



Local Plan Sub-Committee


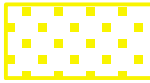


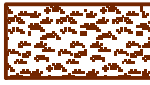
















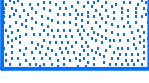









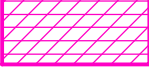















Thursday 9th March 2017

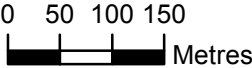
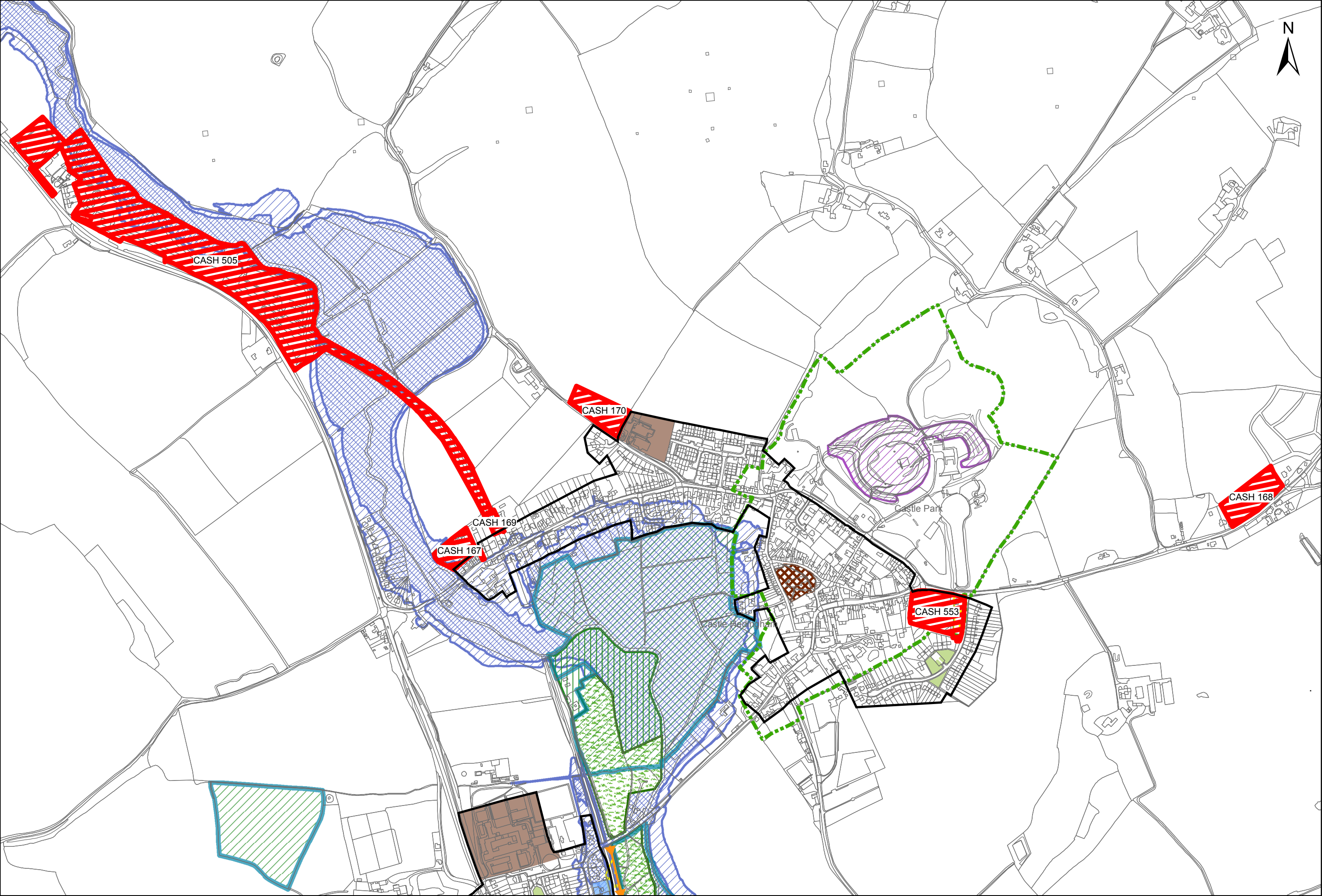
Appendix

