

1	Index of Policies	8
2	Introduction	14
3	District Profile	20
4	Vision & Objectives	24
5	The Spatial Strategy	28
6	A Prosperous District	36
	A Strong Economy	36
	Employment Policy Areas	40
	Business Parks	43
	Design and Layout of Employment Policy Areas and Business Parks	44
	Rural Enterprise	45
	Tourism	46
	Shops and Services	49
	Primary Shopping Areas	51
	District and Local Centres	52
	Out of Town Retailing	53
	Retail Allocations	55
	Homes	56
	Housing Allocations	56
	Affordable Housing	73
	Affordable Housing In Rural Areas	74
	Specialist Housing and Care Homes	75
	Gypsy and Traveller and Travelling Showpersons Accommodation	78
	Housing Mix and Density	80
	Extensions, Alterations and Outbuildings	81
	Replacement Dwellings in the Countryside	83
	Rural Workers Dwellings	84
	Hamlets	86
	Conversion of Buildings in the Countryside	88

Garden Extensions	88
Transport & Infrastructure	90
Sustainable Transport	90
Parking Provision	93
Protected Lanes	94
Transport Related Road Areas	95
New Road Infrastructure	96
Broadband	98
7 Creating Better Places	102
A Healthy and Active District	103
Creating High Quality Spaces	110
Conservation Areas	112
Heritage Assets	115
Demolition of Listed Buildings or Structures	117
Enabling Development	117
Sites of Archaeological Importance	118
Community Facilities	120
8 The District's Natural Environment	126
Biodiversity, Landscape Character and Agriculture	127
Land, Water and Air Quality	136
Climate Change & Energy	138
Flood Risk & Surface Water Drainage	144
External Lighting	152
9 Delivery & Implementation	156
Glossary	170
Appendix 1 Housing Trajectory	186
Appendix 2 List of Braintree Local Plan Review (RLP) and Core Strategy Policies Superseded by Local Plan 2033	196
Appendix 3 Residential Housing Allocations	202
Proposal Maps	210

Inset 1A Braintree	214
Inset 1B Braintree	215
Inset 1C Braintree	215
Inset 2A Witham	215
Inset 2B Witham	216
Inset 3 Ashen	216
Inset 4 Audley End	217
Inset 5 Belchamp Otten	218
Inset 6 Belchamp St Paul	219
Inset 7 Belchamp Walter	220
Inset 8 Blackmore End	222
Inset 9 Black Notley Village	223
Inset 10 Bradwell	224
Inset 11 Bulmer	226
Inset 12 Bulmer Tye	227
Inset 13 Bures Hamlet	229
Inset 14 Castle Hedingham	231
Inset 15 Coggeshall	232
Inset 16 Coggeshall Surrex	234
Inset 17 Colne Engaine	236
Inset 18 Cornish Hall End	237
Inset 19 Cressing	239
Inset 20 Cressing (Tye Green)	241
Inset 21 Earls Colne and White Colne West	243
Inset 21A Earls Colne and White Colne East	245
Inset 22 Earls Colne Airfield	247
Inset 23 Feering	248
Inset 24 Finchingfield	250
Inset 25 Foxearth	252

Inset 26 Gestingthorpe	254
Inset 27 Gosfield and Airfield	256
Inset 28 Great Bardfield	258
Inset 29 Great Notley and Black Notley	260
Inset 30 Great Maplestead	261
Inset 31 Great Saling	263
Inset 32 Great Yeldham	265
Inset 33 Greenstead Green	267
Inset 34 Halstead	269
Inset 35 Halstead Town Centre	271
Inset 36 Hatfield Peverel	273
Inset 37 Helions Bumpstead	274
Inset 38 Kelvedon	275
Inset 39 Lamarsh	277
Inset 40 Little Maplestead	278
Inset 41 Little Yeldham	279
Inset 42 Nounsley	281
Inset 43 Panfield	282
Inset 44 Pebmarsh	283
Inset 45 Rayne	284
Inset 46 Ridgewell	288
Inset 47 Rivenhall	290
Inset 48 Allshot's Farm, Rivenhall	292
Inset 49 Rivenhall End	293
Inset 50 Kelvedon Park (Rivenhall)	294
Inset 51 Shalford	296
Inset 52 Shalford Church End	298
Inset 53 Sible Hedingham	300
Inset 54 Silver End	302

Inset 55 Stambourne Chapel End Way	303
Inset 56 Stambourne Dyers End	304
Inset 57 Steeple Bumpstead	305
Inset 58 Stisted	306
Inset 59 Stisted (Twin Oaks)	308
Inset 60 Sturmer	309
Inset 61 Strumer West & Helions Bumpstead North	310
Inset 62 Terling	311
Inset 63 Tilbury Juxta Clare	312
Inset 64 Toppesfield	314
Inset 65 Wethersfield	315
Inset 66 White Notley	316
Inset 67 Wickham St Paul	318
Inset 68 Landscape Character Assessment	320
Inset 69 Proposals Map	321
Inset 70 Minerals	323



Index of Policies

1 Index of Policies

1.1 List of Policies

Policy		Page
Policy LPP 1	Development Boundaries	33
Policy LPP 2	Location of Employment Land	39
Policy LPP 3	Employment Policy Areas	41
Policy LPP 4	Kelvedon Park	42
Policy LPP 5	Allshot's Farm, Rivenhall	43
Policy LPP 6	Business Parks	44
Policy LPP 7	Design and Layout of Employment Policy Areas and Business Uses	45
Policy LPP 8	Rural Enterprise	46
Policy LPP 9	Tourist Development within the Countryside	48
Policy LPP 10	Retailing and Regeneration	50
Policy LPP 11	Primary Shopping Areas	52
Policy LPP 12	District Centre	53
Policy LPP 13	Freeport Outlet Centre	54
Policy LPP 14	Leisure and Entertainment	54
Policy LPP 15	Retail Warehouse Development	55
Policy LPP 16	Retail Site Allocations	56
Policy LPP 17	Housing Provision and Delivery	57
Policy LPP18	Strategic Growth Location - Land East of Great Notley, south of Braintree	59

Policy		Page
Policy LPP 19	Strategic Growth Location - Land East of Broad Road, Braintree	60
Policy LPP 20	Strategic Growth Location - Former Towerlands Park Site	61
Policy LPP 21	Strategic Growth Location - North West Braintree	62
Policy LPP 22	Strategic Growth Location - Land at Feering	64
Policy LPP 23	Strategic Growth Location - Wood End Farm, Witham	65
Policy LPP 24	Comprehensive Redevelopment Area - Land East of Halstead High Street	66
Policy LPP 25	Specialist Housing - Mount Hill, Halstead	66
Policy LPP 26	Comprehensive Redevelopment Area - Factory Lane West/Kings Road	67
Policy LPP 27	Comprehensive Redevelopment Area - Former Dutch Nursery, West Street, Coggeshall	68
Policy LPP 28	Comprehensive Redevelopment Area - Kings Chase, Witham	68
Policy LPP 29	Comprehensive Redevelopment Area - Newlands Precinct, Witham	69
Policy LPP 30	Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham	70
Policy LPP 31	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel	71
Policy LPP 32	Residential Allocation Area - Gimsons, Witham	72
Policy LPP 33	Affordable Housing	74
Policy LPP 34	Affordable Housing in the Countryside	75
Policy LPP 35	Specialist Housing	77
Policy LPP 36	Gypsy and Traveller and Travelling Showpersons' Accommodation	79

Policy		Page
Policy LPP 37	Housing Type and Density	81
Policy LPP 38	Residential Alterations, Extensions and Outbuildings	82
Policy LPP 39	Replacement Dwellings in the Countryside	84
Policy LPP 40	Rural Workers Dwellings in the Countryside	86
Policy LPP 41	Infill Developments in Hamlets	87
Policy LPP 42	Residential Conversion of Buildings in the Countryside	88
Policy LPP 43	Garden Extensions	89
Policy LPP 44	Sustainable Transport	92
Policy LPP 45	Parking Provision	94
Policy LPP 46	Protected Lanes	95
Policy LPP 47	Transport Related Policy Areas	96
Policy LPP 48	New Road Infrastructure	98
Policy LPP 49	Broadband	99
Policy LPP 50	Built and Historic Environment	102
Policy LPP 51	An Inclusive Environment	103
Policy LPP 52	Health and Wellbeing Impact Assessment	106

Policy		Page
Policy LPP 53	Provision for Open Space, Sport and Recreation	108
Policy LPP 54	Equestrian Facilities	109
Policy LPP 55	Layout and Design of Development	111
Policy LPP 56	Conservation Areas	113
Policy LPP 57	Demolition In Conservation Areas	113
Policy LPP 58	Shop Fronts, Fascias and Signs in Conservation Areas	114
Policy LPP 59	Illuminated Signs in Conservation Areas	115
Policy LPP 60	Heritage Assets and their settings	116
Policy LPP 61	Demolition of Listed Buildings or Structures	117
Policy LPP 62	Enabling Development	118
Policy LPP 63	Archaeological Evaluation, Excavation and Recording	119
Policy LPP 64	Educational Establishments	121
Policy LPP 65	Local Community Services and Facilities	122
Policy LPP 66	Cemeteries and Churchyards	123
Policy LPP 67	Natural Environment and Green Infrastructure	127
Policy LPP 68	Protected Species, Priority Spaces and Priority Habitat	129

Policy		Page
Policy LPP 69	Tree Protection	130
Policy LPP 70	Protection, Enhancement, Management and Monitoring of Biodiversity	131
Policy LPP 71	Landscape Character and Features	134
Policy LPP 72	Green Buffers	136
Policy LPP 73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	138
Policy LPP 74	Climate Change	140
Policy LPP 75	Energy Efficiency	141
Policy LPP 76	Renewable Energy Schemes	143
Policy LPP 77	Renewable Energy Within New Developments	144
Policy LPP 78	Flooding Risk and Surface Water Drainage	147
Policy LPP 79	Surface Water Management Plan	149
Policy LPP 80	Sustainable Urban Drainage Systems	151
Policy LPP 81	External Lighting	153
Policy LPP 82	Infrastructure Delivery and Impact Mitigation	157

Introduction

2 Introduction

Why a new Local Plan is required

2.1 Government planning policy is set out in the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG). Those documents place the Local Plan at the heart of the planning system. Local Plans set out a vision and framework for the future development of the area, addressing needs and opportunities in relation to new homes, jobs and infrastructure, as well as safeguarding the environment.

2.2 Local Plans and a Neighbourhood Plan (if available) are the starting point for considering all planning applications received. If a planning application is received which accords with policies in the Local Plan (and Neighbourhood Plan where relevant) it should be approved, and if it conflicts with the Plans it should be refused.

2.3 The Local Plan must be in conformity with the national policy set out in the NPPF. This includes the presumption in favour of sustainable development. This is considered the 'golden thread' which must run through both Plan-making and decision-taking.

2.4 The NPPF notes that there are three dimensions to sustainable development. (i) An economic role contributing to a strong, responsive and competitive economy, (ii) a social role supporting strong, vibrant and healthy communities and (iii) an environmental role contributing to protecting and enhancing our natural, built and historic environment.

2.5 The Council has worked with local communities, Parish and Town Councils, landowners and statutory consultees in the production of this Plan and we will continue to do so throughout its implementation.

Structure of the Document

2.6 The Braintree Local Plan is set out over two separate documents, one at a more strategic regional level and one which relates to Braintree District only. Both documents together are considered to be the Braintree District Local Plan.

Shared Strategic Plan

2.7 The Braintree District Council, along with its partners of Colchester Borough Council and Tendring District Council and with the support of Essex County Council, have been working together to plan strategically for growth across the North Essex area. This is a recognition that wider than individual Local Authorities issues, such as transport infrastructure, can have a significant impact on what is being proposed.

2.8 This work has resulted in a shared Strategic Plan, which covers major sub-regional issues and providing a guiding framework in which local policies can then be formed. This section which includes the 10 policies that start with a 'SP' reference and can be found in this document in section 1.

Braintree District

2.9 The Braintree specific section of the Plan starts with a brief profile of the District and then sets out the Vision and Objective of the Plan. It then goes on to set out the Spatial Strategy and the Local Plan Key Diagram. The main policy part of the Local Plan is then split into three main themes; A Prosperous District, Creating Better Places and the Natural Environment. Within each of these themes there are a number of separate chapters on topics such as homes, heritage and community facilities. There is also a Delivery and Implementation Chapter at the end of the document.

2.10 Policies within these sections have the prefix LPP and are shown in the boxes throughout the document.

2.11 There is a glossary at the end of the text which includes an explanation of acronyms and terms used within the Plan. There are also a number of Appendices to the document which include the Housing Trajectory at Appendix 1

2.12 The document also contains numbered Inset Maps. These maps cover all parts of the District which contain a development boundary. They show allocations for things like housing and employment as well as safeguarding land for open space and allotments.

2.13 Areas outside of the development boundaries are considered countryside. These can be found by looking at the overall map of the District which also includes allocations and safeguarding which goes beyond development boundaries including Local Wildlife Sites and Sites of Special Scientific Interest (SSSI).

2.14 A list of all the maps, their Inset Number and a Key can be found at the beginning of this section.

How to respond

This document represents the Braintree Local Plan which is being published under regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012. This is the Local Plan which Braintree District Council intends to submit under regulation 22 of these regulations, to the Planning Inspectorate for an independent examination

This means that all responses to the consultation will be sent on directly to the Inspector to consider in the examination of the Local Plan. It also means that responses should take a more formal position and our response forms and guidance notes are in line with the model forms which are produced by the Planning Inspectorate.

When making a response to the Braintree Local Plan, you will need to consider whether you believe the Plan is;

- Legally compliant
- Sound
- Complies with the Duty to Co-operate

In order to be considered 'sound' the Inspector must be satisfied that the plan is positively prepared, justified, effective and consistent with national policy. An explanation of soundness can be found in paragraph 182 of the NPPF.

If you believe that the Local Plan does not meet one of the criteria above, you will be asked to state why and set out what modifications you believe will make the Local Plan legally compliant or sound.

More details of how to respond can be found by looking at the published response form and guidance notes which support this Plan.

The Council encourages people to submit comments online. Although representations can be made and submitted using the form provided, if you register to submit comments online, you can update your own contact details as needed, and you will receive e-mails informing you when new documents are available for consultation. The consultation portal can be found at:

www.braintree.gov.uk/consultlp

Alternatively, please use the following contact details. We would encourage respondents to use response forms wherever possible which are available to download on the website or can be requested from the Planning Policy team.

By email to localplan@braintree.gov.uk

By post to:

Planning Policy
Braintree District Council
Causeway House
Braintree
CM7 9HB

All consultation responses must be received no later than **5pm on Friday 28th July 2017.**

Only representations made within this period will be taken into account by the Inspector as part of the examination.

Please note that responses which include a series of supporting documents must be received both electronically and with 3 hard copies. A summary of the response must be included within the representation.

If you have any questions about the consultation please contact the Planning Policy team on 01376 551414 or e-mail localplan@braintree.gov.uk

If you would like this document in an alternative format such as large print, braille or another language then please contact the Planning Policy team. A fully accessible version of the document can be found on our website at <http://www.braintree.gov.uk>

What Happens Next?

The key stages in the Local Plan preparation, and the planned timetable, are:

1. **Issues and Scope:** to consider what the main aims and objectives are going to be for the Local Plan (January 2015)
2. **Draft Local Plan:** Provides a first draft of the Local Plan, with specific policy proposals and sites for particular uses, including areas identified for future new homes, employment and green space (June/July/August 2016)
3. **Publication Draft Local Plan:** Takes into account changes made following consultation on the Draft Local Plan. This is the version of the Local Plan that will be formally submitted to the Secretary of State and Planning Inspector
4. **Examination in Public:** The Inspector examines the "soundness" of the Local Plan in a series of round table discussions on different issues, giving individuals and organisations the opportunity to challenge or support the Local Plan (Winter 2017)
5. **Adoption:** if the Planning Inspector is content that the Local Plan is sound, then the Council can adopt the Local Plan, taking on board any relevant recommendations from the Inspector to change the Local Plan. The Council is aiming for the new Local Plan to be adopted in 2018.

2.15 The timetable for other documents such as Area Action Plans for specific areas and Supplementary Planning Documents is set out in the Councils Local Development Scheme.

