

COUNCIL
23rd April 2014



Recommendations from Local Development Framework Sub-Committee - 8th April 2014		Agenda No: 6
Pre-Submission Draft Site Allocations and Development Management Plan – Representations		
Portfolio Area:	Councillor Lady Newton, Cabinet Member, Planning and Property	
Background Papers:	Public Report	

Minute Extract:

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE - 8TH APRIL 2014

PRE-SUBMISSION DRAFT SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN - REPRESENTATIONS

Details are set out in the report on page 8.

Council
23rd April 2014



Report upon Representations received to the Pre-Submission Draft Site Allocations and Development Management Plan.		Agenda No: 6
Corporate Priority: Building a prosperous District – Boost employment skills and support businesses, Promoting and improving our Town Centres, Securing appropriate infrastructure and housing growth		
Portfolio: Planning and Property		
Report presented by: Councillor Walters		
Report prepared by: Emma Goodings, Alan Massow, Julie O'Hara, Jonathan Crane		
Background Papers: Pre-Submission Draft Site Allocations and Development Management Plan (Feb 2014); Site Allocations and Development Management Plan Draft for Consultation (Jan 2013); Core Strategy (2011) National Planning Policy Framework Local Development Framework Sub-Committee Agenda, Reports, Minutes 8 th April 2014		Public Report YES
Options: To approve or not to approve, changes to the Pre Submission Site Allocations and Development Management Plan as set out in this report.		Key Decision: NO
Executive Summary: This report sets out a brief background to progress on the Local Development Framework (LDF) and the public engagement period which has taken place in February and March 2014 on the Pre Submission Site Allocations and Development Management Plan (ADMP), following its approval by Council on the 23 rd September 2013. The report recommends a number of technical changes to the Plan should be made, before it is submitted to the Planning Inspectorate for examination. The report was recommended for Council approval by Local Development Framework Sub-Committee on the 8 th April 2014.		

Decision

Recommendations to Council:

1. To approve the changes to the Pre Submission Site Allocations and Development Management Plan as set out in this report and Appendix 1 and following a further public engagement period, submitted to the Planning Inspector for examination.

- 2. To approve the minor changes to the Pre Submission Site Allocations and Development Management Plan and following a further period of public engagement, submitted to the Planning Inspector for examination.**

Purpose of Decision:

To consider changes to the Pre Submission ADMP which will be the subject of a six week engagement period before the Plan is submitted to the Planning Inspectorate for examination.

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

Financial:	Cost of preparing the Site Allocations and Development Management Plan
Legal:	The Site Allocations and Development Management Plan cannot be adopted unless it is found to be sound by the Planning Inspectorate. It will be the basis for future planning decisions.
Safeguarding	None.
Equalities/Diversity	The Council's policies should take account of equalities and diversity and has been subject to an equalities impact assessment.
Customer Impact:	Providing housing, employment, open space and infrastructure and protecting the countryside and the environment.
Environment and Climate Change:	Impact on environment of sustainable policies and sustainable design of housing.
Consultation/Community Engagement:	Consultation with the public and stakeholders between the 17 th February and 28 th March 2014.
Risks:	That the Draft Site Allocations and Development Management Plan may not be found sound when it is examined by the Planning Inspector.
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1. Background

1.1 The Council is preparing the Site Allocations and Development Management Plan to set out land allocations and policies, which will be used to determine future planning applications in the District, over the period to 2026.

1.2 The Council has already prepared a Core Strategy, which sets out the overall strategy for future development in the District and aims to concentrate future growth in sustainable locations and to promote the development of previously developed land and urban regeneration. The Core Strategy sets out the overall numbers of dwellings for which land should be allocated over the period to 2026 and the Site Allocations Plan must be in accordance with the Core Strategy.

1.3 A period of consultation was carried out on the draft plan in January and February 2013. The Pre-Submission document was approved for public consultation at the Full Council meeting on the 23rd September 2013.

1.4 This report considers amendments to the Pre Submission Plan which was approved by Council on the 23rd September 2013. The amendments were approved by Local Development Framework Sub-Committee on the 8th April 2014 for recommendation to Council.

2. Public Consultation

2.1 The public consultation on the Pre-Submission Site Allocations and Development Management Plan (ADMP) took place between the 17th February and 28th March 2014. The Council held public exhibitions in Braintree, Halstead and Witham and unstaffed displays were also available at libraries in Halstead and Witham and at Braintree District Council offices in Braintree. Copies of the consultation document were available in all libraries in the District and in Haverhill and Sudbury library.