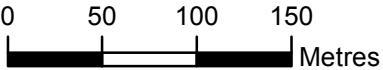
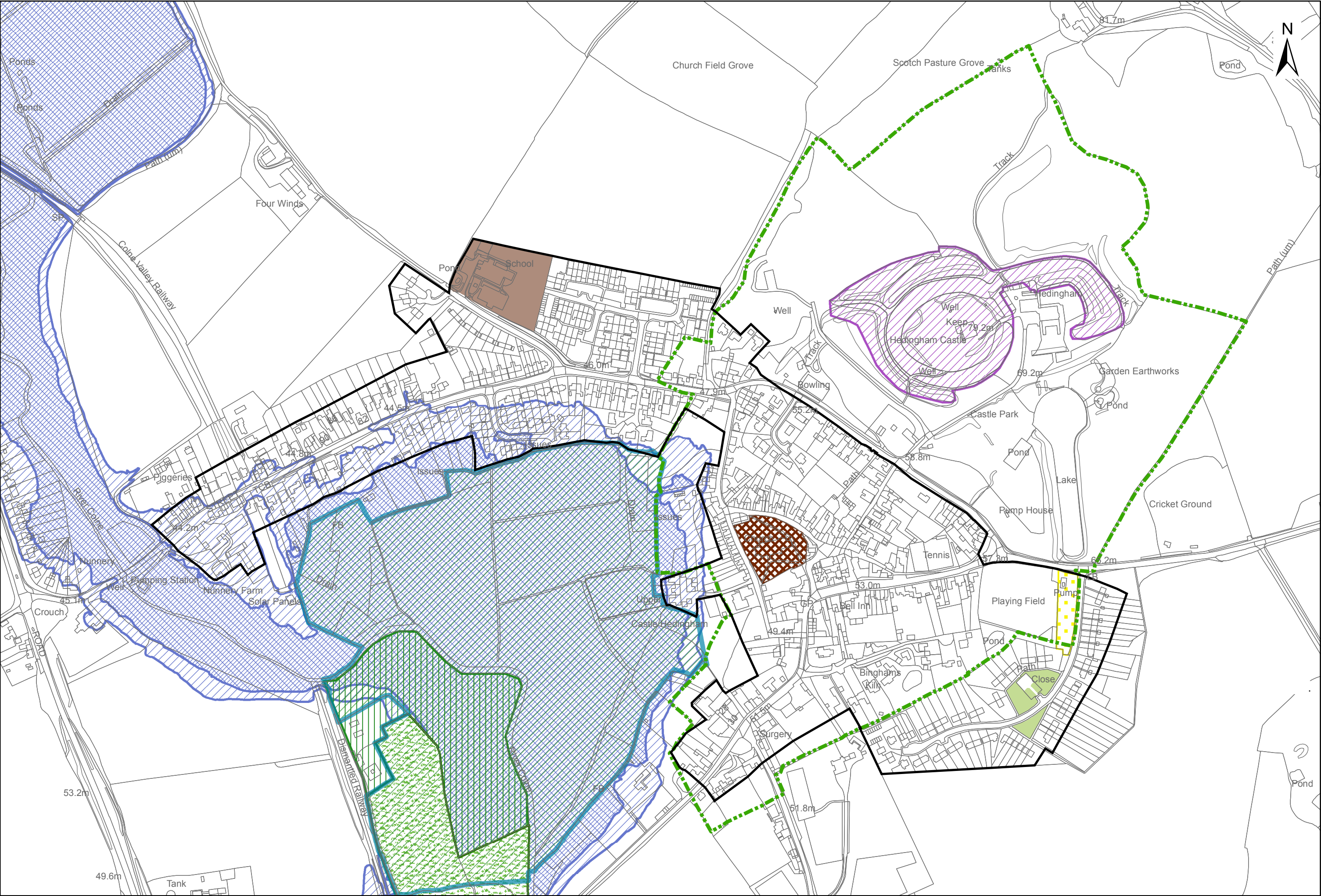
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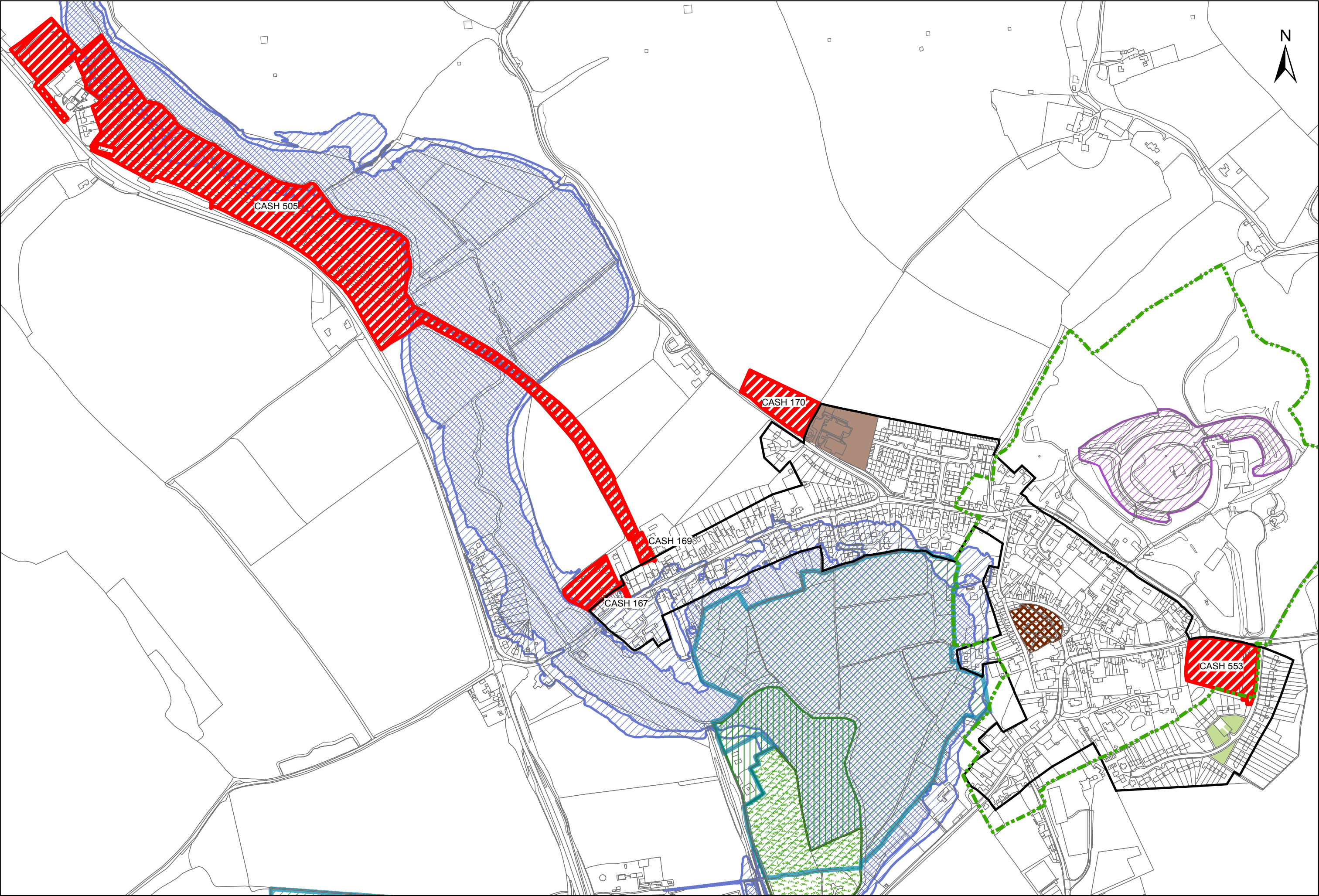
Council Chamber

