

LOCAL PLAN SUB-COMMITTEE AGENDA

Thursday, 09 March 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 Mrs J Money
Councillor Mrs L Bowers-Flint (Chairman)	Councillor Lady Newton
Councillor G Butland	Councillor J O'Reilly-Cicconi
Councillor T Cunningham	Councillor Mrs W Scattergood
Councillor D Hume	Councillor Miss M Thorogood

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. 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 15th February 2017 (copy to follow).
- 4 Public Question Time**
(See paragraph above)
- 5 Braintree Draft Local Plan - Castle Hedingham Recreation Area** **5 - 9**
- 6 Braintree Draft Local Plan - Consultation Responses - Policies** **10 - 23**
- 7 Braintree Draft Local Plan - Water Cycle Study** **24 - 28**
- 8 Braintree Draft Local Plan Evidence Base - Community Halls Study Part 2** **29 - 34**
- 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 Draft Local Plan – Castle Hedingham Recreation Area		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) • Local Plan Review (2005) • Core Strategy (2011) • Settlement Boundary Review Methodology (2015) • New Draft Local Plan (2016) 		Public Report: Yes Key Decision: No
Executive Summary: <p>At the Local Plan Sub-Committee meeting on the 10th November 2016 Members considered the representations in relation to Castle Hedingham. At that meeting Members deferred the decision on the sites around the current recreation ground to a later meeting. This report considers whether this site should be allocated. The Appendix to this report contains maps and photos of the site and it includes the full text of the Parish Council view on the site as well as results of a survey undertaken of residents.</p> <p>Officers have considered the information and consider it appropriate to recommend to Members that the informal recreation allocation is removed from the New Park site and that both sites are not allocated for any use.</p>		
Recommendation <p>That CASH553 is not allocated for informal recreation and is unallocated land within the development boundary</p>		
Purpose of Decision: <p>To agree the designation of land in Castle Hedingham which was deferred from the previous meeting</p>		

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 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.
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1 Background

- 1.1 Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan. As part of the Local Plan, the Council is required to boost significantly the supply of housing as set out in the National Planning Policy Framework.
- 1.2 In 2013 and 2014 the Council consulted on the Site Allocations and Development Management Plan document. This included a proposed new inset map for all defined settlements (towns and villages) within the District. During this time significant detailed revision of many of the inset maps were considered. For the new Local Plan these maps will provide a starting point for any further changes and updates required.
- 1.3 The preferred Inset Map for each defined settlement, together with a map showing the alternative site options that were considered and not taken forward will be contained within the draft Local Plan for public consultation in the summer.
- 1.4 The responses to Castle Hedingham were considered at the meeting of the Local Plan Sub Committee on the 10th November 2016. All sites were determined with the exception of the area around Castle Hedingham

recreation ground (CASH553) which was deferred to a future meeting so additional information could be presented to Members.

2 Background of the Proposals

- 2.1 The current Castle Hedingham recreation ground is allocated as informal recreation in the 2005 Local Plan Review. However the larger area of the current recreation ground has, since January 2013, proposed to not be allocated for recreation space. This position was taken by Members due to the site being considered undeliverable as a recreation area due to the lack of a secure long term lease by the Parish Council and an indication by the landowner that they may wish to terminate this arrangement. The owner of this land, the owners of Hedingham Castle had proposed that an alternative area of land closer to the centre of the village could be offered as an alternative recreation area and discussions had been held with the Parish Council on that basis, although no agreement had been reached.
- 2.2 The Site Allocations and Development Management Plan was subject to consultation in January 2013 and February 2014 on that basis. In the January 2013 consultation five comments were received on the Castle Hedingham Inset Maps. Only one related to this site and was a comment from the landowner supporting the removal of the informal recreation allocation. In the February 2014 consultation only two comments were submitted on the Castle Hedingham Inset Map, one of which was support for the removal of the informal recreation allocation by the landowner.
- 2.3 The Site Allocations and Development Management Plan was the starting point for work on the new Local Plan. No new technical information came forward in the intervening period. A detailed comment and survey responses came in from Castle Hedingham Parish Council which were also considered. This is set out in full in the appendix to this report. The larger part of the current recreation area was not proposed to be allocated within the Draft Local Plan consultation in June 2016, however the smaller site retained its informal recreation designation, effectively continuing the position that had been consulted upon in the Site Allocations and Development Management Plan. Three comments were received to the Castle Hedingham Inset Map during the summer consultation but none were related to this site.
- 2.4 Following the completion of the draft Local Plan consultation, a review of the work undertaken to date and the allocations in this village and across the District was undertaken. Officers reviewed the land adjacent to the current recreation ground which was still marked as informal recreation in the Draft Local Plan which was consulted upon in the summer. The review makes up

the remainder of this report and sets out the detail behind the officer recommendation.

