strategy and Built Facilities Study should inform policy. Sport England is generally supportive. (Sport England)
- Content of the three tables in the policy would be better included in a SPD.
- Purpose and meaning of figures in the second column of the “Open Space Requirements to 2033” is unclear.
- Better deals should be provided for adult swimming.
- Support for the policy (NHS).

Officer Comments

5.3 Officers note the support for this policy.

It is intended, the costs quoted are to be paid by the developer to meet the requirements for open space which the development generates.

- 5.4 The open space requirement shows the quantum of open space in hectares which should be provided per 1,000 people, it is the basis for calculating how much space would be needed based on estimated population growth.
- 5.5 In terms of the comments by Braintree Hockey Club, the accompanying Open Spaces evidence base has been amended to include those points raised.
- 5.6 On site provision of most types of open space is generally preferable as allowing for reduced areas in favour of a contribution would potentially exacerbate shortages which already exist in an area. It may however be more appropriate, particular for playing pitches, to enhance or expand an existing facility in order to keep running costs down by concentrating facilities in one location, thereby benefiting from economies of scale.
- 5.7 The open spaces evidence base includes an appendix which shows what areas have an over or under provision for each type of space. These maps can be used to determine what provision would be most appropriate for a particular area. It is likely that the type of open space a development would have to provide, this coupled with the Open Space Action plan would provide developers with certainty as to what should be provided.
- 5.8 For areas with a deficit of certain types of space, it is intended that the policy would enable a different sort of open space to be provided when there is a surplus of another type of space.
- 5.9 Reference to the protection of private managed spaces has been removed from the pre-amble as it is covered in the policy.
- 5.10 In terms of comments made by Natural England regarding its Analysis of Accessible Natural Greenspace Provision for Essex, including Southend-on-Sea and Thurrock Unitary Authorities, officers are of the view that the document should not be included within the Local Plan evidence base, due to the age of the document. Originally published in 2009, significant changes are likely to have occurred since the publication of the document such as new areas of Angst being identified within the districts, and that the document was draft before the National Planning Policy Framework.
- 5.11 It is proposed to remove the standards from the policy and pre-amble and include them in a Supplementary Planning Document to be produced once the Local Plan has been adopted.
- 5.12 This SPD would include information on the application of the charges including how they would be altered to account for inflation. It is also proposed

to introduce a delivery body for sport and recreation to better guide its delivery.

Recommendation 4 – That the text and policy for LPP44 Provision for Open Space, Sport and Recreation is amended as set out in the report.

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. 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

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.

The Council evidence base outlines the type and level of open spaces required in the district. In order to meet this provision, a holistic approach will be used, to ensure that the most appropriate open space, and sport facilities are provided taking into account existing surplus and deficits, and the quality of

existing facilities. The co-location of facilities will be encouraged to enhance their long term financial sustainability.

To this end the Council will establish a Sports and Open Space delivery body involving key partners such as town and parish council's, local sports groups, Sport England, developers and Essex County Council to identify opportunities to improve and provide facilities over the life of the Plan.

Open space may also be collocated with other types of landscaping and natural features or SUDs.

Policy LPP44 – 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 community religious and cultural festivals
- Areas of open space that particularly benefit wildlife and biodiversity
- **Areas identified as visually important on the proposals map**
- **Play areas, and sport and recreation grounds and associated facilities**

~~The Council will look to remedy deficiencies in the provision of open space, sports or recreational facilities.~~ 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.

For small sites where on site provision is impractical, consideration will be given to opportunities for off-site provision or improvements within the ward or an adjacent ward.

Existing open space, sports and recreational buildings and land shall not be built on unless an assessment has been undertaken which has clearly **demonstrated** ~~that shown~~ the open space or the building 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 **which could impact on** ~~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 **access to the wider countryside**
- Considering **Mitigating** 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;~~

~~Open Space Requirements 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

~~Built Sports and Recreation Facilities~~

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

Playing Pitch and Outdoor Sports

Type	Adult (Pitches)	Junior (Pitches)	Mini (Pitches)	Other considerations
<i>Football Pitches</i>	9	16	3	<i>Improved changing facilities</i>
<i>Football pitch growth requirement</i>	Surplus of 41	Deficit 22	N/A	<i>Insufficient 3g sites (4.3 3g pitches to meet requirement)</i>

<i>Cricket</i>	<i>1</i>	<i>1 (Shared)</i>	<i>1(Shared)</i>	<i>Central venue for casual cricket could be explored</i>
<i>Rugby</i>	<i>1</i>	<i>1 (Shared)</i>	<i>1 (Shared)</i>	<i>Improved drainage at Braintree RUFC. Reorientation of main pitch at Witham RUFC. An additional 3g Artificial Grass Pitch in Braintree or Witham.</i>
<i>Hockey</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>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.</i>

6 A Strong Economy - LPP1/LPP2/LPP3

6.1 A total of thirty two comments were received on the Policy and supporting text in this section. Of which, seven are in support, six are objections, and nineteen are general comments. They are spilt below into comments on the supporting text and comments on the policy itself.

6.2 Support comments to introductory text:

- Support from employment site owner for A Strong Economy in particular para 6.11

6.3 Objection comments:

- Rail links are very poor, costly and frequently delayed and roads are congested.
- Due to poor transport links, Braintree district is not well located to support business growth and inward investment.
- No housing should be permitted until roads are upgraded.
- Developers at Great Notley have taken 20 years to create an employment hub, this shows that there is poor employment in the district. West Braintree which lacks infrastructure and is further from transport hubs may not be able to create employment.
- West Braintree will become a dormitory town due to lack of rail link. Congestion will result in rat-running.
- West Braintree shows little to no employment opportunities.

- Jobs creation is questionable in the light of the new economic climate created by Brexit.
- A number of responses felt the chapter should be reviewed and the AECOM ELNA reassessed in light of Brexit.
- A number of objections related to the statement on good transport links in paragraph 6.3
- Objections to the SE LEP aims in paragraph 6.4 because the job aims are unrealistic, the £700m SE LEP funding won't pay for enough roads, does not account for economic trends and the housing is not being built where the jobs are created.
- Where are the jobs for 8-13,000 homes – particularly in a falling economy?
- Disagree with para 6.11, emphasis is on London to Cambridge, not Stansted to Harwich.

6.4 General Comments:

- BDC needs to do some work in attracting more large employers to the area. There is also a lack of strategy for local employment.
- The quality of new jobs is a concern.

6.5 A number of general comments did not object to the policy but suggested the below observations. A significant number of comments related to roads or rail in general:

6.6 Bardfield Sailing has stated that paragraph 6.2 should be amended to better explain how the proposed allocations will achieve a balance between the three dimensions of sustainable development.

6.7 Rayne Parish Council has commented:

- Geographically, Braintree is in a good position but the quality of road and rail links is poor.
- What is Braintree's expectation of SE LEP investment in para 6.4
- Benefits of para 6.6 is dependent on very early development of A120.
- Road infrastructure is not suitable for growth of the logistics sector in para 6.14

6.8 Stebbing Parish Council has noted that historically residents have out-commuted. Improbable that 1,300 jobs could be created at Garden Communities, questioning its sustainability.

6.9 ECC supports the references to securing a strong economy:

- ECC is implementing the Economic Plan for Essex (2014)
- ECC and Highways England are working on route options for the A12 and A120 to unlock more economic potential.

LPP1 Location of Employment Land

6.10 Support comments:

- A developer has expressed support for employment scenarios 1 and 2 in the Garden Communities Concept Feasibility Study, Options and Evaluation.
- Support for plan's objective of seeking a better balance between location of jobs and housing.
- The allocation for Cole188, Bluebridge Industrial Estate is supported.
- Allocation for Land to the west of the A131 at Great Notley is supported by the developer, however the site should be expanded and the wording amended to accommodate 41.3ha. Land to the west of GRNO 260 should be designated as reserve employment land.
- Allocation for RIVE 362 land Adjacent to Burghey Brook Poultry Farm, Eastways is supported by the developer. Site can be delivered without significant new infrastructure in short to medium term and is considered justified and appropriate. A statement of common ground has been agreed for the delivery of RIVE362 and RIVE363. The developer for housing in Witham also supports the allocation of employment land at Eastways.
- Support the provision of 23.3ha of industrial land and 20ha of office land, this should be a minimum.

6.11 Objection comments:

- LPP1 is unclear regarding rural employment sites
- The policy does not recognise Four Elm Mills as an employment site despite the employment of 75 people. The company would like to grow and requires a special policy to allow redevelopment (to residential) to assist the relocation of the business to a more suitable site.
- Objection to paragraph 1 of policy – it is not clear if this applies to sites/buildings which are in employment use but not on identified employment sites.
- Paragraph 1 lacks detail to explain criteria to test if a site is viable and sustainable. Does viable mean the premises is outdated?
- PANF136 should be allocated for employment, potential for delivery in short to medium term. Less complex than employment at Garden Communities. The ELNA recommends this site for allocation as B1c/B2/B8 (recommendation 5).
- Objection by owners at Bluebridge Industrial Estate referring to the current extent of industrial land. Parcels 1 and 2, which are small parcels to the north of the site, should be included within the allocated area. Structural landscaping should be removed.

- 3ha of employment allocation is identified at both garden communities, the Local Plan should recognise this is challenging and should be flexible to account for potential delays in delivery.
- Objection to 15ha extension to Springwood Drive, site should be allocated for residential instead. The ELNA explains that the 43ha of employment land is needed but the policy allocates 51.3ha excluding employment at garden communities.
- Springwood drive is not as attractive for B8 warehousing compared to Eastlink120 and Eastways. Future employment demand is for B1 and B8, Springwood Drive is less favourable for both.
- Neighbourhood centre uses to count towards the employment land provision.
- The table does not explain employment sites match with location of homes or match identified need.
- No justification for identification of business parks in garden communities. No need is identified given the growing and developing Skyline 120. There is no masterplan for these allocations.
- A number of responses stated that allocations at garden communities are not justified in light of Brexit and the economic climate.
- Policy does not comply with NPPF regarding avoiding the long term protection of sites
- The criteria for protecting sites, viable and sustainable, are vague.
- Loss of town centre employment makes Braintree look like a 'donut' – a ring of housing development with no core.

6.12 A number of general comments did not object to the policy but suggested the below observations:

- Unknown which businesses will use employment land.

6.13 Comments by ECC:

- ECC support the approach to retaining existing sites where they are still viable, and provide new strategic employment land.
- ECC have commissioned a study for employment 'Grow-On Space'. Anecdotal evidence suggests that once established businesses have struggled to find suitable properties to move onto from their incubation. Report should be available in September 2016.
- Eastways and Bluebridge Industrial Estate are identified as at risk of flooding.

6.14 Natural England has objected to the policy as the location of the proposed business park at Marks Tey Garden Community is unclear. NE advises that direct or indirect impacts on Marks Tey SSSI should be avoided.

Officer's Comments

- 6.15 The Council will be submitting a policy to the secretary of state which it believes will be 'sound'. To be sound this policy should be positively prepared, justified, effective and compliant with national policy (NPPF or NPPG)
- 6.16 The Local Plan is a key instrument for achieving the Council's economic vision and objectives. To create a successful economy, the strategic objective of supporting growth and encouraging new business will be attained by providing high quality land and buildings in sustainable locations. This means that some unsuitable premises and employment land will be replaced with new employment land. There is some deallocation of poor quality employment land in rural areas and some loss of older employment land in rural and urban areas is expected over the plan period.
- 6.17 To meet the expectations of National Planning Policies, the Local Plan must identify and accommodate full objectively assessed need (FOAN) for employment need by allocating enough new land to accommodate projections. These projections are based on the East of England Forecasting Model (EEFM) which predicts which employment sectors will grow and which will contract. The model extrapolates existing trends and incorporates adjustments for household growth, demographic changes, commuting patterns and economic trends. It accounts for supply chain linkages, technological innovation, home working and housing growth as well as drivers of change. This policy only encompasses allocations for B-class employment floorspace however other sources of employment will be secured within the retail, housing and infrastructure allocations or policies.
- 6.18 The Braintree District Employment Land Needs Assessment (ELNA) 2015 sets out the current demand and supply for existing employment sites. It forecasts local jobs growth, economic growth and outlines the available spatial options for meeting identified need.
- 6.19 The seven recommendations in the ELNA build on the district's strengths, as identified in Part 1 of the Local Plan, by agglomerating businesses and industry at the most connected clusters. These are mainly around the towns of Braintree, Witham, Halstead and the Garden Communities. These locations accord with the spatial strategy of concentrating development around the A12, A120 and railway lines. Officers believe that this broad alignment between homes and employment is a sustainable strategy.
- 6.20 Policies LPP1 to LPP3 seeks to protect well-functioning employment land, retain relevant allocations from the Core Strategy and allocate new land at sustainable locations. For the purposes of clarification, officers are

recommending changes to the policies which formally identifies size, name and proposals map reference of each employment site.

- 6.21 A good level of response was received over the draft Local Plan consultation on Employment Land policy. Some representations promote the allocation of Employment land at alternative sites:
- Four Elm Mills, Bardfield Sailing,
 - Infill at Blue Bridge Industrial Estate, Halstead,
 - Land to the west of Eastlink120 (reserve land in lieu of West of Braintree Garden Community).
- 6.22 The representations regarding Four Elm Mills and Blue Bridge Industrial Estate have already been considered in the relevant village/town committee report.
- 6.23 Further land to the south west of Eastlink 120, comprising of up to 13ha, is being promoted as either an extension for employment use now, or as reserve land for flexibility should other sites not deliver. Officers consider that at present sufficient employment land has been allocated in the District but that this site is likely to be an attractive location for employment provision in future plan periods as the development of the existing allocation is built out.
- 6.24 One response is seeking a reduction of employment land at the mixed used site on Springwood drive. This matter was dealt with in the report for Inset Map 1a, Braintree North, and the committee accepted recommendations that 10ha of B1/B2/B8 employment land is allocated (which is a reduction from 15ha).

Employment Land Needs Assessment

- 6.25 The ELNA's conclusions and recommendations identify a net requirement for 9.2ha and de-designation of a further 14ha which equates to the 23.2ha as quoted in the draft policy. Having had regard to decisions undertaken and further developments on employment sites identified for de-designation, the amount of de-designated land was updated as follows.
- 6.26 At the Hunnable Industrial Estate in Great Yeldham, an approved planning permission has reduced the extent of this site by 1.9ha, to 2.8ha, which is to be retained. Land at Harrison Works, Halstead has been identified at a Comprehensive Redevelopment Area subject to policy LPP23 and an estimated 0.4ha of B1 office is assumed there. This leaves 1ha of residual employment land at Halstead Town Centre following a succession of redevelopments and de-designations.