Key - Pre-Submission Local Plan

	Inset Area		Growth Location		Informal Recreation
	Development Boundary		Residential Site 10 or more Dwellings		Allotments
	Alternative Site		Care Home		Visually Important Space
	Conservation Area		Specialist Housing		Structural Landscaping
	2033 Road Proposal		Proposed Gypsy/Traveller Site		Local Wildlife Site
	Halstead Bypass Corridor		Business Use		Cemetery
	Cycleway		Industrial Development Limit		Local Nature Reserve
	District Boundary		Employment Policy Area		Community Woodland/Orchard
	Protected Lanes		Comprehensive Development Area		Green Buffer
	Local Centre		Special Employment Area		Local Greenspace
	District Centre		Vehicle Storage		Proposed Accessible Natural Greenspaces
	Town Centre		Transport Related Policy Area		Site of Special Scientific Interest
	Primary Shopping Area		Regeneration Areas		Ancient Monument
	Primary Frontage		Education		Historic Parks and Gardens
	Secondary Frontage		Car Park		Flood Zone 2
	Retail & Town Centre Use		Comunity Uses		Flood Zone 3
	Retail Warehousing		Leisure & Entertainment		Flood Zone 3B
	Factory Outlet Centre		Formal Recreation		









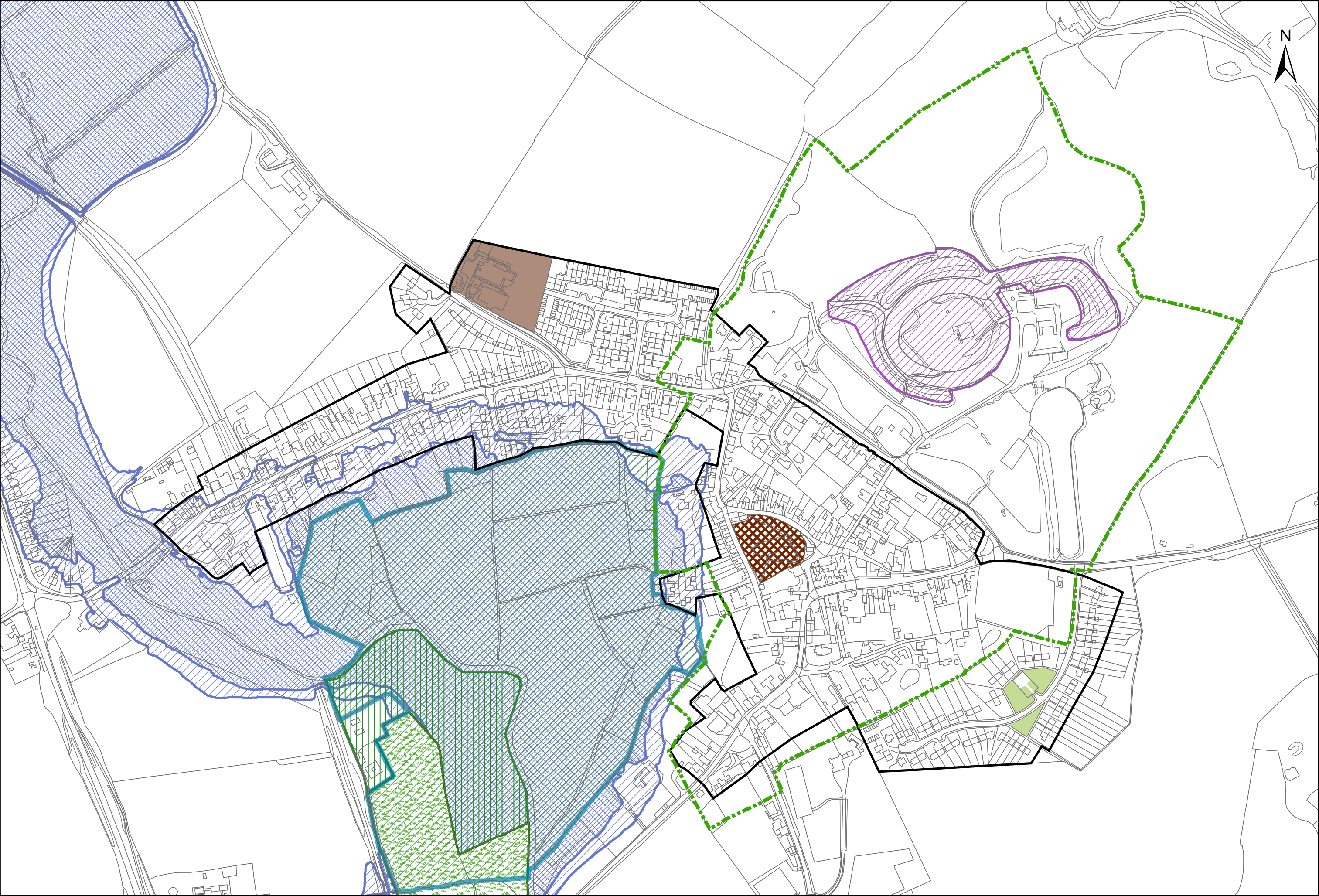
Castle Hedingham





Land Adj Memorial Hall.







Castle Hedingham Parish Council and Burial Board

Mrs Claire Waters
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25 Bayley Street
Castle Hedingham
Essex
CO9 3DG

To:
Braintree District Council
Sustainable Development
Causeway House
Braintree
Essex
CM7 9HB

11 April 2016

Dear Sirs

BRAINTREE DISTRICT LOCAL PLAN: CASTLE HEDINGHAM

Castle Hedingham Parish Council conducted a survey of all parishioners to gain their views on the Local Plan submissions for the parish, and around 30% of the electorate responded. In fact responses are still being received but anything that arrived following the deadline for consideration at the Parish Council meeting has been excluded from this report. The decision of the Parish Council at our March meeting was to support the survey findings and to submit them to Braintree District Council as the Parish Council response to the consultation on the Local Plan.

Please read the Parish Council response in conjunction with the following supporting documents:

- Appendix A: Survey questionnaire distributed to all households in the parish
- Appendix B: Chart of overall survey question responses – just under 300 individual respondents
- Appendix C: Summary of comments submitted in response to each question
- Appendix D: Key policy statements from the National Planning Policy Framework relevant to Castle Hedingham

In summary, the Parish Council does not support development on any of the sites submitted to the Local Plan for the following reasons:

The Parish Council does not support proposals for development outside the village envelope, as already recommended in our Village Design Statement (2008). There is no public support for a change or expansion of this envelope in our rural community of Castle Hedingham and all such development would adversely impact on the existing landscape character sensitivity and visual sensitivity of the village. Castle Hedingham is a mediaeval planned village with international historical and heritage significance and this should not be compromised through piecemeal development outside its current village envelope. (CASH 167, 168, 169, 170, 505)