3 Site Description

- 3.1 The site is approximately 23m wide and around 90m in length. There is an insubstantial tree belt separating this part of the site from the current recreation area. To the northern boundary of the site there are several mature trees and a further tree on the southern part of the site. A small brick structure known as the pump house is located on the site and is currently used as a store. The site is unfenced on any boundary and sits directly adjacent to the pavement of New Park and within a metre of the road. There are houses facing onto the site on the opposite side of New Park, which sit at a slightly higher level than this site and the site bounds a rear garden of a bungalow to the south. To the north, the site is bordered by Sudbury Road/St James Street with tall screening on the opposite side of the road to the Castle grounds. The site is also within the conservation area. Due to the narrow width, limited containment and proximity to the road, in isolation the site makes a poor recreation area at present.
- 3.2 This site is within the ownership of BDC. It is currently leased to the Parish Council. As with the larger site, this lease could be terminated with the relevant notice period.
- 3.3 Officers appreciate and understand that the Parish Council has strong concerns about the lack of a suitable long term play and recreation space for the village. The village does have a substantial population and whilst there are more extensive facilities within the nearby key service village of Sible Hedingham, it would be expected that a village of Castle Hedingham's size retained its own local play facilities within walking distance of village residents. However the sites currently used as the recreation area are not in the control of the Parish Council in the long term. The lease on both areas could be terminated and public access to the land ended. The local planning authority has no powers in this matter and as such it is not considered justified to allocate either part of the site as informal recreation. An allocation of informal recreation is not deliverable and as such would not meet the tests of the soundness set out in the NPPF that the Local Plan is required to meet.
- 3.4 However officers do not wish to accelerate or encourage the loss of the recreation area by allocating the land for an alternative use and are therefore not recommending that the site is protected for any purpose. Any future planning application for a change of use would need to be considered on its merits, subject to all the detailed issues including around scale, highways and impacts on the Conservation Area.

4 Conclusion

- 4.1 Officers recommend that both sites are not allocated for any particular use. They do however remain in the development boundary where there is a presumption in favour of sustainable development. This means that the sites are not protected for a particular use and any future planning application would be judged on its merits. If an application for residential development was to come forward on one or both of the sites then new open space facilities could be sought by the local planning authority as part of that application. We understand that there have been long held discussions between the owners of Hedingham Castle and the Parish Council on another site that could be suitable for this purpose and is located more centrally in the village approximately 270m (as the crow flies) from the current site. However we note that no agreement has been reached to date.

Recommendation

That CASH553 is not allocated for informal recreation and is unallocated land within the development boundary

Braintree Draft Local Plan – Responses from Policies		Agenda No: 6
Portfolio: Planning and Housing Corporate Outcome: Securing appropriate infrastructure and housing growth Report Presented by: Emma Goodings Report Prepared by: Alan Massow and Julie O'Hara		
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) • Local Plan Review (2005) • Core Strategy (2011) • Settlement Boundary Review Methodology (2015) • New Draft Local Plan (2016) 		Public Report: Yes Key Decision: No
Executive Summary: <p>This report looks at Draft Local Plan policy LPP43 – Health and Wellbeing Impact Assessments and LPP61 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.</p> <p>Twenty four comments were received against the health and wellbeing assessment policy and its pre-amble text, whilst fifteen comments were submitted on the protecting and enhancing natural resources policy.</p> <p>The report sets out the objections received to this section during the Draft Local Plan consultation, and provides an officer commentary to the points made. Several changes are proposed to both polices and their pre-amble in relation to comments received, and with regards to the Health and Wellbeing policy to update information since the release of an updated health profile for the district produced by Public Health England.</p> <p>Please note some paragraphs in the pre-amble of the Health and Wellbeing committee relate to the Open Spaces which will be discussed and amended at a later committee.</p>		
Recommendation 1 - That policy LPP43 – Health and Wellbeing Impact Assessments and relevant pre-amble text is agreed.		
Recommendation 2 – Policy LPP61 be amended as set out in this report and that		

there are no changes to the supporting text.	
Purpose of Decision: To agree revised policy wording for LPP43 – Health and Wellbeing Impact Assessments	
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 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.
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Background

- 1.1 Braintree District Council is working on a new Local Plan which will guide development in the District between now and 2033. Once adopted this will replace the 2011 Core Strategy and the 2005 Local Plan. As part of the Local Plan, the Council is required to boost significantly the supply of housing as set out in the National Planning Policy Framework.
- 1.2 In 2013 and 2014 the Council consulted on the Site Allocations and Development Management Plan document. This included a proposed new inset map for all defined settlements (towns and villages) within the District. During this time significant detailed revision of many of the inset maps were considered. For the new Local Plan these maps will provide a starting point for any further changes and updates required.
- 1.3 The preferred Inset Map for each defined settlement, together with a map showing the alternative site options that were considered and not taken forward will be contained within the draft Local Plan for public consultation in the summer.

- 1.4 There is no specific housing target for each area and all sites will be assessed on their merits. If, when all towns and villages have been through Local Plan sub-committee, not enough sites have been chosen for development, then additional sites will need to be considered and added to the proposed list of allocations.
- 1.5 The Plan includes 68 strategic and non-strategic policies set around 3 key themes, A Prosperous District, Creating Better Places and The Districts Natural Environment. The Plan also includes a shared strategic section of the Plan and 10 policies (prefixed SP) which are replicated in Colchester and Tendring Local Plan. All comments received by each of the three authorities within their consultation periods are being co-ordinated and a single report will be produced on the responses to this section.
- 1.6 Full Council on the agreed the new Draft Local Plan for public consultation at its meeting on the 20th June 2016.
- 1.7 The Local Plan was subject to an 8 week public consultation which started on the 27th June and concluded on the 19th August.
- 1.8 A total of 3,101 comments have been received from 1,244 individuals. These are all available in full on the website at www.braintree.gov.uk/consultLP and we would ask all Members to read these comments.
- 1.9 An update to the Sustainability Appraisal (SA) has been undertaken to include new sites submitted to the Local Plan. To maximise the contribution that the Local Plan makes to the achievement of sustainable development and minimise any potential adverse impacts, members should have regard to the SA and consider any reasonable alternative options to the chosen policy or allocation. The Council will need to show how environmental considerations have been integrated into the plan and how the SA has been taken into account.
- 1.10 The settlements and chapters are now considered individually below, including a summary of the comments received. Policies and supporting text are set out in full in italics and changes can be seen with strikethroughs for deletions and underline for new text.