- 6.27 Since the publication of the ELNA, a site measuring 3.5ha at the Carrier site (15/01366/OUT) in Braintree Town Centre was taken out of the Employment Policy Area. A reassessment of Skyline 120 and the deallocation of Arla Dairy in Hatfield Peverel reduces the net amount of Employment Policy Area by a further 5.4ha. These two losses are in addition to the recommended de-designations of underperforming sites.
- 6.28 Taking into account all of the above, a total of 20.9ha of losses/de-designations will need to be reallocated on new sites. After adding 9.2ha for net requirements, 30.1ha of B1, B2 and B8 employment land is required. For offices, a forecast need of 19.5ha is the most likely scenario. A summary of the changes to employment land is summarised in the two tables below:

Office Land Calculations

	Area (Sqm/ha)
ELNA forecast requirements (mid point of range 53,400 to 66,800 sqm) (ELNA, 2015. Table 6-1)	60,100
Convert to Employment Land (plot ratio 1:0.25 to 1:0.4 - mid-point 1:0.325 used)	195325
Net new employment land forecast requirement for offices	19.5325

Employment Land Calculations

	Area (ha)
Designated and non-designated B1, B2 & B8 Employment Land Baseline (ELNA, 2015. Table 4-1)	312.4
ELNA recommended de-designations of non-performing/less suitable employment land (ELNA, 2015. R6)	-14
ELNA forecast requirements for industrial land use (mid-point of range)	9.2
Redevelopment and de-designation since ELNA publication (August 2015)	-6.9
Net new employment land need	30.1

- 6.29 A total of 49.6 hectares of objectively assessed employment land need will be met by 51.1 hectares of new allocations identified in Policy LPP1. This will be split between B1 Office Land and B2/B8 Industrial Land and where necessary assuming a 40/60 split between B1a/b and B1c/B2/B8 for Employment Policy Areas.
- 32.1ha of new B1c/B2/B8 is being allocated which is 2ha above the need for identified 'medium' demand forecast and 0.2 ha above 'high' demand forecast (adapted from ELNA, 2015. Table 6.3).

- For B1a/b offices, 18.8ha is available against a requirement of 20ha. This slight under provision could be met by increasing the office density or varying the split on Employment Policy Areas.
 - It is assumed that no employment land will be delivered within the plan period on either of the garden communities.
- 6.30 Specific land allocations on garden communities have not set out in this policy but will be determined through the Strategic Growth DPD. The expectation is that the garden communities will deliver significant employment offers.
- 6.31 The amount of losses and gains in employment land will be monitored over the plan period. The table in policy LPP1 shows that total allocations as listed are in excess of identified requirements however this approach will provide a small amount of flexible capacity should there be any unexpected losses from existing employment sites or should any new allocations under deliver against estimated capacity. Officers are satisfied that the amount of allocations meets the FOAN for employment land and that the policy is sound.
- 6.32 Natural England's consultation response will be taken into account within the relevant Garden Communities report. There is no change required to this policy to address this statutory response.
- 6.33 In reply to some consultation responses, officers are recommending changes to the supporting text to clarify matters. An estimate for employment land allocation at all strategic sites is incorporated into policy LPP1 to show what is going and where. Policies LPP2 and LPP3 will be updated to formally identify employment land which is protected under those policies. A modification to the supporting text elaborating on requirements for viability testing is also recommended.

Recommendation 5: Policy LPP1 Location of Employment Land to be amended in accordance to the changes shown in this report.

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.

Location of Employment Land

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.

Table 4-1 of the ELNA identifies 29 designated and non-designated clusters of which the majority is located at three large industrial areas, one each in Braintree, Witham and Halstead, with smaller allocations at Strategic Allocations and the Garden Communities. Employment land identified was categorised into either Employment Policy Areas (Mixed B class) or Business Use (Exclusively B1) through Local Plan Policies LPP2 and LPP3.

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. ~~Taking t~~**Taking t**he mid point, after applying a plot ratio 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~~ **19.5ha** of additional B1 business space (see ELNA 2015, footnote 84).

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. **9.2ha of net new requirement is needed pursuant to a medium growth scenario including a degree of frictional vacant land for choice and competition.** Several poorly located or non-functioning employment sites were recommended to have their designation for employment uses removed and therefore the overall new requirements for industrial land ~~are~~ **is 30.1ha** ~~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.

For the purposes of this policy, viable and sustainable means that proposals for redevelopment must demonstrate that continued employment use is not possible, based on marketing, viability and other appropriate tests.

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 ~~23.3~~**32.1ha** of industrial land and ~~20ha~~ **19.5ha** of office land in the District to support this.

All 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.

<u>Ref</u>	<u>Area ds</u>	<u>Size and Proposed Uses</u>	<u>Area (ha)</u>
a)	Extension to Springwood Drive industrial area in Braintree	15 <u>10</u> ha employment policy area including a community sports facility.	<u>10</u>

b)	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.	<u>18.5</u>
c)	Extension to Eastways Industrial Estate, Witham in Diverhall	6.8ha <u>Employment policy area</u>	<u>6.8</u>
d)	Extension to Bluebridge Industrial Estate, Halewood	Up to 11ha <u>Employment policy area</u>	<u>2</u>
e)	<u>Land East of Great Notley</u>	<u>Up to 3ha employment policy area. To be determined through Masterplan Framework</u>	<u>3</u>
f)	<u>Land East of Broad Road</u>	<u>Up to 3ha employment policy area. To be determined through Masterplan Framework</u>	<u>3</u>
g)	<u>Land at Feering</u>	<u>Up to 4ha employment policy area. To be determined through Masterplan Framework</u>	<u>4</u>
h)	<u>Maltings Lane Business Park (Gershwin Park)</u>	<u>Retained allocation for business uses</u>	<u>3.8</u>
Major Business Park on the West Braintree Garden Community		To be determined through <u>a Strategic Growth DPD</u> Masterplan Framework	
Major Business Park on the Marks Tey Garden Community		To be determined through <u>a Strategic Growth DPD</u> Masterplan Framework	
<u>Total identified new employment land allocations for B1, B2 and B8:</u>			<u>51.1</u>

LPP2 – Employment Policy Areas

- 6.34 As a lower value of land use, B1, B2, B8 use classes for employment are often under pressure from other uses. Erosion of larger plots of employment land, particularly older stock in sustainable locations, can undermine the benefits of clustering and overall competitiveness of business.
- 6.35 This policy is required to manage identified existing employment sites in the district and protect them from inappropriate uses while complying with national policy to avoid long term protection of sites with no reasonable prospects.
- 6.36 A total of eight comments were received on the Policy and supporting text, one in support, two objections and five general comments.
- 6.37 Support comments:
- Support expressed by the landowner for the allocation of BLAN113 Lynderswood Farm (Great Notley).
- 6.38 Objection comments:
- Paragraph 6.16 needs to be reviewed due to implications of Brexit.
 - LPP2 is not consistent with national policy. NPPF paragraph 22 states that it should incorporate flexibility to allow alternative uses, subject to demonstration that the relevant site has 'no reasonable prospect of being used for employment use' and the proposed use being supportive of the creation of sustainable communities.
 - Policy should reflect para 22 of the NPPF and include the following text: 'Employment sites protected for that use on the Proposals Map and sites or buildings in current or recent use as an employment site, will be retained for such uses unless there is no reasonable prospect of the site or building being used for that purpose. Alternative employment generating uses may be acceptable where they are in compliance with other policies in the Local Plan.'
 - Policy should include criteria: 'Other employment generating uses where they are in compliance with other policies in the Local Plan'.
- 6.39 A number of general comments did not object to the policy but suggested the below observations:
- LPP2 can be omitted and parts combined with LPP1.
 - Delivery depots operate in sensitive hours, sensitive land uses, particularly new dwellings should not be located nearby.
 - Paragraph 123 of the NPPF states that planning policies should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

- Policy should include the following text ‘Development or change of use to a non-employment use will only be permitted when: It would not detract from the employment use of the remaining sites in the area and; where new developments or changes of use impact on existing business, adequate mitigation measures are designed into the new site.’

6.40 The County Council as statutory undertaker have made the following response:

- Paragraph 6.17 ‘business park’ should be replaced with ‘employment area’ to be consistent with policy LPP2.
- Welcome criteria D which identifies waste management facility as employment activity, therefore consistent with Waste Local Plan.
- Waste local plan identifies Bluebridge Industrial Estate; Earls Colne Airfield; Eastways-Crittall Road, Waterside Park; Freebournes Industrial Estate; Skyline 120; Springwood Industrial Estate; and Sturmer Industrial Estate Area 1 as ‘Areas of Search’.

6.41 Rayne Parish Council has stated that home-working is a key area but lack of up-to-date broadband will be a major obstacle.

Officer’s Comments

6.42 The Council will be submitting a policy to the secretary of state which it believes will be ‘sound’. To be sound this policy should be positively prepared, justified, effective and compliant with national policy (NPPF or NPPG)

6.43 This policy works in combination with Policy LPP1 to protect existing identified employment policy areas. Thus the flexibility required to accord with Paragraph 22 of the NPPF is a component of LPP1. There is also flexibility to accommodate suitable Sui Generis (SG) uses and uses that benefit the overall cluster. Otherwise, the Employment Policy Area is seeking to protect clusters of employment land from non B1/B2/B8 uses to ensure there is a critical mass and to avoid conflicts between competing land uses.

6.44 Officers note that one response is advocating a policy which would place the burden of mitigation for new developments affected by existing employment on the agent of change. This change would be compliant with national policy and would result in more effective protection of existing employment uses. Officers are recommending an amendment to the supporting text.

6.45 The clarifying amendment from ECC is accepted and the feedback for waste management is noted. A table is required to identify the areas where this

policy will be applied, this has been added as shown in the Appendix.

Recommendation 6: Policy LPP2 Employment Policy Areas to be amended in accordance to the changes set out in this report.

Employment Policy Areas

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.

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.

Development or change of use to a non-employment use will only be permitted when It would not detract from the employment use of the remaining sites in the area and; where new developments or changes of use impact on existing business, adequate mitigation measures are designed into the new site.

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:

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

<u>Ref</u>	<u>Site Name</u>	<u>Area (ha)</u>
<u>(a)</u>	<u>Sturmer Industrial Estate, Haverhill</u>	<u>12.3</u>
<u>(b)</u>	<u>Hunnable Industrial Estate, Great Yeldham</u>	<u>2.8</u>
<u>(c)</u>	<u>Rippers Court, Sible Hedingham</u>	<u>2.3</u>
<u>(d)</u>	<u>Gosfield Airfield</u>	<u>5.7</u>
<u>(e)</u>	<u>Bronton Drive Industrial Area, Halstead</u>	<u>3.7</u>
<u>(g)</u>	<u>Halstead Town Centre</u>	<u>1</u>

<u>(h)</u>	<u>Bluebridge Industrial Estate, Halstead</u>	<u>25.3</u>
<u>(i)</u>	<u>Riverside Business Park, Earls Colne</u>	<u>2.2</u>
<u>(j)</u>	<u>Earls Colne Airfield</u>	<u>23.9</u>
<u>(k)</u>	<u>Springwood Industrial Estate, Braintree</u>	<u>63.3</u>
<u>(l)</u>	<u>Skyline 120, Great Notley</u>	<u>19.5</u>
<u>(m)</u>	<u>Braintree Town Centre</u>	<u>21.8</u>
<u>(n)</u>	<u>Allshot's Farm, Kelvedon</u>	<u>1.7</u>
<u>(o)</u>	<u>Coggeshall Industrial Area</u>	<u>3.7</u>
<u>(p)</u>	<u>London Road, Kelvedon</u>	<u>0.8</u>
<u>(q)</u>	<u>Kelvedon Railway Station</u>	<u>2.2</u>
<u>(r)</u>	<u>Eastways, Witham</u>	<u>41.3</u>
<u>(s)</u>	<u>Freebournes, Witham</u>	<u>42.5</u>
<u>(t)</u>	<u>Lynderswood Farm, Black Notley</u>	<u>6.9</u>
<u>(u)</u>	<u>Premdor, Sible Hedingham</u>	<u>0.2</u>
	<u>Total</u>	<u>283.1</u>

LPP3 Business Parks

6.46 Only two comments were received, both of which were objections. There were no statutory comments.

6.47 Objection comments:

- The need for business uses is understood and supported but is unclear where the locations for employment are.
- Land to south-east of Braintree town should be identified as suitable for B1. This location close to an existing cluster of businesses, close to local labour, public transport services and rail links. It has future potential to link to the rail branch line and an upgraded A120.
- Objection to paragraph 6.20 which states that Council has identified a number of employment areas which are no longer suitable. Four Elm Mills should be listed. Site is not compatible with inefficient access for HGV's to the strategic road network.
- Site should be allocated for residential use, not B1 employment use.

6.48 No comments from statutory consultees were received on this policy.

Officer's Comments

6.49 This policy is justified on the basis of employment evidence within the 2015 Braintree District Employment Land Needs Assessment (ELNA) which states that there is a lack of variety in office space. Small enterprises need premises to expand into and there is a limited quantity of available medium and larger premises, which in any case tended to be older and lower grade.

- 6.50 Some B1 office clusters are also under pressure from office to residential change of use. There is already a low level of provision of this type of development and occupiers tend to search for space on a regional scale. Therefore the district is potentially losing business to areas with a greater stock of modern high quality office units such as Colchester or Chelmsford.
- 6.51 By restricting uses on these sites, the policy seeks to protect clusters of specialist employment use. Four sites in the district have been identified for this policy. Apart from Witham Town Centre, these are enclaves in rural locations which have a distinct character. In addition a designation for a 3.8ha business park is being retained at Maltings Lane, Witham.
- 6.52 The ELNA has sought to create new opportunities for businesses which addresses issues in office space provision through the allocation of land as specified in Policy LPP1. Provision at Braintree will be focused on a cluster at Eastlink 120 which scored well in the site survey and has good road links. Town Centre locations will continue to be encouraged where opportunities arise however the ELNA does not identify any further B1 need at Braintree.
- 6.53 Four Elm Mills is not identified as an employment cluster in the ELNA and officers have identified a number of shortcomings. As a preliminary assessment, officers would suggest that the site is unsuited for identification as B1 business use in any case. The survey methodology and criteria for the ELNA are based on factors and issues set out in national policy, with the full description of the methodology set out in the report.
- 6.54 Officers have identified business parks in this policy and on the Proposals Map, and have recommended amendments to the policy to clarify the extent of these allocations.
- 6.55 Development Management officers have suggested that ancillary uses within an existing building would not require planning permission. Amendments to the wording in relation to this factor, these changes which improve clarity and therefore improve effectiveness, are recommended.

Recommendation 7: Policy LPP3 Business Parks to be amended in accordance to the changes set out in this report.

Business Parks

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.