The site within the village envelope (CASH 553) is a community open space, children's' play park, recreation field and historically significant piece of land. It is the location of St James' Well, the site of

a mediaeval hospital and the Chapel of St James. It is one of only two open spaces left in the village and is designated as a “visually important open space” (Village Design Statement 2008).

Our survey of parishioners comprehensively supported maintaining the village envelope (75% agreed or strongly agreed) and opposed expanding the envelope to make more land available for housing (78% disagreed or strongly disagreed).

To address each site more specifically: (in brackets is the survey % disagreeing or strongly disagreeing with the submission of each site)

CASH 167: Outside the village envelope; previous application rejected on appeal to the Planning Inspector; abuts flood plain; development would constitute backfield development; access difficulties (64% disagreed/strongly disagreed)

CASH 168: In open countryside; well outside the village envelope; dangerous access; would create a precedent for linear development and would have a high impact on the landscape sensitivity of the area, particularly the views to the castle (59% disagreed/strongly disagreed)

CASH 169: Outside the village envelope; backfield development, adjoining flood plain; difficult access; previous applications have been rejected (75% disagreed/strongly disagreed)

CASH 170: Outside village envelope; access will compound existing traffic problems to neighbouring school site; development on agricultural land (59% disagreed/strongly disagreed)

CASH 505: Outside village envelope; not suitable within flood zone and flood plain; current use as tourist attraction and provider of local employment; area for wildlife conservation; would be an extension of ribbon development merging the villages of Castle Hedingham and Great Yeldham; important to safeguard the separation of the two rural communities; impact on existing landscape sensitivity and visual sensitivity (71% disagreed/strongly disagreed)

CASH 553: community open space; children’s’ play park & recreation field; historically significant piece of land. It is the location of St James’ Well, the site of a mediaeval hospital and the Chapel of St James. One of only two open spaces left in the village; designated as a “visually important open space” (Village Design Statement 2008) (75% disagreed/strongly disagreed)

Castle Hedingham is “of considerable archaeological and historical importance, as an example of a small medieval and post-medieval market town” (English Heritage Historic Towns Assessment, 1999) and is heavily reliant on this feature to support the local economy. The Parish Council accepts the need for more homes across the district, in particular affordable housing to enable people to remain in their local community. Castle Hedingham has already experienced significant expansion within the village envelope during the 20th century and has not been averse to new development in more recent years on brownfield sites. The village is also affected by the recent building of 200 new homes on the parish boundary with Sible Hedingham. However our village is poorly served by public transport, struggling with parking and traffic problems and offers little opportunity for employment locally. The existing infrastructure is insufficient to support any significant amount of further development.