2 A Healthy and Active District

- 2.1 This section covers the Councils health and wellbeing impact assessment policy, and includes restrictions on A5 hot food takeaways. A health and wellbeing assessment is an assessment of a developments impact on health

and wellbeing, capacity of existing health services and facilities, the environmental impact and the promotion of health improvement activities.

3 Comments Received

3.1 Twenty four comments have been received and a summarised below;

Chapter pre-amble;

- Policies which seek to encourage healthy communities are welcomed (ECC)
- Support for the provision of open space for recreation and healthy living
- Development mitigation does not always serve the local context
- The strategy omits any comment on the spiritual wellbeing of residents which can improve health, social and cultural wellbeing.
- Allowing takeaways in town centres detracts from the shopping centre
 - Subsidised gym membership should be extended to other sports like tennis, hockey, swimming etc.

3.2 LPP43 – Health and Wellbeing Impact Assessment

- Welcome the requirement for health and wellbeing impact assessments for significant development and those with use class C2 or C3
- Insufficient guidance exists on the scope of health and wellbeing assessments or what mitigation might be required.
- Amend text of policy to make it clear that assessments will not be required at reserved matters stage unless specified by an outline planning permission.
- Health and wellbeing assessments do not tend to serve any practical purpose and have little or no role in the eventual determination of planning applications. Would be more practical for major developments to undergo pre-application consultation with the CCG.
- CIL once agreed would provide the funding mechanism for health services so would be unnecessary for all but the largest sites to undergo s106 for health services.
- The exact nature and scale of mitigation required to meet augmented needs of proposed developments will be calculated at an appropriate time (NHS).
- Consider the policy to be unsound because there is no evidence linking fast food and obesity.

4 Officer Response

- 4.1 The comments in support of this policy are noted.
- 4.2 The NPPF state that the purpose of the planning system is to contribute to the achievement of sustainable development, which includes a responsibility for a social role of supporting strong, vibrant and healthy communities. In pursuing sustainable development, the NPPF seeks to improve the quality of people's lives. Braintree District Council has a duty to ensure that they consider local health need and respond in their planning to support the health needs of their whole population. The NPPG also acknowledges the link between planning and health, and also suggests a range of issues which could be considered through the plan making and decision making process, which includes consideration of promoting opportunities for healthy lifestyles including supporting an environment which enables people to make healthy choices, including the promotion of access to healthier food.
- 4.3 The inclusion of policy LPP43 makes sure that the Council is planning in a positive way to support health and therefore sustainable development.
- 4.4 Obesity is growing issue in the United Kingdom, and for Braintree 21.1% of reception children and 32.6% of year 6 children are classed as having excess weight, and 66.7% of adults are also classed as having excess weight, which is higher than the England average of 64.8%. Some additional text has been added to the pre-amble to reflect this.
- 4.5 The impact on the individual includes greater risk of cardiovascular disease, stroke, diabetes's, joint problems and poor mental health, which costs billions of pounds a year. There is also an associated negative impact on employment, decreased productivity, and an increase in sick days from work due to obesity.
- 4.6 Excessive weight in children means that they are at risk of being obese adults. During childhood, they have a greater chance of development health problems, being absent from school and development other behavioural problems. Some groups within the population are more at risk of being obese, for example there is an association between deprivation and obesity and some BME groups are more at risk of being overweight or obese. Obesity does not therefore lead to sustainable, healthy or economically growing communities.
- 4.7 It is proposed to increase the zone from 200m to 400m and rather than a "as the crow flies" measure, it would be walking distance from a set point such as school entrances. The policy restriction does not go against the NPPF

promotion of economic growth as it would not impact premises outside of this scope.

- 4.8 There are many documents which support both planning for healthy communities and addressing the issue of obesity. Braintree District Council is therefore not setting a precedent on this issue, but aligning to the current national direction in addressing the obesogenic environment.
- 4.9 The section on retail and town centre development will set out which uses are appropriate within town centres. This section will be discussed at a later committee.
- 4.10 In terms of health impact assessments, local authorities should ensure that health and wellbeing, and health infrastructure are considered in local plans and in planning decision making as set out in national guidance. Ideally such an impact assessment would take place throughout the planning process, and in consultation with the relevant local authorities including the NHS/CCG.
- 4.11 Discounts for using sports facilities is beyond the scope of the local plan, but could be something considered through a Health Impact Assessment.
- 4.12 No specific demand for additional spiritual facilities has been identified through the Local Plan, either through the production of the evidence base, or through the two periods of public consultation. The larger growth areas would provide an opportunity for such facilities to come forward if a need was identified. Cultural facilities are a broad brush term which could apply to any number of local facilities or attractions such as museums, music, art, or any other culture generating development. The community facilities section and evidence base does however identify the need for new community facilities such as village halls.
- 4.13 In terms of GP provision in the district the CCG, as set out in their comment, would calculate the exact nature and scale of mitigation required to meet the needs of proposed development at an appropriate time.
- 4.14 Other changes have been made to the pre-amble text as the Health Profile for the district was updated.

Recommendation – That policy LPP43 – Health and Wellbeing Impact Assessments and relevant pre-amble text is agreed.

(Please note that the pre-amble section relating to Open Space will be considered at a later committee along with the Open Spaces policy).

A Healthy and Active District

The NPPF emphasises that planning principles should 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'.

Planning is important in shaping the environment in which we live, work and play.

Providing leisure and recreation opportunities, or spaces for those activities to happen informally, can deliver significant environmental and economic benefits, opportunities for cultural activities and generally improve health and wellbeing by promoting an increase in physical activity. Providing opportunities to create these services and facilities can create happier, healthier and more resilient communities.