LPP 3: Business Parks

Employment locations for Use Class B1 business uses are identified on the Proposals Map. ~~On~~To maintain the character of 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.~~

<u>Ref</u>	<u>Site Name</u>	<u>Area (ha)</u>
<u>(a)</u>	<u>Blois Meadow Business Center, Steeple Bumpstead</u>	<u>0.9</u>
<u>(b)</u>	<u>Atlas Works, Earls Colne</u>	<u>1.5</u>
<u>(c)</u>	<u>Threshelfords, Feering</u>	<u>2.7</u>
<u>(d)</u>	<u>Witham Town Centre</u>	<u>3.5</u>
<u>(e)</u>	<u>Maltings Lane, Witham</u>	<u>3.8</u>
	<u>Total</u>	<u>12.4</u>

7 LPP16 Housing Provision and Delivery

7.1 This report deals with the introduction to the Homes chapter and policy LPP16 Housing Provision and Delivery up to paragraph 6.73. LPP17 – 23 are related to individual growth locations and redevelopment areas and have been covered within the relevant town or village to which they relate.

7.2 Paragraphs 6.64 to 6.66 are general introduction paragraphs to the homes chapter and set out the requirements of the NPPF and objectively assessed need. A total of seven comments have been received to these paragraphs, four are objections, two are comments and one is a support comment. The comments are summarised below;

Objections

- If every Council met requirements from natural change there would be no housing shortage and Essex wouldn't need to plan for enormous housing developments
- What happens to the existing homes people are living in?
- Concerned that the number of homes in rural areas does not meet the NPPF requirements to support rural communities
- Bardfield Saling Parish Meeting – If Uttlesford do not form part of the housing market area this casts doubt on the viability of the West of Braintree garden community

General Comments

- Rayne Parish Council – Need to offer an explanation of how the housing requirements have been established which at present is causing fear and confusion.
- Council has not considered the wider housing needs of neighbouring authorities and London and this needs to be quantified and considered as part of the Plan.

Support

- Braintree and Bocking society supports the need for an appropriate mix of homes.

Officer Comments

- 7.3 The concerns of the residents around the planning for housing is noted, however national guidance requires us to meet our full objectively assessed need for new homes which includes natural change and in migration. It is recognised that housing supply is a complicated issue which may be difficult for some to understand. As part of the evidence supporting the submission document will include a paper setting out in detail how the housing target has been reached and the current supply. The consideration of objectively assessed need is considered in the Strategic Plan for North Essex, as such changes are proposed here to reflect that part of the Plan.

Recommendation 8: To amend the introduction to the Homes chapter of the Local Plan as set out in this report.

~~6.64 Local authorities are required by national government policy to 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 per 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%.~~

As set out in the Strategic Plan for North Essex, provision of new homes are critical to meet the needs of a growing population and for the effective functioning of local communities. National government policy as set out in the NPPF requires us to meet our full objectively assessed need for market and affordable homes. Work has been undertaken to establish this need and is set out in the evidence base.

6.66 It is very important therefore that the homes that are provided are of a size, type and mix which meets 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 – Supporting Text

- 7.4 Paragraphs 6.67 to 6.69 are the supporting text for policy LPP16. A total of four comments have been received of which two are objections and two are general comments. They can be summarised as;

Objection

- Total amount of housing needed is the total amount of West of Braintree. Its excessive for a rural part of the District
- My site in Witham would be able to deliver within 5 years

General

- Tendring DC – The OAN report has a common start date of April 2013. It would be helpful if this paragraph reflected this as it is important to our consideration of under or oversupply.
- Don't understand whether alternative sites have been rejected or whether they will be suitable beyond 2033.

Officer Comments

- 7.5 Since the draft Local Plan was published an updated objectively assessed need report has been completed and as such must be reflected within the text to set out the latest position. The text here has also been simplified to show the number of homes required across the Local Plan period, rather than working out an annual average. This is because the amount of houses you need to build each year depends on how many houses you have completed in previous years.
- 7.6 An additional paragraph has been added to make it clear that following the advice from the planning inspectorate, the additional 10% of homes allocated in the Local Plan are not part of the Local Plan target, but are additional allocations which help to provide flexibility and certainty of the required target and to some extent guard against changes to the OAN.

Recommendation 9 – Approve the supporting text for LPP16 Housing Provision and Delivery as set out in this report

~~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 new 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 have full planning permission is 13,093.~~

The Strategic Plan for North Essex sets out the objectively assessed need. For Braintree this figure is 716 new homes per year across the Local Plan period 2013 – 2033. This equates to a requirement to build 14,320 new homes.

The Local Plan has allocated an additional potential supply of at least 10% of homes over and above the Local Plan target. This is to guard against future fluctuations in the figure for objectively assessed need and to ensure that there is sufficient flexibility in the Local Plan so that if a number of sites deliver slower than anticipated for example, the objectively assessed need and the five year housing supply requirement can be met.

Policy LPP16 Housing Provision and Delivery

- 7.7 This policy is the overarching housing policy for the Local Plan and sets out the number of homes to be built and the locations for where those homes will be built within the Plan period.
- 7.8 One hundred and one comments were received to this policy. However many of the comments were related to site specific comments around support or objections to sites included in the table or suggesting other sites which should be included within the table. This policy reflects the decisions made on the site specific items rather than the other way around. As such comments related to specific sites have been considered under the village or town under which they fall.

General

- Consideration to self-build homes within the identified development areas
- Totally flawed to suggest that BDC can offer a 5 year supply as it relies on sites that do not have planning permission.
- Sites capable of development by small local builders need to be included
- Developed is focused too much on Braintree and more rural development should be considered
- Housing requirement in SP2 is a minimum, yet the Local Plan only makes allocations for 13,420. No certainty that development will be brought forward
- Heavy reliance on windfall sites to deliver housing need
- Councils current approach is restrictive and therefore not positively prepared
- Policy should be reworded to make it clear that the homes in the second table are in addition to the homes in the first table
- Significant element of uncertainty and risk regarding the delivery of new communities where they are reliant on cross boundary proposals from other Local Plans.
- ECC has assessed all the sites in the trajectory and only the garden communities will require mineral resource assessments
- Housing trajectory difficult to interpret when seeking to understand that sufficient land has been allocated to make housing targets
- Presume the figures in LPP16 relate to sites of more than ten

Objection

- Not all sites suitable for allocation are allocated on the proposals maps
- LPP16 represents a heavy reliance on large sites which inevitably take a long time to deliver. There is a risk that these large sites will not deliver their full quota within the plan period.
- Consider more homes are needed now and not in 10 years so smaller sites on the edge of smaller settlements will help the immediate need
- Figure in 6.69 is 13,093 but this doesn't include lapse rate and figures in other areas do not add up
- There is little potential for early delivery when there is a reliance on large sites
- There is no masterplan for the West of Braintree garden community and so the 2,500 homes cannot be assured. Ebbsfleet and Northstowe have both stalled
- These should be listed as maximum rather than minimum targets to give the public certainty
- Garden communities represent 25% of total Braintree housing delivery. There are more positive and deliverable sites elsewhere
- The housing trajectory proposed in the later years of the Plan proposes a delivery rate which has never been achieved in the District

- Need to plan for a strategy which promotes a rapid uplift in the early stages of the Plan
- Non-strategic allocations only account for 20% of the overall provision
- Consider non-strategic provision relating to the rest of the District is inadequate
- Appears to be non-standard tests applied to establish the sustainability and suitability of individual sites within or between settlements
- Committee reports random soundbites without balancing pros and cons
- Advocate immediate further review of settlement boundaries as part of a search for non-strategic site capacity based on standardised template for assessment.
- All settlements are able to make a contribution to sustainable development
- There are no Local Plan policies that encourage small scale evolution of small settlements which would otherwise stagnate
- Number of homes to be provided should reflect the actual delivery rates in previous years and should reflect over and under supply in these years compared to the OAN
- Concerned about strategic sites which will not be able to develop in the next 5 years
- Garden communities have long lead in times and significant infrastructure and effective working of multiple agencies
- The Plan should allocate a range of sites that can deliver in the short and medium term in sustainable locations
- By not allocating growth at Halstead, this would lead to a lost decade for the town after 2023 and is therefore not considered a sound plan
- Rayne is not allocated any sites in the Plan and should be, given it's a large village, close to Braintree and has good services and facilities
- Strategic growth locations make up 72.5% of future supply and 35% is made up from garden communities whose contribution during the Plan period is conjecture and uncertain
- The level of non-strategic provision outside of the Main Towns is inadequate
- Impossible to understand the sieving process applied to non-strategic site allocations which we believe makes the site selection process arbitrary and flawed.
- Maldon DC – Paragraph 6.73 states that growth locations will have policies but in LPP16 list Lodge Farm and NE Witham do not have policies
- It could be argued that BDC has underperformed since 2010 against housing targets and as such should be applying a buffer of 20%
- Delivery rates on some sites are over optimistic meaning that some of the allocation would not come forward in the 1st five years
- Braintree town has excessive allocation given the current road capacity on both the A120 and internal road system

- Strategy curtails and restricts opportunities for new development in rural settlements
- LPP16 is not the most appropriate strategy when considered against the reasonable alternatives. Coggeshall is a key Service Village and should be providing more growth
- Council has not assessed specific market and housing need for Halstead and the number of dwellings need to support it and its rural hinterland
- Council has failed to acknowledge the sustainability needs of Halstead and this will have economic consequences for the competitiveness of the town
- As the Council does not own most of the land it cannot manage or control the delivery of new homes. Text should be amended to say; The Council will monitor and facilitate the delivery of a minimum of 14,365 new homes
- Reliance on strategic growth locations represents an inflexible approach that is vulnerable to changes in circumstances
- Current strategy leaves the Council without a rolling 5 year housing supply compounding lack of supply that already exists
- Braintree is impacted by the West Essex and East Herts, Chelmsford and GLA housing market areas, more than the Council seeks to demonstrate
- Authorities should consider as part of their OAN how they can improve affordability over the lifetime of the Plan as advocated by the PPG.
- Authorities should separate identifying their full OAN before they go on to consider the ability of the LPA to accommodate that level of development
- Over reliance on the 10 large strategic growth locations may led to lengthy led in time for development to take place
- Consider should add a 20% buffer to allow flexibility and to make the Plan sound
- A rural settlement hierarchy should be identified to identity their relative sustainability
- Consider that Silver End should be a Key Service Village as there are no changes in the range of facilities that it offers
- The Local Plan fails to consider sites that could deliver fewer than 10 homes
- There is nothing to support the ascertain that sites of less than 10 do not represent a reasonable alternative and as such cannot be dismissed without due consideration
- Strategy directs a disproportionate level of growth to comparatively unsustainable locations and a lack of growth to the Districts 2nd largest town, Witham.
- Garden communities will deliver 1,050 fewer homes in the Plan period than anticipated
- Amend last line of LPP16 to; minimum number of net additional new homes within the Plan period to ensure that supply is not unnecessarily restricted.
- Number of homes in the Plan presents 93% of the OAN. Where is the evidence to support the anticipated 100% plus increases in completions in

the first five years. Most do not have planning permission and are reliant on significant infrastructure improvements

Support

- Suggest an amendments which says; 'It is anticipated that sites within the SHLAA that have a capacity of less than 10 dwellings and have been identified as being suitable, achievable and available will come forward as windfall development
- LPP16 sets out a sensible approach to guide development
- LPP16 indicates homes on the growth locations are a minimum which is a positive approach to delivery and should be carried forward into the site specific policies
- West of Braintree garden community can provide 2500 homes in accordance with the delivery rate set out here
- Identification of Great Notley as a main town is supported
- Para 6.71 should be updated to acknowledge sites of 10 or more can come forward in the short term and are not reliant on the scale of infrastructure required for strategic growth location

Officer Comments

- 7.9 Many of the comments in this section dealt with individual sites and as set out above these have been dealt with under those sites. In addition comments relating to the broad spatial strategy and distribution of development were considered as part of the spatial strategy section which has already been considered by committee.
- 7.10 The points regarding the relationship to the OAN have been noted and changes have been set out in the previous paragraphs which explain this position better. However it is considered that the second table with smaller sites in it has not been helpful to clarifying the position and is proposed to be deleted. Additional text after the policy is proposed to be added which sets out the position more clearly on other site allocations. Following advice from the Planning Inspectorate the policy also links to a new appendix in the Local Plan which lists all the proposed housing allocations.
- 7.11 In addition a number of minor changes are proposed to the policy and supporting text. As both Forest Road and Lodge Farm were allocated in the Core Strategy and now have planning permission these are moved to the supporting text. The names of the garden community at Marks Tey has been revised and in response to a comment the word 'manage' has been replaced by 'facilitate' to reflect the Councils position. The total number of homes has also been changed to reflect the previous revised paragraphs.

Recommendation 10 – To revise policy LPP16 Housing Provision and Delivery as set out in this report

Policy LPP16

Housing Provision and Delivery

The Council will plan, monitor and ~~manage~~ **facilitate** the delivery of a minimum of ~~14,365~~ **14,320** new homes between 2013~~6~~ and 2033. These homes will be located primarily in the Towns and **Key** 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 Colchester Braintree Borders Garden Community	1,150
East of Great Notley (in Black Notley Parish)	2,000 1750
Land East of Broad Road, Braintree	1,000
Former Towerlands Park site, Braintree	600
Land at Feering	1,000 750
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 set out in Appendix X** ~~are located in the following areas;~~

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

All sites suitable for delivering ten or more homes are allocated for development on the Proposals Map. These are primarily located in accordance with the spatial strategy in the Main Towns and Key Service Villages. Opportunities for development of less than 10 homes within development boundaries, rural exception sites, prior approvals and windfall sites are not specifically allocated on the Proposals Maps. These

sites often make up a particular portion of development within smaller villages.

There are two additional strategic growth locations which were allocated in the 2011 Core Strategy at South West Witham -Lodge Farm (partly in Hatfield Peverel Parish) and North East Witham – Forest Road (Rivenhall Parish) which already have planning permission and so are excluded from this table.

Paragraphs 6.70 – 6.73

- 7.12 Finally in this section paragraphs 6.70 to 6.73 follow LPP16 and set out details around the housing supply, include the position on garden communities, windfall and the trajectory. Eight comments have been received in total for this section, of which four are objections, three are general and a further one has been listed as both object and general.

General

- Don't understand whether alternative sites have been rejected or by giving them an identity it could be thought that they will be suitable post 2033.
- Rayne PC – Residents need to be properly consulted and given a chance of involvement. Meetings should be organised to provide information that is currently missing or unavailable
- Bardfield Saling Parish meeting – Would suggest the Plan should avoid broad statements of intent that are unproven by experience of places like Beaulieu Park

Objections

- Local communities have demonstrated against proposed garden communities
- These developments need employment and major infrastructure before they are developed
- West Braintree site is not supported by local residents as evidenced by campaign group SERCLE.
- Alternative sites have no status and their appearance in the Plan is misleading. Suggest addition text which says; 'The 2nd plan for each settlement shows site cross hatched red which are described as alternative sites. For the avoidance of doubt these are sites which have been suggested to the LPA but rejected for inclusion within the Local Plan, they have no status.