District Profile

3 District Profile

3.1 Braintree is a predominately rural District in the north of Essex covering 612 square kilometres. The majority of the population lives within the three towns of the District; Braintree, Witham and Halstead. The District is an advantageous place to live with an attractive rural setting and many historic buildings, nature reserves and local wildlife sites including ancient woodlands. The District is well placed for economic growth with the central and southern portions of the District benefiting from good rail and road links to London, as well as London Stansted Airport and the ports to the east.

3.2 Braintree is the largest town followed by Witham and Halstead. In addition to the town centre facilities, the District benefits from the Freeport Designer Outlet Village that attracts shoppers from the wider District and beyond. The areas in proximity to the A120 and A12 are attractive to commuters, with many who reside in the District travelling to Chelmsford, Colchester and London for work.

3.3 Braintree District has been one of the fastest growing areas in the country over the past decade. The population of the District is currently approximately 150,000 and is projected to rise substantially by 2033. As life expectancy increases, the age structure is expected to change, with a marked increase in the number and proportion of the population who will be aged 65 and over. The number of one-person households is also expected to increase.

3.4 The Braintree District has a wide employment base of mainly small and medium-sized businesses. In 2011, approximately 58,000 residents worked within the District, 15,000 travelled into the District to work and 32,000 travelled from the District to work in the major centres of London, Chelmsford and Colchester. Unemployment and youth employment rates have been falling and are below the national average.

3.5 The Council is promoting the Livewell campaign, working together with partner agencies to reduce levels of adult obesity and reduce numbers of hip fractures in the over 65s. Braintree District has the highest rate of excess winter deaths out of all the Districts in Essex. Levels of adult obesity in the District are currently higher than the national average, and levels of physical activity amongst adult residents are lower than the national average and the lowest in Essex. The Council has invested in new and enhanced leisure facilities in the District. In 2014 a new leisure centre with swimming pool and gym opened in Witham,

3.6 More details on the statistics on the District can be found in the Council's Monitoring Report.

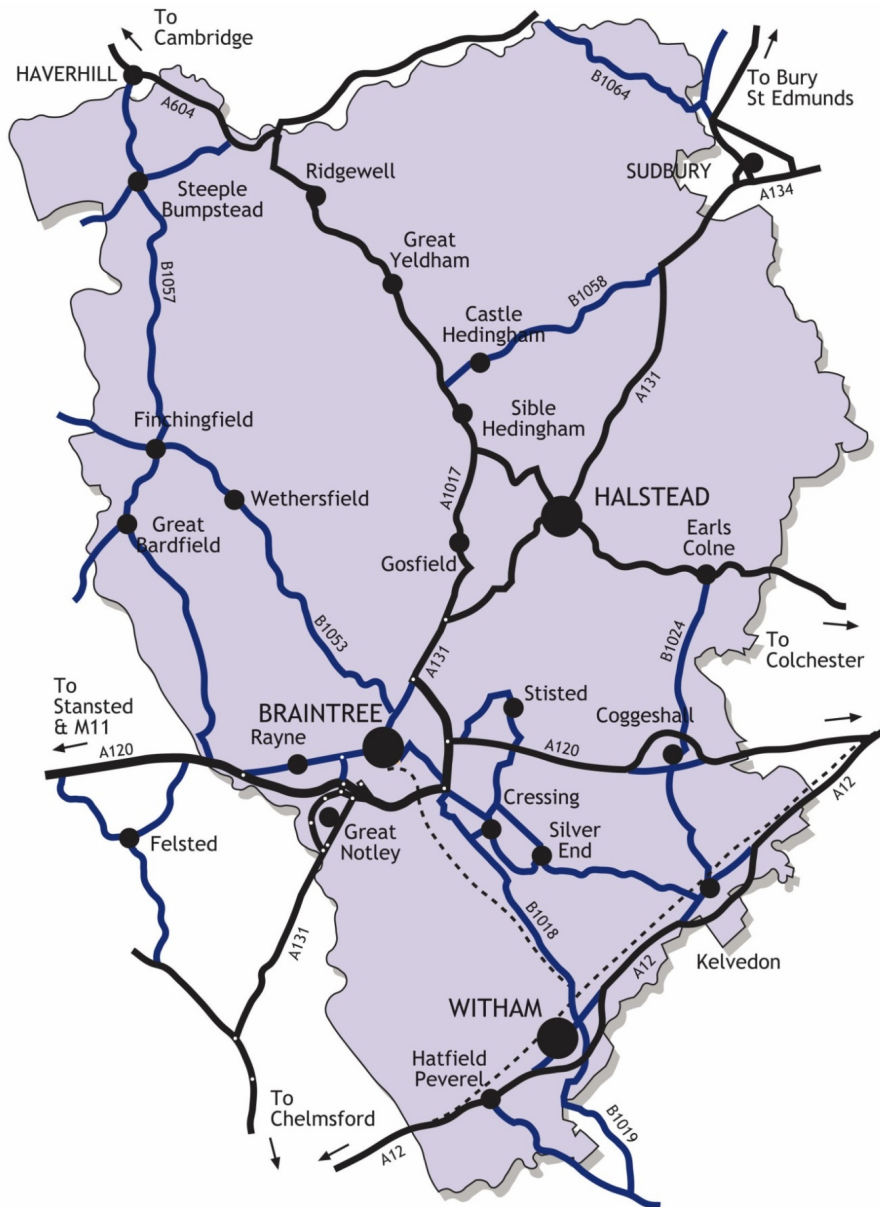


Figure 3.1 District Map

Vision & Objectives

4 Vision & Objectives

Vision for Braintree District

By 2033, the District will be the most successful in Essex. Jobs and businesses will have increased in both quantity and quality making the District a desirable place to live and work.

Housing growth has been achieved, with the expansion of the main town of Braintree providing sustainable, attractive new homes within a market town setting. Witham, Kelvedon and Feering have also continued to expand making the most of their excellent transport links to provide high-quality homes and new community facilities. Two new garden communities are being built within the District at West of Braintree and Colchester/Braintree borders providing new communities within a high quality environment. Smaller scale growth will continue in other areas of the District, including Halstead, meeting the local needs of smaller rural communities.

The strategic transport routes of the A120, A12 and rail routes from Braintree and Witham have been improved allowing fast and reliable connections to London, London Stansted Airport, the east coast ports and other key regional centres.

Developments in the District will have been designed and built to the highest quality, making the best use of new technologies to ensure suitability and sustainability now and in the future. High-speed reliable broadband is accessible for all homes and businesses.

All residents in the District will have access to the highest quality community facilities including health and education provision. Outstanding leisure facilities continue to be provided to ensure residents can make healthy choices, and retail and other community needs are met. The unique natural and historic environment continues to be protected and enhanced.

Braintree District continues to be an aspirational place to live with a successful economy, wide range of affordable, sustainable homes situated within a high-quality urban and rural landscape, all within easy reach of London and the wider region.

Key Objectives

4.1 The strategic part of the Local Plan includes five strategic objectives for the region. The key objectives below relate to the Braintree District and are complementary to the wider strategic objectives.

Creating a successful economy

To promote a local economy which supports the growth of existing businesses and encourages new entrepreneurial enterprises and employers to locate in the District, by providing high-quality land and buildings in sustainable locations, to meet the needs of businesses.

Retail and Town Centres

To support the changing role of town centres as a location for retail, employment, community services and cultural facilities by encouraging new development and regeneration schemes to support the function of the towns as major service centres. The major regional shopping destination of Braintree Freeport and Retail Park continues to be supported. Shops and retail facilities will also be provided on new developments where appropriate.

Housing Need

To provide a range of housing sizes, types and tenures which meet local need, including affordable homes, starter homes, and homes for those residents with specialist accommodation needs. New homes will be created in balanced sustainable communities.

Transport Infrastructure

New developments must contribute towards the improvement of the road network in the District, including schemes to ensure safety and reduce congestion. Developments will make appropriate provision for public transport, walking and cycling, both within developments and connections to the wider network.

Broadband

To work with Essex County Council and service providers, to secure the earliest availability of universal broadband coverage and the fastest available connections speeds in the District and to ensure that these are made available to all new developments, along with measures to futureproof development for additional technologies.

Education and Skills

To facilitate the best possible education system for District residents of all ages, by supporting the construction of new schools and other educational buildings which support life-long learning and development in the District, providing the skills necessary for businesses to thrive.

Protection of the Environment

To protect and enhance the natural and historic environment and varied landscape character of the District, promoting local distinctiveness and character. Development will be planned with high quality green infrastructure and space for flora and fauna, with no net loss of biodiversity. The Council will seek to minimise the impact of all forms of pollution on the health and amenity of local communities and the natural and built environment.

Good Quality Design

All new developments in the District will be of high-quality design, easily maintainable and will respect the scale, style and setting of the site with reference to historic townscapes, natural landscapes and existing infrastructure. Development should use materials which respect and enhance their setting and contribute to local character.

Healthy Communities

All residents of the District are able to keep active and make healthy choices by ensuring outdoor community areas are preserved and enhanced and appropriate new areas to enable sports and recreation are created. Cycle ways and pedestrian links are also to be provided in all new developments to encourage walking and cycling. Land will be made available to support the expansion of local physical and mental health facilities to support new and growing communities.

Social Infrastructure

Residents of the District should have access to the best local and community facilities which provide inclusive places for communities to meet, play and learn. New developments will make contributions to existing facilities or provide land and contributions for new facilities.

Sustainability

To ensure that all development takes place in the most well-connected areas, making the best use of sites that have been previously developed. The use of natural resources should be minimised and developments should encourage the use of renewable energy and energy efficiency measures.

Empowering Local People

Creating a planning environment in which local residents and businesses feel fully involved and empowered to engage in shaping the future of the District. Documents are written in a way which is accessible and decisions are taken in a transparent way.

The Spatial Strategy

5 The Spatial Strategy

The settlement hierarchy

5.1 The Spatial Strategy directs development towards the most sustainable locations and provides the framework in which the Local Plan growth is provided. This District specific spatial strategy follows on from that which is set out in the strategic section 1 of the Local Plan for North Essex and completes the picture of the role and functions of different areas within the District.

5.2 The settlement hierarchy ranks areas of the District in order of their sustainability merits and the size, function and services that each of the areas can offer. It should be noted that this does not mean that a proportionate amount of growth should be allocated to each of these areas, as constraints to new growth may exist.

5.3 Whilst large parts of the District are rural, by focusing future development on highly accessible locations this will reduce the need to travel. Good accessibility means that the community can meet their needs easily and without always needing a car. Accessibility can be improved by locating development at accessible locations and improving public transport, walking and cycling facilities and services.

5.4 The spatial strategy and hierarchy has been formulated to provide the most sustainable locations for new growth in the District in accordance with the golden thread of sustainable development which should run through all planning decisions. The settlement hierarchy has been completed through reference to the three dimensions of sustainable development;

- The availability of local employment
- The availability of local sustainable transport links including education, small shops, pubs and eateries, community hall and open space and health care facilities.
- Natural, built and historic environment constraints

Towns

5.5 These are the largest urban areas in the District but are nevertheless relatively small market towns in the wider context, with populations of around 50,000 (Braintree, Bocking and Great Notley), 25,000 Witham and 12,000 Halstead.

5.6 Key Service Villages

5.7 The Key Service Villages are large villages who serve a wider rural hinterland. The ability to meet day to day needs is normally possible in a Key Service Village through the availability of early years and primary schools, primary health care facilities, convenience shopping facilities, local employment opportunities and links by public transport and road to the larger towns. Development may be considered sustainable within a Key Service Village, subject to the specific constraints and opportunities of that village.

5.8 Kelvedon and Feering are two separate villages, but functionally act as a whole, with services and facilities in one, serving the population of the other. As such for the purpose of the settlement hierarchy they are both treated as key service villages, but it will be important that they maintain their own identity and character.

New Garden Communities

5.9 At present there is no existing population centre about the proposed new communities within the District (Marks Tey is within Colchester Borough). However it is considered that given the scale of development and infrastructure being proposed within the Plan period that the new communities be considered as Key Service Villages. As they progress they will move up the spatial hierarchy to Towns.

Secondary Tier

5.10 Second tier villages are those which may not serve a wider hinterland but provide the ability for some day to day needs to be met, although they lack the full range of facilities of a Key Service Villages. Development of a small scale may be considered sustainable within a second tier Village, subject to the specific constraints and opportunities of that village.

Third Tier

5.11 All other villages which have a development boundary are considered third tier villages. These are the smallest villages in the District and lack most of the facilities required to meet day to day needs. They often have very poor public transport links and travel by private vehicle is usually required. When considering the tests of sustainable development, these will not normally be met for development within a third tier Village.

The Countryside

5.12 All other areas of the District, including hamlets and small groups of homes, which are outside development boundaries are considered to be within the countryside. In order to protect the intrinsic beauty of the countryside development here is normally restricted to that which it supports countryside uses.

Neighbourhood Plans

5.13 There are currently eight Neighbourhood Plans underway in the District in the villages of Bradwell with Pattiswick, Cressing, Coggeshall, Feering, Gt Saling with Bardfield Saling, Great Yeldham, Hatfield Peverel and Kelvedon. The Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.

Towns	Braintree with Bocking and Great Notley
	Witham
	Halstead
Key Service Villages	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon with Feering
	Sible Hedingham
	West of Braintree Garden Community
	Colchester Braintree Borders Garden Community
Second Tier	Bures Hamlet
	Finchingfield
	Great Bardfield
	Great Yeldham
	Rayne
	Silver End
	Steeple Bumpstead
Third Tier	Ashen
	Audley End
	Belchamp Otten
	Belchamp St Paul
	Belchamp Walter
	Blackmore End
	Black Notley
	Bradwell
	Bulmer
	Bulmer Tye

Castle Hedingham
Colne Engaine
Cornish Hall End
Cressing
Foxearth
Gestingthorpe
Gosfield
Great Maplestead
Great Saling
Greenstead Green
Helions Bumpstead
Lamarsh
Little Maplestead
Little Yeldham
Nounsley
Panfield
Pebmarsh
Ridgewell
Rivenhall
Rivenhall End
Shalford
Shalford Church End
Stambourne Chapelend Way
Stambourne Dyers End
Stisted
Sturmer
Surrex (Coggeshall)

	Terling
	Tilbury Juxta Clare
	Toppesfield
	White Colne
	Wethersfield
	White Notley
	Wickham St Paul

Spatial Strategy

5.14 Taking into account the above hierarchy, along with the constraints and opportunities which have been identified and drawn out in the evidence base, including but not limited to the Sustainability Appraisal, Landscape Character Appraisal and Highways Option Assessment, the spatial strategy for the Local Plan is;

That the broad spatial strategy for the Braintree District should concentrate development on the town of Braintree, planned new garden communities, Witham and the A12/Great Eastern Mainline corridor and Halstead.

5.15 An appropriate amount of new development will be brought forward primarily in other Key Services Villages and Second tier villages to support thriving rural communities.

Development Boundaries

5.16 Development boundaries provide a guide to where the Council believes new growth should be directed. Primarily development boundaries mark the existing built form of a town or village and represent the distinction between a built up area and its surrounding countryside. This is in line with the NPPF core planning principles outlined in paragraph 17 which note that the Council should; *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;"*

5.17 Development boundaries within this document have been set in accordance with the Development Boundary Review Methodology which can be found in the evidence base. They will be revised periodically through the Local Plan and Neighbourhood Plan to ensure they meet the needs of their community.

5.18 Development within a development boundary is generally considered sustainable and acceptable in principle subject to the detailed assessment of issues such as design, amenity, highways and impact on historic assets. The approach that the Council will take in assessing these matters is set out in policies within this Plan.