2.2 All consultation documents were available to view on the Council's website and public notices appeared in the Braintree and Witham versions of the Braintree and Witham Times, Halstead Gazette and Haverhill Echo (to ensure coverage for residents in the north of the District). The consultation has also been prominently featured on the front page of the Council's website, throughout the engagement period. Site notices were also placed at new sites allocated in the Plan for residential or employment development.

2.3 Direct notification via email or letter was sent to all those on the consultation database (around 2000) which includes local residents, businesses, Parish Councils and other statutory consultees.

2.4 At this formal stage of public engagement and as set out in the Planning Inspectorate guidance, responders were asked to state whether or not they felt the plan was "sound" or not. A guidance note was produced to accompany the representation form explaining technical terms such as soundness. Responses were also accepted via email or letter. A brief explanation of the terms used is set out below.

2.5 Soundness

Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

2.6 Positively prepared

This means that the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

2.7 Justified

The Plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.

2.8 Effective

The Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

2.9 Consistent with national policy

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

2.10 Legal Compliance

The Inspector will check that the Plan meets the legal requirements of the Planning and Compulsory Purchase Act 2004.

2.11 Duty to Co-Operate

The Local Planning Authority will have to demonstrate and produce evidence that they have complied with the duty to co-operate. That is that they have engaged constructively, actively and on an ongoing basis to maximise the effectiveness of the development plan. It is not a duty to agree but LPA's should make every effort to secure the necessary cooperation on strategic cross boundary matter before the submission of the development plan.

3. Timetable/Next Steps

3.1 If Council approves the recommended changes set out in this report, then a further 6 week period of public engagement will be undertaken. This will ask for additional comments on the proposed changes only. Following this consultation period, the Plan will be submitted to the Planning Inspectorate along with any further comments received for examination. It is hoped that the examination would take place in late 2014 and the Plan would be approved by early 2015.

If Council approves the recommended changes set out in this report, then a further 6 week period of public engagement will be undertaken. This will ask for additional comments only on the proposed changes. Following that consultation, the Plan will be submitted to the Planning Inspectorate along with any further comments for examination. It is hoped that the examination would take place in late 2014 and the Plan would be approved by early 2015.

4. Comments Received and Changes Proposed

4.1 In total 780 comments were received from 421 responders. These are summarised in Appendix 1 of the Local Development Sub-Committee Report dated 8th April 2014. The responses are available to read in full on the Councils website <http://braintree-consult.limehouse.co.uk/portal/>

4.2 The LDF Sub Committee on the 8th April 2014 was presented with a report setting out the summary of comments which had been received and a schedule of recommended changes in relation to those comments, to update the Plan approved by Council on the 23rd September 2013. These amendments, to ensure the Plan is sound and it reflects the most recent national guidance, are being recommended by the LDF Sub Committee to Council.

4.3 Where text is to be deleted this is shown as a ~~strike through~~ and where new text is added this is shown as underlined. For context Members should refer to the Pre-Submission Document on the Council Website <http://braintree-consult.limehouse.co.uk/portal/>

Recommendations

1. **To approve the changes to the Pre Submission Site Allocations and Development Management Plan as set out below and following a further public engagement period, submitted to the Planning Inspector for examination. The proposed changes are set out in maps in Appendix 1 of this report.**

a) Revised paragraph 1.3 'The Core Strategy requirements were based upon evidence of housing and Travellers needs prepared for the East of England Plan. The Council intends to commence ~~an early review of the Core Strategy work on a new Local Plan~~ in 2014, as set out in the updated LDS, which it is anticipated will be adopted in early 2017. This will include a review of the strategic policies in the Core Strategy and the work which has been undertaken in this Plan and will ensure full compliance in order to base future housing and Travellers requirements for the District upon locally determined need, in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) over a plan period to 2031. This early review will also enable the Council to revise the wording of any strategic policies, where necessary, to fully comply with the NPPF. In the interim period before the Core Strategy Review has been prepared, it is clear that sufficient land has been identified through the Core Strategy and the Site Allocations and Development Management Plan to continue to meet the District's housing needs and five year land supply. The Council has the ability to bring forward the phased development of the housing at the growth locations, if monitoring identifies a need to do so. The ADMP therefore provides an interim position which includes updated development management policies which are in compliance with the NPPF and PPG and certainty for communities as to what residential sites will be expected to come forward in the short term'.