Yours sincerely

Claire Waters
Parish Clerk

Please complete this form and return it to the Parish Clerk at 25 Bayley Street Castle Hedingham CO9 3DG, or to any Parish Councillor

Using the following numbering system, please give your view on each of the statements printed below

You strongly disagree	1
You disagree	2
You neither agree nor disagree	3
You agree	4
You strongly agree	5

There is space on the form for up to 5 respondents, one respondent in each column A B C D & E. It would be helpful for us, when collating the data, if each respondent could indicate which of these age bands they are in.

Over 65	45 -65	25 – 44	18 - 24
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and whether your household is in the built up part of the village (within or adjacent to the Village Envelope) or in the rural areas.

The results of this survey will be used by the Parish Council to inform their discussions at the next full Council meeting on 21st March. Data collated from responses to options 1 – 5 will only be presented in aggregate, i.e. no individual responses will be identified. Comments may be quoted to support the data but will not be attributed.

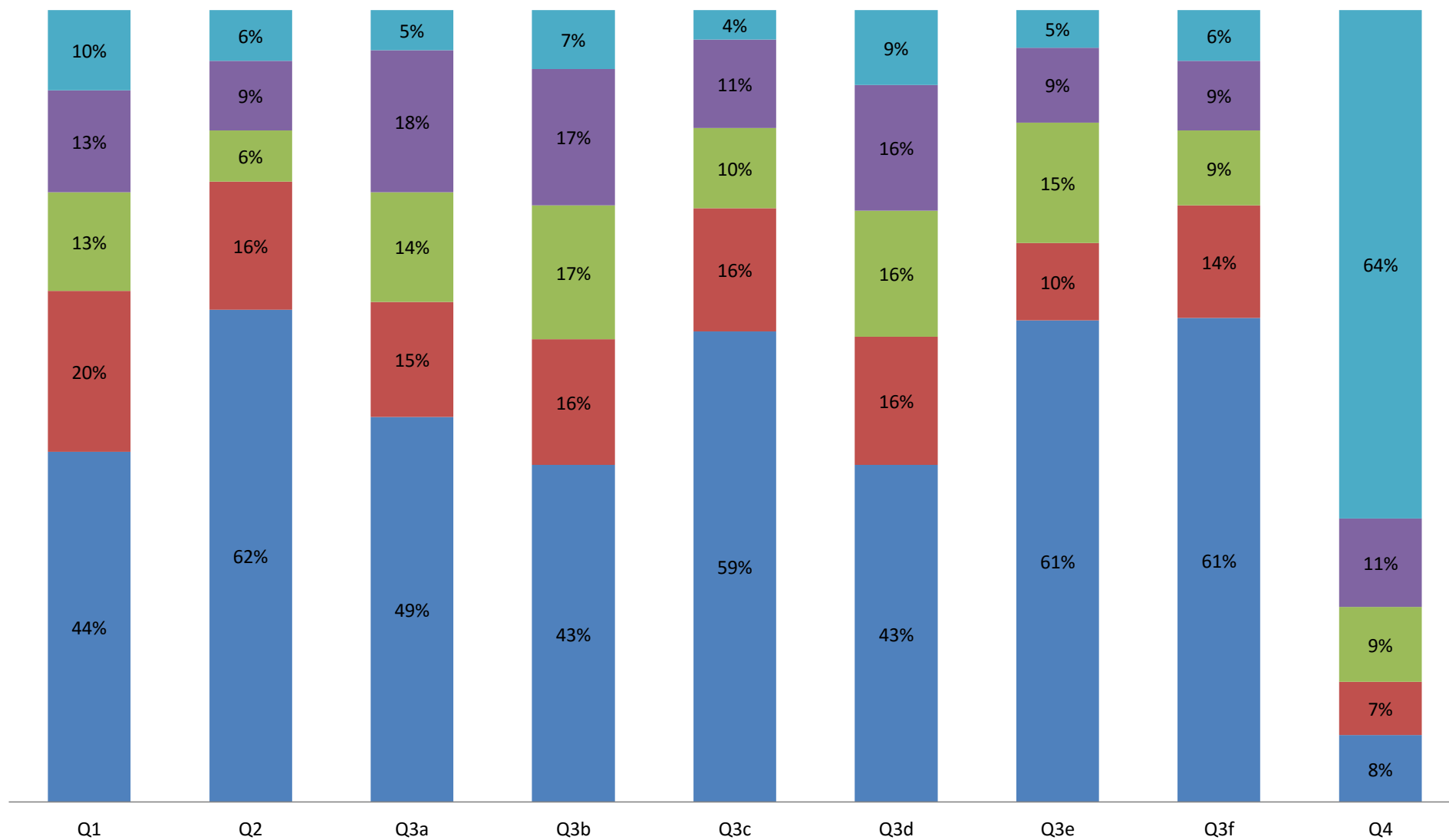
This household is in ... the BUILT UP areas the RURAL AREAS (delete as appropriate)