5.19 Outside of the development boundaries, it is considered that new development would not normally be able to meet the NPPF core planning principles set out in paragraph 17 and that the test of sustainable development would be unable to be met. Areas outside of a development boundary are considered 'Countryside'

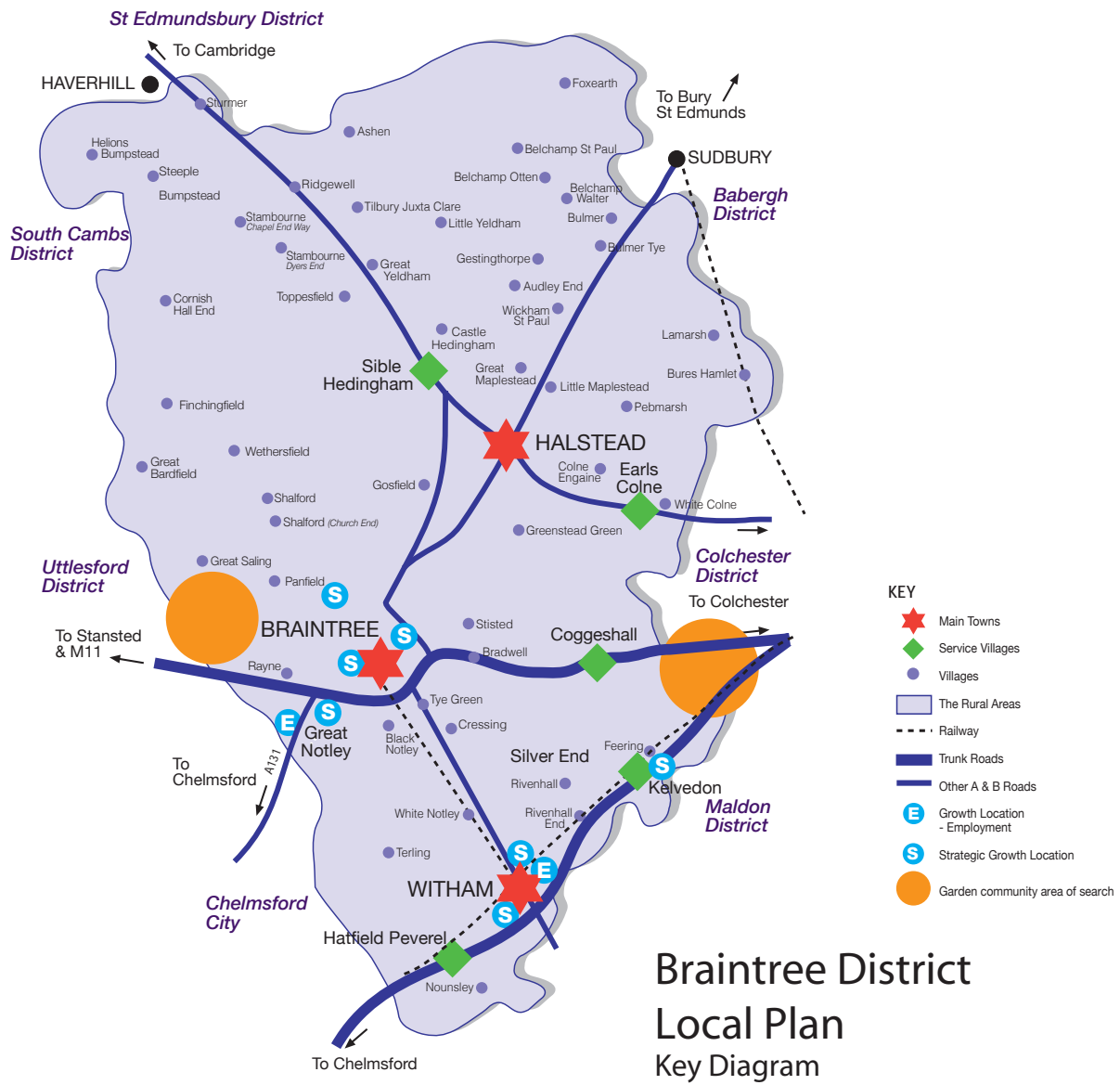
Policy LPP 1

Development Boundaries

Within development boundaries, development will be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material adverse detriment to the existing character and historic interest of the settlement.

Development outside development boundaries will be strictly controlled to uses appropriate to the countryside to protect the intrinsic character and beauty of the countryside.

Braintree District Local Plan Key Diagram



Picture 5.1 The Key Diagram

A Prosperous District

6 A Prosperous District

A Strong Economy

6.1 The Council is committed to facilitating prosperity for all in the District. This section sets out policies that will facilitate this aspiration.

6.2 The national policy context is provided by the NPPF, according to which the Council should:

- Positively and pro-actively encourage economic growth
- Set criteria or identify strategic sites to meet anticipated needs over the plan period
- Support existing business sectors and plan for new business sectors likely to locate in the District
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge-driven, creative or high technology industries
- Identify priority areas for economic regeneration
- Review land allocations and avoid the long-term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for employment

6.3 Situated between the major urban centres of Colchester and Chelmsford, and close to Cambridge and London and the international hubs of London Stansted Airport and the Haven ports, Braintree District is well located to support business growth and inward investment. The District is just 45 minutes from central London and has good rail and road links to London and the wider region. This location heavily influences the economy of the District.

6.4 At the regional level Braintree District falls within the boundaries of the South East Local Enterprise Partnership (SE LEP). The SE LEP growth deal for the period between 2015 and 2021 aims to create up to 45,000 new jobs and see 23,000 new homes built. The Deal has the potential to generate £700m of public and private investment and brings new responsibilities and flexibilities.

6.5 Essex County Council's Economic Growth Strategy sets out an economic vision for the county, which aims for Essex to continue to specialise in growth sectors such as advanced manufacturing, low-carbon technologies and logistics.

6.6 The District is also part of the Haven Gateway Partnership which is a public/private partnership set up in 2001. The partnership embraces ports and logistics but also drives economic growth more generally across the whole area. The A120 Haven Gateway corridor is designated by the SE LEP as an enterprise corridor where much of the employment growth will be located alongside the A120.

6.7 Out commuting is a feature of the District and more residents leave the District to work, than work within the District. However, over two thirds of the jobs located within the District are taken by local residents. Those who work in the District earn on average less than those living in the District, whose wages are higher than the Essex and national average.

6.8 The economy of the District is dominated by small and medium-sized businesses. It retains a relatively large proportion of industrial-type occupations, and whilst there are a growing number of jobs in the office-based sector, this is significantly below the Essex and national averages. Most

employment areas are located around the main towns of Braintree, Halstead and Witham, as well as a large rural business park at Earls Colne Airfield, but rural employment also plays an important part of the economy.

6.9 Education and skills are an important part of the economy as a well-educated and qualified population is good for the economic health and attractiveness of the District for new and existing businesses. It is important that new development makes sufficient provision for education, including new school places, and when necessary, the identification of new sites for schools and nurseries. Protection and expansion of existing schools and nurseries is also likely to be necessary where sufficient outdoor space can be provided.

6.10 The quality of schooling is also vital, and it is important to ensure that the people of the District have the opportunity to meet their full potential. A range of educational opportunities should be provided including practical vocational training and on the job training such as apprenticeships. Education is a continuing process and opportunities should be available for all age groups to expand their skills and knowledge base.

6.11 There is a real opportunity therefore within this Plan period to create significant economic growth within the District which could build on the recent growth sectors in the local economy of finance and insurance, for example, to reverse out commuting trends and bring more high-value, high skilled jobs to the District.

Location of Employment Land

6.12 An Employment Land Needs Assessment (ELNA) was completed by consultants Aecom in 2015 and used employment projections from the East of England Forecasting Model (EEFM) together with additional local information to recommend the amount of additional floorspace or land that is required to meet forecast employment needs.

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

6.14 In terms of office space the study recommends that 53,400 sqm of additional office space is required to meet the demand. This amount of floorspace is difficult to convert to hectares because depending on their locations office buildings in particular can take very different forms. Taking the mid point, after applying a plot ratio of 1:0.25ha to 1:0.4ha means that the District would need to allocate 19.5ha of additional B1 business space (see ELNA 2015, footnote 84).

6.15 The study also found that whilst there was an estimated decline in manufacturing in the District, there would continue to be increasing demand for logistics in the District. 9.2ha of net new requirement is needed pursuant to a medium growth scenario including a degree of frictional vacant land for choice and competition. Several poorly located or non-functioning employment sites were recommended to have their designation for employment uses removed and therefore the overall new requirements for industrial land is 30.1ha within the Plan period.

6.16 There are two significant areas of employment development which have already been approved in the 2011 Core Strategy and these are proposed to be rolled forward into the new Local Plan. These were an extension to the Springwood Drive industrial area in Braintree, as part of a wider mixed-use scheme and a site off the A131 near Great Notley called Eastlink 120. This is intended to be an Innovation and Enterprise Business Park. The site has an approved Masterplan, available on the Council's website.

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

Policy LPP 2

Location of Employment Land

The Council and its partners will be driving forward the growth of the economy in the District and provide for the 32.1ha of industrial land and 19.5ha of office land in the District to support this.

All employment sites and sites or buildings in current or recent use as an employment site, will be retained for such uses where they continue to offer a viable and sustainable location for such employment uses.

New strategic employment sites and the proposed uses for those sites are set out in the table below.

Ref	Site	Proposed Uses	Area (ha)
a)	Extension to Springwood Drive industrial area in Braintree	10ha employment policy area.	10
b)	Land to the west of the A131 at Great Notley 'Eastlink 120'	18.5ha Innovation and Enterprise Business Park for uses in the B1, B2, B8. Part of the site may be developed for a hotel (C1 use) B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sq m. The site also includes 7ha of structural landscaping.	18.5
c)	Extension to Eastways Industrial Estate, Witham, in Rivenhall Parish	Employment policy area	6.8
d)	Extension to Bluebridge Industrial Estate, Halstead	Employment policy area	2

Ref	Site	Proposed Uses	Area (ha)
e)	Land East of Great Notley	Up to 3ha employment policy area. To be determined through Masterplan Framework	3
f)	Land East of Broad Road	Up to 3ha employment policy area. To be determined through Masterplan Framework	3
g)	Land at Feering	Up to 4ha employment policy area. To be determined through Masterplan Framework	4
h)	Maltings Lane Business Park (Gershwin Park)	Retained allocation for business uses	3.8
Major Business Park on the West Braintree Garden Community		To be determined through a Strategic Growth DPD	
Major Business Park on the Marks Tey Garden Community		To be determined through a Strategic Growth DPD	
Total identified new employment land allocations for B1, B2 and B8:			51.1

Employment Policy Areas

6.18 Employment policy areas are general use 'traditional' business parks and industrial estates within the District, where a range of employment uses locate. The major locations for employment in the District such as Eastways in Witham and Springwood Drive in Braintree are allocated as employment policy areas.

6.19 However, in recent years there has been a greater proportion of uses on employment areas turning to other uses such as personal storage, gyms and leisure facilities. The Council wishes to preserve business parks for class B employment use with the following policy.

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

Policy LPP 3

Employment Policy Areas

Employment policy areas are identified on the Proposals Map, where the following uses will be considered appropriate and will be permitted and retained:

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

Site Name	Area (ha)
Sturmer Industrial Estate, Haverhill	12.3
Hunnable Industrial Estate, Great Yeldham	2.8
Rippers Court, Sible Headingham	2.3
Gosfield Airfield	5.7
Brnton Drive Industrial Area, Halstead	3.7
Halstead Town Centre	1
Bluebridge Industrial Estate, Halstead	25.3
Riverside Business Park, Earls Colne	2.2
Earls Colne Airfield	23.9
Springwood Industrial Estate, Braintree	63.3
Skyline 120, Great Notley	19.5
Braintree Town Centre	21.8
Allshot's Farm, Kelvedon	1.7
Coggeshall Industrial Area	3.7
London Road, Kelvedon	0.8

Kelvedon Railway Station	2.2
Eastways, Witham	41.3
Freebournes, Witham	42.5
Lynderswood Farm, Black Notley	6.9
Premdors, Sible Headingham	0.2
Total	283.1

Kelvedon Park

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

Policy LPP 4

Kelvedon Park

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

- a. Emergency Services facilities
- b. Training facilities
- c. Car Parking and;
- d. Vehicle Maintenance Facilities

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

- Additional development on site must provide sufficient parking.
- Appropriate boundary screening is required to the rear of the site.
- Additional development must retain the parkland setting to the front of the site.

Policy LPP 5

Allshot's Farm, Rivenhall

The Former Polish Campsite at Allshot's Farm (South of Rivenhall Airfield) is allocated for employment use with structural landscaping. Due to this site's rural nature, redevelopment will be considered appropriate subject to all the following criteria:

1. Any applications accompanied by an external lighting scheme would need to demonstrate that the site would not cause unnecessary light pollution and would be appropriate to the rural setting of the site
2. A full landscaping scheme would be required
3. Structural landscaping is protected from development and any new proposals will provide suitable additional landscaping which minimises developments impact on the countryside

Business Parks

6.22 The Council has also identified a number of employment areas which are not suitable for more general industrial or distribution uses by virtue of the surrounding uses, location, or access to the strategic road network. Therefore a number of employment sites, often in rural areas, are proposed for B1 business uses only.

Policy LPP 6

Business Parks

Employment locations for Use class B1 business uses are identified on the Proposals Map. To maintain the character of these sites only uses falling within Use class B1 business will be permitted.

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

Design and Layout of Employment Policy Areas and Business Parks

6.23 Appropriate layout and design of Employment Policy Areas and Business Parks is important in attracting and retaining users on the site and creating a pleasant environment for people to work.

6.24 Employment Policy Areas and Business Parks are expected to be designed to a high quality which includes suitable access for staff, delivery and service vehicles, pedestrians, public transport and cyclists, in a safe environment.

6.25 Layouts must be attractive but also practical and easy to maintain to ensure the long term success of an employment area. Many older employment areas in the District suffer from a lack of car parking, which can lead to a poor quality environment and overflow parking onto adjoining residential areas. Insufficient parking in employment areas also leads to problems with access and servicing.

Policy LPP 7

Design and Layout of Employment Policy Areas and Business Parks

New Employment Policy Areas and Business Parks are expected to be designed to a high quality which includes suitable access for staff, delivery and service vehicles, pedestrians, public transport and cyclists, in a safe environment.

On existing Employment Policy Areas and Business Parks, proposals for changes to the layout of the site, or buildings will only be approved where all the following criteria are met:

- a. The design is in keeping with the remainder of the employment area and does not appear to be visually cramped
- b. Structural landscaping will not be undermined, and;
- c. Parking is provided at the standard required
- d. Where parking for the whole site does not meet standards, additional overspill parking areas and/or improvements to effectively encourage sustainable travel should be considered.

Rural Enterprise

6.26 Whilst most large-scale employment development should be directed towards the larger towns in the District, smaller scale employment in rural areas should be supported. This applies to all types of businesses but also those businesses that may be specifically related to rural areas, for example, farm diversification schemes or tourist and visitor facilities. Businesses located in the rural areas contribute significantly to the economy of the District and provide local employment opportunities to those living in rural areas which might be accessible by walking and cycling.

6.27 The success and growth of businesses in rural areas must be balanced against the retention of the rural character and the high-quality landscape. Some locations outside of the main towns but close to the strategic road or rail networks for example, may be more suitable for larger scale employment development than those which are located in more isolated parts of the District. Existing buildings in rural areas should be utilised wherever possible when additional space is required before new buildings are considered.

6.28 This policy should also be used to assess proposals for farm diversification projects where planning applications are required. Farm diversification is regarded as on-farm development which supports ongoing agricultural activity, either by adding value to existing operations, or introducing new income streams, which remain under the control of the same farm enterprise. Proposals

specifically for farm diversification may be located in relatively unsustainable locations therefore conditions may be attached to permissions, which limit the goods to those mainly produced on the holding and limit the overall scale of development.

6.29 There are some circumstances where rural employment buildings become unused and the District Council must balance the need to ensure that appropriate land is preserved for employment uses but that sites which are redundant or disused can be utilised for alternative uses such as homes.

Policy LPP 8

Rural Enterprise

Outside development boundaries, proposals for small-scale commercial development, which involve the conversion and re-use of existing buildings that are of permanent and substantial construction and capable of conversion without complete re-building, will be considered acceptable subject to all the following criteria:

1. The location of the site being accessible, and sustainable in terms of the Framework
2. There is no unacceptable impact on protected species or the historic environment
3. The access and traffic generated by the development can be accommodated without adverse impact on the local road network
4. There is no unacceptable impact on residential amenity
5. There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value

Where it has been evidenced that the conversion of existing buildings on the site is not practical or where there are no existing buildings on the site and where a need has been demonstrated, new buildings shall be well designed, and appropriately sited. New buildings shall be of a form, bulk and design that should not offend local landscape character, and protect and enhance heritage assets and their settings. All such new development shall also be considered against the criteria above.

Tourism

6.30 The District is predominantly rural with opportunities for tourism related development in the attractive villages, towns and surrounding areas. However, a balance should be achieved between supporting the rural economy and protecting the countryside, as stated in the NPPF.

6.31 The District has a number of villages and towns that are popular destinations for tourism due to the high quality of their built or historic environment. Such settlements include Finchingfield, Castle Hedingham and Coggeshall. It is important that within these settlements, facilities for visitors are maintained and enhanced in order to promote tourism, without detracting from the features that make them attractive to visitors.