Officer Comments

- 7.13 This section is primarily a short piece of text to clarify the position in relation to how sites are treated in the trajectory and the accompanying policy. This will be supplemented by a supporting document published at the time of

consultation on the Local Plan which sets out how the housing figure has been calculated. Most of the objections received on these paragraphs relate to site specifics rather than the nature of the text, however additional wording has been proposed to clarify the position regarding the alternative sites. Whilst true as this is the submission draft Plan, the alternative sites are no longer shown within the document. However some amendments for clarity are suggested which are set out below.

Recommendation 11 – To approve the amendments to the text following LPP16 Housing Provision and Delivery as set out in this report

~~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.~~

~~All other sites which are more than 10 homes are allocated on the Proposals Map 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 set out within the trajectory.~~

~~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.~~

Policies in relation to the garden communities at West of Braintree and Colchester/Braintree borders are set out in the Strategic Plan for North Essex. Further details on the Garden Communities will be set out in a site specific Strategic Growth DPD.

Appendix 1 to the Local Plan includes a full housing trajectory. This includes all the sites which currently have planning permission and sites of 10 or more which are allocated for future development, as well as an allowance for windfall rate. The phasing of the developments set out in LPP16 can be found in this trajectory.

Each of the strategic growth locations has a policy to accompany it which sets out the expectations for the delivery of the site **and these are set out on the following pages**. ~~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.~~

7.14 Housing Trajectory

Linked with the overall housing policy is the housing trajectory which is set out in the Appendix of the Local Plan. Many of the comments made against LPP16 can therefore be considered as equally relevant for the trajectory. The trajectory includes sites with planning permission; sites where applications have been approved in principle subject to signing of a Section 106 Agreement; adopted Plan allocations and draft allocations proposed in the Consultation Draft Local Plan, as well as an allowance for supply from future windfall sites and an allowance for the loss of supply from the expiry of permissions.

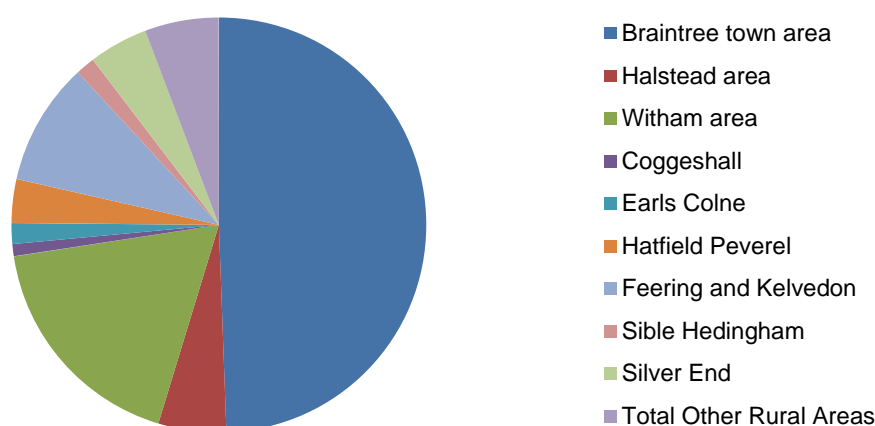
7.15 The Plan needs to assess not only the capacity for housing supply, but also a realistic assessment of the expected timing for the delivery of the housing target. Accordingly, the trajectory shows forecasts of when the developments will take place. For the Consultation Draft Local Plan, the trajectory has been reviewed and updated to take into account planning approvals and changes to draft local plan allocations, but also revised information on the expected timing of the delivery of new homes. In December 2016, Braintree District Council commissioned Peter Brett Associates to review the elements of forecast supply over the 5 year period 2017-2022. The results of that work, which included taking into account advice from the development industry, was used in the preparation of evidence for an appeal inquiry. The work has informed the Consultation Draft Local Plan trajectory.

7.16 The housing trajectory indicates that as at April 2017, the identified supply for the Plan Period as a whole was 15,488 homes. This was more than the remaining target based on an annual average of 716 homes over 2013-2033, and provides a comfortable buffer against under-delivery.

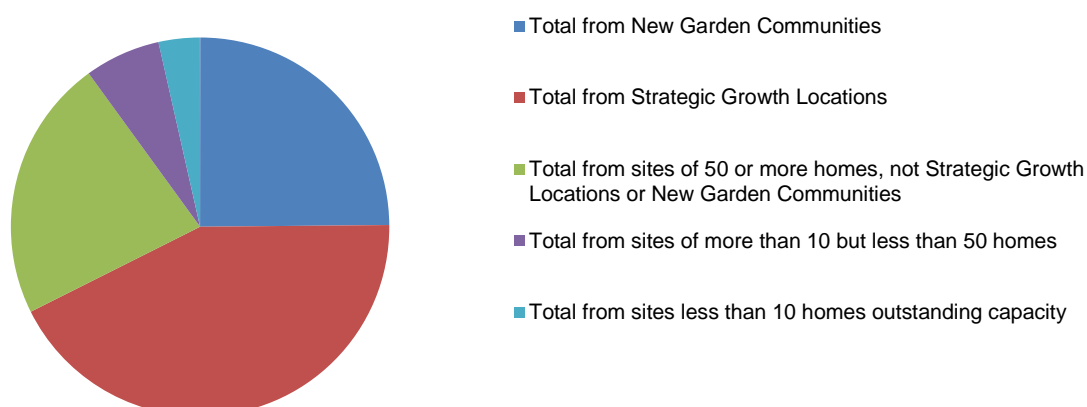
7.17 The identified supply within the first five years is slightly less than the target (the target has been calculated based on the shortfall in supply 2013-2017 being met spread across the remaining Plan Period to 2033 (the so-called "Liverpool approach") and based on the need for a 5% buffer over the base target (as the Council has not had persistent under-delivery against target).

7.18 The Council will keep the assessment of supply under review against the target derived from the Local Plan housing provision, in particular in relation to the assessment of supply for the first 5 years. In some cases the current forecasts may represent a cautious approach; this can be reviewed against emerging evidence as the sites come forward.

- 7.19 The chart below illustrates the spread of supply within the District by location on the basis of identified sites (i.e. excluding future windfall and expiry).

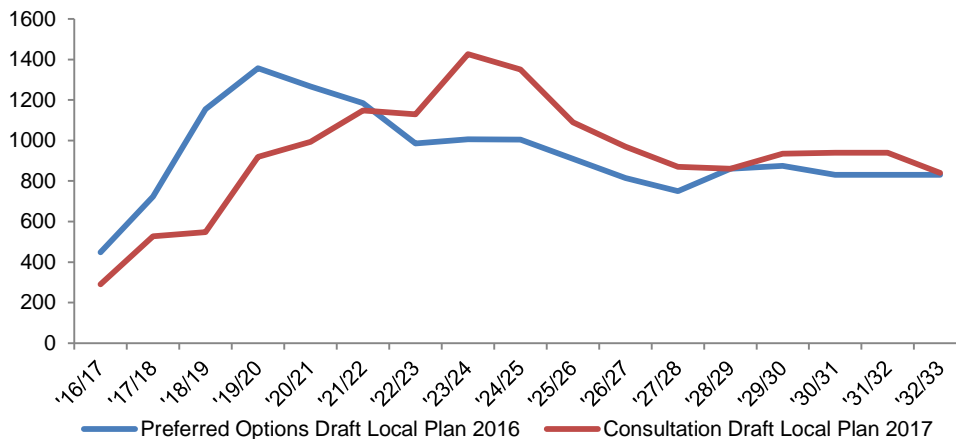


- 7.20 The chart below illustrates the spread of supply within the District by size of site on the basis of identified sites (i.e. excluding future windfall and expiry).



The main changes when the 2017 trajectory is compared to the 2016 version

- 7.21 The chart below illustrates the comparison between the 2017 trajectory and the previous, 2016 Draft Local Plan trajectory:



7.22 The main changes are summarised below:

7.23 The number of new homes delivered in the year 2016/2017 was less than forecast. Development progress on many sites where permissions were in place, including small sites, has been slower than expected, and the net supply outturn was also affected by the housing association redevelopment schemes under construction at Hatfield Peverel and Kelvedon (although overall there will be a net gain in the number of homes at these sites, the demolitions – amounting to some 50 homes in total - took place in 2016/2017 and the new homes are not yet completed).

7.24 The following Draft Local Plan allocations have been deleted:

- Two sites at Land at Cambridge Way Bures, with a total estimated capacity of 105 homes
- Monks Farm Kelvedon, where the 2016 trajectory estimated a capacity of 300 homes (subsequently was reduced to 250 when an outline planning application was received)
- Braintree Football Club Clockhouse Way, where as yet there are no firm plans for relocation of the football club

7.25 The following new large sites have been added:

- Land east of Boars Tye Road Silver End (outline planning application approved in principle subject to signing of Section 106 Agreement, estimated 50 homes)
- Land at Mill Lane Crossing (outline planning application approved in principle subject to signing of Section 106 Agreement, estimated 118 homes)
- Land north of London Road Kelvedon (new Draft Local Plan allocation, estimated capacity 250 homes)

- Land north east of Gleneagles Way Hatfield Peverel (outline planning application approved in principle subject to signing of Section 106 Agreement, estimated 120 homes)
- Land at Bury Farm Hatfield Peverel (new Draft Local Plan allocation, estimated capacity 51 homes)
- Former Arla Dairy site Hatfield Peverel (new Draft Local Plan allocation, estimated capacity 142 homes)
- Former Carrier Business Park Braintree (outline planning application approved in principle subject to signing of Section 106 Agreement, estimated 74 homes)
- Land at Braintree College (new Draft Local Plan allocation, estimated capacity 30 homes)
- Land at Braintree Road Great Bardfield (outline planning permission granted on appeal, estimated capacity 37 homes)
- Land at Western Road Silver End (outline planning permission granted on appeal, estimated capacity 350 homes)
- East of England Strategic Health Authority Offices Witham (estimated capacity of 61 homes, deemed permitted via Prior Approval process)
- Grangewood Centre Kelvedon, planning permission granted for 25 homes
- Cullen Mill Witham (capacity 16 homes, deemed permitted via Prior Approval process)

7.26 The trajectory does not include the site at Stonepath Drive Hatfield Peverel, where Braintree District Council approved in principle (subject to the signing of a Section 106 Agreement) a planning application for 140 homes, but the Council has received a holding direction from the Secretary of State who is considering whether to call in the planning application.

7.27 Whilst the review demonstrated that many of the large sites are coming forward, the expected timing of delivery has been amended on some sites; including:

- The North West Braintree Growth Location (Panfield Lane); this site is the subject of a current planning application; the overall capacity of 600 homes is still expected to be fully delivered within the plan period but completions are now forecast to start two years later and are currently forecast to be spread over eight years rather than six. In terms of the current 5 year supply period 2017-2022, the site is forecast to supply 230 homes compared to the original 530.
- The South West Witham Growth Location (Lodge Farm); the overall capacity of 750 homes is still expected to be fully delivered within the plan period but completions are now forecast to start one year later and are currently forecast to be spread over fifteen years rather than seven.

In terms of the current 5 year supply period 2017-2022, the site is forecast to supply 200 homes compared to the original 540.

- The North East Witham Growth Location (Forest Road Rivenhall) is now under construction, but the forecast for supply in the 5 year period 2017-2022 has been reduced from 290 to 225
- At the Pods Brook site at Great Notley (215 homes), where the planning decision awaits signing of a Section 106 Agreement, the forecast completions within the 5 year supply period has been reduced from 215 to 25 based on advice from Peter Brett Associates (PBA)
- The Oak Road Halstead site is coming forward but is now forecast to supply 175 completions in the 5 year supply period, rather than the 287 previously forecast
- The Hunnable site at Great Yeldham is coming forward but the forecast completions within the 5 year supply period has been reduced from 53 to 23 based on advice from Peter Brett Associates (PBA)
- At the Conrad Road site at Witham (150 homes), where the planning decision awaits signing of a Section 106 Agreement, the forecast completions within the 5 year supply period has been reduced from 150 to 60 based on advice from Peter Brett Associates (PBA)
- The Broad Road Strategic Growth Location is coming forward but is currently forecast to supply 140 completions in the 5 year supply period rather than the 350 previously forecast
- Delivery of the Land East of Great Notley Strategic Growth Location is now expected to extend beyond 2033, with 1,750 homes being delivered in the Plan period rather than the 2,000 previously forecast
- Delivery of the Feering Strategic Growth Location is now expected to extend beyond 2033, with 750 homes being delivered in the Plan period rather than the 1,000 previously forecast

Supply from windfall sites

- 7.28 Windfall sites are sites where planning permission is granted on sites that have not been previously identified. The trajectory includes an allowance of a total of 1,050 homes from windfall sites 2017-2033, which is lower than in the previous (2016) Draft Local Plan trajectory and is consistent with the advice of Peter Brett Associates in their review of the 5 year supply in Braintree District. The evidence of past supply from windfall sites supports the conclusion that this allowance is reasonable, and may be exceeded.

Loss of supply from expiry of planning permissions

- 7.29 An allowance has now been introduced to cover the net loss to supply from the expiry of planning permissions. The allowance amounts to 240 homes 2017-2033. These expiries tend to be small sites, and some of the sites then

re-enter the supply with a new planning permission. Again, evidence supports the conclusion that this allowance is reasonable.

Recommendation 12: To agree the housing trajectory for inclusion in the Local Plan as set out in Appendix 1 of the Plan.

8 Monitoring and Implementation

8.1 Nine comments have been made in relation to the Delivery and Implementation chapter of the Local Plan.

Essex County Council made comments that are summarised below:

- Paragraph 162 of the NPPF that LPAs should work with other authorities and providers to assess the quality and capacity of infrastructure
- An Infrastructure Delivery Plan (IDP) will need to be prepared to support the next iteration of the Braintree Draft Local Plan
- The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development
- For the later stages of the plan period less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain.
- ECC notes there is a lack of a single over-arching policy setting out the principles to secure S106 contributions and/or CIL toward the delivery of relevant infrastructure.

8.2 Essex County Council has suggested a new policy to address the perceived need for an overarching policy toward the delivery of infrastructure contributions. Essex County Council also suggested that the definition of infrastructure should be added to the glossary as per the decision of the Local Plan Sub-Committee on the 28th of November 2016.