There is a strong relationship between spatial planning and the wider determinants of health. The planning system can shape the built environment and influence human behaviour and lifestyles. Planning policy has a crucial role to play in ensuring that the opportunities exist for people to be able to make healthier life choices and also in addressing health inequalities. This includes promoting opportunities for allotments for healthy locally produced food and gardens for exercise and recreation.

There is a wealth of evidence which shows the importance of the physical, social and economic environment to health and wellbeing. In particular, more studies in the area of mind-body medicine show the mental health benefits of physical exercise. It is imperative to ensure that the design of the built environment and new developments does not exacerbate health inequalities and make it harder for people to live healthy lives. In planning terms, the evidence suggests that the following issues impact on physical and mental health:

- *The location, density and mix of land uses*
- *Street layout and connectivity*
- *Access to public services, employment, local fresh food, education, leisure and recreation activities and other community services*
- *Safety and security*
- *Open and green space*
- *Affordable and energy efficient housing*
- *Air quality and noise*
- *Extreme weather events and a changing climate*
- *Community interaction*
- *Transport*

Statistics indicate higher than national average levels of ~~obesity~~ **excess weight** amongst adults in the Braintree District and lower than **slightly above** average participation in physical activity. **66.7% of adults living in the district are classed as having excess weight, which is higher than the English average of 64.8% (Public Health England 2016). Figures for the district from the National Child Measurement Programme have identified that 21.1% of reception children and 32.6% of year 6 children are classed as having excess weight (NHS Digital 2016).**

Hot food takeaways are often linked to obesity and being overweight. However, there are also behavioural and cultural factors associated with them. Hot food takeaways contribute to the mix of town centre retail, however it is important that they do not dominate the local retail food offer in the area. Over-abundance can displace other shop and food options and impact on the vitality and viability of town and neighbourhood centres. A5 use (hot food takeaways) are considered town centre uses and so will not normally be permitted beyond core retail areas and neighbourhood and local centres.

The Council and partners will create opportunities to provide safe, healthy, active lifestyles by requiring Health Impact Assessments to seek contributions towards new or enhanced provision of infrastructure to help meet health service requirements, and ensuring developments are designed to encourage walking and cycling, provide sufficient open space, sport, recreational facilities and services and facilities to create opportunities for healthy living.

Developers will be expected to contact the Council at pre-application stage, in line with the guidance set out in the Statement of Community Involvement, to enable joint discussions to take place on the likely health and wellbeing impacts of proposals.

This is an opportunity to strengthen the process of spatial planning through partnership working, community engagement, evidence sharing and co-ordination.

There are particular requirements in some towns in the District to improve the scope and capacity of health services, including the potential for a community hospital to serve a town and its nearby villages.

Open space can serve different needs it can provide wildlife habitats in built-up areas, generate economic benefits, attract business and tourism, create opportunities to grow food and contribute towards mental and physical health. There is a need to ensure that the District has a good provision of high quality and accessible green space, including publicly accessible natural green space, space for more formal recreation and allotments.

The Braintree District is predominately rural which provides opportunities for recreational access to the open countryside. The rural lanes, off-road cycle routes such as the Flitch Way and national cycle routes all provide extensive opportunities for cycling activities throughout the District. There are also plenty of public footpaths and routes such as The John Ray Walk and The Essex Way which encourage walking in the countryside. Limited public transport services in some rural parts of the District can, however, reduce access to health, leisure and recreational facilities. The right to cycle also exists on bridleways in the District, though it may be difficult to exercise on occasion, especially in winter. Cyclists using a bridleway are obliged to give way to other users on foot or horseback.

The NPPF 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 are required to be based on a thorough understanding of local needs for such facilities and opportunities available for new provision. The needs of the Braintree District have been assessed in the 'Open Space, Sports and Recreational Facilities Study (2016). This study aims to develop and provide a strategy to determine the actions and resources required to guide the Council's decision making up until 2033 in these subjects.

LPP43 - Health and Wellbeing Impact Assessment

Development proposals will be required to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, the environmental impact and the promotion of health improvement activities.

For all Use Class C2 developments comprising residential care homes and nursing homes, Use Class C3 residential developments in excess of 50 units and non-residential developments in excess of 1,000sqm, this will take the form of a Health and Wellbeing Impact Assessment. This will measure the wider impact upon healthy living and the demands placed upon the capacity of health services and facilities arising from the development.

*For Use Class A5 developments (hot food takeaways), a Health Impact Assessment will be required to be included in an application. Where an unacceptable adverse impact on health is established, permission will not be granted. In addition proposals for new hot food takeaways within ~~200m~~ **400m walking distance from the entrance points** of primary or secondary schools will be restricted in order to promote the health and wellbeing of school pupils. Hours of opening will be limited to after 5pm on school days and lunch time opening will only be permitted where schools within **400m** ~~200m~~ do not allow pupils to freely leave school premises during lunch breaks.*

Where significant health and wellbeing impacts are identified, planning permission will be refused unless infrastructure provision and/or funding to reasonably meet the health service requirements of the development are provided and/or secured by planning obligations or by the Community Infrastructure Levy (CIL) as appropriate.

The District Council will require Health and Wellbeing Impact Assessments to be prepared in accordance with the advice and best practise for such assessments as published by the Department of Health and other agencies such as NHS organisations across Essex. The impact of the development on health and well-being will need to be explained.

Glossary Addition

Obesogenic Environment – “An environment that promotes gaining weight and one that is not conducive to weight loss. An environment that helps, or contributes to, obesity.