b) Amendment to paragraph 1.17; 'The Proposals Map does not identify mineral safeguarding areas, or proposed mineral and waste development sites, **as these are**

yet to form part of an adopted Plan from the County Council ~~is~~ as the minerals and waste planning authority. Draft proposals These are set out in County Council Minerals and Waste Local Plans'

c) Remove paragraph 1.20.

d) Changes to ADM3, paragraph 3.7 and 3.10 as set out below

~~ADM3 The land between London Road, Pods Brook Road and the A120 (site BRC7H) will be phased between 2018 – 2026 to ensure that the requirement for a continuous supply of housing land is met. If monitoring shows that a 5 year supply of deliverable housing sites is not being maintained, then this phasing will be altered to bring the site forward earlier than is being proposed.~~

~~The additional 100 dwellings at the Witham south west Core Strategy growth location at Lodge Farm, off Hatfield Road (site WIS6) will be phased between 2017 – 2026 in line with the phasing set out in the Core Strategy for 600 dwellings at this location.~~

The indicative provisional dates for phasing Braintree north-west Growth Location West of Panfield Lane, Witham south west Growth Location North of Hatfield Road and Witham north-east Growth Location off Forest Road included in Table CS1 Braintree District Housing Provision in the Core Strategy are being removed in line with the provision within policy CS1 of the Core Strategy.

~~3.7 The Core Strategy Policy CS1 sets out phasing for the growth locations to ensure a continues housing land supply in the District. It is proposed that one of the largest draft allocated sites in Braintree, between London Road, Pods Brook Road and the A120, should also be phased for the same reason~~

~~3.10 As the growth locations and the proposed housing allocation off London Road Braintree are phased, the phasing of one or more of these sites could be altered to bring them forward earlier than proposed. If it were necessary to meet either the five year supply or the provision of the 5% buffer. (The 5% related to the District housing supply as a whole and not to individual settlements).~~

e) Amendment to 3.24; '..provided. An important demographic trend is the aging population and therefore all sites should be encouraged to provide single storey units where appropriate'.

f) Amendment to policy ADM8 Housing Mix and Density; '**...house types, including bungalows, and sizes ...**'

g) To amend the final clause of ADM8 to; 'All new dwellings should seek to meet Lifetime Homes Standards'

h) Additional text to paragraph 3.30 '...setting. Additional or ancillary residential accommodation in the countryside will be expected to be provided in the form of an extension to the existing dwelling or through the conversion of existing outbuildings in the first instance. Only when these options have been proven to the satisfaction of the District Council that this would not be appropriate in design or other terms, will new outbuildings be considered. New outbuildings will be required to be well related

to existing built development on the plot and have a functional relationship to the host dwelling, for example by having a shared access and driveway, garden space and be designed to be easily incorporated into the main dwelling’.

i) Amendments to policy ADM10 Residential Alterations, Extensions and Outbuildings in the Countryside, 4th bullet point; ‘....Where new buildings are proposed they should be well related to the existing development and have a functional link with the host dwelling’.

j) Amendments to policy ADM13A Previously Developed Infill Sites in the Countryside; ‘Where there is a defined nucleus group of at least...’ and ‘This policy will not apply to proposals for isolated new dwellings, ~~or the extension of ribbon development. Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps, will be resisted’.~~

k) Amendments to policy ADM15 Employment Policy Areas - Delete ‘Ramsden Mills, Chipping Hill Industrial Estate, Braintree Road’.

l) To include the following additional policy and supporting text.
To add ‘Kelvedon Park’ to the list of industrial development boundaries in policy ADM18.

‘ADM18A Essex Fire and Rescue Service Headquarters – Kelvedon Park

Land at Kelvedon Park is allocated as a Special Employment Area specifically to meet the requirements of Essex Fire and Rescue Service for 999 facilities, training and administrative uses and vehicle maintenance facilities. Additional built development on site must provide sufficient parking and will make appropriate provision for boundary screening and the retention of the parkland setting to the front of the site’.