6.32 To maximise the benefits of tourism to rural economies, tourist development should be located where visitors can access local shops, pubs and other services.

6.33 Camping and caravan sites contribute in an important way to tourism and to the supply of tourist accommodation supporting the rural economy. However, they should be located appropriately and sufficiently screened to avoid any harmful impact on the setting and character of the countryside.

6.34 Appropriate research should be carried out into the local tourism market before submitting an application to show that there is a need for tourist accommodation in that area. In some cases this will be subject to independent verification at the cost of the applicant. Proposals to remove occupancy conditions or to change the use of tourist accommodation to permanent residential use will not normally be approved.

6.35 To ensure that the district's countryside is protected from inappropriate conversions of new tourist accommodation to residential usages, a reasonable business case - i.e. costings and business model, will be required for new tourist accommodation proposals to ensure the long term viability of such proposals.

Policy LPP 9

Tourist Development within the Countryside

Proposals for new tourist accommodation and facilities, within the countryside, will be permitted provided that all the following criteria are met:

- a. The demand for the development has been clearly demonstrated
- b. Proposals are connected to and associated with existing facilities or located at a site that relates well to defined settlements in the area and are accessible to adequate public transport, cycling and walking links
- c. They would not materially adversely affect the character, appearance and amenity of the surrounding area, any heritage assets and their setting, and should be well screened
- d. Appropriate, convenient and safe vehicular access can be gained to/from the public highway and appropriate parking is provided
- e. They would not use the best and most versatile agricultural land
- f. They will be served by adequate water, sewerage and waste storage and disposal systems
- g. They will include a high quality landscaping scheme.

The occupation of new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation.

In addition, tourist accommodation proposals will be required to include a business plan that will demonstrate the long term viability of the scheme.

Shops and Services

6.36 Town Centres are key economic drivers for the District and are the primary centres for retail and cultural provision. They provide shopping, services and cultural and recreational opportunities for residents within the District, as well as visitors, and contribute significantly to the local economy and employment.

6.37 The general principles for retailing and town centre use are set out in the NPPF. The policy contained within this plan outlines the retail hierarchy of the District, the required floor space for convenience and comparison goods, and food and drink provision such as pub and restaurant uses.

6.38 The NPPF states that in order to ensure the vitality of town centres, planning policies should promote competitive town centre environments and the management and growth of centres over the plan period. It states that the extent of town centres and primary shopping areas should be defined, based on a clear definition of primary and secondary frontages in designated centres and Councils should set policies that make it clear which uses will be permitted in such locations.

6.39 The policies and retail allocations proposed in this document are supported by the Braintree District Retail Study (2015), produced by Nathaniel Lichfield and Partners. This study provided a quantitative and qualitative assessment of the need for new retail, leisure and other main town centre uses. It also provides a breakdown of retail requirements for each of the main towns as well as Freeport and Braintree Retail Park.

6.40 The majority of projected comparison and convenience growth is identified at Braintree town centre, Freeport and Braintree Retail Park. Witham and Halstead have limited convenience retail growth projected, but have increased comparison floor space up to 2033.

6.41 The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. The town centre boundaries are shown on the proposal map and their boundaries will be the basis for the application of the sequential test.

6.42 This policy identifies Braintree, Halstead and Witham town centres as the primary locations for retail, office, leisure and cultural provision in the District.

6.43 Impact Assessments will be required for developments which affect identified town, district and local centres. An impact assessment may also be required if a development proposal could potentially impact on an adjacent authorities retail centre. Of adjacent centres Sudbury has been identified as being potentially vulnerable and as such an assessment would be required for development proposals above 400sqm gross which may impact on this centre.

Policy LPP 10

Retailing and Regeneration

To ensure the long-term vitality and viability of the District's Town, District and Local Centres, the Town Centres of Braintree, Halstead and Witham will be the primary location for main town centre uses such as retail, office, leisure and entertainment in the District.

Proposals that positively contribute towards creating attractive, vibrant and safe centres offering a diverse mix of uses, including those uses which offer wider community benefit, and that promote and improve choice will be supported. In the main towns proposals which support the diversification of the evening economy, will be supported subject to amenity impact on residents and the surrounding area.

Convenience (Food) retailing across the District is expected to grow. Evidence suggests that across the District 8966sq.m (gross) of new floorspace will be required. For comparison goods (Non-food retailing) 15,869 sq.m (gross) will be required and for food and beverage provision 8,304sqm (gross) is needed.

The improvement and regeneration of the town centres will be promoted and the regeneration of the following locations is proposed to meet the identified need for additional retailing, community facilities and services and other main town centre uses.

- Land at Manor Street/Victoria Street, Braintree
- Land at Sainsbury, Braintree
- Land at Tesco, New Street, Braintree
- Land at Newlands Street, Witham

Proposals for Main Town Centre uses will be permitted when a sequential test, and if required an Impact Assessment, demonstrates that there are no sequentially preferable sites which could accommodate the development.

Impact Assessments will be required for main town centre use proposals for sites that are not within a Town, District, or Local Centre, which are in excess of the following floor space thresholds.

2,500 sqm (Gross) - Braintree Town Centre

1,500 sqm (Gross) - Halstead and Witham Town Centres

1,000 sqm (Gross) - Great Notley District Centre and

500 sqm (Gross) - Local Centre

400 sqm (Gross) - Sudbury

The scale of development will need to be consistent with the following hierarchy with larger scale development focused on the town centres:

Town Centres – Braintree, Witham and Halstead town centres

District Centre – Great Notley Neighbourhood Centre

Local Centres – Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon and Sible Hedingham within local centres proposed as part of strategic growth locations and at Maltings Lane, Witham.

Local Centres will be protected from inappropriate development and enhanced to provide small-scale shops, services and community facilities for local residents.

Primary Shopping Areas

6.44 Primary shopping areas are defined on the Proposal Map within town centres in Braintree, Witham and Halstead. They are made up of primary and secondary retail frontages, which are also defined on the Proposals Map. Primary frontages have been identified as those which attract a higher level of rental income, footfall and where key stores are present and are therefore considered to be the most attractive retail areas within town centres. The secondary frontages have a lower rent profile and are not as attractive to main retail uses. However, it would still be suitable to promote town centre uses in these locations, although more flexibility is appropriate. Uses acceptable in secondary frontages include A1, A2, A3, A4 and A5 and B1 office, D1 (non-residential institutions) and D2 (assembly and leisure).

6.45 Residential uses will not normally be permitted within primary shopping areas unless they are located on the first floor or above and do not compromise the ability of a shop unit to operate by, for example, the loss of storage space, preparation areas, or delivery areas. The reference to 'street frontage' refers to the entire length of the relevant side of the road within the primary shopping area, measured at ground floor level.

6.46 It is not proposed to define a 'continuous frontage' as this will be determined on a case by case basis. A road would be considered a break in a frontage.

Policy LPP 11

Primary Shopping Areas

Within the primary shopping areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between A1 retail shops and non-retail town centre uses has to be maintained in order to secure the vitality and viability of the primary shopping area.

The following uses will be permitted within primary frontages:

- Retail development (Use Class A1)

Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1 Use class units in adjoining premises within the primary shopping area
- It would not break a continuous A1 primary retail frontage

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable, and the development would not prevent off-street servicing of any ground floor unit.

District and Local Centres

6.47 The following District and Local Centres are identified in the Plan and the boundaries are defined on the Proposals Map;

6.48 District Centre:

- Great Notley

6.49 Local Centres:

- Coggeshall
- Earls Colne
- Hatfield Peverel
- Kelvedon
- Sible Hedingham
- Maltings Lane Neighbourhood Development, Witham

Additional Local Centres will be identified at other strategic growth locations and garden communities around the District as work on these sites progresses.

Policy LPP 12

District Centre

Within the District centre as defined on the Proposals Map, the following uses will be permitted:

Retail development (Use Class A1)

Proposals for use classes A2 – A5 and D1 – D2 provided that it does not result in the loss of an existing A1 retail use, or where a A1 unit has become vacant, it can be demonstrated through a marketing and viability assessment that an A1 user cannot be found.

For proposals creating more than 2 residential flats above ground floor level, the development would not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable and the development would not prevent off street servicing of any ground floor unit.

Out of Town Retailing

Freeport Outlet Centre and Braintree Retail Park

6.50 The Freeport Designer Village Outlet Centre at Braintree opened in 2000. It offers end of line, surplus goods at a discounted price below that which would be found in town centres. The type of goods sold and the discounts which should apply to them are strictly controlled through section 106 agreements, between the Council and the developer. The Outlet Centre is also allowed to sell food for immediate consumption on or off the site. It attracts visitors from outside the local area.

6.51 Both Freeport and Braintree Retail Park are very popular and as such parking can be difficult, particularly at peak times. In order to retain sufficient parking and to prevent problems on adjoining roads, the existing parking areas will be allocated for parking, in order to retain them for that purpose. Improvements and additional car parking proposals will be encouraged.

6.52 The area is well connected to Braintree Town Centre by an hourly train service and a more frequent bus service, which operates during the opening hours of Freeport. The Council intends that the Outlet Centre and bulky goods provision should be complementary to Braintree town centre, rather than competing with it.

6.53 The Core Strategy did not include Freeport or Braintree Retail Park within the retail hierarchy as a town, district or local centre, as they do not provide these functions. The Retail Study Update 2015 has confirmed that Braintree Freeport and Braintree Retail Park do not meet the definition of a district centre. The study confirms that both function as specialised comparison shopping destinations, rather than perform a district centre shopping function.

6.54 The Retail Study Update 2015 assessed whether there was a need to improve the retail offer at Braintree Freeport or Braintree Retail Park. It concluded that there is no requirement to improve the quantum, or range of retail offer at these successful retail destinations, over and above the existing retail park extension commitment; however, an undeveloped 'L' shaped area of land to the north of Freeport is allocated for employment or retail warehousing use.

Policy LPP 13

Freeport Outlet Centre

The area defined on the Proposals Map as a Factory Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre.

Policy LPP 14

Leisure and Entertainment

The area identified on the Proposals Map for Leisure and Entertainment shall be retained for leisure and entertainment-related uses. Proposals within use class D2 will be permitted.

Policy LPP 15

Retail Warehouse Development

Retail warehouse development will be permitted within or immediately adjoining town centres and land identified for retail warehousing on the proposals map. If no such sites are available then the sequential approach will be applied, together with an impact assessment, if applicable.

Bulky retail proposals outside of town centres will be required to satisfy all the following criteria:

1. A sequential test and impact assessment demonstrates that no material harm to an identified Town, District or Local Centre would occur and that no sequential preferable sites are available
2. Development to be confined to the sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods
3. A Traffic Impact Assessment and travel plan demonstrating that the proposal would not cause any detriment to the local traffic network.

Retail Allocations

6.55 The NPPF states that Local Planning Authorities should allocate a range of suitable sites to meet the scale and type of town centre developments needed in town centres and that this need is met in full. The Council's Core Strategy has identified sites within the three town centres for regeneration and main town centre uses.

6.56 The Braintree Retail Study update (2015) has identified the retail requirement comparison for convenience goods, food and drink, and other leisure uses for Braintree District.

6.57 Sites allocated in this policy would be expected to primarily provide new retail floor space and other main town centre uses, in order to meet the area's retailing needs. Other uses such as residential, may be acceptable as part of a mixed use scheme which is primarily for retail or other town centre uses.

6.58 The intensification of retail development on existing sites will be supported subject to normal planning considerations, including traffic impact, sufficient parking provision for the existing and proposed development is provided. Intensification proposals would also have to satisfy the requirements of the sequential test and when required impact assessments.

Policy LPP 16

Retail Site Allocations

The following sites are identified in the town centres for retailing and other main town centre uses as shown on the Proposals Map:

Braintree

- Land at Manor Street
- Tesco Store, Car Park and Pound End Mill, New Street
- Sainsbury's Store and Car Park, Tofts Walk.

Halstead

- Former EMD Site Kings Road

Witham

- Newlands Precinct

Out of centre retail allocations

New retail provision will also be provided at strategic growth locations, new garden communities, and site allocations at land north of Freeport and land off Millennium Way, Braintree.

Homes

Housing Allocations

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

6.60 It is very important that the homes that are provided are of a size, type and mix which meet the needs of all those in society including older people, families and people with disabilities and that they are of a high-quality design, set in attractive neighbourhoods that offer good connectivity to places where people work with access to a wide range of community facilities and everyday services.

Housing provision and delivery

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

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

Policy LPP 17

Housing Provision and Delivery

The Council will plan, monitor and facilitate the delivery of a minimum of 14,320 new homes between 2013 and 2033. These homes will be located primarily in the main Towns and Key Service Villages and on the following strategic growth locations.

Strategic Growth Locations	Number of Homes (within the Plan period)
West of Braintree Garden Community	2,500
New Colchester Braintree Borders Garden Community	1,150
East of Great Notley (in Black Notley Parish)	1750
Land East of Broad Road, Braintree	1,000
Former Towerlands Park site, Braintree	600
Land at Feering	750
Wood End Farm, Witham (Hatfield Peverel Parish)	450
North West Braintree- Panfield Lane	600

Sites suitable for more than 10 homes are allocated on the Proposals Map and are set out in Appendix 3.

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

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

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

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

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

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

Land East of Great Notley (within Black Notley Parish)

6.69 This site is the largest urban extension allocation in the Local Plan and will expect to provide a new community linked to both neighbouring Great Notley and Braintree. Whilst in Black Notley Parish the development will need to ensure that the character of Black Notley village remains separate to the development. Given the scale of the development, an appropriate level of new community services and facilities will need to be provided on the site, and further detail on the extent and quantum of these will be developed during the planning process in consultation with the local residents and Parish Councils.

6.70 A high standard of design and layout will be expected for strategic growth locations, the production of master plans, and design codes would be encouraged to ensure developments are of the highest standard.

Policy LPP 18

Strategic Growth Location - Land East of Great Notley, south of Braintree

A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree and is shown on the Proposals Map. Development will be expected to provide;

- 2,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Appropriate employment uses to support a major new community
- A new primary school with co-located 56 early years and childcare (D1 use) on 2.7 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place stand-alone early years and childcare nursery (D1 use) each on 0.13 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Financial contributions to secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Community facilities including a contribution to or location for NHS facilities
- Local retail and food outlets as part of a village centre
- Public open space, and informal and formal recreation
- Provision of a Gypsy and Traveller site

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed

The main access to the site will be from London Road and Notley Road, with additional minor vehicle access from Bakers Lane only if it is an essential requirement of the development. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The development will be expected to integrate with existing developments and the wider area through provision of public footpath, cycleways and, where opportunities exist, to bridleways. This could be done through the enhancement of existing or creation of new public rights of way.

The development is expected to be planned and delivered in a holistic way, and not as smaller portions of separate development. Development proposals which could compromise the delivery of an identified strategic growth location will be resisted.

Land East of Broad Road, Braintree

6.71 Land East of Broad Road is a partly brownfield site, located in close proximity to Braintree. This is a partly a historic landfill site which also has some employment uses contained within it. Much of it is wild and is valued by local residents for the formal and informal footpaths across the site. The development of this site must be carried out in partnership with the local community, involving them at all stages on the design and evolution of the site from allocation to planning application and beyond.

Policy LPP 19

Strategic Growth Location - Land East of Broad Road, Braintree

A Strategic Growth Location has been identified at Land East of Broad Road and is shown on the Proposals Map. Development will be expected to provide for;

- 1,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Employment development
- A new primary school, with co-located 56 place early years and childcare (D1 use) on 2.1 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- A new 56 place stand-alone early years and childcare nursery (D1 use) on 0.13 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Local retail facilities and contributions to other community facilities as appropriate, including local health facilities
- Public open space, formal and informal recreation, which would include improvements to the River Walk to the south of the site and public right of way suitable for all users linking to the town centre
- Provision of a Gypsy and Traveller site

The main access to the site will be from the A131 with an additional minor vehicle access from Broad Road. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The provision of facilities shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Former Towerlands Park Site

6.72 The former Towerlands golf, equestrian and conference centre closed a number of years ago and has remained vacant since that time. The site is therefore part previously developed. The site would benefit from working with the developer of the neighbouring North West Braintree Growth Location to ensure a comprehensive redevelopment for this part of Braintree.