5 Policy LPP61 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

- 5.1 This section of the Local Plan includes supporting text and a policy in relation to the planning policy around all kinds of pollution and hazards. Much of the regulation for these elements sit outside planning policy, but it is appropriate that a policy and some guidance on this area is covered in the Local Plan.
- 5.2 This item received a total of fifteen comments to the policy and supporting text (paragraphs 8.33 – 8.41) of which two are in support, ten were objections, and three were general comments. Natural England are among those objecting to the plan and are seeking some alterations and these are outlined below

6 Representations

- 6.1 A summary of the support comments.
- 6.2 Support was expressed for the aims of the policy by Natural England, the Council for the Protection of Rural England and others. In particular, support was given for good building design to reduce demand for water and power and the use of brownfield land in preference to greenfield
- 6.3 A summary of the objection comments.
- The district's brownfield sites have not been utilised therefore housing locations should be re evaluated

- Use of Greenfield land with features of environmental value, for garden settlements is contrary to government advice which advocates reuse of brownfield land
- How can the garden settlement west of Braintree be supplied with water in one of the driest areas in Britain and without underground springs and where rainfall is not absorbed and runs on the surface
- The garden settlement will
 - introduce light pollution into an area where there is none
 - destroy habitat and reduce biodiversity
 - cause pollution that would alter habitat
 - increase car usage and pollution as it is an unsustainable location
 - involve the loss of this area as a green lung to counter air pollution
 - would be located in a wide open landscape harming the environment, amenity and tranquillity of the rural area thereby contrary to LPP61
 - destroy an area of low light pollution
- Requirement for the minimisation of pollution is excessive. Without clarification it could mean having to implement all measures even over and above appropriate standards.
- Reference in the policy to the need to avoid 'unacceptable impacts' or 'unacceptable risks' is more appropriate and the policy should be amended as such
- No objection in principle to housing locations and areas of search for garden settlements
- Plan must take account of the impact of departing aircraft in locating housing/settlement development, particularly given increases aircraft traffic over Braintree District. For locations affected by aircraft noise e.g. east of Great Notley, West of Braintree reference to their location under a flight path should be made in the plan
- The Garden Settlement West of Braintree lies on Grade 2 and 3 thereby failing to adhere to the requirement under NPPF paragraph 112 to should safeguard the long term capability of best and most versatile agricultural land

6.4 A summary of the general comments.

- Brownfield sites should be prioritised over garden settlements
- The Crittall site (Silver End), Towerlands, Skitts Hill, Park Drive Industrial estate, Wethersfield and Temple border should be considered before Garden Settlements. Skitts Hill and Park Drive lorries use residential streets resulting in reversing and turning

One representation was received from Natural England. A summary of the

representations is outlined below:

- (i) Whilst generally supporting this approach has requested that it be altered. The plan contains little information on soil management other than the 'alternative option' (paragraph 8.43). The plan should recognise that development has an irreversible impact on soils and mitigation should aim to minimise soil disturbance and retain as many ecosystem services as possible through careful soil management during construction. The Authority should refer to the DEFRA Code of practice for the sustainable use of soils on construction sites

The following addition to Policy LPP61 is recommended:

*“Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the development on...5. Land **and soil** quality and condition. Please see Annex 1 for further details on Soils”*

- (ii) The plan should safeguard the long term capability of the best and most versatile agricultural land (Grades 1, 2 and 3a) as a resource for the future in line with NPPF paragraph 12. The plan has 2 policies that seek avoidance of Best and Most Versatile Agricultural Land and which is welcomed (LLP6 Tourist Development and LPP63 Renewable Energy Schemes).

The plan should take a holistic approach to assessing sustainable development sites in relation to agricultural land quality. Recommend inclusion of a specific policy on Best and most versatile agricultural land. Retaining higher quality land enhances future options for sustainable food production and helps secure other important ecosystem services. This protection may also reduce pressure for intensification of other land.

- (iii) Reference should be made to the information in the Sustainable Appraisal regarding the impacts on soils to support the statement in paragraph 8.28. It would be helpful if the plan can confirm that the selection of sites has been undertaken using a sequential test to develop poorer quality agricultural land.

Officer Responses and Proposed Changes

- 6.5 Natural England's proposed alterations to LPP61 section 5 is appropriate and adds clarity. It is appropriate to add soils to the list

- 6.6 The protection of agricultural land is considered within the plan under the previous section in Chapter 8 namely “Biodiversity, Landscape Character and Agriculture”. The public consultation comments relating to this part of chapter 8 have not yet been put before Committee. It would be more appropriate for Section (ii) and (iii) of Natural England’s comments to be considered together the ‘Biodiversity, Landscape Character and Agriculture’ at a later date.
- 6.7 The Sustainability Appraisal objective 16 “Safeguard and enhance the quality of soil” forms part of the sustainability assessment criteria for every site.
- 6.8 A number of representations have been made which contend that the Garden Settlements proposals fail to comply with this policy. Some do not propose alterations or offer views on this policy and its supporting text. Site specific comments are considered when considering that site and therefore the comments on West of Braintree will be considered at a later committee.
- 6.9 Support for the plan is noted.
- 6.10 It is accepted that there are some small brownfield sites that are awaiting redevelopment. All available and sustainable brownfield sites are proposed to be allocated for redevelopment but these are only a small part of the overall total. There is a need to maintain a supply of housing, and new brownfield sites are regularly becoming available. Given this and that the scale of new development required cannot be met by brownfield sites alone it would be inappropriate to stall development until such sites are developed.
- 6.11 The wording which required minimisation of all emissions and other forms of pollution required by the policy is a source of concern to one respondent. The NPPF wording includes aims to minimise pollution but in paragraph 110 seeks to prevent unacceptable risks from pollution. It would be appropriate to reword the first sentence to reflect the NPPF wording.
- 6.12 Location of new development under aircraft flightpaths is more appropriately considered on a site by site basis at the time of development as impacts and flight routes could be subject to future change. However it is noted that people moving into the new developments will need to expect a certain level of aircraft noise.