New Paragraph ‘The headquarters for Essex County Fire and Rescue is located at Kelvedon Park, located off the A12 between Kelvedon and Rivenhall. The site was a historic house and gardens and has been the subject of a number of recent planning applications to extend and centralise facilities for the Fire service. The site now employs a large number of people and is allocated as a special employment area to support the continued development of facilities for this site to ensure an efficient and effective emergency service for the District and County. However there are a number of particular issues which will need to be addressed to ensure growth on the site is sustainable. These are sufficient car parking facilities and a Travel Plan for employees and uses on the site and landscaping including the maintenance of the current historic parkland setting bordering the A12 at the front of the site and appropriate landscaping on the other boundaries of the site’.

m) Policy ADM27 Town, District and Local Centre Improvements - Change policy to read; ‘....enhance conservation areas ~~and~~ public open spaces and green infrastructure within town, district and local centres’.

- n) Update key to add ADM30 to Commercial Leisure.
- o) Change paragraph 5.21 to final bullet point in policy ADM32.
- p) Policy ADM33 – Retail Site Allocations - Add site reference numbers to policy.
- q) Additional bullet point to policy ADM37 Comprehensive Development Area – Land at Railway Garage, Kelvedon – ‘Protection and enhancement of the adjacent Conservation Area’
- r) Amendment to policy ADM41 Community Uses: ‘Land at Hunnables and Nuns Walk Field, West of the The Street Great Yeldham’
- s) Amendment to policy ADM42 – Provision and Enhancement of Local Community Facilities - Add phrase “or community” after “Parish Council”.
- t) Add additional sentence to end of paragraph 7.36; ‘Any proposal for the Halstead Bypass should be accompanied by an assessment of the impact on Suffolk’s highway network’
- u) Add the route of the Sudbury Bypass to the Proposal Map as shown in Map 1 of the appendix. Add additional bullet point to policy ADM49 New Road Schemes; ‘The route for the Sudbury Western Bypass shown on the Babergh Local Plan Proposals Map Inset 1 where this traverses the Braintree District’
- v) Paragraph 8.10 ‘...in the NPPF. Legislation in section 85 of the Countryside and Rights of Way Act 2000 requires that in exercising or performing any functions in relation to, or affecting land, in an AONB, a relevant authority shall have to regard to the statutory purpose for which the land is designated. In the case of an AONB this is to conserve and enhance the natural beauty of the area. The upper ...’
- w) Add in paragraph 8.15; ‘...District. A Habitats Regulation Screening Report specifically for the ADMP has also been produced which forms part of the evidence base for the Plan. The European..’
- x) Add additional paragraph to end policy ADM51 Protection of Biodiversity and Geodiversity and Protected Species; ‘Development proposals on land adjoining water courses should provide for a buffer zone of at least 20m between the top of the bank of the watercourse and the proposed built development’
- y) Add additional paragraph to end 8.15; ‘The creation of a buffer zone between a watercourse and adjoining built development is to both; provide protection to ecological features afforded by the watercourse; and allow wildlife to use the watercourse and immediate surroundings as a corridor for movement without suffering impedance and undue disturbance’
- z) Add to end of paragraph 8.19. ‘Applications for new built development in the countryside will need to be accompanied by detailed justification of the requirement for a new building of the scale proposed in the application and will be required to be the minimum necessary size to meet the identified need’

aa) Add to end of paragraph 8.20; 'Permitted development rights may be removed for buildings which are allowed under this policy'

bb) Amendment to paragraph 8.33; '.. 150sqm. As at March 2014, the Government has also announced its intention to proceed with new PD rights which would allow the conversion of up to 450sqm of redundant or under used agricultural buildings to provide a maximum of three new dwellings, or in agricultural buildings of up to 500sqm to change to a state funded school or registered nursery. During the course of these changes..'

cc) Amendment to policy ADM55 Energy Efficiency - ...not prejudice the character significance of the building...

~~To remove the first two paragraphs of the policy; 'All proposals for residential development will be required to comply with the minimum level Code 3 for Sustainable Homes (or equivalent replacement standard), until CO2 reduction targets are met or exceeded by National Building Regulations Standards, at which point revised Code for Sustainable Homes levels (or equivalent replacement standard) will apply.~~

~~All other proposals for development over 500sqm will be required to comply with the minimum level 'very good' for BREEAM standards (Building Research Establishment Environmental Assessment Method).'~~

dd) Amend the following references in paragraph 8.54:

- 'Sustainable Urban Drainage' to 'Sustainable Drainage Systems'.
- 'SUDS' to 'SuDS'; and
- 'National SuDS Standards' to 'SuDS National Standards'

Amend 4th sentence to read:

'The SuDS Approval Body (SAB), Lead Local Flood Authority, Risk Management Authorities and planners...'

ee) Add the following new supporting paragraph and policy after current paragraph 8.24; 'A Surface Water Management Plan (SWMP) is a plan produced by the Lead Local Flood Authority (LLFA) and outlines the preferred surface water management strategy in a given location. These Plans focus on areas of highest surface water flood risk and consider flooding from sewers, drains, groundwater, and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.