Policy LPP 20

Strategic Growth Location - Former Towerlands Park Site

A Strategic Growth Location has been identified at Towerlands Park and is shown on the Proposals Map. Development will be expected to provide;

- 600 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Primary school or contributions towards new primary school provision in the locality
- A new 56 place stand-alone early years and childcare nursery (D1 use) on 0.13 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Community facilities, including contributions to local NHS facilities
- Local retail facilities
- Public open space and formal and informal recreation including landscaping to the rural edge.

The main access to the site will be from Deanery Hill/Panfield Lane, an additional vehicle access will be sought from the growth location to the south at North West Braintree. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

North-West Braintree

6.73 The north-west Braintree growth location was originally allocated in the Council's Core Strategy (2011) as a mixed use growth location. A Master Plan for the site was agreed in 2013 and will remain as a guide for the general principle of development on the site in terms of layout, design and composition of development including retail provision. The policy below reiterates many of the key expectations for the site, with the addition of greater flexibility on its employment provision. A spine road linking Panfield Lane and Springwood Drive is an essential piece of infrastructure for this development and must be delivered in the early phase of development. It should also be designed to allow for the possibility of an extended spine road to serve development to the north of this site if required.

Policy LPP 21

Strategic Growth Location - North West Braintree

A Strategic Growth Location has been identified at North West Braintree, east of Panfield Lane, north of Springwood Drive, Braintree and is shown on the Proposals Map. Development will be expected to provide for;

- 600 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Councils requirement
- 10ha of employment development
- Land for a new primary school and contributions to existing education facilities
- Early years and childcare facilities potentially co-located with any new primary school
- A local centre including retail, and other appropriate uses
- Contributions to other community facilities as appropriate, including sports facilities
- Public open space, formal and informal recreation, and community sports facilities
- Public rights of way suitable for all users linking to the existing rights of way network
- A spine road connecting Springwood Drive to Panfield Lane

Land at Feering

6.74 A site to the south east of Feering village, between the current built development and the A12 and between the A12 and railway line is being promoted for a residential scheme. To the east of the A12 land is proposed for recreation and open spaces uses and as such has been excluded from the strategic growth location.

6.75 The site whilst in three parcels is expected to come forward as a single comprehensive development site which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level.

6.76 Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan.

6.77 An all movements access junction onto the A12 at Feering is a requirement of this strategic growth location and as such development will need to be timed to coincide with the provision of that junction. Suitable links from the development to the junction and Inworth Road, will also need to be provided to the satisfaction of the highways authority.

6.78 In addition to the standard requirements for open space, the landowner is proposing additional land to the other side of the current A12 to be development for community open space. This is allocated as such on the Inset Map. However a revised route of the A12 in the vicinity could have implications for this allocation.

6.79 Any development will be expected to contribute to an improved on site drainage infrastructure, given the existence of a brook on the southern tip of the site. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.

Policy LPP 22

Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- Up to 750 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Appropriate employment uses to support the new community
- Location for a new primary school or community centre
- Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place early years and childcare facilities, potentially co-located with any new primary school.
- Community facilities including a contribution to or location for new NHS facilities
- Retail Provision.
- Public open space, and informal and formal recreation including a new country park to the south of the A12.
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering.
- Provision for a Gypsy and Traveller site
- Contributions to an all directions A12 junction at Feering

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed. Development proposals which would compromise the delivery of an identified strategic growth location will be resisted.

Wood End Farm, Witham

6.80 This site is adjacent to the Lodge Farm site which is starting to be built out and on the opposite side of the road from the Maltings Lane development which is coming close to completion. The site should contribute to and enhance the facilities, which are already being provided in this area to provide a comprehensive and well-planned gateway into Witham.

Policy LPP 23

Strategic Growth Location - Wood End Farm, Witham

A Strategic Growth Location has been identified at Wood End Farm, Witham and is shown on the Proposals Map. Development will be expected to provide;

- Up to 450 new homes of a mix size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Formal and informal open space, play space and allotments including an appropriate countryside edge to the development and buffering to the railway line
- A new 30 place-stand along early years and childcare nursery (D1 use) on 0.065 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Financial contributions to primary education provision as required by the Local Education Authority through S106 Planning Obligations; and
- Contributions to other community facilities including health provision as required by the NHS

Appropriate vehicular access and improvements as necessary to local road network. Contributions and a route for a cyclepath/footpath between the site and Hatfield Peverel railway station.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed

Land East of Halstead High Street

6.81 This is a substantial site in numerous private ownerships to the rear of the main Halstead High Street. The site is very well located close to the main facilities of the town but has a series of constraints which have made development on the site difficult to achieve.

Policy LPP 24

Comprehensive Redevelopment Area - Land East of Halstead High Street

Land east of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Redevelopment Area which could include new homes, retail and commercial space, open space and community uses.

Redevelopment of the site will need to address the following issues;

- Satisfactory vehicular, servicing and pedestrian access to the site from the adjoining streets
- Appropriate provision of parking, open space and community space
- Protection of the setting of listed buildings and enhancement of the Conservation Area including the retention and refurbishment of at least one air raid shelter
- Retention of protected trees and habitat for protected species
- Protection of important views into the site, including those from across the valley

Mount Hill, Halstead

6.82 This site is allocated, justified on the basis for the need for specialist housing for people with physical impairments and learning disabilities. The scheme is therefore expected to include the minimum market housing necessary to ensure viability of the specialist provision. Any scheme must demonstrate that the minimum market provision has been proposed as part of the application. The extent of County Council involvement in the scheme design should also be made clear. The proposals must conform to the other provisions of the Local Plan with particular attention being paid to the need to prevent adverse impact on the nearby Listed Building, location of access to protect an important veteran tree on the site frontage. The scheme will be subject to a full open book viability appraisal at the cost of the developer.

Policy LPP 25

Specialist Housing - Mount Hill, Halstead

Land north of Mount Hill A131 is allocated for 16 units of specialist housing for people with physical impairments and learning disabilities together with the minimum number of ancillary open market housing necessary to ensure their viability. In particular, any application will be expected to address the following

- If market housing is to be provided, it must be accompanied by, and its numbers fully justified by an open book viability assessment
- Impact on the nearby listed building
- Details of the specialist housing provision and Essex County Council involvement
- Satisfactory vehicular and pedestrian access which retains frontage trees and vegetation as far as possible

Factory Lane West/Kings Road, Halstead

6.83 These areas have been historic locations for employment uses, but have become less attractive for those uses over recent years and some have become vacant. The site however sits mostly within an area at risk of flooding and as such it is proposed that the area be redeveloped as a comprehensive redevelopment area.

Policy LPP 26

Comprehensive Redevelopment Area - Factory Lane West/Kings Road, Halstead

Land at the Harrison Works, Kings Road is allocated as a mixed use re-development. Proposals for redevelopment for the following uses will be supported;

- Employment B1 and B8
- Small scale retail proposals which do not materially impact on Halstead Town Centre
- Residential uses which are not located on the ground floor
- Parking
- Retention of the boiler house

Any application for development would have to be accompanied by a flood risk assessment which demonstrates that the proposals would not significantly increase flood risk in Halstead for the lifetime of the development, that occupiers and users of the site are at minimal risk of flooding events, and that in the event of flooding the sites can be evacuated safely.

Former Dutch Nursery, West Street, Coggeshall

6.84 The redevelopment of the former Dutch Nursery site in Coggeshall will be supported for a mixed use regeneration scheme. The site will be expected to provide a range of uses including residential, but also commercial uses in order to off-set the loss of employment and retail uses which previously existed on the site.

Policy LPP 27

Comprehensive Redevelopment Area - Former Dutch Nursery, West Street, Coggeshall

The Dutch Nursery site has been identified as a comprehensive development area. Re-development proposals will be supported which could provide a mixture of uses including;

- Residential
- Employment
- Retail

Community uses will also be encouraged including, but not limited to, public access to the river, and informal recreation space.

Part of the site is within the Flood Zone and built development would not be supported in this area.

Kings Chase, Witham

6.85 Kings Chase is a key walking and cycling link between the Town Centre and Maldon Road Park in Witham however the buildings adjacent to the lane were vacated by a department store and require regeneration. Redevelopment should take up opportunities for public realm improvements to upgrade Kings Chase to a shared surface, improve legibility and create a more active frontage along Kings Chase.

6.86 Kings Chase is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham Surface Water Management Plan (SWMP). Any developments should address the drainage infrastructure deficit in its immediate area.

Policy LPP 28

Comprehensive Redevelopment Area - Kings Chase, Witham

Buildings adjacent to Kings Chase, Newland Street in Witham are allocated as mixed-use redevelopment where a combination of retail and residential uses will be supported.

Proposals will have to meet the following requirements.

- Retention of A class retail uses along the secondary retail frontage
- Provision of C3 residential use
- Adequate parking for a town centre location
- Protect and enhance the character of the Conservation Area
- Satisfactory service access can be achieved
- Public Realm improvements to Kings Chase
- Provision of a walking and cycling link between the town centre and Maldon Road park

Newlands Precinct

6.87 Newlands Precinct shopping centre in Witham town centre is one of the main shopping areas in Witham and includes a wide range of shops selling food, gifts, clothes and other goods. The centre dates from the 1960s and would benefit from refurbishment or redevelopment of both the buildings and the public realm areas. The car park and other land to the rear of the site is included within the policy area to allow for a comprehensive redevelopment of the whole area. Redevelopment will need to respect and enhance the Conservation Area in which the site sits.

Policy LPP 29

Comprehensive Redevelopment Area - Newlands Precinct, Witham

Land at Newlands Precinct, Newlands Drive car park, Lockram Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed-use development, where a combination of retail, employment, leisure, community facilities, car parking and residential uses will be allowed.

Newlands Precinct is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham Surface Water Management Plan. Any developments or extensions should address the drainage infrastructure deficit in its immediate area.

A development brief will be produced to guide the redevelopment, the brief and any proposals in advance of the brief should address all the following issues:

- a. Provision of convenience and comparison retail uses
- b. Refurbishment of Newlands Shopping Centre
- c. Provision of residential uses
- d. Enhancement to the frontage to Newland Street, the conservation area and the setting of listed buildings
- e. Satisfactory service access
- f. Appropriate provision for any displaced parking
- g. Retention of pedestrian access through Lockram Lane,
- h. Public realm improvements

Rickstones Neighbourhood Centre

6.88 Rickstones Neighbourhood Centre is an important neighbourhood area for north Witham, providing local shops and facilities. A development brief for this site was prepared in 2009 and was subsequently adopted as a Supplementary Planning Document in 2010. The site includes local shops, a take-away, a public house, a pavilion, car park and garages. The redevelopment of the site could enable improvements of the public realm, through the introduction of new and improved community uses.

Policy LPP 30

Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham

Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a comprehensive redevelopment area for a mixed use development where a combination of retail, community uses, public house, pavilion, residential development and car parking will be supported.

Development of the comprehensive redevelopment area should be in accordance with the principles of the adopted Supplementary Planning Document.

Land between A12 and the Great Eastern Main Line (GEML), Hatfield Peverel

6.89 An opportunity exists to bring forward this quarter of Hatfield Peverel as a distinctive comprehensive redevelopment area centred on a disused industrial site. This area north of the A12 and south of the railway line benefits from, good access to services and facilities and high connectivity, particularly by rail.

6.90 The brownfield site of Arla dairy currently dominates the landscape with large buildings of industrial character. Both the Great Eastern Main Line and the A12 have noise constraints which could best be overcome by innovative high quality design.

6.91 Within this comprehensive redevelopment, Bury Farm can be intensified to include additional dwellings provided the sensitive rural-urban edge is respected in accordance with policies in the Local Plan as a whole. The row of dwellings to the west of Station Road each have 150m long gardens to the rear which presents an opportunity for development which would make best use of land within a sustainable location subject to all of this land coming forward. It is proposed to include this within the comprehensive redevelopment area.

6.92 Given the pressure on car parking experienced at Hatfield Peverel, the comprehensive redevelopment presents an opportunity to expand or intensify the station car park, and improve public transport. This will be included within the site area.

Policy LPP 31

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

The following development is supported within the comprehensive redevelopment area at land between A12 and GEML.

- Mixed use development of up to 200 dwellings on former Arla Dairy site (3.8ha)
- Up to 45 dwellings on Sorrells Field (2ha)
- Up to 20 dwellings on Bury Farm (2.8ha)
- Up to 20 dwellings to the rear of Station Road, subject to a masterplan to be agreed with the LPA. Piecemeal development of gardens will be resisted.
- Access and capacity improvements to Station Road car park.

Development of residential dwellings on these sites will be expected to provide:

- A suitable road link between Bury Lane and Station Road to be agreed with the Highways Authority
- Contributions towards highways enhancements on Bury Lane including safer access from the A12 slip road, to be agreed with the relevant Highways Authorities
- Contributions towards enhanced pedestrian and cycle access on Station Road and Bury Lane linking up to The Street
- Provision of structural landscaping sufficient to mitigate adverse noise and air pollution from the A12, and to provide visual separation from the strategic highway
- Affordable housing as per the Councils policy
- Financial contributions to early years and childcare provision as required by the Local Education Authority through S106 Planning Obligations
- Contributions towards Primary and Secondary Education facilities
- Contributions to other community facilities including health provision as required by the NHS

Gimsons, Witham

6.93 Land behind Newlands Street in Witham has been identified for a residential development requiring special policy to encourage development due to its opportunities and constraints.

6.94 Gimsons is located in a Critical Drainage Area (CDA) as defined in the Braintree and Witham Strategic Water Management Plan. Any developments should address the drainage infrastructure deficit in its immediate area.

6.95 The site does not include Gimsons house however the character of the area must be reflected in any proposals. A higher density may be acceptable adjacent to Helen Court.

Policy LPP 32

Residential Allocation - Gimsons, Witham

Development at land identified at Gimsons will be supported subject to all of the following requirements:

- 40 new homes
- Provision of vehicular access from River View
- Provision of safe, direct pedestrian and cycle access from Kings Chase through to River Walk
- Contributions towards public realm improvements at Kings Chase
- Provision of formal and informal public open space
- Retention of the visual integrity of the character and setting of Gimsons, and its access
- Adequate protection and enhancement of protected trees, local wildlife sites and ecological integrity of the river view corridor, and
- Enhancement of the parkland setting of Gimsons

Affordable Housing

6.96 Affordable housing need is defined with the National Planning Practice Guidance as the 'number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market'.

6.97 The PPG goes on to set out the types of households to be considered in housing need:
"homeless households or insecure tenure (E.g. Housing that is too expensive compared to disposable income) households where there is a mismatch between the housing needed and the actual dwelling (e.g. Overcrowded households) households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (e.g. Accessed via steps) which cannot be made suitable in-situ households that lack basic facilities (e.g. A bathroom or kitchen) and those subject to major disrepair or that are unfit for habitation, households containing people with particular social needs (e.g. Escaping harassment) which cannot be resolved except through a move."

6.98 The Council alongside its partner authorities within the housing market area (Chelmsford, Colchester and Tendring) commissioned a Strategic Housing Market Assessment Update which was completed in 2015. This built on other pieces of work carried out on Objectively Assessed Housing Need and was particularly to examine affordable housing need in the District. This report, which is available as part of the evidence-base for the Local Plan, sets out that 218 affordable homes are needed in the District per year to meet our needs. This is approximately 30% of the total of objectively assessed need now that OAN is 716 new homes per year.

6.99 The Council separately commissioned a viability study to look at the viability of affordable housing on a range of sites in the District. This report is also available as part of the evidence base and concluded that 30 - 40% affordable housing would be viable in most cases on sites of more than 10.

6.100 The figures for affordable housing are targets, which given the evidence that we have gathered, will be achievable on almost all new developments. In exceptional circumstances, applicants may seek to provide information to the local planning authority, that it is economically unviable to achieve the affordable housing target. In this instance a full viability appraisal of the whole scheme must be submitted to the local planning authority which will be independently verified at the applicant's expense. If it is agreed that a policy compliant housing target cannot be met, then affordable housing will be required to be provided at the maximum viable level.

6.101 Legislation is currently being passed to include the requirement for Local Authorities to require starter homes as part of new developments. Starter homes are new homes available to buy at a discount for first-time buyers who meet various criteria set out by the government.

6.102 The implications for this policy on traditional affordable housing supply will be considered and the policy below reviewed when the final requirements for starter homes is clear.

Policy LPP 33

Affordable Housing

Affordable housing will be directly provided by the developer within housing schemes at the targets set out below.

A target of 30% of the total number of residential units on sites located in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham, Halstead, Sible Hedingham and development sites directly adjacent to these areas.