Recommendation 2 – Policy LPP61 to be amended as set out in this report and that there are no changes to the supporting text

LPP61 - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

*Proposals for all new developments should ~~minimise~~ **prevent unacceptable risks** **from** all emissions and other forms of pollution (including light and noise pollution) and ensure no deterioration to either air or water quality. All applications for development where the existence of, or potential for creation of, pollution is suspected must contain sufficient information to enable the local Planning Authority to make a full assessment of potential hazards. Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the development on;*

- 1. The natural environment, general amenity and the tranquillity of the wider rural area*
- 2. Health and safety of the public*
- 3. Air quality*
- 4. Surface and groundwater quality*
- 5. Land **and soil** quality and condition or*
- 6. Compliance with statutory environmental quality standards*

“Development will not be permitted where there is unacceptable risk due to;

- 1. Siting on known or suspected unstable land or*
- 2. Siting on land which is known to be or potentially affected by contamination, or where the land may have a particular sensitive end use*
- 3. The storage or use of hazardous substances*

Proposals for development on or adjacent to land which is known to be or potentially affected by contamination, or land which may have a particular sensitive end use, or involving the storage and/or use of hazardous substances, will be required to submit an appropriate assessment of the risk levels, site investigations, and other relevant studies, remediation proposals and implementation schedule prior to, or as part of any planning application.

In appropriate cases the local planning authority may impose planning conditions or, including through a legal obligation, secure remedial works and/or monitoring processes”.

Braintree Draft Local Plan – Water Cycle Study		Agenda No: 7
Portfolio: Planning and Housing Corporate Outcome: Securing appropriate infrastructure and housing growth Report Presented by: Emma Goodings Report Prepared by: Alan Massow		
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 (2016) • Water Cycle Study Draft (2017) • Water Cycle Study (2008) 		Public Report: Yes Key Decision: No
Executive Summary: <p>The Council has commissioned AECOM to update its stage 1 Water Cycle Study and produce a new Stage 2 Water Cycle Study, to inform the production of the Local Plan, in terms of its impact on water supply in the district.</p> <p>The study looks at waste water and water supply, and determines what would be needed to ensure that development could be accommodated, and offers recommendations to improve existing supply, as well as other suggestions for improving water efficiency in the district.</p> <p>Overall it concludes that there are no constraints with respect to water service infrastructure and the water environment to deliver the Local Plan development. The full Water Cycle study is available as an electronic Appendix to this report</p>		
Recommendation - That the Water Cycle Study be approved as part of the Council's evidence base subject to minor amendments following comments from water and sewerage providers.		
Purpose of Decision: To approve the Council's Water Cycle Study as part of the Local Plan evidence base.		

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 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.
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1 Background

- 1.1 Braintree District Council has commissioned AECOM to produce a Water Cycle Study to support the production of its new Local Plan. The study comprises 2 elements, the first being an update to the 2008 Water Cycle Study, and the second being a new stage 2 Water Cycle Study.
- 1.2 The stage 1 study updated the key elements of the water cycle study including highlighting any issues relevant to Braintree District, to determine the existing capacity of water supply, wastewater and drainage infrastructure in the study area, and identify any potential barriers to development.
- 1.3 The stage 2 study provides a breakdown of requirements as to what infrastructure is needed to support the proposed growth in the district, when it is required, whether the proposed housing strategy is sustainable, and how growth will be funded and implemented.
- 1.4 The study is an important part of the evidence base that will help the Council determine the most appropriate options for development within the district.
- 1.5 It should be noted that the report is awaiting final sign off from water and sewerage providers.

2 Water Cycle Study – Key Findings

Waste Water Strategy

- 2.1 Braintree District is expected to experience significant growth, particularly in relation to domestic development over the plan period to 2033. This growth represents a challenge in ensuring that both the water environment and water services infrastructure has the capacity to sustain the growth and development.
- 2.2 Fourteen Water Recycling Centres (WRC's) serve the proposed future development across the district. Of those fourteen, four (Bocking, Braintree, Coggeshall and White Notley) do not currently have sufficient capacity to accept all future development proposed within the plan period. Therefore solutions are required to accommodate the growth. The detailed assessment has shown that improvements to those WRC's are possible using technologies which are currently available, demonstrating that an engineering solution is feasible and hence treatment capacity should not be seen as a barrier to growth. The development currently being planned for will require revised quality conditions (permits) to be set for those WRC's, to cope with additional growth which may require upgrades to current treatment processes. Revised flow permits which are currently being exceeded will also need to be set for White Notley WRC.
- 2.3 Overall the WCS has concluded that feasible solutions are possible to ensure environmental conditions and legislative objectives are met. However, this WCS recommends that BDC, the Environment Agency and Anglian Water Services work together to determine when solutions will be implemented and hence conclude when and how much development can be accommodated across the study area in the early phases of the Local Plan delivery period. To ensure that the planned level of development within the plan period does not result in a negative impact upon wildlife both inside and outside of designated sites, it is recommended that policy is included within the Local Plans to ensure that these matters are addressed at a strategic level.

Water Supply Strategy

- 2.4 Based on the growth study the WCS has concluded that, allowing for the planned resource management of the supply areas in the district, water supply companies have adequate water to cater for growth over the plan period.
- 2.5 However, there is significant water stress in the district, and limitations on water available. Hence there is a key driver requirement that water demand is

managed in the district for all new developments in order to achieve long term sustainability.

2.6 The WCS has set out ways in which demand for water can be minimised without incurring excessive costs or unacceptable energy use. The study has also looked at how far the district can be moved toward a water neutral position, where there is no net increase in water demand between current use and after development, across the plan period. A pathway to neutrality as far as practicable is included which covers issues such as what measure need to be taken technologically to deliver more water efficient development, what local policies need to be developed to set the framework for reduced water use through development control, how measures to achieve reduced water use in existing and new developments could be funded, and education and awareness initiatives to reduce water demand.