These Plans outline the causes and effects of surface water flooding and recommend the most cost effective way of managing surface water flood risk for the long term. A SWMP is carried out at an intermediate risk assessment level identifying those parts of the study area that are likely to require more detailed assessment to gain an improved understanding of the causes and consequences of surface water flooding.

The intermediate assessment identifies areas where the flood risk is considered to be most severe; these areas are identified as Critical Drainage Areas (CDAs). They are typically located within EA Flood Zone 1 but should not be excluded from other Flood Zones if a clear surface water (outside of other influences) flood risk is present.

It is important to recognise that flooding within the study area is not confined to just the CDAs, and therefore, there are opportunities for generic measures to be implemented through the establishment of a policy position’.

New Policy ‘The Critical Drainage Areas (CDAs) for the district will be defined through the establishment of a SWMP.

Within the identified CDAs development must not increase the risk of fluvial or surface water flooding, and should seek to reduce the risk of fluvial and surface water flooding through the delivery of the following measures as appropriate to the location of the proposal and recommendations from a Surface Water Management Plan once produced.

- a. Increased community awareness;
 - b. Improved management regimes of main rivers, ordinary water courses and their tributaries;
 - c. Increased conveyance;
 - d. Retention and increased flood storage capacity;
 - e. Improved land management;
 - f. Increased online storage; and
 - g. Incorporation of Sustainable Urban Drainage Systems (SuDS) appropriate to the development type, size and location.
- b. The Council will require development to be in compliance with and contribute positivity towards delivering the aims and objectives of water management plans affecting the area such as a Surface Water Management Plan’.

ff) 8.55...agreement from the sewerage undertaker in order...

gg) Add text to paragraph 9.4; ‘..., listed building consent, has an impact on archaeological deposits, advertisement consent...’.

hh) Amend bullet 7 of policies ADM60 Layout and Design of Development to read; ‘Landscape design shall promote and enhance local biodiversity and historic environment assets’;

ii) Policy ADM 60 Layout and Design of Development add the following new bullet points:

'Development will be planned to minimise vulnerability to climate change impacts and that such development will not exacerbate vulnerability in other areas

New properties shall be served where ever possible by a fibre optic connection

The development should not have a detrimental impact on highway safety'

jj) Delete second bullet point of ADM66 Alterations and Extensions and Changes of Use to Listed Buildings or Structures and their Settings and replace with the following new text; 'The works or uses do not result in the loss of, or damage to, the building or structures historic and architectural elements which are considered to be of significance or special importance'.

kk)Add the following additional bullet points to Policy ADM 66 Alterations and Extension and Changes of Use to Listed Buildings or Structures and their Settings; 'The application submitted contains details of the significance of the heritage asset (either within the design and access statement or within a Heritage Statement) which should include any contribution made by their setting'.

'There may be a requirement for appropriate specialist recording to be carried out prior to the change of use, demolition or conversion of a listed building or associated historic building'.

ll) Policy ADM67 Demolition of Listed buildings or Structures - Delete criteria 4 and replace with: 'Appropriate specialist recording is likely to be required prior to demolition'

mm) Policy ADM69 Archaeological Evaluation, Excavation and Recording amend to read: 'Where important archaeological remains are thought to be at risk from development, or if the development could impact on a scheduled ancient monument, or historic park and garden, the developer will be required...'

'Where permission is granted, conditions will be imposed to ensure that the archaeological remains are properly excavated and recorded appropriately mitigated by excavation or survey prior to the development commencing. There will be a requirement to make the results of these investigations publically accessible.'

nn) Amendments to paragraphs 9.20, 9.21 and 9.22

'9.20 A Historic Environment Characterisation Report (HECR) has been produced for Braintree District which outlines the sensitivity, diversity and value of the historic environment within the District and provides a comprehensive account of the character of the Districts historic environment and the heritage assets that contribute towards that character

9.21 Braintree has a rich and varied historic environment with evidence of human activity dating back to the Palaeolithic period between c.700,000 and 10,000 years BC. As such, it is important to assess areas within the District for their archaeological potential, as and when opportunities arise to do so. The Historic Environment Record contains 6622 records relating to the historic environment in Braintree District (this includes all designated sites described under 9.16). The majority of archaeological sites are not designated, however, it is recognised that many are of a similar significance to designated assets.