8.3 Historic England has commented upon chapter 9 stating in summary that:

- they expected to see consideration of heritage at risk and the impact of development on the historic environment, in view of the levels of development proposed
- indicators and intended outcome in relation to the historic environment should be included

8.4 Other commentary submitted in relation to Chapter 9 is summarised below:

- The schedules in Chapter 9 demonstrate the challenges of delivering two garden communities that are only conceptual at this stage and which also cross district boundaries
- The agent for HATR309, HATR308 (both options C3 and specialist housing) has made further commentary that relates to the aforementioned site and has been considered within the Halstead Report

- Scope for infrastructure improvements is limited, and certainly not sufficient for the proposed number of additional houses. Traffic is already bad and will only get worse, creating more pollution in an area with decreasing open spaces
- There is concern that the sites listed within the table in the chapter could be undeliverable.
- Garden communities should be seen to deliver houses later within the plan period and key services delivering in the shorter term

Officer Comments

- 8.5 Chapter 9 sets out the policy importance of implementing, delivering and monitoring the Local Plan. This includes the Council's approach to delivery, working in partnership with residents and partner agencies, and the annual and longer term monitoring of the policies and the contribution to meeting the vision and objectives of the Local Plan.
- 8.6 In relation to the comments made by Historic England it is suggested that though it is important to safeguard the historic environment within the district that other adequate procedures are in place to enable this beyond the Local Plan monitoring process. All sites submitted through the Call for sites looking for an allocation of 10 or more dwellings (other qualifying information) have been assessed through the SA.
- 8.7 All sites have been assessed by officers and checked through site visits and a desktop study for any potential impact upon listed buildings, conservation areas and scheduled monuments.
- 8.8 It is suggested that the development management process is sufficient to deal with any potential impacts that could arise through planning applications; with the suite of policies that the council has proposed in relation to development and the historic built environment.

Recommendation 13: To approve amendments to Chapter 9 as set out in this report

The NPPF requires local planning authorities to work with other authorities to assess the quality , and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands as well as taking into account the need for strategic infrastructure including nationally significant infrastructure proposals within their areas.

Braintree District Council will work with key infrastructure providers to ensure that the necessary infrastructure is available as and when it is required, in

order to support growth within the district, and that development is not unduly delayed by the slow delivery of that infrastructure.

LPP XX Infrastructure delivery and impact mitigation policy

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.

Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Council and the appropriate infrastructure provider. Such measures may include (not exclusively): -

- financial contributions towards new or expanded facilities and the maintenance thereof;
- on-site construction of new provision;
- off-site capacity improvement works and/or
- the provision of land.

Developers and land owners must work positively with the Council, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with their published policies and guidance.

The Council will consider introducing a Community Infrastructure Levy (CIL) and will implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL.

For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan.

Exceptions to this policy will only be considered whereby:

- it is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;
- a fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of

developer profit and land owner receipt necessary for the development to proceed;

full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts and obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

~~Policies in plans should be monitored to ensure that they are effective and delivering the intended outcomes.~~

~~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.~~

~~Based on the strategic policies included in this Part 1 of the plans, matters should be monitored include:~~

- ~~• Housing completions (Market and affordable), residual targets and land supply;~~
- ~~• Completion of employment floor space, 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~~

- 8.9 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.

Additional Monitoring Suggested

- 8.10 A comment has been received by the Essex Wildlife Trust in relation to **LPP58 - Enhancement, Management and Monitoring of Biodiversity**. The comment highlighted that the Council is required to have mechanisms in place to manage and monitor Biodiversity within the district. It is good practice for a Local Plan to include specific measurable targets that can be monitored – for example net biodiversity gain targets reflecting local priorities for biodiversity.
- 8.11 Historic England have commented that considering the detailed policies relating to the historic environment, indicators should be included to monitor

the intended outcomes of those policies. This should include consideration of heritage risk and the impact of development on the historic environment in view of the level of proposed development.

Recommendation 14 - To add monitoring of changes in amounts of land allocated as local wildlife sites (LWS) and identified as Sites of Special Scientific Interest (SSSI), and to monitor the number of heritage assets in the district, and applications for listed building consent.

Braintree Draft Local Plan Evidence Base Report		Agenda No: 7
Portfolio: Planning and Housing Corporate Outcome: Securing appropriate infrastructure and housing growth Report Presented by: Alan Massow Report Prepared by: Alan Massow, Sean Tofts, Gary Sung		
Background Papers: <ul style="list-style-type: none"> • Draft Local Plan (2016). • National Planning Policy Framework (NPPF). • National Planning Practice Guidance (NPPG). • Consultation Report Summary. • Localism Act (2011) • Planning and Compulsory Purchase Act (2004) • Housing and Planning Act (2016) • Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment on behalf of Essex Planning Officers Association (2014) • Social Research Practice Journal Issue 3 (2017) • Protected Lanes Study (2013) • Highways Option Assessment (January 2016) • Highways Interim Assessment (June 2016) • The Equalities Act 2010 		Public Report: Yes Key Decision: No
Executive Summary: <p>This report covers evidence base documents for Open Space, Gypsy and Traveller Accommodation Assessment Update(Braintree), Protected Lanes, Transport, Habitat Regulations Assessment and Appropriate Assessment and Equalities Impact Assessment.</p> <p>The Local Plan is required to be accompanied by a robust and credible evidence base. As set out in the NPPF paragraph 158, each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.</p>		
Recommendation 1 – That the Braintree Open Spaces evidence is approved as part of the Local Plan evidence base.		

Recommendation 2 – To approve the 2017 Gypsy and Traveller update for Braintree District as part of the Local Plan evidence base.

Recommendation 3 - To approve the Protected Lanes within Cressing Parish report as part of the Council’s evidence base, and to include the new Protected Lanes on the Publication Draft Local Plan proposals map.

Recommendation 4 - To approve the BDC Local Plan Preferred Highways Assessment and its addendum as part of the Local Plan Evidence base.

Recommendation 5 – That the Draft Habitats Regulation Assessment for section 1 and section 2 and Appropriate Assessment be approved as part of the Local Plan evidence base.

Recommendation 6 – That the Draft Infrastructure Delivery Plan be approved as part of the Local Plan evidence base.

Recommendation 7 – That the Equalities Impact Assessment be approved as part of the Local Plan evidence base.

Purpose of Decision: To provide a robust and credible evidence base to support the Publication Local Plan.

Corporate implications

Financial:	Costs associated with the production of the Local Plan and subsequent hearing.
Legal:	To comply with Governments legislation and guidance.
Equalities/Diversity	The Councils policies should take account of equalities and diversity.
Safeguarding	None
Customer Impact:	There will be public consultation during various stages of the emerging Local Plan.
Environment and Climate Change:	This will form part of the evidence base for the emerging Local Plan and will inform policies and allocations.
Consultation/Community Engagement:	There will be public consultation during various stages of the emerging Local Plan.
Risks:	The Local Plan examination may not take place. The Local Plan could be found unsound. Risk of High Court challenge.

Officer Contact:	Emma Goodings
Designation:	Head of Planning Policy and Economic Development
Ext. No.	2511
E-mail:	emma.goodings@braintree.gov.uk

1 Braintree Open Space, Sports and Recreational Facilities

1.1 Background

The Braintree Open Space, Sports and Recreational Facilities Study comprises of the following reports:

- Part 1: Open Space Study;
- Part 2: Playing Pitch and Outdoor Sports Study (Needs Assessment);
- Part 3: Playing Pitch and Outdoor Sports Strategy and Action Plan (Part D of the Playing Pitch and Outdoor Sports Needs Assessment);
- Part 4: Built Sports and Recreation Facilities Study (Needs Assessment).

1.2 The four reports are all informed by the Local Needs Assessment Report (Consultation Report) which provides details of the consultation undertaken as part of the study.

1.3 The study has been undertaken by Ethos Environmental Planning to inform the Council's decision making process up to 2033.

1.4 The National Planning Policy Framework (NPPF) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It 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 must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

1.5 The study has been carried out in-line with the NPPF. Since the adoption of the NPPF, there have been major changes to national planning policy. Open space assessment has primarily been affected by the omission of Planning Policy Guidance Note 17 (PPG 17) from the new national policy framework. Whilst the government has not published anything specifically to replace this document (it does signpost the Sport England guidance for sports facilities assessments), there is however, still a clear reference made in the new guidance to the principles and ideology established within PPG17. As such the underlying principles of this study have been informed by the former guidance provided in PPG17, which is a tried and tested methodology and takes a consistent approach with many other local authorities.

Local Needs Assessment Report

1.6 This report makes a "cross cutting" contribution to the overall study providing evidence that will be used in all three of the main study reports (where it will

be combined with, for example, other evidence, findings and assessments completed in the audit and analysis process).

- 1.7 Undertaking comprehensive consultation and engagement with all relevant stakeholders and the wider community is an essential part of the overall process. It is a requirement of the National Planning Policy Framework and is needed to ensure that the study is robust in relation to recommended national guidance such as that recommended by Sport England.
- 1.8 The report examines local need for a wide range of different kinds of open space, sport, and recreation facilities. It has drawn upon a range of survey and analytical techniques including a review of consultation findings from relevant play, sports, leisure and open space studies. It outlines the community consultation and research process that has been undertaken as part of the study as well as the main findings.
- 1.9 The report is made up of 5 main sections:
 - General Community Consultation
 - Sports - Indoor and Outdoor (non-pitch)
 - Parks, green spaces, countryside, and rights of way
 - Children and Young People - play and youth facilities
 - Neighbouring local authorities; and town and parish councils
- 1.10 At the end of each section there is a short summary of the key findings. A consultation report summary is also available in the appendix.
- 1.11 The survey work, stakeholder consultation, desk-based research and group sessions have highlighted a wide range of issues of value to the wider Open Space, Sports and Recreation Facility Study. There is a strong degree of consistency across the various sources on key areas of local need and aspiration from which we can be confident that the findings are robust and reliable, providing a strong evidence base to be combined with the detailed facilities audit.

Part 1 - Open Spaces Study

- 1.12 The aims of the study are to provide a robust assessment of needs and deficiencies in open spaces in order to establish local provision standards and create an up to date evidence base which can be maintained to aid implementation of the policies and the provision of open spaces during the new Local Plan period.
- 1.13 The open space study follows the five key stages as summarised below:

- Step 1 – Identifying Local Needs
- Step 2 – Audit of Existing Open Space Assets
- Step 3 – Setting Local Standards
- Step 4 – Applying Local Standards
- Step 5 – Drafting Policy Recommendations

1.14 The typology of open space included in the report are allotments, amenity green space, park and recreation grounds, outdoor sport (pitches, fixed and private) play space for children and youths, accessible natural green space, education and churchyards and cemeteries.

Existing Provision

1.15 The report outlines the total provision of open space across the district, and provides a breakdown of existing provision by ward across the district, and also provides a breakdown of provision by wards. The appendix for the open spaces document provides maps for each ward within the district showing the provision of open space.

Standards

1.16 Once the assessment of local needs and the existing provision was established, standards were developed in accordance with the NPPF. This included quantity, accessibility and quality standards. The suggested standards are a minimum and just because an area has a perceived surplus it may be well used.

1.17 A summary of open space standards is in the table below.

Typology	Quantity standards (ha/1000 population)	Access standard
Allotments (and Community Gardens)	0.25	480 metres or 10 minutes' walk time
Amenity Green Space	1.0 (see standard for Natural Green Space).	480 metres or 10 minutes' walk time
Parks and Recreation Grounds (public and private)	1.4	480 metres or 10 minutes' walk time
Play Space (Children)	0.05	480 metres or 10 minutes' walk time
Play Space (Youth)	0.03	600 metres or 12-13 minutes' walk time
Natural Green Space	1.0 to include natural and amenity green space for new provision	ANGSt - definition for analysing existing provision
Churchyards and Cemeteries	None, but sites mapped and quantity analysed	None
Education	None, but sites mapped and	None

	quantity analysed	
Total for new provision		2.73ha/1000

Application of quantity standards

- 1.18 When the standards are applied to the district it shows that provision varies across wards and typologies, with some meeting the standards and some falling below. There is insufficient youth provision across the majority of wards (with the exception of Witham West Ward and Yeldham Ward), whereas natural green space is in sufficient supply across all wards. Park and Recreation Grounds (Public and Private Combined) are in sufficient supply across over half of the wards, whereas all other typologies (with the exception of natural green space) are insufficient across the majority of wards. This will be an important consideration when determining the need for on-site open space in allocated development sites.

Application of quality standards

- 1.19 For all kinds of outdoor facilities/open spaces a majority of households suggested that in general they were of average or better quality.
- 1.20 However, for some typologies there were notable levels of dissatisfaction with general levels of quality - 48% of households highlighted the overall quality of outdoor facilities for teenagers as being either poor or very poor. The quality of tennis courts and bowling greens, and artificial turf pitches, were rated as poor or worse by at least 35% of respondents.
- 1.21 In contrast some kinds of facilities/open spaces were rated relatively highly in terms of quality. These include: parks and recreation grounds (56% rate quality in general as being good or very good); country parks/countryside/woodlands (48% similarly); and play areas (48%).

Strategic Options, Policy & Management Recommendations

- 1.22 The strategic options include the protection and enhancement of existing provision, opportunities for re-location/re-designation of open space, identification of areas for new provision, and facilities that may be surplus to requirement. These recommendations have been considered during the drafting of the Council's policy for open space.
- 1.23 For the identification of areas for new provision, the following provision would be needed to meet the identified population growth.

Typology	Quantity standards (ha/1000 population)	Required open space (ha) for 33,039 people
<i>Allotments</i>	<i>0.25</i>	<i>8.26</i>
<i>Amenity and Natural Green Space</i>	<i>1</i>	<i>33.04</i>
<i>Parks and Recreation Grounds (public and private)</i>	<i>1.4</i>	<i>46.25</i>
<i>Play Space (Children)</i>	<i>0.05</i>	<i>1.65</i>
<i>Play Space (Youth)</i>	<i>0.03</i>	<i>0.99</i>
Total		90.20

- 1.24 A process flow chart is included to help determine whether on or off site provision of open space would be most appropriate.
- 1.25 The policy recommendation is that new provision of open space will be required as part of new development in towns where housing is allocated in the Local Plan, where there are existing deficiencies in quantity or access to open space and/or where the new development will result in deficiencies. This should be provided in line with the proposed open space standards.
- 1.26 Amenity and natural green space may be required on all developments as part of green infrastructure and good design principles, even in areas with sufficient quantity and access to open space. Where on site provision is deemed impractical or not required, consideration will be given to opportunities for off-site provision and/or improvements. Improvements will be considered first in the ward within which the development is located, then in open spaces in neighbouring wards.
- 1.27 For facilities that are surplus to requirement a decision process should be followed in relation to sanctioning the re-development of open space. This includes consideration as the local value and use of the open space, future population growth, need, and non-recreational consideration such as ecological and visual.

Developer Contributions

- 1.28 The final section of the Open Space Study covers developer contributions and provides some suggest standard and cost of provision. These costs are based on local information and have been benchmarked against other Local Authorities cost for providing facilities.