Respondent		A	B	C	D	E
Age band:						
1	In Castle Hedingham we should enable more land to be available for housing					
2	The Village Envelope should be expanded to make more land available for housing					
3	Specifically, we should support inclusion of the following sites in the Braintree District Local Plan (see map)					
3a	CASH 167 Land rear of 118-132 Nunnery Street, Castle Hedingham					
3b	CASH 168 Land adjacent to Sudbury Road, opposite Coppingdown Farm, Castle Hedingham					
3c	CASH 169 Land to rear of dwellings fronting Nunnery Street, Castle Hedingham					
3d	CASH 170 Land adjacent to De Vere Primary School, Kirby Hall Rd, Castle Hedingham					
3e	CASH 505 Colne Valley Railway, Yeldham Road, Castle Hedingham					
3f	CASH 553 Land at Sudbury Hill/St James Street Castle Hedingham					
4	The Village Envelope should remain unchanged					

Are there any comments you would like to make on the above or other related issues?

All Respondents

Strongly Disagree Disagree Neither Ag nor Dis Agree Strongly Agree



Respondents' Comments on Local Plan Survey March 2016

These comments should not be taken out of context but should be read in conjunction with the overall survey results.

3a	CASH 167 Land rear of 118-132 Nunnery Street, Castle Hedingham
	FOR: Easily accessible infill site for small development with not too much impact on the village
	AGAINST: This has in the past been refused planning from the highest level. Entrance to site unsuitable and most of the site is outside village envelope.
	Disagree as on a flood plain.
	It is flood plain and has poor access from Nunnery Street. Access if to the East side is currently very narrow, and access if to the West side would cause further congestion/incidents over the narrow bridge. There have been seen several "near misses" here.
	Light pollution will affect all properties 118 – 132 many of which are listed buildings. There are also 2 protected trees on the site. Lots of wildlife in this area would be affected.

3e

CASH 505 Colne Valley Railway, Yeldham Road, Castle Hedingham

FOR: Agree providing it does not impinge on Colne Valley Railway. Only agree with development if the future of CVR is secure.

AGAINST: This is on a flood plain, is it sensible to build here?

Flood plain – in very heavy rain and water surges this could endanger more houses for flooding. This is a flood plain – do you really want to build on a known trouble spot? FLOOD!

Wildlife consideration- otters, fish etc.

Concerned this will eventually merge Castle Hedingham with Yeldham. Ribbon development along the Yeldham Road, concern that Castle Hedingham would join Great Yeldham. If this is allowed then over time Castle Hedingham and Great Yeldham will merge into one with further housing infill. Development here smacks of urban sprawl and would destroy the distinct natures of Castle and Yeldham.

This is just too large and the link between this and site CASH169 is unclear

Far too large, would have devastating impact on the village

Strongly disagree - Unrelated to any conurbation and is on the flood plain

Strongly disagree – CVR local attraction draws visitors spending money in area and is low lying land.

Strongly disagree – this village needs tourist sites to support local businesses.

Disagree - no safe walking route to Hedingham School and village etc.

3f

CASH 553 Land at Sudbury Hill/St James Street Castle Hedingham

FOR: Agree as long as suitable playground with good equipment is supplied – maybe near Memorial Hall (toilet there already) seems suitable and safe. Children's play area needs to be moved next door to Memorial Hall, land currently used is badly placed for access off a busy road. If the play amenities were removed to the Memorial Hall it would be better. Agree – conditional upon dedication of amenity land to the village.

AGAINST: Historical site and should not be developed – site of St James Well and best suited as a playing field. This is an old sacred site and should be left as a playing field. Should not be developed as is in Conservation Area. There are barely any green areas in Castle Hedingham, we certainly do not need development on the few there are. Conservation area so should NOT be built on!! This is supposed to be a protected area and as such should not be open for debate.

We should not build on childrens' play area. Should not be developed as it is in the Conservation area

Conservation area - as a play area this is in a safe part of the village and must remain intact.

Important that the playing field remains and is improved for the recreation of the young of the village

Playing field best left as it is, best place for children to play and has pavements for safe access.

Playing field more suitable as it is now as access with no pavements not suitable for children.

Existing playing field should remain, the site adjacent to the Memorial Hall is not a suitable site for play equipment

There is no justification for building on green open space in the village.

Childrens swings etc. need to be somewhere in the village.

The old allotments should remain as a green area in the centre of the village. We would not support CASH 553 if there was a "quid pro quo" for development on the old allotments site.

I live opposite and have no houses in front of me – I want it to stay that way.

This is the only open space within the village and should remain as such. The parish should invest in the park if no building takes place. A village of this size should have one open space for young and older children to play.

The park?