2.7 Five water neutrality scenarios have been proposed and assessed to demonstrate what is required to achieve different levels of neutrality in the District. The assessment has concluded that measures should be taken to deliver the first step on the neutrality pathway as follows;

- Ensure all housing is water efficient, with new housing development meets the mandatory national standard as set out in the building regulations;
- Carry out a programme of retrofitting and water audits of existing dwellings and non-domestic buildings, with an aim to move toward delivery of 15% of the existing housing stock, with easy fit water saving devices, and
- Establish a programme of water efficient promotion and consumer education, with the aim of behavioural change with regards to water use.

3 Overall Impact of Development

3.1 The site assessments have highlighted some localised constraints with the water supply and wastewater network which need to be resolved and agreed between the relevant developer and water company (either Anglian Water or Essex and Suffolk Water).

3.2 Overall, the water cycle study concludes there are no constraints with respect to water service infrastructure and the water environment to deliver the Local Plan development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward.

Recommendation

That the Water Cycle Study be approved as part of the Council's evidence base subject to minor amendments following comments from water and sewerage providers.

Local Plan Evidence Base - Community Halls Study Part 2 (excluding Braintree, Halstead and Witham)		Agenda No: 8
Portfolio	Planning and Housing	
Corporate Outcome:	A well connected and growing District with high quality homes and infrastructure	
Report presented by:		
Report prepared by:	Gary Sung	
Background Papers:		Public Report: Yes
National Planning Policy Framework (NPPF)		Key Decision: No
National Planning Practise Guidance (NPPG)		
Braintree District Council Adopted Local Plan Review (2005)		
Executive Summary:		
The Rural Community Council of Essex (RCCE) was commissioned by Braintree District Council to undertake an assessment of community halls for rural areas of the district in order to inform the Local Plan evidence base and the requirements for new developments to meet. The report is available in full on the Braintree District Council website.		
Recommended Decision:		
To approve the report on community halls study part 2 as part of the Local Plan evidence base.		
Purpose of Decision:		
To provide the Local Plan with a robust and credible evidence base on community halls within the district.		
Corporate Implications		
Financial:	Costs associated with the production of the new Local Plan	
Legal:	The Council is the Local Planning Authority.	
Safeguarding:	N/A	
Equalities/Diversity:	N/A	
Customer Impact:	Proposals may impact on customers in a positive way	
Environment and Climate Change:	The document will help promote sustainable development by ensuring services are available locally.	
Consultation/Community Engagement:	The Local Plan and the full evidence base will be available for consultation later in 2017.	
Risks:	That the Local Plan is found unsound, which could delay	

	the provision of housing in the district.
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1 Introduction

- 1.1 Braintree District Council has commissioned the Rural Community Council of Essex (RCCE) to undertake a survey of community hall provision in the district. This is to provide evidence of any deficiencies in provision in the main towns and provide evidence for requirements for new community buildings or contributions to existing community halls from new development.

2 Purpose and Scope of the Study

- 2.1 A modern multifunctional space can be used flexibly to deliver public services and become a focal point for community activities. Community halls are one of the infrastructure items required to support new growth in the district will be used flexible spaces for community activities. New and improved community halls will foster cohesive, integrated communities helping to achieve the social aspect of sustainable development.
- 2.2 One of the core planning principles in paragraph 17 of the NPPF is that planning should deliver sufficient community and cultural facilities to meet local needs. Community facilities also benefit from protection in accordance with policy LPP55 Local Community Services and Facilities of the draft Local Plan.
- 2.3 The Community Halls Study is the second survey of community halls across the district, as the first survey captured halls in the main towns, the second one covered the remaining 54 halls in rural areas. The first part of the Community Halls Study was reported to members in July 2016. Part one reported on the main towns of Braintree, Witham and Halstead, and concluded that there were possible gaps in provision identified in the east and south of Braintree, and in Witham South around Maltings Lane.
- 2.4 Just like in part one, officers retained the services of the Rural Community Council of Essex (RCCE) who could utilise their considerable experience and contacts supporting parish councils and community organisations. Managers of the district's community and village halls were distributed a 15 point questionnaire on behalf of the Council over autumn. This survey is published as Appendix A of the report, while the data was collated into a table as shown in Appendix B.

- 2.5 A total of 54 halls were contacted with 35 making a response – this is a 65% response rate. The value of this survey is the qualitative information it provides, rather than the statistical data, making a less than 100% response acceptable.
- 2.6 The purpose of this study is to identify the capacity and condition of existing community halls, which will inform the Local Plan and the Infrastructure Development Plan.

3 Key Findings of the Study

- All hall committees also provide a major volunteering opportunity for local people, increasing their skills and knowledge and helping them to contribute to sustaining and maintaining the community facility for the benefit of all residents.
 - Most halls offer basic indoor facilities and toilets but larger halls also have office facilities, bars and meeting rooms.
 - The majority of halls have a main hall capable of accommodating approximately 100 people. Halls are generally well used over the course of a typical week with very few periods of minimal use. Some halls reported availability during weekends and school holidays, particularly summer holidays.
 - Cressing Community Hall Fund is working towards the funding and establishment of a village/community hall facility in the village.
 - 48% of consultation responses stated that the hall employed staff, thereby being a local employer and supporting the local economy.
 - Hall committees nearly always have a 'project' planned to improve or maintain the hall. Securing funding through grants or fundraising is often a long and arduous task so it is unsurprising that many hall committees still have areas of the hall in poor condition.
 - The biggest issue for most hall committees is accessing funding and grants to make improvements and if Braintree District Council can facilitate funding opportunities from development or other sources, this will provide modern, comfortable and fit for purpose community facilities.
- 3.1 Twenty six hall committees provided details of the works they would like to carry out along with approximate costs of the work. These range from £500 for remedial work to £516,000 for a major extension and refurbishment. The table lists the repair works identified by hall committees along with their estimate of the cost.