Typology	Standard msq per person	Cost of provision (msq)	Contribution per person
Allotments	2.5	£30.00	£75.00
Amenity and Natural Green	10	£15.00	£150.00

Space			
Parks and Recreation Grounds (Public)	14	£72.00	£1,008.00
Play Space (Child)	0.5	£170.00	£85.00
Play Space (Youth)	0.3	£170.00	£51.00
			£1,369.00

For a per dwelling basis the following would apply;

Dwelling Size	Household Size	Open Space Contribution (household size X 1369)
1	1.2	£1,642.80
2	2.4	£3,285.60
3	3.6	£4,928.40
4	4.8	£6,571.20
5	6.0	£8,214.00

1.29 Maintenance of open space would also be applicable which is drawn from standard rates.

1.30 All types of residential development would be expected to contribute toward open space with the exception of the play space requirement for housing for the active elderly.

1.31 The final consideration is the level of thresholds where on site provision would be necessary.

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

1.32 The above standards were included in the 2016 draft policies, however they are proposed to be removed and incorporated into an Open Spaces SPD.

Part 2 – Playing Pitch and Outdoor Sports Study (Needs Assessment)

- 1.33 The Playing Pitch and Outdoor Sport Study considers all accessible outdoor sports pitches. Courts including football, rugby, cricket, hockey, and other outdoor sports such as bowls, tennis and netball. It also evaluates current trends in participation and needs of different users as well as the profile of the local population. An audit was undertaken of existing pitches and support facilities, and their quality, looks at access to facilities, looks at current and potential users, analysis the adequacy of provision, identifies key priorities and actions, identify areas for creating new pitches, pitches which need improving and pitches that may be surplus, provide clear recommendations and action plan to address surpluses, deficiencies, quality issues and priority areas for improvement, and finally to prove the need for developer contributions.
- 1.34 The report is in 4 parts covering;
- Part A – Introduction, methodology, and context
 - Part B – Contains an overview section of pitch provision in general
 - Part C – Deals with other notable sports such as bowls, netball, tennis and golf
 - Part D – Contains the strategy and action plan.
- 1.35 It should be noted that the assessment of facilities required specifically by institutions, are only covered in the report if they also have a potential secondary function in meeting wider community needs.

Part B/Part C

- 1.36 For pitch provision under part B each of the major sports is considered in terms of provision, usage, capacity, and suitability. A conclusion has been made for each of the sports. Other notable sports such as outdoor tennis and bowls were also covered under part C.

Part 3 – Playing Pitch and Outdoor Sports Strategy and Action Plan (Part D of the Playing Pitch and Outdoor Sports Needs Assessment)

- 1.37 The Strategy provides the strategic vision, aims and recommendations to guide the actions and decisions of the District Council and its partners over the coming years (The Strategy).
- 1.38 The new government strategy ‘Sporting Future – A new strategy for an active nation’, identifies the importance of addressing flat-lining levels of participation

in sports, and it has redefined ways of measuring success for sport in respect of physical and mental health and well-being, individual development, social and community development, economic development. Public investment in sport will reach children as young as five years. Funding will also be targeted at groups who have low participation rates to encourage those who do not take part in sport and physical activity to get involved. This includes supporting women, disabled people, those in lower socio-economic groups and older people.

1.39 In response to the government's strategy, Sport England's new strategy vision is that everyone in England, regardless of age, background or ability, feels able to take part in sport or activity. Sport England's new vision and its supporting aims will therefore contribute to achieving the government's strategy.

1.40 Local Development Documents will be a key delivery tool for the Sustainable Community Strategy, seeking to achieve the communities' ambitions for the future by implementing the guiding principles of the Sustainable Community Strategy:

- To promote accessibility for all
- To create a clean and green environment and address climate change
- To achieve a prosperous local economy
- To enable everyone to enjoy a safe and healthy lifestyle

1.41 The **vision and key aims** for this strategy are therefore identified to be:

- To create an environment for local sport and physical activity which helps in:
 - Improving the overall physical and mental health and wellbeing of residents
 - Encourages individual, social and community development
 - Promotes participation amongst children, to help develop habits for life in respect of participation
 - Promotes participation amongst those groups within the community that do not traditionally have good levels of participation

1.42 The Playing Pitch and Outdoor Sports Strategy and Action Plan make the following strategic recommendations;

- 1.43 SR1: Conserve and improve the existing stock of outdoor sports facilities of existing and potential value for outdoor sport.
- 1.44 SR2: Provide new and improved opportunities and facilities that stand the best chances of encouraging participation amongst those groups that don't traditionally take part in sport and active recreation in high numbers.
- 1.45 SR3: Provide new and improved opportunities for children with the aim of helping develop a 'habit for life' in sport and active recreation.
- 1.46 SR4: Provide new and improved opportunities that help retain and allow for progression of participants.

Action Plan

- 1.47 The action plan has two parts. Part A has general recommendations and part B has site and sport-specific actions. The Strategy and Action Plan has been prepared and agreed by the District Council, Sport England and relevant Governing Bodies of Sport.

Strategic recommendation	Action	Time-frame
SR1	<p>Planning policies: Develop planning policies for conservation and improvement of the stock of playing fields as identified by SR1.</p> <p>Include policies and proposals in the Development Plan which are consistent with paragraphs 73 and 74 of the National Planning Policy Framework guidance and, in particular, include reference to the recommendations contained in this Strategy and Action Plan.</p> <p>Include sites specific proposals that cover the relevant recommendations included in this Action Plan, and especially in Part B.</p> <p>In circumstances where proposals for development and use of a site are contrary to those contained in the recommendations of this Strategy and Action Plan, they should only be approved where:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to 	Short

Strategic recommendation	Action	Time-frame
	<p>requirements; or</p> <ul style="list-style-type: none"> the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' <p>Include statements in all relevant supplementary planning documents relating to the policy and actions in this Strategy.</p> <p>SPD and CIL: Include reference to all relevant recommendations contained in this Strategy and Action Plan in CIL Regulation 123 List, and any other supplementary planning documents of relevance, that are to be prepared by the Council.</p> <p>Site typology: Develop and maintain a typology of sites to guide planning and investment in line with Figure 5.2 (below)</p>	
SR1, SR2, SR3, SR4,	Implementation through steering group: Achieve implementation of the policies and recommendations in this strategy and action plan through the establishment of a steering group.	Short
SR1, SR2, SR3, SR4	Monitoring review through steering group: This is to be achieved in accordance with Section 7 of this strategy.	Short
SR1, SR2	Develop capacity of club volunteers to use a central resource of pitch maintenance facilities: Training programmes allied to the creation of a central bank of maintenance equipment to help clubs to maintain the quality of grass pitches.	Med-long

1.48 Part B site and sports-specific action over the short (0 to 2 years), medium (2 to 4 years years), and long term (5+ years). The full detail is from page 23 in the Strategy and Action Plan for Playing Pitches.

1.49 Some examples of actions include making sure that the garden communities have sufficient pitches which would be dedicated and capable of expansion

beyond 2033, and the provision on site should be discussed with adjacent authorities.

- 1.50 More site specific recommendations include issues such as improved drainage for particular sites such as Blenheim Close playing field, and refurbishment of facilities or provision of training lights. In total 128 recommendations are made under part B of the action plan.

Implementation and review

- 1.51 The PPS seeks to provide guidance for maintenance/management decisions and investment made across Braintree local authority. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this PPS, the current and future sporting and recreational needs of the local authority can be satisfied. The PPS identifies where there is a deficiency in provision and identifies how best to resolve this in the future.
- 1.52 It is important that there is regular annual monitoring and review against the actions identified in the PPS. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group.

Part 4 - Braintree Built Sports Facilities Report

- 1.53 This report considers the provision of built sports and active recreation facilities for the community.
- 1.54 The Built Sports and Recreation Facilities Assessment also:
- Identifies all key indoor sports facilities currently available to the community
 - Identifies the demand for these facilities by local people
 - Evaluates what local people think about the quality of facility provision
 - Identifies existing and predicted deficiencies/surpluses (including potential demand for indoor extreme sports)
 - Identifies recommendations for future areas of investment and delivering improvements.
- 1.55 As set out the indoor sport and leisure provision assessment has adopted the Sport England 'Assessment of Needs and Opportunities Guide' (ANOG) methodology, which advocates a broad approach to be undertaken looking at

supply and demand and considering need in terms of:

- Quantity - what facilities there are in the area, how many?
- Quality – how good are they in terms of condition and being ‘fit for purpose’?
- Accessibility - where they are located?
- Availability - how available are they?

- 1.56 Facilities are available in the district for swimming, sports halls, health and fitness, indoor bowls, indoor tennis, among other indoor uses. It is likely that the demand for these facilities will increase over the plan period.

Future provision, standard, and other recommendations

- 1.57 This section considers future natural and planned changes that will impact upon the need for sports and active recreation provision. It looks at projected growth to the year 2033; and, the potential impact of all allocations within the current Local Development Framework and other strategic projections in terms of influencing demand. It goes on to consider some outline standards (where appropriate) to guide the provision of new or improved facilities, especially in relation to planned new housing allocation, where geographical focused increases in needs are likely to be most acute. Other recommendations are made, in respect of the provision of specific types of facility, and planning policy and guidance.

- 1.58 The following table shows a summary of provision in relation to specific facilities.

Facility	Standard
Indoor Swimming Pool	1 x 4 lane 25m tank per 24,934 persons
Sports Hall	1 court per 3448 persons
Health and fitness suites	1 health & fitness station per 1000 persons
Indoor bowls	No standard suggested
Indoor Tennis	No standard suggested
Athletics	No standard suggested
Studios	No standard suggested
Squash Courts	No standard suggested

Other Recommendations

- 1.59 It will be very important for the Council to provide complementary guidance through its planning policies, and include policies and proposals in the Development Plan which are consistent with paragraphs 73 and 74 of the National Planning Policy Framework guidance and, in particular, include reference to the recommendations contained in this Section.

- 1.60 Include sites specific proposals that cover the relevant recommendations where the location and/or site of new or improved provision is determined.
- 1.61 In circumstances where proposals for development and use of a site are contrary to those contained in the recommendations in this section, they should only be approved where:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'
- 1.62 Include statements in all relevant supplementary planning documents relating to the recommendations in this section and include reference to all relevant recommendations contained in this section in CIL Regulation 123 List, and any other supplementary planning documents of relevance, that are to be prepared by the Council.

Conclusion

- 1.63 The population of Braintree District is likely to increase significantly up to 2033.
- 1.64 The most noteworthy feature of the increase in population is that whilst there is an overall growth in the population generally, the biggest numerical increases are in the oldest age groups and especially within those in the post retirement age groups.
- 1.65 Generally speaking, it is the younger adult age groups between 16 and 45 years of age that have the greatest propensity to participate in sports and active recreation.
- 1.66 Whilst these age groups will continue to grow within the local authority it is clear that the greater percentage of the overall population growth will come from within the older age groups, and this will have implications for the way in which open space, sport and recreation facilities are planned.

- 1.67 The requirement for large allocations to meet the projected requirement for new homes means that a lot of additional future demand will be focussed on specific geographic areas.
- 1.68 It may be that, when the impact of all new housing allocations over this period are taken into account, the levels of population growth will be even higher, and this will certainly be the case in those areas where new major housing allocations are made.
- 1.69 As such it will be necessary to continue to monitor and update the requirements for open space, sport and recreation across the district.

Recommendation 1 – That the Braintree Open Spaces evidence is approved as part of the Local Plan evidence base.

2 Gypsy and Traveller and Travelling Showpersons Assessment- Braintree District Update 2017

Background

- 2.1 Braintree District Council as part of the joint Essex Authorities commissioned Opinion Research Services to provide an update for its Gypsy and Traveller Accommodation Assessment.
- 2.2 The update comes about due to changes to National Policy published in August 2015 and outlined in more detail in the section below.
- 2.3 In order to comply with the requirements of the Planning Policy For Traveller Sites (PPTS), the new study has to seek to apply the revised planning definition of a traveller, focusing on any pitch and plot needs for G&T and Travelling Showpersons (TSP) who meet the revised definition, identify need for households that meet or may meet the planning definition, and to provide an assessment of need for households that do not meet the planning definition to support wider housing allocations.
- 2.4 The Essex wide report is still being completed and as such a specific update in relation to Braintree District only has been provided.

Reasons for the evidence base update

- 2.5 Since the previous evidence base a change to the definition of national policy has meant that further work was required on how many pitches and plots the Draft Local Plan should provide. The previous 2014 study indicated that 40

additional plots were required up to 2033.

- 2.6 The change in definition which took place in 2015 removes the requirement for Local Authorities to calculate additional housing need for travellers who no longer meet the revised definition, in that in planning terms, a traveller has to travel.
- 2.7 An additional consideration is that the assumed population growth for that community was 3%, however new research shows that the growth rate is much lower, and in the case of travellers who meet the new definition, for Braintree District the growth is negligible. For the travelling community who do not meet the definition the growth rate is 2%.
- 2.8 Both of these factors have meant that the identified requirement for both travelling and non-travelling gypsy and travellers has gone down. However, the requirement for travelling show people has gone up.
- 2.9 To ascertain who met the new definition, a series of interviews was carried out at sites within the district. It included questions on travelling and the reason for any travel which took place, and whether or not they planned to travel again in future.
- 2.10 It should be noted that whilst we have a lower provision of plots to provide, the Housing and Planning Act (2016) requires Local Authorities to assess the needs of all people living on sites on which caravans can be stationed. The implication is therefore that the housing needs of Traveller households who do not meet the planning definition now need to be addressed as part of the wider housing needs of the area. However, rather than amend the SHMA, those needs have been included in this study. It is also likely that the need for non-travelling travellers would need to be met through the provision of ethnically appropriate housing.

The Revised Figures

- 2.11 The following table show the overall requirements for travelling and non-travelling Gypsy and Travellers and Travelling Showpersons.

<u>Gypsies and Travellers</u>	<u>GTAA</u>	<u>SHMA</u>	<u>TOTAL</u>
Meet Planning Definition (+ 10% Unknown)	6	0	6
Not meeting Planning Definition (+ 90% Unknown)	0	24	24
Total	6	24	30

<u>Travelling Showpeople</u>	<u>GTAA</u>	<u>SHMA</u>	<u>TOTAL</u>
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Meet Planning Definition (+ 70% Unknown)	6	0	6
Not meeting Planning Definition (+ 30% Unknown)	0	0	0
Total	6	0	6

- 2.12 The total requirement when compared to the 2014 study show that the requirement has gone down by 14 pitches, and increased by 5 plots for show persons. No sites are required in the first 5 years for Gypsy and Travellers, but 1 travelling show person plot is required between 2016 and 2021. For those meeting the new planning definition 2 pitches are required between 2021 and 2031 for Gypsy and Travellers and 4 pitches for those who may meet the definition. For the remainder of the travelling show person requirement 5 plots are required between 2021 and 2031.