A target of 40% of the total number of residential units sites in all other areas.

A threshold of 15 dwellings or 0.50ha will apply in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham and Halstead.

A threshold of 11 dwellings or more with a maximum combined gross internal floor space of 1,000sqm will apply in all other areas of the District.

10% of all homes on individual sites should be affordable home ownership products, including starter homes and shared ownership. The mix of ownership options will be subject to identified local needs.

Where it is impractical to achieve on-site or off site provision, a financial contribution in lieu of broadly equivalent value, may be accepted.

A mix of units to reflect the current local need will be required to be delivered on the site.

If the affordable housing targets set out in the policy cannot be met then the applicant must provide a viability appraisal which will be independently verified and the affordable housing contribution will be set at the maximum viable level.

Standalone new settlements by virtue of their size will be subject to separate viability appraisals, including on affordable housing.

Affordable Housing In Rural Areas

6.103 In rural areas, whilst there is a lower site threshold for affordable housing, the limited number of housing developments that come forward may mean that some villages still need additional affordable housing to meet identified local needs. In these cases, as set out by the NPPF paragraph 54, small rural exception sites for affordable housing can be provided outside the development boundary to meet the needs of that village or a collection of villages. Some open-market housing can be provided on these sites to ensure viable delivery of affordable homes. The host village would have to have a population of less than 3000, in order to maintain affordable housing in perpetuity, otherwise the right to buy would apply.

6.104 Affordable housing exception sites should be developed only where there is a clear local need for affordable housing which cannot be met through allocated development sites in the area. All rural affordable housing schemes are subject to a full open-book viability appraisal so the minimum possible open market housing is built on site to support the affordable housing. The NPPF sets out that these sites would need to deliver significant affordable housing and therefore the maximum open market housing on a site would be 30%.

6.105 The policy below sets out the criteria under which proposals would be judged and is an exception to the normal policies of restraint in the countryside.

Policy LPP 34

Affordable Housing in Rural Areas

In rural areas, schemes to provide affordable housing will be permitted, providing that all the following criteria are met:

- a. The development is adjacent to a development boundary with reasonable access to services and facilities
- b. The settlement within which the development is to take place should have a population of less than 3,000 in order to provide for affordable homes in perpetuity
- c. A proven local need for affordable housing must exist to the satisfaction of the local planning authority, which cannot be met within the development boundary
- d. Market housing should be provided at the minimum level to support viability and at no more than 30%
- e. The development should be for less than 15 dwellings.

Specialist Housing and Care Homes

6.106 National government guidance states that local authorities should plan for a mix of housing based on current and future demographic trends and needs of the different groups in society. Some people, such as the elderly or disabled, may need specialist housing provision, which is specially designed for their needs. Specialist provision can include extra care (including Independent Living), sheltered and registered care homes for the elderly and disabled, as well as other facilities for the homeless or those escaping violence. These uses generally fall within the C2 residential institutions or in some cases C3 dwelling homes use class and this is determined usually by the amount of care available on site and whether the units are self contained.

6.107 Essex County Council produces guidance regarding the Independent Living requirements of the District. It is currently estimated that there are 591 eligible social care clients amongst the 54,187 persons aged 55 or over. By 2020 it is estimated that 128 social/affordable rented units and 185 shared ownership units (41/59 split between social rented/shared ownership) will need to be provided. Developers will be required to have regard for the most up to date Independent Living information from Essex County Council.

6.108 Many of the considerations for specialist housing will be similar to those of general housing, such as attractive and practical design and materials, bulk, impact on neighbourhood amenity etc, but each use will have specific needs. For example, elderly or disabled accommodation should provide storage and charging points for wheelchairs and other walking aids; whilst those accommodating children should have appropriate indoor and outdoor play space. In all cases, residents are less likely to have access to a private vehicle and so the nearby provision of shops and services is essential, in addition to good public transport links for trips further afield.

6.109 Specialist housing has the potential to be an intensive use of a site and care should be taken to ensure the privacy and amenities of neighbouring properties. The cumulative impact of a number of such developments in an area will also be taken into account

Policy LPP 35

Specialist Housing

Specialist housing is defined as accommodation, which has been specifically designed and built to meet the needs of the elderly, disabled, young or vulnerable adults, and may include some elements of care and support for everyone who lives there.

Proposals for specialist housing provision are allocated on the Proposals Map and will be permitted within development boundaries providing that all the following criteria are met:

- a. Everyday services that users would expect to access, such as shops should be available on site or should be located close by and be able to be accessed by a range of transport modes
- b. Health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents
- c. Parking should be provided in line with the Council's adopted standards
- d. There is an appropriate level of private amenity space to meet the needs of residents

Minor extensions to or the expansion of existing specialist housing in the countryside may be acceptable if all the following criteria are met;

- i. The scale, siting and design of proposals is sympathetic to the landscape character and host property
- ii. The Council will have regard to the cumulative impact of extensions on the original character of the property and its surroundings
- iii. A travel plan should be provided, which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle

New specialist housing on unallocated sites in the countryside will not be supported.

On sites allocated for specialist housing, general needs housing will not be permitted.

Gypsy and Traveller and Travelling Showpersons Accommodation

6.110 Government guidance sets out the approach Local Authorities should take when making provision for Gypsy and Travellers. It requires Local Authorities to make their own assessment of need, develop fair and effective strategies to meet need through the identification of land for sites, to plan for sites over a reasonable timescale, to increase the number of traveller sites in appropriate locations in order to address under provision and maintain an appropriate level of supply.

6.111 In August 2015 a new definition of Gypsy and Traveller was introduced into the Planning Policy for Traveller sites (2015). This meant that the Council's existing Gypsy Traveller Accommodation Assessment (2014 GTAA) evidence base needed to be updated to reflect the new definition. This new study looked at the new definition and only those households that fall within the planning definition now need to be formally assessed as part of the GTAA process.

6.112 The new requirements are set out in the table below

Gypsies and Travellers	GTAA	SHMA	Total
Meet Planning Definition	2	0	2
May meet Planning Definition	4	4	8
Not meeting Planning Definition	0	20	20
Total	6	24	30
Travelling Showpeople	GTAA	SHMA	Total
Meet Planning Definition	5	0	5
May meet Planning Definition	1	0	1
Not meeting Planning Definition	0	0	0
Total	6	0	6

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

6.114 Of the identified need for travelling Gypsy and Traveller pitches, none are needed in the first five years of the Plan. One pitch will be required between 2021-2026 with a further pitch in 2026-2031. For show persons plots, one will be required between 2016 and 2021, and eleven are needed between 2021 and 2033.

6.115 For those not meeting the new planning definition, nine pitches are required between 2016 and 2021, and eleven are needed between 2021 and 2033.

Policy LPP 36

Gypsy and Traveller and Travelling Showpersons' Accommodation

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

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

6 travelling showpersons plots will be sought at the strategic growth locations and garden communities, through the planning application process, or through the expansion or intensification of existing sites.

However if insufficient sites have been proposed or sites are no longer likely to come forward then any additional sites must meet all the following criteria;

- a. Are well-related to existing communities in terms of size, location, local population size, and density
- b. Are within a reasonable distance of services and amenities such as shops, schools and medical facilities
- c. Are located, designed and landscaped to minimise their impact on the environment and to protect local amenity
- d. Have a safe vehicular, pedestrian, and cycle access to and from the public highway
- e. Are not located within areas at risk of flooding
- f. Are capable of being provided with appropriate drainage, water supply and other necessary utility services. For sewerage, a connection to the main sewer system will be preferable except when it is impractical to achieve
- g. Are of an appropriate size to provide the planned number of caravans, parking, turning and servicing vehicles, amenity blocks, play areas, access roads and structural landscaping, and should be safe and secure.

In addition, plots for travelling show persons must be large enough for the safe storage and maintenance of rides and equipment.

Housing Mix and Density

6.116 The Council seeks to create sustainable, inclusive and mixed communities in line with government guidance set out in the NPPF. New housing developments can help secure a good social mix by avoiding the creation of large areas of similar housing. A mix of housing, based on current and future demographic trends and on the needs of different groups in society, should be provided.

6.117 Evidence carried out for the Council by independent consultants indicates that the need for open market housing in the District is 4% one bedroom, 31% two bedroom, 45% three bedroom and 20% four bedroom. All new developments are expected to meet this broad range of sizes for open-market housing, unless it can be proven to the satisfaction of the Local Planning Authority that the site may be more suited to an alternative mix of housing types.

6.118 The density of a new development will depend on a number of factors, including the location of the site, access points, local road network and characteristics of the surrounding area. The layout will need to provide garden sizes and car parking in line with the Council's standards and any required landscaping, open space and requirements for water and drainage.

6.119 As a general guide the Council would expect densities in the District to be at least 30 dwellings per hectare to ensure the most efficient use of land. In neighbourhood centres, town centres or sites well served by public transport and walking and cycling facilities, higher densities could be appropriate. This could include local centres and public transport hubs on the allocated strategic sites referred to in Policy LPP17.

6.120 Although the detailed internal layout of buildings is not generally a planning matter all units must have a satisfactory aspect and access to appropriate natural daylight. In 2015 the government introduced technical housing standards which are a nationally described internal space standard. All new development should be in accordance with these standards.

6.121 Part M of the building regulations was also updated in 2015 and dwelling types were separated into a number of types defined as category 1 visitable, category 2 accessible and adoptable and category 3 wheelchair user dwellings. Homes which are more adaptable and accessible will ensure that people can live safely in their homes for longer and may prevent accidents in the home which could lead to injuries such as hip fractures, which are over the national average in the District. This policy therefore specifies that 10% of all new market homes on larger sites in the District should be built to category 2 or category 3 standards.

6.122 Local authorities are required to hold a self build or custom build register and must find land for those seeking a custom build home in the area. The Council will be supportive of these types of development on sites within development boundaries or meeting other policies in this Plan. In addition the policy proposes to allocate specific targets for self build and custom build plots as part of the mix on larger developments in the area, to ensure that that need is met.

Policy LPP 37

Housing Type and Density

Development should seek to create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need.

The density and massing of residential development will be related to all the following criteria:

- a. The character of the site and its immediate surroundings, as well as the wider locality
- b. The adequacy of the access and the local road system to accommodate the traffic likely to be generated
- c. The existing vegetation, including trees on the site and the necessity for further landscaping
- d. On-site amenity space to be provided in accordance with the adopted guidance
- e. An appropriate standard of residential accommodation is provided for the occupants

Housing mix should be in line with the identified local need as set out in the 2015 SHMA update (or its successor), unless material considerations indicate otherwise.

All new development should be in accordance with the national technical housing standards.

10% of new market homes on sites of 10 or more dwellings must meet category 2 or 3 of part M of Building Regulations 2015 as appropriate.

10% of new affordable homes on all sites must meet category 2 or 3 of part M of Building Regulations 2015 as appropriate.

Within the main towns 5% of all affordable units will be required to meet category 3 of part M of Building Regulations 2015 as appropriate.

On sites of 500 dwellings, 2% of homes will be required to be available for self or custom builders

Extensions, Alterations and Outbuildings

6.123 Within development boundaries, the extension or alteration of existing dwellings is normally considered acceptable in principle, subject to the other policies in this document, in particular those relating to design and protection of residential amenity and which maintain the Council's adopted standards of parking, access and private amenity space. Listed buildings or buildings within a conservation area would be subject to further controls.

6.124 Inappropriate extensions or alterations of existing dwellings in the countryside can have a detrimental effect on the openness and rural character of the countryside. One of the key objectives of the policy is therefore to restrict the extension or replacement of dwellings, outside development boundaries, to that which is appropriate to the countryside setting.

6.125 In all cases proposals should respect the character of the locality and of the nearby dwellings. Proposals which result in a dwelling which is considerably larger than the original dwelling or adjoining dwellings or which result in a cramped or over-developed plot, compared with the characteristics of surrounding development, will not be considered acceptable. In this context original refers to the dwelling as at 1st July 1948 or, if built after this date, as originally built.

6.126 Permitted development rights may be removed from dwellings extended under this policy.

Policy LPP 38

Residential Alterations, Extensions and Outbuildings

Residential alterations, extensions and outbuildings will be permitted, provided they meet all the following criteria;

- a. There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries. The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings
- b. The property design, siting, bulk, form and materials of the alteration, extension or outbuilding should be compatible with the original dwelling and character of the area
- c. Extensions and outbuildings will be required to be subordinate to the original dwelling in terms of bulk, height and position
- d. There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing of light or an overbearing impact
- e. There should be no adverse material impact on the identity of the street scene and/or the appearance of the countryside
- f. There should be no unacceptable adverse impact on any heritage asset or their setting
- g. In the countryside, new outbuildings should be well related to the existing development on the site and within the curtilage of the dwelling

Replacement Dwellings in the Countryside

6.127 The replacement of existing dwellings in the countryside with new dwellings will be considered in certain circumstances, but should not result in the replacement of smaller buildings with much larger dwellings or the consolidation of the footprint or volume of outbuildings not containing residential living space into the new dwelling.

6.128 The size of the replacement dwelling should be commensurate with the original building and in most cases in the same position on the plot, in order to minimise the impacts of the replacement dwelling on the local landscape character and the rural character of the area. Whilst no specific volume increase is specified here, the amount acceptable will need to be compatible with the size and shape of the original dwelling and the plot upon which it stands. In general terms it is considered that the volume of the original dwelling, plus that increase allowed by permitted development rights, is an appropriate guide to the likely permissible size of any replacement dwelling. The impact of the replacement dwelling will be considered alongside any outbuildings such as cart lodges which are being proposed.

6.129 The original plot must be able to accommodate the replacement dwelling plus private amenity space and car parking and turning arrangements in line with the Council's adopted standards. No increases in the size of the plot into the open countryside will be permitted.

6.130 In some cases permitted development rights for any additional outbuildings will be restricted when a replacement dwelling is allowed under this policy.

6.131 The Council will expect a very high standard of design of replacement dwellings to meet the criteria set out in other policies in this document.

6.132 In order to offset the often unsustainable location of replacement dwellings within the countryside, all proposals which are considered under this policy should conform to high standards of sustainability, both in terms of the build and the ongoing running costs.

Policy LPP 39

Replacement Dwellings in the Countryside

Proposals to replace an existing habitable, permanent dwelling of conventional construction in the countryside, with a single new dwelling, will be acceptable if all the following criteria are met;

- a. The existing dwelling is not a building of architectural or historical value, which makes a positive contribution to the locality
- b. The replacement dwelling and any outbuildings would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or the setting of any heritage asset, than the original dwelling, by virtue of its siting, scale, height, character and design
- c. Any new replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified
- d. The size of the replacement dwelling should not be significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site and should be appropriate to the countryside setting

Exceptions may be made to criteria b and d above where a truly outstanding or innovative design is proposed which reflects the highest standards of architecture and energy efficiency. Applications considered under this policy would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting. The application would be required to be assessed by an independent design review panel at the cost of the applicant.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.

Rural Workers Dwellings

6.133 Paragraph 55 of the NPPF makes clear that Local Planning Authorities should avoid isolated new homes in the countryside, unless there are special circumstances. One of these circumstances is; "*the essential need for a rural worker to live permanently at or near their place of work in the countryside*". Rural workers are normally those involved in the agricultural or forestry industries but in exceptional circumstances may be associated with other rural-based enterprises. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.

6.134 However, there will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work.

6.135 The Council will assess all applications for planning permission for new rural workers dwellings in the countryside in detail, to ensure that these are genuine proposals, which are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. To this end all applications will need to pass both a functional and financial test.

6.136 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise that one or more worker to be readily available at most times. Such a requirement might arise for example in the case where animals or agricultural processes require essential care at short notice.

6.137 The protection of livestock from theft or injury by intruders may contribute, on animal welfare grounds, to the need for an agricultural dwelling, although it will not by itself justify one. Requirements arising from food processing or retirement homes for farmers cannot be used to justify an agricultural dwelling.

6.138 A financial test will also need to be passed to ensure that the rural enterprise is economically viable. The Council will take a realistic and robust approach to the level of profitability noting that some rural enterprises, particularly where there are wider benefits, can be sustained on relatively low financial returns. The financial test will also assess whether the proposed dwelling can be sustained in the long term by the agricultural activity. It should be noted that it is the agricultural enterprise, rather than the owner or occupier's personal circumstances or preferences that are relevant in determining the size of the dwelling that is appropriate.