I strongly disagree to any developments whatsoever to CASH 553

The land at CASH 553 would be much better as a park and/or nature reserve. Will happily plant trees there for free and even supply trees for free if necessary. Sure there are other villagers who will be prepared to do the same. Even farmers' fields are not real countryside and support very little wildlife. We need more natural spaces. Essential for village character, ambience, enjoyment and leisure. Of the whole village it is one of only two unbuilt spaces and both are well used. Amphibians are frequent at New Park and the pond adjacent should not be enveloped by built development, rather the SW part of the site should be managed as a wildlife-friendly habitat linked to the hedging etc. Heritage value e.g. old meeting place and well should be information boarded, not built on.

Feel very strongly that a green/play area should be kept here. If we want healthy people we must keep space for recreation and exercise. The village should not "shift an inch" on this issue.

Cannot comment until the playing field situation is sorted out.

Are there any comments you would like to make on the above or other related issues?

General:

Too much building already i.e. Sible Hedingham is changing the character of the area for the worse.
Development on former Rippers site will create a large influx of people who will use services in both Castle & Sible.
Already got a huge development on the doorstep at the old Premdor site.
There has been enough development in the Hedinghams, we have a huge new estate on Rippers. More development would change the character of the village.
There is already a large housing development in Sible Hedingham built on a disused factory site and Castle Hedingham should not have its parish spoilt with any new development- it is overcrowded enough!

The setting of a relatively unspoiled important historic market town should remain unspoiled.
Castle Hedingham is a village and should be allowed by BDC to remain so.
I was born and bred in this village and have seen the village being gradually spoilt over the years– for goodness sake keep some open spaces in the village and not put it all down to concrete and tarmac.
It is proven that green spaces are important for peoples' mental well-being. Constant building and the removal of open land will be to the detriment of small villages like Castle Hedingham
There has already been substantial development in Sible Hedingham and that should easily satisfy the local needs for housing.
I strongly disagree with any future housing in and around our lovely village.
It is important that the principles of the Village Design Statement are upheld.
This is a historic village the nature of which will be changed irrevocably if the building projects take place. Let us protect the heritage of Castle Hedingham.
I was born in the village as was my mother and have lived here most of my life. I have seen many changes, but enough is enough.

Green spaces should be kept as green spaces/play areas.
Any development will increase the march onwards of the decline of village life. I have lived here only 8 years but have seen so much change not for the best. If people want to live in a town let them choose to do so, don't build one here.
To all concerned – when you have destroyed this village and countryside together with the UK way of life, will you then be satisfied?
Castle Hedingham is a rural village and it's our wish it remain so. If housing is allowed in CASH 167 168, 169, 170 or 505 it will set a precedent so that further development along the adjacent roads cannot be prevented.
Plenty of room on Rosemary Lane and Kirby Hall Road with less likelihood of flooding.
There are very few villages that still have the charm of Castle Hedingham and because of the history here I feel that it should remain the same.
I have thoroughly enjoyed walking the many footpaths in and around the village and am sure many people still do, which is why I disagree with more land to be given to building. Very selfish I am sure, I will not be alive in 2033.
We live in a lovely village with a fantastic community spirit. Any developments that put this at risk should be strongly opposed. I have lived in a village that was ruined by allowing additional housing over the years so that the village became one with no spirit and not defined boundary. All community spirit was lost and we moved!!
We believe any plot that is agreed will merely set a precedent for any future proposed plans next to current proposals and as such cannot agree with any such development. This is a village that needs protecting as many others have been swallowed up with urban sprawl.
We need to protect our small villages to avoid them becoming ruined and turned into towns.
Inappropriate new build housing would damage the character of the village. High density housing would also be unwelcome.

It is clear that the UK needs more housing and we all need to take a balanced view about where this takes place.
My preference would be for no further development in Castle Hedingham. Realistically, however, more housing will be forced upon us and so I have tried to indicate those areas which I believe would be least impactful on our beautiful village. Most importantly, when development is permitted building styles should be in keeping with their surroundings and not just making maximum profit for builders.
It is important that Castle Hedingham plays its part in providing more homes. I think we should stick together and try to keep the "green areas" that we have, namely the old allotment site and the recreation field.

Village envelope:

Developments on the outskirts of the village would be more suitable so the village would be unspoilt.
This is the thin end of the wedge in that once the village envelope is expanded it could be expanded again and again.
Areas for development should be limited to those within the village envelope or beside existing housing and just outside the existing envelope.
Building outside village envelope: Bad re: visibility of traffic, bad re: ribbon building contributing to urban sprawl, bad re: flood plain.
The centre of the village is already over developed with no room for car parking.

Any development outside the village envelope will create a precedent for further development and the eventual urbanisation of Castle and Sible Hedingham. I feel very strongly that Castle Hedingham village boundary should remain unchanged and that additional housing is not allowed.

If more houses are built we would soon merge with Sible Hedingham and become one parish.

We strongly agree the Village Envelope should remain unchanged.

Affordable homes/Starter homes:

Some support for a very small development of starter housing.

We need more affordable housing for people with young families or who would like to settle here.

We need more affordable housing for young people

While we appreciate the need for more housing we feel it should be for starter homes. With the parking problem which exists, each property must have sufficient parking.

Are these houses going to be Housing Association or private or both?

50% of new housing should be social housing for council letting and NOT for selling.

Any housing that is proposed should be social housing i.e. affordable and not just affordable once. It should be there for the local community in an area that is becoming out of reach for many that live here.