Next Steps

- 2.13 The Local Plan policy which covers Gypsy and Traveller provision will have to be amended in light of the new figures. The final Essex wide study will need to be completed and published

Recommendation 2: To approve the 2017 Gypsy and Traveller update for Braintree District as part of the Local Plan evidence base.

3 Protected Lanes – Cressing Parish

Background

- 3.1 Essex County Council's Place Services Team were commissioned by Cressing Parish Council in December 2016 to undertake an assessment of nine proposed new protected lanes within the Parish of Cressing in Braintree as part of the Neighbourhood Plan supporting documentation. The proposed lanes were assessed using the Protected Lanes criteria developed by the County Council (ECC 2009) for the then Chelmsford Borough Council and used across Essex on the existing Lanes identified in the 1970's.
- 3.2 The work was undertaken in two stages, comprising an initial stage of desk-based assessment followed by field survey. Following the assessment, the scores for each Protected Lane were checked against the threshold for determining Protected Lane status. The assessed lanes that have met the minimum threshold were adopted by Braintree District Council and can be given Protected Lane status. This report summarises the methodology and results of the project.

Methodology

- 3.3 The protected lane assessment procedure criteria and scoring system is the process undertaken to assess each of the lanes and consisted of both office based research and on site assessment.
- 3.4 Once each lane was identified, it was assessed for its diversity of features, such as whether it is a sunken, flat or raised lane, its verges, and the carriageway surface. Its banks and ditches were also assessed, and if the lane was sunken the amount of variance was recorded. Vegetation such as the variety of species in hedgerows, and the presence of veteran trees, mature trees and grasses and flower plants was also part of the assessment.
- 3.5 The next stage of assessment was to look at its historic integrity, and looked at issues such as damage to banks, verges and surfaces, and any improvements which have been made such as traffic calming measures and kerbing.
- 3.6 Next the archaeological potential was assessed, along with aesthetic value such as views.

Application of Assessment Criteria

- 3.7 After completion of the assessment and scoring of the Protected Lanes in the Parish, the final step in determining whether assessed lanes should be designated as Protected Lanes was to apply a threshold score (of 14 which was established in the original project within Chelmsford Borough) to each of the historic lanes to identify lanes that were deemed worthy of Protected Lane status.
- 3.8 The threshold score was determined by the following method:
- *Stage 1 – The lane must score a minimum of 2 for integrity.*
 - If a lane fails to score 2 for integrity it is not taken forward to the next stage.
 - *Stage 2 – The combined score for integrity and diversity must be 5 or more.*
- 3.9 If a lane fails to score 5 for its combined integrity and diversity scores it is not taken forward to the next stage.
- *Stage 3 – The sub total for integrity and diversity (5 or more) from Stage 2, when combined with the scores for group value, archaeological*

association, archaeological potential, aesthetic value and biodiversity value must be 14 or more.

- 3.10 The threshold score of 14 was arrived at by adding the minimum score of 5 points from Stage 2 to a score of 9 which is equal to the combined total of the second highest scores attainable for each of the remaining criteria i.e. Group Value score of 2, Archaeological Association score of 1, Archaeological Potential score of 2, Aesthetic Value score of 2 and Biodiversity score of 2. A lane which scores the maximum score of 10 during Stage 2, from a combination of the maximum integrity and diversity scores, must score the second highest score on at least one of the remaining criteria to qualify.
- 3.11 Applying the threshold score to the assessed lanes resulted in a final tally of seven Protected Lanes in Cressing Parish that were deemed worthy of Protected Lanes Status as set out in the table below.

LANE ID	National Street Gazetteer Name (NSG)	NSG 2	Diversity	Integrity	Potential	Aesthetic	Biodiversity	Group Value	Archaeol. Assoc.	TOTAL
CRESSLANE1	MILL LANE		3	4	2	2	3	3	1	18
CRESSLANE2	BULFORD MILL LANE		3	4	2	2	3	2	0	16
CRESSLANE2a	BULFORD MILL LANE		2	4	1	2	3	2	1	15
CRESSLANE3	SHARDLOES LANE		2	4	1	2	2	1	2	14
CRESSLANE4	LANHAM MANOR ROAD		2	2	2	1	2	2	2	13
CRESSLANE5	STATION ROAD		3	2	1	1	4	1	1	13
CRESSLANE6	PETTIT WAY		2	4	2	2	3	1	0	14
CRESSLANE7	LANHAM GREEN ROAD		3	4	3	2	3	3	1	19
CRESSLANE8	CHURCH ROAD		2	4	2	3	3	3	1	18

Recommendation 3 - To approve the Protected Lanes within Cressing Parish report as part of the Council's evidence base, and to include the new Protected Lanes on the Publication Draft Local Plan proposals map.

4 Transport Evidence Base

Background

- 4.1 As part of the work building up to the Draft Local Plan, two transport assessments have already been carried out and are available on the website. These are titled Highways Option Assessment (Jan 2016) and Highways Interim Assessment (June 2016).
- 4.2 An Essex wide Cycling Strategy has also been prepared by Essex County Council and a Cycling Action Plan for Braintree is currently underway.

Preferred Options Assessment

- 4.3 This latest piece of evidence work builds on the work which has already been undertaken. The objectives of the work are;

- To test the likely impact, in transport terms, of the preferred option
- To identify and test mitigation measures at key junctions including designs of infrastructure improvements with indicative costs
- To identify possible options for sustainable transport access to the large development sites
- To identify likely levels of improvement required in public transport provision and other sustainable modes of transport
- To consider the wider impact of growth from neighbouring areas, as indicated in emerging Local plans where identified.

4.4 The study looks at a number of key junctions in the District that were likely to require modelling were identified through consultation with BDC and ECC. Twenty one junctions in total were identified which is five more than were looked at in the interim assessment. The junctions were;

- A131 Head St / A1124 Hedingham Road / A1124 Colchester Road – Halstead
- B1024 Colne Road / A120 / Colne Road – Coggeshall
- Rye Mill Lane / B1024 / B1023 – Kelvedon
- B1018 Cressing Road / Rickstones Road / B1018 Braintree Road – Witham
- Chipping Hill / Avenue Road / The Avenue / Collingwood Road – Witham
- Collingwood Road / B1389 / Maldon Road – Witham
- B1389 / Gerswin Blvd / B1389 Hatfield Road – Witham
- B1137 The Street / B1019 Maldon Road / The Street – Hatfield Peverel
- A131 / London Road / B1053 London Road / A131 – Great Notley
- A131 / Cuckoo Way – Great Notley
- A131 / A120 / Pods Brook Road / A120 – Great Notley/Braintree
- Rayne Road / Springwood Drive / B1256 Rayne Road / Pods Brook Road – Braintree
- Rayne Road / Aetheric Road / Pierrefitte Way – Braintree
- B1053 Church Street / Bradford Street / B1053 Bradford Street – Braintree
- Panfield Road / Panfield Lane / Deanery Hill – Braintree
- A131 / Broad Road / A131 – Braintree
- B1256 Coggeshall Road / A131 / A120 / A131 – Braintree
- Deanery Hill / Panfield Lane – Braintree
- B1256 Coggeshall Road / Cressing Road – Braintree
- Courtauld Road / B1256 Coggeshall Road / Railway Street – Braintree
- Church Hill / A1124 / B1024 – Earls Colne
- B1024 Coggeshall Road / Feering Hill – Kelvedon

- 4.5 All allocated sites and sites with planning permission at the time of commissioning the study which are over 25 dwellings were included within the model. Three variations in housing growth and associated employment at the Garden Communities were modelled with total numbers of 12,000 homes and 7,500 jobs across the District in the low scenario and 16,000 homes and 9,500 jobs in the high
- 4.6 To refine the work done as part of the assessment of interim proposals, the trip distribution used to assess the likely impact on the road network of these scenarios considered census journey to work trips, education trips (AM only) and other trip types separately. The analysis was based on conventional, and likely robust, trip generation rates and modal choice for new developments which were added to forecast background growth and included background growth based on forecasts by the Department for Transport.

Results of the Study

- 4.7 Eleven of the junctions surveyed in the District are already expected to be at capacity with just background growth by 2033 (i.e. without any specific Local Plan allocations) and without any improvements to junctions only one junction is able to accommodate the growth in traffic that is predicted from development in the Local Plan and from background growth
- 4.8 Eight junctions have proposed mitigation measures set out within the study which will alleviate the future forecast demand in traffic (although two of these are reliant on junction 24 of the A12 at Feering being improved). A further two junctions on the A120 and are currently being studied by Highways England for short term improvements and in the longer term are likely to be alleviated by the dualling of the A120.
- 4.9 Table 7.1 of the assessment which is set out on pages 59 onwards, sets out the mitigation measures which are being proposed on each of the junctions assessed and appendix H shows drawing of revised junction layouts where these are proposed.
- 4.10 Whilst some suitable mitigation measures are set out within the study and will be funded wholly or partly from developments proposed in the Local Plan, it is also clear that there are some junctions which for reasons of layout and surrounding uses, are not possible to be substantially improved. The report therefore also recommends that there will need to be significant interventions to reduce the demand for private car travel and improve and encourage walking, cycling and the use of public transport.

- 4.11 The modelling work undertaken has not included improvements and widening to the A12 and A120 at this stage due to the uncertainty over the routes and junctions to be developed and as such is considered a worst case scenario. However as an addendum to the report, Ringway Jacobs and ECC have produced a report which sets out the current position in relation to the A12 Chelmsford to A120 project and A120 Braintree to A12 project. This gives broad indications of the levels of traffic increases or decreases which may be able to be expected as a result of the proposals on the strategic road network.

Conclusion and Next Steps

- 4.12 The Highways modelling work has been completed by suitably qualified experts and signed off by the Highways Authority. As such it is a robust and credible evidence base
- 4.13 We continue to work with Highways England and Essex County Council Highways, as the work on the Local Plan progresses, and we will be working on a statement of common ground which will be agreed between the authorities to set out how the authorities will work together to deliver highway improvements in the District.
- 4.14 Building from the Essex Cycling Strategy, a Cycling Action Plan for BDC is being undertaken to provide more detail about how cycling can be developed in the District.
- 4.15 The locations of the development set out in the Local Plan and the overall spatial strategy have been formulated in a way that maximises the opportunities for travel by cycling, walking and public transport. All developments will be expected to show how these modes are prioritised within the site and contribute to improvements and links outside of the site.

Recommendation 4 - To approve the BDC Local Plan Preferred Highways Assessment and its addendum as part of the Local Plan evidence base

5 Habitats Regulations Assessment and Appropriate Assessment

- 5.1 Braintree District Council is required by the Habitats Regulations for England and Wales 2012 to undertake Habitats Regulation Assessment (HRA) of its Local Plans. This assessment explores the potential 'likely significant effects' on designated natural habitats based on an understanding of the ecological integrity of each site.

- 5.2 HRA screening has looked at the effect and in-combination effect of every policy in part 1 and part 2 of Local Plan and identified the following likely significant impacts on internationally and nationally protected sites:
- Essex Estuaries SAC – Water quantity/quality and impacts of recreation.
 - Hamford Water SPA and Ramsar site – Loss of offsite habitat and impacts of recreation
 - Stour and Orwell Estuaries SPA and Ramsar site - Water quantity/quality, loss of offsite habitat and impacts of recreation.
 - Colne Estuary SPA and Ramsar site - Water quantity/quality, loss of offsite habitat, and impacts of recreation.
 - Abberton Reservoir SPA and Ramsar site - Loss of offsite habitat.
 - Blackwater Estuary SPA and Ramsar site - Loss of offsite habitat, and impacts of recreation.
- 5.3 A map is viewable on page 16 of the Part 1 HRA which shows the catchment of designated areas within the context of the North Essex Authorities.
- 5.4 The Appropriate Assessment is currently in draft form and is with Natural England for comment. It has found that planned population growth and increased visits to the coast is likely to lead to more land and water based recreation. Without mitigation, the Local Plan is likely to have adverse effects for bird qualifying features (Bird nests, high tide roosts, feeding areas etc) as well as other adverse effects on site integrity.
- 5.5 Two Recreation and Avoidance Mitigation Strategies (RAMS) will need to be prepared by the North Essex Authorities and agreed with Natural England prior to adoption of the Local Plan. For Braintree, site allocations at Hatfield Peverel, Witham, Kelvedon, Feering and Braintree Colchester Borders Garden Community are in the 'Zone of Influence' of the Blackwater Estuary, Essex Estuary and Colne Estuary designated sites – this will be one of the RAMS. The other RAMS, for the Stour and Orwell, would not require the participation of Braintree District Council.
- 5.6 Initial scoping for the RAMS has recommended regular monitoring of bird and visitor numbers, access management for sensitive habitats, provision of alternative greenspace for users, informing users of water-based recreational activity about disturbance and active on-site management. A levy can be charged on allocations as part of developer contributions to fund the cost of these measures – as similarly implemented with the Thames Basin Heaths SPD and the Suffolk Authorities RAMS.
- 5.7 Braintree District Council will work in partnership with Tendering and Colchester to produce a RAMS which seeks to mitigate identified potential

adverse effects, to the satisfaction of Natural England, in preparation for the Local Plan examination.

Recommendation 5 - That the Draft Habitats Regulation Assessment for section 1 and section 2 and Appropriate Assessment be approved as part of the Local Plan evidence base.

6 Infrastructure Delivery Plan

- 6.1 The Braintree Infrastructure Delivery Plan (IDP) is a 'live' document that demonstrates whether the infrastructure required to support growth in the Local Plan is deliverable and that responsibilities for delivery of key infrastructure have been agreed. The IDP will need to be updated at the examination and during the lifetime of the Local Plan.
- 6.2 A wide spectrum of infrastructure is needed to support sustainable development and where possible, the IDP encapsulates the detailed timing and costs of key infrastructure for allocated sites including strategic growth areas and garden communities under the following categories:
- Education,
 - Health and Social Wellbeing,
 - Utilities,
 - Transport,
 - Flooding,
 - Emergency services,
 - Waste,
 - Social and community,
 - Leisure and recreation and,
 - Green infrastructure and open space.
- 6.3 Infrastructure items are listed as either critical to the delivery of the plan, essential and necessary to mitigate the impacts, high priority or desirable which is required for sustainable growth but unlikely to prevent development in the short term. Infrastructure which is delivered through other agencies such as healthcare, gas, electricity and broadband, are identified in the IDP and costs are recovered on a tariff basis.
- 6.4 An infrastructure delivery schedule is presented in Annex A of the IDP which summarises specific infrastructure projects (figure 13.1).

Recommendation 6 – That the Draft Infrastructure Delivery Plan be approved as part of the Local Plan evidence base.