9.22 Where a site on which development is proposed includes or has the potential to include heritage assets applications should describe the significance of any heritage assets affected. As a minimum the Historic Environment Record should have been consulted and an appropriate assessment produced’.

oo) After paragraph 10.19 add the following text: ‘As set out in the Core Strategy one way to protect international or European sites of importance for wildlife, is to ensure that the Plan has an appropriate allocation of SANG (Sustainable Accessible Natural Greenspace). These are set out on the Proposals and Inset Maps’
Changes to policy ADM73; ‘ADM73 River Walks, Linear Parks, Disused Railway Lines and SANGs
‘...informal recreation. Areas of SANG are also defined on the Proposals Map’

pp) Add the following definition to the Glossary; ‘Critical Drainage Area. A discrete geographic area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure. The CDA comprises the upstream contributing catchment, the influencing drainage catchments, surface water catchments and, where appropriate, a downstream area if this can have influence on CDA.

qq) Change the notation in Appendix 1 Housing Allocations for site SIL7H from ‘without’ to ‘full’ under type of permission.

rr) To amend the site area for site BOB20H in Braintree to exclude the residents parking area as shown on map 2 in the appendix.

ss) To amend the site area for site BRC6H in Braintree to include an additional area for development as shown on map 3 in the appendix.

tt) To remove the employment allocation for site WCH7E, Ramsden Mills in Witham as it is not deliverable as an employment site.

uu) To allocate White Colne Meadows as informal recreation as shown on map 4 in the appendix.

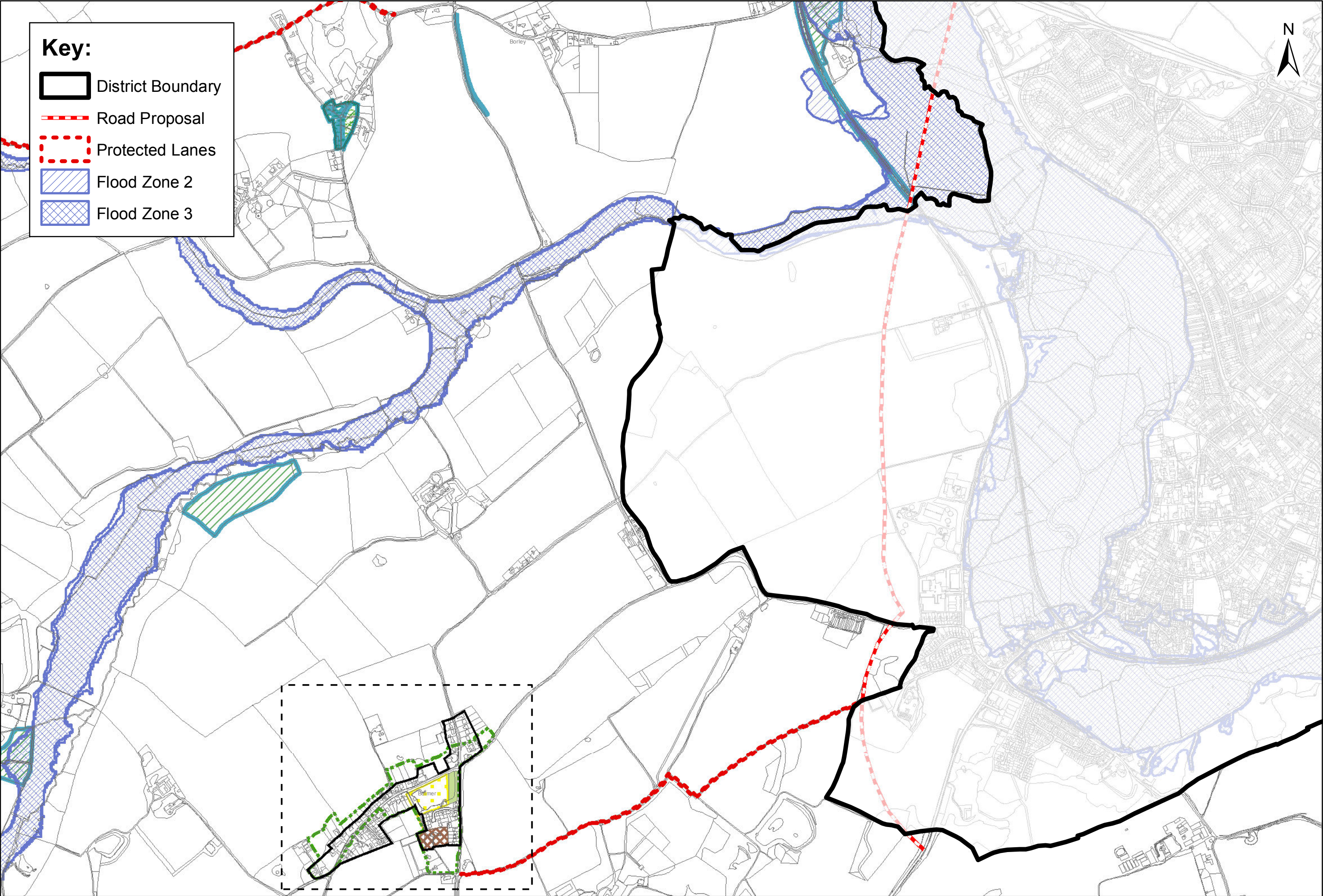
vv) To make a minor development boundary amendment at Pale Green, Helions Bumpstead to exclude an area of agricultural land and therefore approve the boundary as set out on map 5 in the appendix.