6.139 The applicant will need to ensure that all necessary information is included with any planning applications, in order for the Council to carry out to its satisfaction, the functional and financial tests at the cost of the applicant.

6.140 If permission is given for a temporary dwelling, the period of the temporary permission will be clearly set out and extensions to the temporary period beyond three years will not normally be given. If permanent permission is granted, or the agricultural use of the site ceases, the temporary dwelling will be required to be removed.

6.141 The Council will also consider removing certain permitted development rights for any dwelling permitted under this policy, to ensure that the dwelling remains at a size which can be justified by the functional need and can be supported by the income from the agricultural unit.

Policy LPP 40

Rural Workers Dwellings in the Countryside

Applications for rural worker's dwellings in the countryside will only be permitted in the following circumstances:

- a. There is a clearly-established functional need for a full-time worker to live on this site in the countryside
- b. The functional need could not be fulfilled by an existing dwelling either on the site or in the vicinity
- c. There is no building on the site, or in the vicinity, which is capable of conversion to such a dwelling
- d. The new dwelling should be well-related to existing buildings, whilst retaining the ability to meet the identified functional need
- e. The dwelling should be of a size commensurate with the rural enterprise's need and should be able to be supported long-term by the rural enterprise
- f. The unit and the rural activity concerned have been established for at least three years, have been profitable for at least one, are currently financially viable, and have a clear prospect of remaining so.

An application for a temporary rural workers' dwelling in the form of a caravan, wooden building, or other easily dismantled structure, which does not comply with criteria (f) above may be granted for a period of up to three years if;

- There is clear evidence of a firm intention to develop the enterprise concerned
- There is clear evidence that the proposed enterprise has been planned on a sound financial basis

Applications for the removal of occupancy conditions will only be considered if evidence is provided to show that the need for a dwelling on that unit has ceased and that the property has been marketed in a way that reflects its limited occupancy condition.

Hamlets

6.142 There are some small groups of dwellings in the countryside, which do not have a defined development boundary, but which clearly form a small hamlet, normally around a crossroads or road junction. Occasionally within these groups, there are gaps between existing residential buildings along a classified road frontage, which may be able to accommodate a single dwelling, without adversely affecting the character and appearance of the area. Properties which are situated

substantially away from the classified road frontages, set within large grounds with a sizeable gap to neighbouring properties, or which are part of very small groups of less than ten dwellings, are not considered to form part of a hamlet.

6.143 The size of the gap which may be considered suitable for development under this policy is not set and will be comparable to the size and scale of the plots of adjoining and nearby properties. However, large gaps which could accommodate more than one dwelling, field parcels, artificially separated plots or land, including private gardens, which make a positive contribution to the character and appearance of the locality, will not be considered acceptable. If a suitable plot has been identified the siting, design and materials of the new dwelling should be in harmony with the countryside setting and the scale and character of the dwelling should reflect other properties in the hamlet and the character of the locality and there should be no adverse impact upon protected species.

6.144 This policy should not be used for individual isolated new dwellings, or the consolidation of sporadic development, such as that which is commonly found on the main routes into many villages. The former Land Settlement Estate housing between Great Yeldham, Little Yeldham and Tilbury Juxta Clare is not suitable for infill, in order to protect its historical character. Properties which are permitted under this policy are expected to meet the criteria set out in the policy on Residential Alterations, Extensions and Outbuildings within Development Boundaries.

Policy LPP 41

Infill Development in Hamlets

Where there is a defined nucleus of at least ten existing dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made for the filling of a gap, for a single dwelling, between existing dwellings in hamlets and small groups of dwellings.

This policy will not apply to proposals for isolated new dwellings or the extension of ribbon development and will not apply to gaps which could accommodate more than one dwelling. Proposals for the consolidation or extension of sporadic or ribbon development will also be resisted.

Conversion of Buildings in the Countryside

6.145 Existing buildings in the countryside can provide opportunities for sustainable economic growth and enterprise in rural areas which is supported by the NPPF. If these buildings are no longer suitable for commercial uses, and therefore have become redundant or disused, then the site must have been marketed for commercial uses for at least a year and the application must be accompanied by a marketing appraisal which may be independently verified at the expense of the applicant.

6.146 Applications for residential development of a redundant building in the countryside are also required to show that a significant environmental improvement will be achieved through the residential redevelopment of the site. The deliberate mismanagement of a site or building, in order to achieve an environmental improvement, will not be considered as a benefit for the purposes of this policy.

6.147 This policy will only come into effect in cases where permitted development rights do not apply.

6.148 Any application for residential development would need to concur with other policies in this Plan in relation to development impacts and suitable amenity, parking and access available.

Policy LPP 42

Residential Conversion of Buildings in the Countryside

The conversion of rural buildings that are of permanent and substantial construction and capable of conversion without complete re-building to residential use will be permitted where they meet all the following criteria:

1. The location of the site is accessible and sustainable in the terms of the framework
2. There is no unacceptable impact on protected species or heritage assets and their settings
3. The site is served by a suitable existing access
4. There is no unacceptable impact on residential amenity
5. There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value

Applications for such proposals must be supported by a frame survey, structural survey and, where listed, a heritage statement setting out the implications of the development on the special architectural or historic interest of the subject building/s and their setting. Where considered appropriate surveys will be required for protected species that may include but is not limited to bats and barn owls.

Garden Extensions

6.149 Uncontrolled garden extensions, particularly in the countryside, can have a serious impact on the landscape. This can be due to the domestic garden paraphernalia which normally accompanies garden use such as garden furniture, sheds and children's play equipment extending out into

undeveloped areas, as well as changes to the way in which the land is used and looked after with mown grass and flower beds. As such, the inclusion of agricultural land, including paddocks or other land, within the curtilage of a dwelling, or the incorporation of 'open space' within residential areas into a garden is a material change of use requiring planning permission.

6.150 In all cases garden extensions should relate well to the existing built form of the settlement. Therefore the character of the landscape and the area in general will be important considerations in the determination of applications. Proposals which abut an established boundary, such as an existing field hedgerow or fence, or which do not extend beyond the extent of neighbouring properties' gardens are more likely to be considered acceptable. Furthermore the Council will consider issues such as privacy, overlooking and the impact of the proposal on existing public rights of way, when examining proposals to extend gardens.

Policy LPP 43

Garden Extensions

The extension of a garden within a defined settlement boundary or the countryside will only be permitted where all the following criteria are met;

1. The size of the garden extension is proportionate with the size of the dwelling
2. There is no material adverse impact on the character and appearance of the surrounding countryside or street scene or any heritage asset and their setting
3. It would have no adverse impact on the amenity of neighbouring properties
4. It does not enclose areas intended for amenity open space including but not limited to those identified on the Proposals Maps for visually important open space, allotments, informal or formal recreation
5. There would be no loss of protected natural features, or areas of high wildlife value
6. It would not enclose a public right of way, or impact on highway safety or visibility
7. It would not interfere with any neighbouring use, including farming

In the countryside, garden extensions along road frontages will be resisted.

The Council will impose conditions removing permitted development rights over the new area of the garden.

Transport & Infrastructure

Sustainable Transport

6.151 The Council will ensure that development set out in this document contributes to the creation of sustainable communities, where appropriate infrastructure is provided. Infrastructure can be very large schemes such as a piece of new road, or much smaller such as a piece of play equipment or signage. Infrastructure could also include community facilities and open space which are covered in detail in other parts of the Local Plan.

6.152 The NPPF requires that the transport system should be balanced in favour of sustainable transport modes such as buses and cycling. However it is also recognised that different policies and solutions will be necessary in different areas.

6.153 The availability of high speed and reliable broadband, particularly in rural parts of the District is a key factor in unlocking new development opportunities and ensuring that people can access services online and work from home.

6.154 Other infrastructure requirements of new development include the availability of utilities such as telecommunications, electricity, gas, water and waste water treatment facilities, and the Council will need to work with the organisations responsible for delivering this essential infrastructure in the District.

6.155 There are particular stretches of roads or junctions in the District that can become congested, especially at peak times when people are travelling to and from school or work and solutions are being sought to this congestion, including new roads or changes to junction arrangements as appropriate. Traffic growth can also occur when new homes or offices are built in neighbouring Districts, and Councils must work together to minimise these impacts on all communities. Transport and congestion can have a negative impact on air quality and this will need to be carefully monitored and managed. Encouraging alternative approaches such as electric cars and facilitating the infrastructure required to support them, such as charging points, may assist in reducing harmful emissions which can impact on health.

6.156 Essex County Council is responsible for roads and public transport in the District, whilst Highways England is responsible for the major routes of the A120 and A12. Braintree District Council has a good relationship with these organisations and will need to continue to work in partnership with them and our neighbouring authorities to deliver the required projects. Major schemes for road improvement in Braintree District and the wider region have been set out in the strategic section.

6.157 Public transport networks in the town are adequate during the day and weekdays but during the evening and in rural areas the availability of public transport can be limited. With an aging population in the District, we need to ensure that public transport is accessible and available to all, providing access to key facilities. Fragmented cycleway networks are also available in Witham and Braintree.

6.158 The Essex Cycling Strategy recommended that Cycling Actions Plans are prepared for each district. These will consider the current level of cycle demand, how cycling levels can be increased; cycle safety issues, gaps in the existing cycle provision, particularly relating to key routes; how any gaps can be closed through enhancements, better connectivity to recreation, key employment areas, development zones and schools; and ways of marketing existing and proposed routes.

6.159 The internal design of new developments should prioritise walking and cycling, as well as public transport, over private vehicle movements, to ensure that they encourage shorter internal journeys to take place by these modes. New developments will also be expected to connect safely and directly to the existing external footpath and cycle way routes in the local area, and contributions will be sought as appropriate to improve connections from new developments to the main commuter, community and retail centres or recreational links. Public rights of way which are impacted upon by new development may require protection or enhancement to accommodate new users.

6.160 Cycle parking will also be expected to be provided at homes and also at destination points such as work places, train stations and the town centre. The amount of cycle parking required is set out in the Essex County Council vehicle parking standards, as adopted. This document also includes guidance on layout and positioning of the parking.

Policy LPP 44

Sustainable Transport

Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks.

Priority should be given to cycle and pedestrian movements and access to public transport.

Development proposals should provide appropriate provision for all the following transport modes:-

1. Pedestrians (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer multi-user routes for walking, cycling and other recreational opportunities
2. Cyclists, through safe design and layout of routes integrated into the new development and contributing towards the development and enhancement of the cycle network and provision of secure cycle parking and where appropriate, changing and shower facilities
3. Public transport, through measures that will improve and support public transport and provide new public transport routes
4. Community transport, through measures that will promote car pools, car sharing and voluntary community buses, community services and cycle schemes
5. Servicing, refuse and emergency vehicles where viable and practical
6. Facilities for charging plug- in and other ultra-low emission vehicles

Development will be required to be consistent with and contribute to the implementation of the 'Essex Transport Strategy' Local Transport Plan for Essex or its successors.

Developers may be required to produce Travel Plans, Transport Assessments and Statements as considered appropriate by the Local Planning Authority. The Essex County Council Transportation Development Management Policies provide further detail on requirements relating to accessibility and access including Transport Assessment and Statement thresholds for each land use category.

Financial contributions from development proposals will be sought, where appropriate and viable, towards achieving the above objectives including the construction of new or improvement of existing off-site cycleway and footpaths, and additional off-site public car parking, if required.

Development which would adversely affect the character of, or result in loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist or horse rider use.

Improvements to such rights will be sought in association with new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites.

Parking Provision

6.161 The geography of the District is predominantly rural and therefore people travel substantial distances to reach some of the main service centres, often by private vehicle. Car parking, therefore, will always be a key issue for the towns and villages in the District.

6.162 As well as the main shopping areas and town centres, the main parking requirements are related to the train stations, particularly those on the mainline to London but to a lesser extent those stations on the branch line between Witham and Braintree. Due to the quick frequent service from mainline stations, commuters are attracted in from the wider area. It is important that residents have good access to rail stations as this can ensure there is the opportunity to travel longer distances by train.

6.163 Parking on new developments, both commercial and residential, is covered in the Essex County Council Vehicle Parking Standards. This sets out the amount of car parking and visitor spaces that are required for new developments, the size of bays and suggestions of layouts. Developments are expected to meet the requirements of this document in all cases. Developments with new external car parking areas should make all efforts to ensure that they are permeable to minimise water run off rates.

6.164 Parking courts in existing residential areas are protected for that use where they are considered to be critical to local parking provision. Parking courts are occasionally put forward for residential development, but where the courts are critical for local parking needs they will be protected for that use.

6.165 The provision of additional off-street car parking provision, either through improvements to existing car parks or the provision of new car parks, will be supported in appropriate locations.

Policy LPP 45

Parking Provision

Development will be required to provide vehicular and cycle parking in accordance with the Essex County Council's Vehicle Parking Standards.

Existing car parks serving the main town centres, retail, leisure facilities and train stations, are allocated on the Proposals Maps, and will be protected for this use.

- (a) Station Car Park, Braintree**
- (b) Station Approach, Braintree**
- (c) Freeport South**
- (d) Braintree Retail Park**
- (e) Freeport North & West**
- (f) Station Car Park, Bures**
- (g) Station Forecourt, Hatfield Peverel**
- (h) Station Car Park, Hatfield Peverel**
- (i) Station Car Park, Kelvedon**
- (j) Rear of Village Hall, Little Yeldham**
- (k) Albert Road, Witham**
- (l) Station Car Park, Witham**
- (m) Station Car Park Extension, Witham**

Proposals for alternative uses will only be acceptable where it can be shown to the satisfaction of the local planning authority that these car parking spaces are being re-provided in an equal or better position to serve that main use.

Protected Lanes

6.166 There are a number of lanes within the District, which have been identified as having a particular historic and landscape value for the character of the countryside. An assessment of Protected Lanes in the District has been produced and is available in the evidence base for the Local Plan.

6.167 Protected Lanes are often enclosed by a mix of deciduous hedges and raised verges that can be indications of great age. The Council will seek to protect and influence others to protect the features of a Protected Lane including their verges. Material increases in traffic using a protected lane due to development proposals will not be permitted.

Policy LPP 46

Protected Lanes

The District Council will conserve the traditional landscape and nature conservation character of roads designated on the Proposals Map as Protected Lanes, including their verges, banks, ditches and natural features such as hedgerows and other structural elements contributing to the historic features of the lanes.

Any proposals that would have a materially adverse impact on the physical appearance of these Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a protected lane, will not be permitted.

Transport Related Road Areas

6.168 The NPPF refers to the provision of roadside facilities for motorists to support strategies for the growth of ports, airports, or other major generators of travel demand in their area.

6.169 The area around Galleys Corner roundabout on the A120 to the south of Braintree has been developed for transport related uses to serve users of the A120. The site forms part of the gap between Braintree and Cressing and control of development is required to limit the type and extent of development, preventing coalescence of the two settlements. The area east of Panners roundabout is also on the A120 between Braintree and Great Notley, where the Council also wishes to provide roadside facilities for motorists and to prevent coalescence between Braintree and Great Notley.

Policy LPP 47

Transport-Related Policy Areas

The following areas, as identified on the Proposals Map, are designated as Transport Related Policy Areas:

- (a) Galleys Corner between Braintree and Cressing
- (b) East of Panners roundabout between Braintree and Great Notley

These are gateways into Braintree and therefore the quality of design is important. Measures to improve the sustainability of these areas will be sought including through better on-site energy efficiency and better connectivity to nearby settlements for cyclists and pedestrians. The improvement of these areas by substantial planting and landscaping will be a requirement of any permission that is granted. Buildings should not normally cover more than 20% of the site area.

Strict control will be exercised over development in these areas, which will be restricted to the following use classes:

Transport-related development, comprising of either:

- C1 overnight accommodation,
- Appropriate sui generis, such as petrol filling station, car showrooms, car wash, car rental or garden centres and ancillary uses, or
- D1 Nursery
- A3 cafe/restaurant.

New Road Infrastructure

6.170 In order to facilitate the development, which is set out within this document, a number of road improvement schemes are being proposed across the District, which will help relieve congestion, aid highway safety or provide routes to new developments. These are in addition to the strategic highway improvements including on the A12 and A120 and other junction improvements.

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

6.172 The District Council will work with local land owners, Essex County Council and Highways England where appropriate to ensure that these schemes are carried out. Contributions will be required from development which impacts on these roads or junctions as well as funding from other sources.