No.	Hall	Works identified	Cost
1	Alphamstone Village Hall	1. Secure Solid Doors to Hall 2. Rearrangement of toilet area and small extension to provide improved personal privacy, showers and extra storage 3. Stage and lighting	1. £2,500 2. £7,250 3. £4,350
2	Black Notley Community Association	1. Extension to side of current building to create a small hall/function/creche room for hire 2. Refurbishment of the stage area to allow musical/theatre groups to hire and perform to the community 3. All areas require electrical re-wiring	1. £40,000 2. £25,000 3. £20,000
3	Castle Hedingham Village Hall	1. Replace Curtains 2. Refurbishment of hall floor 3. Ceiling fans, checking and maintenance	1. £2,500 2. 3,000 3. £1,000
4	Coggeshall Village Hall	1. Main Hall - reseal wooden floor 2. Main Hall - redecorate walls 3. Both halls - improve disabled access (replace heavy wooden entrance doors) 4. Replace door to meeting room	1. £4,000 2. £3,000 3. £6,000 4. £1,000
5	Courtauld Memorial Hall, Colne Engaine	1. Provision on a safe second entrance for multi-use	1. £2,000
6	Feering Community Centre	1. Update the Acorn Room. 2. Painting of all walls.	1. £3,000 2. £1,000
7	Finchingfield Village Hall	1. Rewire the hall and kitchen. 2. Fit dehumidifier. 3. Damp proof, rewire and renovate the kitchen.	1. £5,000 2. £1,000 3. £35,000
8	Foxearth Village Hall	1. To do a full new modern heater solution 2. So we are looking at perhaps 3 on a one for one replacement	1. £8,500 2. £1,500
9.	Gestingthorpe Village Hall	1. Upgrade toilets to have disabled facility and baby changing facility.	1. £20,000
10	Great Bardfield Town Hall	1. Replacement of Town Hall Roof - work currently. 2. Improvement of toilets and disabled toilets to be installed.	1. £46,500 2. Unknown
11	Great Maplestead Village Hall	1. Updated kitchen & Gas supply. 2. Village Emergency Hub. 3. Defibrillator unit.	Unknown
12	Great Yeldham Reading Rooms	1. Improvements to disabled access. 2. Fit external doors and disabled ramp to access rear garden. 3. Fit solar panels to roof to improve energy efficiency. 4. Extension for additional storage area.	1. £7 - 10k 2. Quotes in progress 3. £6,300 - 10k 4. Quotes in progress

13	Helions Bumpstead Village Hall	1. Dry-line & insulate Main Hall and Roof, redecorating. 2. Ventilation system Main Hall. 3. Dry-line & insulate meeting room. 4. Replace heating system, including storage heaters fed by solar panels	1. £45,000 2. £12,000 3. £12,000 4. £6,000
14	Henny Parish Room	1. Replacement of kitchen roof. 2. Flooring toilets and entrance 3. Cladding front of hall	1. £3,200 2. £1,600 3. £3,500
15	Kelvedon Institute	1. Grounds New Hall. 2. Repointing & remedial exterior work to areas original hall (built 1911) New Hall completed Winter 2015 3. Meeting Room & kitchen - minor replastering plus new paint work and replacement windows. 4. New chairs for main hall to complement complete redecoration completed August 2016 from hall funds at cost of £5,000 (plastering, all woodwork & walls).	1. £1,000 2. £15,000 3. £2,500 4. £2,000
16	Little Yeldham Village Hall	1. Rewire & Refurb of Meeting Room. 2. Repainting of toilets & minor repaint in main hall	1. £6,000 2. £750
17	Old Schoolroom, Rayne	Extension & Alterations	£34,000
18	Ridgewell Village Hall	1. Replace roof, improve thermal efficiency, upgrade heating and general modernisation. 2. New Play Equipment. 3. Multi use games area.	1. £450 - £516,000 2. £54,000 3. £84,000
19	Rivenhall Village Hall	Looking into building a second hall	Unknown at present
20	Shalford Village Hall	New roof and upgrade of main hall.	£65,000
21	Sible Hedingham Village Hall	1. Upgrade of kitchen. 2. Upgrade of Lights. 3. New Floor. 4. Hardcore on bottom car park.	1. £5,000 2. £2,000 3. £10,000 4. £200
22	Sturmer Village Hall	1. Further cladding to main hall walls. 2. Replace 4 wall heaters	1. £800 2. £1,000
23	Terling Village Hall	1. Car park and drainage 2. Painting - exterior and interior	1. £75,000 2. £10,000
24	Toppesfield Village Hall	1. Roof repair 2. Adding heating to toilets	Unknown of date.
25	Wethersfield Village Hall	1. Toilets. 2. Main Hall. 3. General Improvements	1. £15,000 2. £15,000 3. £15,000
26	White Colne Village Hall	1. Renewal Roof - new slates and lead flashing. 2. Remedial work to external brickwork, pointing and external woodwork. 3. Landscaping areas to front of hall	1. £10,000 2. £500 3. £500

- 3.2 The community Halls Study Part 2 is available to view on the committee page. It will be published alongside the Part 1 study within the evidence base pages of the Local Plan.

4 Recommendation

To approve the report on community halls study part 2 as part of the Local Plan evidence base.