All future building must provide suitable "off road" parking for 3 cars per dwelling. Development must supply properties for first time buyers and young families.

Flood plain:

There should be no development on the flood plain. Disagree with development on flood plains.

We should never build on flood plains, it increases the cost of house insurance for everyone.

If you build on the flood plain house purchasers would not get flood cover and would not be included in the new Flood Re scheme so think this is a very silly suggestion.

No housing should be built on or next to flood zones. There are already significant flooding issues in Castle Hedingham. This is also general good sense.

Infrastructure:

Infrastructure and access to the village does not support additional housing. Any additional housing would compromise the infrastructure of the village.

Demands on roads, schools, medical facilities need to be factored in taking into account other developments locally Infrastructure to accommodate more families including parking. Also adequate drainage to make sure no flooding.

The Premdor site in Sible Hedingham is huge and will overwhelm our schools, doctors, roads etc. so against anything but very small development. Infrastructure can't support any more houses, difficult to get through Sible Hedingham now. The Premdor site which is now built on will bring more people to the area without providing any jobs. Schools will not cope with many more either.

It is absolutely ridiculous to keep building homes on patches of land while doing nothing to improve the supporting infrastructure. It is already a nightmare trying to get through Sible and Gosfield and the A120 due to increased traffic. Unless a by-pass is built around the village, more vehicular access will cause more problems with parking & visibility Each new dwelling is likely to result in at least two more vehicles for the occupiers which will add to an already severe congestion problem in the centre of the village where off-street parking is not available.

Traffic in Sible Hedingham needs addressing before any further major developments are approved. Castle Hedingham also has traffic concerns especially with large buses and HGVs.

Increased traffic through the village will cause wear and tear on period properties close to the road.

There is enough traffic coming through Castle Hedingham at present, especially Sudbury Hill & St James St.

No more traffic needed, roads cannot cope

We have concerns regarding Nunnery Street which is already a "rat run". Planned infrastructure must be put in place to make sure the road does not become even busier.

Increase in traffic on small country roads.

Is it possible to slow down the traffic up Nunnery Street and Bayley Street? So many parked cars the visibility is limited.

Castle Hedingham is already busy especially during the summer, parking & travel through the village and into Sible Hedingham is also bad.

I live on Nunnery Street and in the mornings and rush hours it is already manic. Drivers do not respect others especially at the bridge. All these developments will make it worse.

The road out of the village towards Sible is very narrow especially by the Wheatsheaf, any more traffic on this road will surely cause a serious accident.

Has anybody thought about car parking for all these new houses? Our village needs suitable parking in all existing areas.

Logistics not adequate, e.g. doctors, primary school, shops and parking.

I would like the school to be expanded or updated if there were more housing. Need to ensure adequate school provision: De Vere already seems over stretched.

Concerns of increasing: Traffic, Crime, School places

The roads, doctors and schools are under pressure now without extra people and traffic coming here.

The village infrastructure is already under stress and further large development can only make matters worse unless

improvements are made

The village infrastructure cannot sustain the additional loading on sewage, drainage, electricity supply and communications without major upgrade.

It is almost impossible to get a doctor's appointment and local public transport is almost non-existent.

The sewage works stinks a lot of summer, it can barely cope with existing properties. Water supplies along Nunnery Street regularly leak, eroding the road. Internet speeds are poor for a lot of the village, so I think the infrastructure needs improving.

Sewers!!! Power supply improvements, roads and provision for additional traffic etc. Already strain on village sewers, facilities, school, doctors – where will it stop?

We feel the infrastructure is not in place to cope with more housing, nor the roads and parking for yet more cars.

I cannot agree with housing in or close to the village due to ancient drainage and water pipes which are already having difficulty coping with our needs.

The infrastructure in the village cannot support the number of houses proposed, especially medical/roads.

Can the infrastructure of Sible & Castle take more development i.e. doctors, schools, roads. I chose to live in "a village", surely there are much more viable areas than here!!

Village infrastructure cannot support any more housing.

There are insufficient facilities for a larger population and no jobs.

Would spoil the village if too many houses were built. The odd one or two are OK but any more makes too much traffic and problems re doctors, schools etc.

We believe there is sufficient housing already throughout the village and we do not want the character of the village to be changed or to see an increase in cars throughout the immediate area.

We are still awaiting the "Health Centre"! Infrastructure is vital to further development.

The infrastructure of the village couldn't support more housing, also we wouldn't like to lose the feeling of a proper village. There is already too much traffic and pollution on our small village roads and the infrastructure would not cope.

There is neither the infrastructure, nor parking, to cope with any large increase in the population.

Primary school cannot expand enough to take in large development as well as Rippers site housing.

Any significant increase in the village will put pressure on roads and infrastructure.

What arrangements are being considered for additional facilities i.e. schooling, medical, bus service, car parking etc.

National Planning Policy Framework significant policy statements for Castle Hedingham:

17. Planning should:

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example by the development of renewable energy)
- promote mixed use development, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions such as for wildlife, recreation, flood risk mitigation, carbon storage or food production

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services

72. The government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

73. 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. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- 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.

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green

Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

80. Green Belt serves five purposes: •

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

109. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and

- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

169. Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

171. Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.