ww) To include a new special employment area at Kelvedon Park as shown on map 6 in the appendix.

2. To approve the minor changes to the Pre Submission Site Allocations and Development Management Plan as set out below and following a further period of public engagement, submitted to the Planning Inspector for examination.

Paragraph/Policy	Change
1.5	Minor word change “The NPPF <u>and</u> PPG”
1.15	Minor wording change “...guidance set ou in the NPPF <u>and</u> PPG, will be used”
1.16	Minor wording change “...guidance set out in the NPPF <u>and</u> PPG. The policies..”
ADM5	specialists
ADM6	have s
3.25	The layout will need to provide garden sizes and car parking in line with the Council’s standards and any required landscaping <u>and public realm</u> .
ADM8	The existing vegetation, including trees on site and the necessity for further landscaping <u>and/or public realm</u>
ADM8	Layout amendment remove last bullet point and re position text to the edge of the box
3.42 point 2	To deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
ADM12 e	rural enterprise’s needs
4.1	Move paragraph 4.1 to beneath the Core Strategy box
4.2	The South East Local Economic <u>Enterprise</u> Partnership
7.27	Line 2 add an ‘s’ to indicate to make indicates
ADM50scale, design and ...
8.20	...equestrian, sports or activities...
ADM52 3 rd bullet	...generated by an new building...
8.24	Farm diversification schemes should be complementary to the agricultural operations and well founded in terms of effectively contributing to the on-going farming activity and the farm diversification scheme <u>evidence of this</u> must be submitted with all applications
8.27	There are a number of buildings and sites in the countryside...
8.32	Proposals considered under this application <u>policy</u> would also...
11.2	...have regard to the regulations set out in S106 of the Town and Country Planning Act 2005, as amended, and Government circular 05/2005.
Glossary Housing Supply	Annually

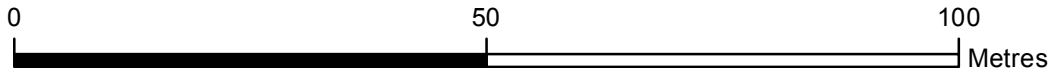
Glossary	Term used – PPG, explanation Planning Practice Guidance
Appendix 1	Spelling corrections in table
Pre Submission Map List	Braintree and Bocking (North) Braintree and Bocking (South)
Pre Submission Map List	Witham (North) Witham (South)
Pre Submission Map List	Proposals Map (North) Proposals Map (South)