7 Equalities Impact Assessment

Background

- 7.1 Braintree District Council is preparing a new Local Plan which will guide development between now and 2033. It will also be producing additional planning policy documents which support and build upon the policies and allocations set out in Local Plan.
- 7.2 Local Authorities are required under legislation to undertake an Equality Impact Assessment (EQIA) when reviewing or developing new policies, strategies and functions to determine if there is any adverse impact or illegal discrimination or any unmet need or requirements in relation to protected groups. The EQIA is a supporting document of the Local Plan and will form part of the evidence base.
- 7.3 The Equalities Act 2010 requires the Local Plan to promote equality and tackle discrimination in relation to 9 legally protected groups. They are as follows:
- Age
 - Disability
 - Gender
 - Gender Reassignment
 - Marriage and Civil Partnership
 - Race
 - Religion or Belief
 - Pregnancy or Maternity
 - Sexual Orientation
- 7.4 The EQIA has also been carried out under the guidance of the NPPF paragraphs 50, 69 and 155 are of particular significance.
- Paragraph 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)
 - Paragraph 69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential

environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans

- Paragraph 155. Early and meaningful engagement and collaboration with neighbourhood, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision.

7.5 The Local Plan was assessed taking the document as a whole and answering questions that have been considered to be relevant to the safeguarding of protected groups. The Local Plan has also been assessed on a policy by policy basis which highlights the potential impact upon each protected group of each particular policy. Where negative impacts are highlighted with regards to the affect upon a protected group the policies should be amended to rectify this.

7.6 The draft Local Plan taken as a whole has been found to have no negative impact upon any protected groups. Only one policy has been found to have a potential negative impact upon the protected groups of age and disability. LPP44 – Provision of Open Space, Sports and Recreation. The commentary that informs the judgement of the policy states:

Open spaces may promote social cohesion. It is important to ensure that open space is usable and accessible to the young, elderly and disabled. The design of any new open spaces will have to be heavily critiqued for their accessibility. Open space should be located in safe, accessible locations with good public transport links as identified in the Playing Pitch Strategy.

7.7 The policy has been considered on balance to have a positive impact upon the protected groups though some spaces maybe inherently be less accessible, if in part, to some protected groups such as the infirm or physically disabled. Consideration will need to be taken at design stage to ensure that open space is as accessible to all as possible. This can be achieved by taking the policy into account with other policies that shall inform the design process.

Conclusion and Next Steps

7.8 If approved by committee the EQIA publication will be published on the website. The EQIA will be the subject review every 2 years. If any policy amendments are proposed, an EQIA will need to be performed to assess the impact of the amendments.

- 7.9 The Local Plan Sub-Committee may choose to amend policies prior to full council and therefore it is suggested that power is delegated to officers to amend the document to reflect changes on the potential impact upon protected groups. This would also be beneficial in enabling the document to receive minor reformatting in relation to matters such as page numbering.

Recommendation 7 – That the Equalities Impact Assessment be approved as part of the Local Plan evidence base.

Braintree District Publication Draft Local Plan		Agenda No: 8
Portfolio	Planning and Housing	
Corporate Outcome:	A well connected and growing district with high quality homes and infrastructure	
Report presented by:	Emma Goodings	
Report prepared by:	Emma Goodings	
Background Papers:		Public Report: Yes
<ul style="list-style-type: none">National Planning Policy Framework (NPPF)National Planning Practise Guidance (NPPG)Braintree District Draft Local Plan (June 2016)Draft Sustainability AppraisalsLocal Plan Sub Committee Agendas and Minutes		Key Decision: No
Executive Summary:		
<p>The latest version of the Local Plan, the Publication Draft Local Plan, has been drafted following comments made during the Draft Local Plan consultation in Summer 2016. A few more significant changes are also being proposed. These changes and the reasons behind them are set out in this report.</p> <p>Officers are recommending that the Publication Draft Local Plan is now submitted to Council for approval for consultation and subsequent submission for examination. The Publication Draft Local Plan is Appendix 1 to this report.</p> <p>A Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) has been prepared to consider the environmental impact of all policies and allocations within Section 1 of the Publication Draft Local Plan. Officers are also recommending that the SA/SEA is submitted to Council for approval and consultation.</p> <p>A Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) in respect of the Section 2 policies has been prepared to consider the environmental impact of all policies and allocations within Section 2 of the Publication Draft Local Plan. This document is being finalised at the point of publication of the Agenda and will follow as a late document for Committee.</p>		
Recommended Decision:		
<p>Recommendation 1: To recommend to Council the approval of the content of the Braintree District Publication Draft Local Plan and the Draft Sustainability Appraisal/Strategic Environmental Assessment in respect of Section 1 of the Publication Draft Local Plan.</p>		

Recommendation 2: To recommend to Council the carrying out of a 6 week period of public consultation on the Publication Draft Local Plan	
Recommendation 3: To recommend to Council the publishing and making available of the Sustainability Appraisal of Section 1 to inform consultation and engagement on the Publication Draft Local Plan and the Sustainability Appraisal.	
Recommendation 4: To recommend to Council the submission of the Publication Draft Local Plan to the Government Secretary of State for examination.	
Recommendation 5: To delegate approval of minor amendments to the Publication Draft Local Plan and the Draft Sustainability Appraisal/Strategic Environmental Assessment in respect of Section 1 to the Portfolio Holder for Planning and Housing.	
Purpose of Decision: To get member approval for the publication of the Publication Draft Local Plan for public consultation and its subsequent submission to the Planning Inspectorate for examination.	
Any Corporate implications in relation to the following should be explained in detail.	
Financial:	The cost of the production of the Local Plan and its evidence base has been met from the Local Plan budget. The costs of the consultation and examination process will be met from the Local Plan budget.
Legal:	The Local Plan must meet the requirements for soundness set out in the NPPF and other regulatory requirements. The Publication Draft Local Plan is considered to be sound and the relevant legal requirements have been met.
Safeguarding:	N/A
Equalities/Diversity:	The Publication Draft Local Plan is accompanied by a Equalities Impact Assessment
Customer Impact:	The Local Plan, once adopted, will impact all those living, working and travelling in the District.
Environment and Climate Change:	Policies in the Publication Draft Local Plan include those in relation to mitigating the impact of growth on the environment and climate change
Consultation/Community Engagement:	The Publication Draft Local Plan is subject to a period of public consultation for 6 weeks from the 12 th June 2017
Risks:	That the Draft Local Plan will be found unsound at examination
Officer Contact:	Emma Goodings
Designation:	Head of Planning Policy and Economic Development
Ext. No:	2511
E-mail:	emma.goodings@braintree.gov.uk

1 Background

- 1.1 The District is required to have Local Plan in place which guides development in the District over a 15 year period. BDC have been working on a new Local Plan since 2014. In 2015 BDC consulted on an Issues and Scoping document and in June 2016 a consultation on the Preferred Options took place.
- 1.2 The Preferred Options plan was divided into two sections comprising firstly, strategic policies including Garden Communities proposals prepared jointly with Colchester Borough Council and Tendring District Council (Section 1) and secondly local policies and allocations for Braintree District Council (Section 2).
- 1.3 The Local Plan Sub-Committee has reviewed the comments made during the Preferred Options Public consultation and is proposing amendments to the Draft Local Plan as a result of those comments. All comments have now been reported to the Local Plan Sub-Committee with officer recommendations to changes to the Draft Local Plan as a result of those comments.
- 1.4 The Publication Draft Local Plan is supported by an evidence base of documents which is available to view at www.braintree.gov.uk/lpevidencebase. The evidence base includes a large number of technical documents which look at a range of issues. This includes the assessment of housing need, landscape appraisals and flood risk assessment. The collation of the evidence base is a continuous process.

2 Amendments made to the Draft Local Plan

- 2.1 Members have been considering amendments to the Draft Local Plan over the last 6 months. During this time the government released a White Paper, Fixing Britain's Broken Housing Market. Whilst this is not government policy it has given a strong indication of the government's policy direction in a number of areas including Starter Homes. As such a number of changes are being proposed to the wording of Draft Local Plan policies to reflect this new direction.
- 2.2 During proof reading and checking of the Draft Local Plan, officers have made a number of minor changes to the text, layout and maps of the document. These have primarily been to aid clarity and brevity and to correct minor errors, spelling or grammar errors. These are not separately listed here. Policies and paragraphs have also been renumbered throughout.
- 2.3 In addition maps have been further considered and minor changes have been made to boundaries of various allocations to ensure that they reflect accurately what is proposed or what is currently in use on the ground.

2.4 In addition a number of more significant changes and corrections are being proposed for the Draft Local Plan. These proposed changes are set out below, including the reasons for the changes.

- Witham – It is proposed the allocation of the playing field at Rickstones Academy is changed from informal recreation to education land. This reflects how other school playing fields are referred to in the Draft Local Plan
- Following new information from Essex County Council Historic Buildings specialists, some additional changes have been proposed to the Council's Design and Heritage policies. Changes are proposed to LPP46 – Layout and Design of Development, LPP47 – Preservation and Enhancement of Conservation Areas, and LPP50 – Alterations, Extensions and Changes of Use to Heritage Assets and their Settings. These changes will ensure that the policies are fully compliant with the NPPF.
- Additional information has been submitted regarding proposed protected lanes in Cressing Parish, which are covered in a separate report and these have been added to the Proposals Map.

Braintree College Site

2.5 A request has been received from the Colchester Institute regarding Braintree College to de-allocate part of the site to enable its development for residential uses and to support the ongoing education provision at this site.

2.6 Part of the site was removed from the education allocation previously, to make way for a relocated GP surgery. The area to be released is approximately 4 acres in size. The site also contains a 6 badminton court sports hall. However the Built Sports Facility report acknowledges that provision of these types of facilities does not necessarily provide for assured access by the general community, in the sense that such use is not guaranteed for the longer term.

2.7 The STEM Innovation Centre and other buildings on the area to be retained for use by the college, and would meet its needs moving forward. The buildings to be lost are considered to be beyond their useful economic life and obsolete, and it is believed that there is no other educational or community demand for these buildings. The remaining area of land will be retained for educational purposes.

Officer Comment

2.8 The Braintree College site has a draft education allocation for education use in the 2016 Draft Local Plan. The current adopted Local Plan Review 2005 did not allocate the site for any use.

- 2.9 The site is located outside of but adjacent to a conservation area. The principle of development on the site is considered acceptable because the site is located within the development boundary, however it does have a draft education allocation. Other constraints include the presence of listed buildings close to the site. However the release of capital from the demolition of underused buildings would help to support educational needs in the District which is considered to be one of the Councils key priorities.
- 2.10 One of the key issues identified in the Braintree Built Sports Facilities evidence base regarding the college sports hall was to establish the actual availability and community use of facilities at Braintree College, which would require further investigation. As the college have indicated that they wish to close this facility it is unlikely to be available for future use. This could have an implication for future provision in the district albeit it was considered unlikely that existing sports halls could be expanded to meet any additional growth. Any future planning application would need to show why the site is no longer needed for education or community sports uses.
- 2.11 The officer recommendation is that part of the Braintree College site is de-allocated for education uses, and the remaining area continues to be identified for education purposes.

3 Sustainability Appraisal

- 3.1 The preparation of the Publication Draft Local Plan has been informed by Sustainability Appraisals/Strategic Environment Assessments (SA/SEA). This is a legal requirement. The purpose of an SA/SEA is to assess the likely environmental and sustainability impacts of the allocations and policies in the Draft Local Plan and the impacts of reasonable alternatives
- 3.2 There is a joint Sustainability Appraisal (which includes a Strategic Environmental Assessment) of Section 1 of the Publication Draft Local Plan which has been prepared jointly with Colchester Borough Council and Tendring District Council. The Sustainability Appraisal (included as an Appendix to this report) has tested various options to ensure that the Publication Draft Local Plan policies will contribute towards achieving sustainable development. The Garden Communities and the main alternatives have been appraised in the Sustainability Appraisal and compared with each other and assisted in the choice of sites. The Sustainability Appraisal suggests mitigation measures, which have been incorporated into policies. It is recommended that this Sustainability Appraisal is published at the same time as the Publication Draft Local Plan for consultation.
- 3.3 Part of the Section 2 Local Plan preparation has included preparation of a Sustainability Appraisal, which assesses the likely significant environmental

implications of the policies and site allocations in Section 2. This is subject of a separate late paper for Committee. It is intended that the final form the Section 2 Sustainability Appraisal is to be published at the same time as the Publication Draft Local Plan for consultation.

4 Conclusion

- 4.1 Officers consider that the Publication Draft Local Plan has been prepared in line with our legal and statutory requirements and provides a sound, justified and effective approach to development in Braintree District. It is accompanied by a robust and proportionate evidence base across key strategic issues. As such officers are recommending to the Council that the Publication Draft Local Plan is published for consultation and subsequently submitted to the Planning Inspectorate for examination. In addition, officers recommend publishing and making the Sustainability Appraisal of Section 1 available alongside the Publication Draft Local Plan to inform the consultation.

5 Next Steps

- 5.1 The Publication Draft Local Plan and Section 1 Sustainability Appraisal will be considered by Council on the 5th June. If approved, the Publication Draft Local Plan will be subject to a 6 week public consultation period starting from 16th June and in line with the consultation strategy that was presented to the Local Plan Sub-Committee on 12th April 2017. Colchester Borough Council and Tendring District Council will consult on their own draft Local Plans on the same dates.
- 5.2 Following the closure of the consultation, responses will be processed by the Council. The full evidence base, the Publication Draft Local Plan and all the consultation responses are then submitted to the Planning Inspectorate for examination. There will be two examinations in public involved in plan adoption. The strategic element of the Local Plan (Section 1) common to Braintree, Colchester and Tendring Local Plans will be examined jointly. Assuming that the examiner is able to confirm that, in principle, Section 1 is sound, then that will be followed by separate examinations of each Local Plan's unique policies (as contained in Section 2 of each draft Local Plan).
- 5.3 It is anticipated that this will take place in Autumn 2017

Recommendation 1: To recommend to Council the approval of the content of the Braintree District Publication Draft Local Plan and the Draft Sustainability Appraisal/Strategic Environmental Assessment in respect of Section 1 of the Publication Draft Local Plan.

Recommendation 2: To recommend to Council the carrying out of a 6 week period of public consultation on the Publication Draft Local Plan

Recommendation 3: To recommend to Council the publishing and making available of the Sustainability Appraisal of Section 1 to inform consultation and engagement on the Publication Draft Local Plan and the Sustainability Appraisal.

Recommendation 4: To recommend to Council the submission of the Publication Draft Local Plan to the Government Secretary of State for examination.

Recommendation 5: To delegate approval of minor amendments to the Publication Draft Local Plan and the Draft Sustainability Appraisal/Strategic Environmental Assessment in respect of Section 1 to the Portfolio Holder for Planning and Housing