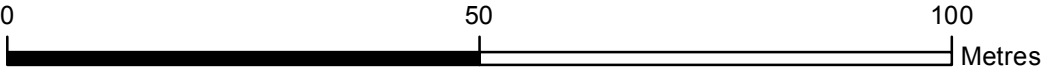
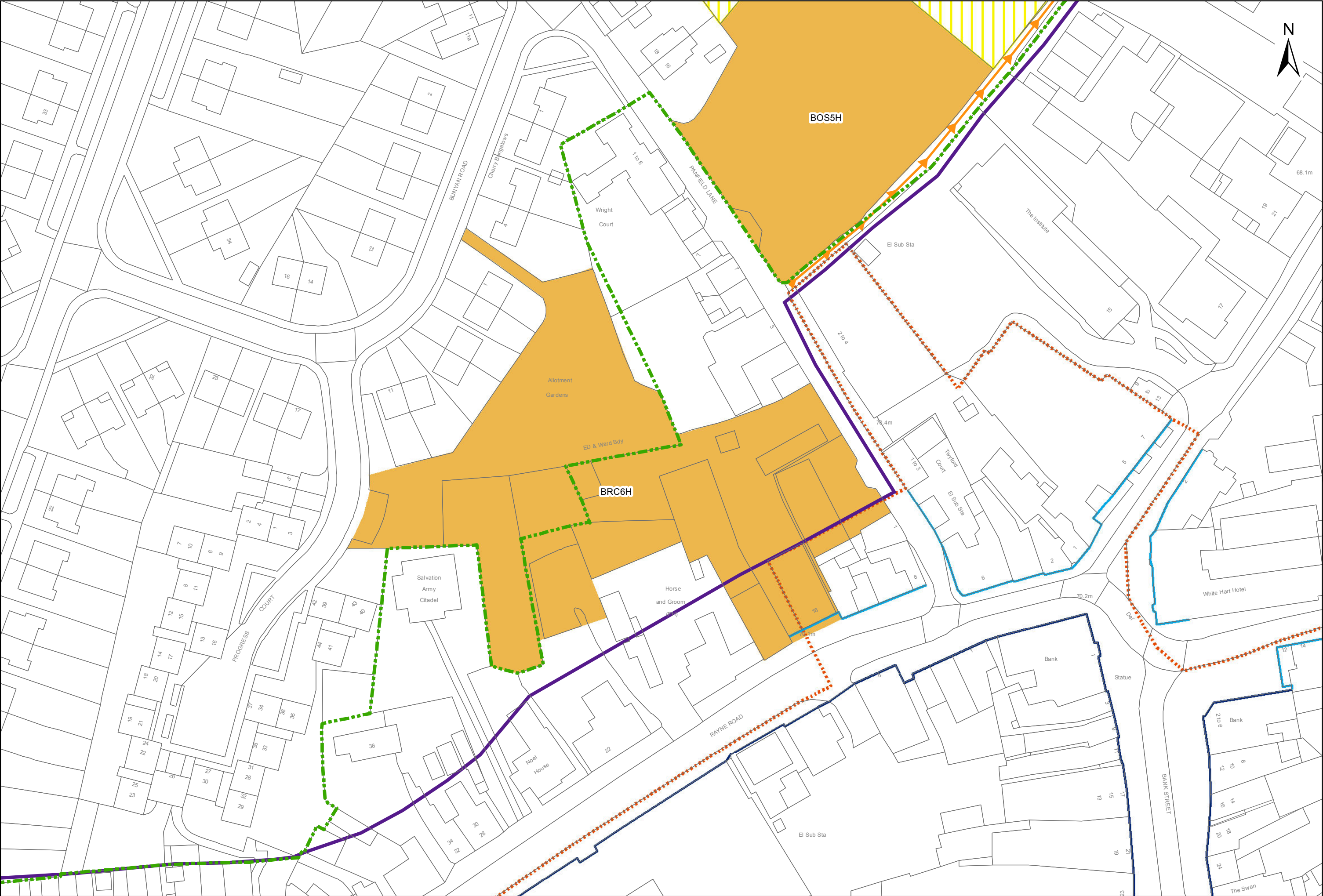
Key:

- District Boundary
- Road Proposal
- Protected Lanes
- Flood Zone 2
- Flood Zone 3

The map displays a residential neighborhood with a central orange-shaded building labeled 'BOB20H'. Surrounding streets include Achilles Way, Exeter Close, Mountbatten Road, Boscawen Gardens, Blake Drive, and Wellington Close. Numerous residential buildings are outlined and numbered, such as 'Swiss Bell (PH)', 'Falkland Court', 'Balmoral Court', and 'Trafalgar Court'. A yellow dotted area is visible on the right side of the map. An orange line with arrows indicates a path or route starting from the top left, passing through the orange-shaded building, and ending near the bottom right. A north arrow is located in the top right corner.



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Earls Colne And White Colne East - Pre Submission Plan. Proposed Amendments.

Inset 23