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

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

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

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

6.177 The Halstead bypass scheme was first developed and protected from development in the 1990's. Whilst the scheme has not come forward in the intervening time it remains a priority for the County Council and it is likely that growth on the corridor from North Chelmsford, Braintree and at Sudbury will result in a need to commence development work on the scheme during the plan period.

Policy LPP 48

New Road Infrastructure

The following schemes are proposed in the District and will be safeguarded from development.

- A131 Halstead Bypass (The bypass route has not been subject to recent survey or design and is therefore shown as a diagrammatic corridor only, which will be subject to change)
- A131 Sudbury Western Bypass as it passes through the District
- Second road access into Witham Station Car Park from Station Road
- A new road link to Cut Throat Lane/Albert Road, Witham

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

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

Broadband

6.178 This is a new section which recognises the key importance of broadband to modern life. The policy aims to strike a balance between what is reasonable and proportional for developers to provide, with the need for fast and reliable broadband within all new developments. The policy also recognises that in a small proportion of cases, it will be more complex and costly to provide fast broadband to new developments due to their very rural location. The policy therefore includes the potential to fit suitable ducting and provide a sum of money to contribute towards a solution.

6.179 The availability of fast and reliable broadband is now seen as an essential component of everyday life and as such will be a requirement for all new commercial and residential development in Braintree District. This will allow residents and businesses to have the most up to date speeds and technological improvements and will improve commercial opportunities and facilitate working from home and improve residents' connections to essential online services and social networks.

6.180 The Council is cooperating with broadband infrastructure providers and the County Council to ensure as wider coverage as possible with high speed, reliable broadband. National broadband operators offer superfast broadband connection for all new developments, either free of charge or as part of a co-funded partnership. Contribution requirements increase with increasing rurality or decreasing development size and developers are encouraged to take advantage of these commercial offers and consider co-funding where necessary.

6.181 The Council aspires to have ultrafast broadband or better (300Mbps+) available at all new employment areas and all new residential developments through fibre to the premises (FTTP). FTTP is available free of charge by Openreach and some other providers to housing developments with 30 or more dwellings. Developments smaller than this may have to provide contributions towards FTTP connection. Copper connections to premises and additional ducting for future provision will be considered if developers can show that FTTP is not viable.

6.182 However it is recognised that as a rural District, there will be some properties and areas where at present fast, reliable broadband is not available as it is uneconomic or unviable to serve small numbers of properties in isolated locations. These places generally have poor access to other facilities and as such would not be expected to provide significant levels of growth. Lack of fast, reliable broadband or lack of scale to deliver broadband may be considered as unsustainable in these locations.

6.183 Where new development is proposed in rural areas, investment in superfast reliable broadband will be required, subject to viability. This means that developers should explore all the options, and evidence of this engagement should be submitted with a planning statement.

Policy LPP 49

Broadband

The Council will work with the telecommunications and broadband industry to maximise access to broadband, wireless hotspots and improved mobile signals for all residents and businesses, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers.

All new residential and commercial developments must be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide the fastest available broadband access.

In exceptional circumstances applicants may be able to demonstrate, through consultation with broadband infrastructure providers, that fast broadband would not be, practical or economically viable. In these cases an equivalent developer contribution towards off-site works, or contributions to other Next Generation Access complaint solutions, and suitable ducting to all premises that can be accessed by broadband providers in the future, will be sought which could enable greater access in the future.

Creating Better Places

7 Creating Better Places

Built and Historic Environment

7.1 The built and historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand. The value of the historic built environment lies in defining and enhancing that connection of people to a place. The built environment can enhance regional and local distinctiveness and it forges connections between people and the places where they live and visit. Good planning policy takes into account and is sensitive to the built and historic environment when assessing new development applications.

Policy LPP 50

Built and Historic Environment

The Council will promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to:

1. Respect and respond to the local context, especially in the District's historic areas, where development may affect the setting of listed buildings and other buildings of historic or architectural significance, conservation areas, registered parks and gardens and areas of high archaeological and landscape sensitivity including designated heritage assets
2. Promote and encourage the contribution that heritage assets can make towards driving regeneration, economic development, tourism and leisure provision in the District
3. Actively encourage local groups to formulate Local Lists of buildings and structures of historic or architectural significance
4. Create built environments which are safe and accessible to everyone and which will contribute towards the quality of life in all towns and villages
5. Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas
6. Be capable of meeting the changing future needs of occupiers
7. Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the delivery of sustainable development and regeneration

An Inclusive Environment

7.2 Inclusive environments are about designing places for the diverse needs of all users, including families, disabled people and older people.

7.3 Paragraph 57 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. The NPPG adds that public spaces and routes should be attractive, accessible, safe and uncluttered for all users.

7.4 Under the Equality Act 2010, the Council has a statutory duty to promote the interests of access for disabled people. As design can have a potential to include or exclude from the outset, applicants should demonstrate in their design and access statements how they will ensure inclusive and accessible environments. All users should be able to access retail, services and employment and live dignified and independent lives.

7.5 Standard accessible toilets meet the needs of some disabled people but not all. Being mindful of the Council's responsibility under the Equality Act, developments where there is public access such as major leisure facilities, shopping centres, transport hubs, and other large buildings where the public have access, are encouraged to provide a Changing Places toilet in addition to a standard accessible toilet.

7.6 Part M of the Building Regulations and BS 8300 provides a minimum standard for inclusive design. The Council expects these to be considered at the beginning of the design process. Where conflict between inclusive design and conservation exists, the Council will work positively with the developer to arrive at an acceptable solution.

Policy LPP 51

An Inclusive Environment

Developments shall achieve the highest standards of accessible and inclusive design to ensure that they:

- Can be used safely, easily and with dignity by all
- Are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- Are flexible and responsive taking account of the needs of different users and
- Are maintained and managed to ensure they remain inclusive

A Healthy and Active District

7.7 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'*.

7.8 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.

7.9 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.

7.10 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

7.11 Statistics indicate higher than national average levels of excess weight amongst adults in the Braintree District and 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).

7.12 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.

7.13 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.

7.14 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.

7.15 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.

7.16 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.

7.17 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.

Policy LPP 52

Health and Wellbeing Impact Assessment

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

Protection and provision of open space, sport and recreation

7.18 The District Council's Open Space Study shows that the distribution of open space varies across the authority area but there are identified shortages of a least one type of open space in all wards. As such it is necessary to protect those open spaces unless suitable alternative provision can be provided to compensate for any loss.

7.19 If a development is required to provide open space on site, the developer would be expected to set out, manage and maintain the open space in perpetuity. Arrangements will be submitted and approved by the Council. All types of development will be expected to contribute, except housing for the elderly will not have to contribute toward play space.

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

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

7.22 Open space may also be co - located with other types of landscaping and natural features or SUDs.

7.23 The following table outlines what type and when provision would be required on site.

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

Open Space Type of Provision

Policy LPP 53

Provision for Open Space, Sport and Recreation

Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, will be recognised and given protection by the Council. Areas of particular quality may include:

- Small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities
- Areas of open space that provide a community resource and can be used for informal or formal events such as community, religious and cultural festivals
- Areas of open space that particularly benefit wildlife and biodiversity
- Areas identified as visually important on the proposals map
- Play areas, and sport and recreation grounds and associated facilities

Where the Council has identified a surplus in one type of open space or sports and recreational facility but a deficit in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit. The Council will also consider where development may also provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility.

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

Existing open space, sports and recreational buildings and land shall not be built on unless an assessment has been undertaken which has clearly demonstrated that the open space or the buildings and land to be surplus to requirements. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. Developers will need to consult the local community and demonstrate that any proposals are widely supported by them.

In considering planning applications which could impact on open space, the Council shall weigh any benefits being offered to the community against the loss of open space that will occur. The Council will seek to ensure that all proposed development takes account of, and is sensitive to, the local context. In this regard, the Council shall consider applications with the intention of:

- Avoiding any erosion of recreational function and maintaining or enhancing the character of open spaces
- Ensuring that open spaces do not suffer from increased overlooking, traffic flows or other encroachment
- Protecting and enhancing those parts of the Rights of Way network that may benefit open space and access to the wider countryside
- Mitigating the impact of any development on biodiversity and nature conservation

Equestrian Facilities

7.24 Equestrian-related development refers to all horse-related facilities including commercial and householder development of stables, manèges and ancillary buildings. Whilst it is recognised that equestrian development is a rural use, development needs to be carefully managed to ensure that there is not a detrimental impact on the countryside character or other rural uses.

7.25 For most proposals, the availability of suitable off road routes will need to be considered, providing a safe and traffic free route for horse riders to use. However in some circumstances the availability of on site facilities may lessen this need and would be considered on a case by case basis. These should not be related to the personal circumstances of the applicant.

7.26 Equestrian development should be well-related to the person managing the facility's existing dwelling to avoid the creation of new journeys within the countryside, to assist with security and animal welfare and to remove the pressure for new residential accommodation in support of the development.

Policy LPP 54

Equestrian Facilities

1. New riding schools, stable buildings or other equestrian facilities, or extensions to such facilities, will be permitted where they meet all the following criteria;
2. There is no significant effect on important landscape or nature conservation interests or any adjacent residential area
3. No alterations to vehicular highways in the area are required
4. Bridleways, byways or other usable off-road in the vicinity are designed to accommodate horse riders
5. Sufficient land is available for grazing and exercise where necessary
6. There is no significant effect on the setting of designated or non-designated heritage assets.

Proposals for new or extended residential accommodation will only be permitted if a submitted business plan demonstrates that there is a convincing case for residential accommodation, and provided that they accord with criteria above. The accommodation permitted will only be the minimum required to meet the needs of the relevant business.

Creating High Quality Spaces

7.27 Where people live has a major effect on their life. If where people live is well-planned, appropriately designed and effectively managed, their environmental quality of life is more likely to be of a good standard. This chapter establishes the link between planning and design to help produce improved living environments which results in a better quality of life for all. The objective is to encourage and assist those involved in the planning of new developments to think more imaginatively about the best possible design and layout.

7.28 In general, an effective approach to planning, design and development is one which:

- Makes efficient use of the available land and buildings and reduces the demand for green field development
- Provides homes which are attractive and environmentally friendly
- Encourages well laid out urban areas with good quality buildings, well-designed streets and good quality public open spaces
- Allows people to get to work easily and to the services they need like local shops and health and leisure facilities and
- Makes good public transport viable and makes walking and cycling attractive options.

7.29 The Council is committed to ensuring high standards of planning, design and layout in the District as well as recognising the importance of the quality of the environment and its heritage assets. The NPPF emphasises that it is important to plan positively for the achievement of high-quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. In accordance with the NPPF, the Council will require good development design and also the protection and enhancement of the historic environment, including in its historic market towns, conservation areas, listed buildings, scheduled monuments, factory garden village (Silver End), historic parks and gardens, rural landscapes and archaeological assets.

7.30 The Essex Design Guide is a useful starting point for a development and provides guidance regarding amenity standards, layouts and separation distances for dwellings. The guide should be used flexibly and should not prevent innovative layouts or design proposals.

7.31 Noise category C and D in the policy below, refers to noise situations such as development adjacent to trunk roads or railway lines, and is noise level which would not permit the opening of windows.

Policy LPP 55

Layout and Design of Development

The Council will seek a high standard of layout and design in all developments in the District and encourage innovative design where appropriate. Planning permission will be granted where the relevant following criteria are met:

1. The scale, layout, height and massing of buildings and overall elevation design should reflect or enhance the area's local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline and the building line
2. Buildings and structures should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, comprise details and materials that complement, but not necessarily replicate, the local architectural character
3. There shall be no unacceptable impact on the amenity of any nearby properties including on privacy, overshadowing, loss of light and overbearing impact
4. The public realm including buildings, open areas, circulation spaces, and other townscape and landscape features shall be of a high standard of design and materials and they shall be consistent with affordable long term maintenance which is appropriate to the character and historic value of the area
5. Designs shall be sensitive to the need to conserve local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to heritage assets
6. Development proposals will incorporate measures for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction and the use of materials with low overall energy requirements
7. Designs shall incorporate details of waste storage and collection arrangements, including provision for recycling, within the site to ensure that the impact on amenity and character are considered and recycling is optimised
8. Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes
9. Landscape proposals should consist of native plant species and their design shall promote and enhance local biodiversity and historic environmental assets. The planting of trees in inappropriate places such as highway verges and in close proximity to dwellings shall be avoided in order to prevent interference with highway sight lines and root damage to roads, pavements and properties
10. The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution on local amenity, intrinsically dark landscapes and nature conservation

11. Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact shall be assessed and the resultant traffic generation and its management shall seek to address safety concerns and avoid significant increases in traffic movement, particularly in residential areas
12. Proposals for the long-term maintenance of public areas and landscaping are included
13. The development proposed should not have a detrimental impact on the safety of highways or any other public right of way and its users
14. Developments shall be legible and accessible to all and create or contribute to a coherent sense of place that is well articulated and visually interesting and welcoming
15. Developments shall be permeable and well-connected to walking and cycling networks, open spaces and facilities
16. Residential developments shall provide a high standard of accommodation and amenity for all prospective occupants.
17. Developments should avoid single aspect dwellings that are: North facing; exposed to noise categories C or D; or contain three or more bedrooms. Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room
18. Private outdoor amenity space shall be provided in accordance with the standards set out in the Essex Design Guide and shall be accessible, usable and well-related to the development.

Conservation Areas

7.32 Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. There are 39 Conservation Areas within the District, which are identified on the Proposals Map and Insets. These areas make an important contribution to the high-quality of the built environment. The Council has a duty to preserve and enhance these areas and to ensure that development preserves or enhances the character and appearance of Conservation Areas in the District. Such areas should be regularly monitored, and reviewed from time-to-time in order to ensure that they are of sufficient architectural or historic value to justify their status. The Council will encourage enhancement works in Conservation Areas where opportunities arise through development proposals.

7.33 Residential properties within Conservation Areas have additional restrictions on what can and cannot be done without consent from the Council. This includes reduced permitted development rights for domestic buildings, demolition, work to trees and the positioning of satellite dishes. Persons living within Conservation Areas should check with the Council prior to commencing any works which may require a consent. Parts of Silver End are covered by additional restrictions and further guidance is available from the Local Planning Authority on this.

7.34 Development proposals in Conservation Areas should be of a quality that respects the historic and architectural character of the area.

Policy LPP 56

Conservation Areas

The Council will encourage the preservation and enhancement of the character and appearance of designated Conservation Areas and their settings. These include the buildings, open spaces, landscape and historic features and views into, out from and within the constituent parts of designated areas. Built or other development within or adjacent to a Conservation Area and affecting its setting will be permitted provided that all the following criteria are met:

1. Where the proposal enhances the character, appearance and essential feature of the Conservation Area or its setting
2. Details of existing buildings which make a positive contribution to the character and appearance of the Conservation Area will be retained
3. Building materials are of high quality and appropriate to the local context.

Policy LPP 57

Demolition In Conservation Areas

Demolition of an unlisted building or structure in a Conservation Area will only be granted in the most exceptional circumstances, where the following criteria are fully satisfied:

- i. Its removal would not have a negative impact on the street-scene
- ii. The structure to be demolished makes a negative contribution to the character or appearance of the Conservation Area
- iii. Its removal would be beneficial to the local environment or infrastructure
- iv. A detailed redevelopment scheme is included and approved as part of the demolition proposal which would preserve or enhance the character and appearance of the area

7.35 Where the display of advertisements is within a designated Conservation Area, or impacts its character or appearance, the Council will utilise the policies outlined overleaf.

Policy LPP 58

Shop Fronts, Fascias and Signs in Conservation Areas

The Council will apply all the following policies for the control of fascias and signs in Conservation Areas:

1. Large or unduly deep fascias will be discouraged as they tend to assume bold proportions, which detract from the vertical emphasis of historic and other buildings, particularly if applied across more than one frontage without an interval
2. Lettering and symbols should be in scale with both the building and any board or structure on which they are located. They should avoid enlarged type-faces and cramped spacing. Individual cast metal or cut-out serif letters are considered appropriate since they should not detract from the major focal interest of the facade and they have the added advantage of strong definition
3. Dominant or overpowering signs and those which appear unnecessary and repetitive will be resisted. In particular, many national identity signs are disruptive to domestic scale and inappropriate for conservation areas. Hanging signs may be acceptable where fascia signs are inappropriate
4. Any undue proliferation of advertisement displays will be opposed and signs above ground-floor level will normally be refused
5. All advertisements should be designed as an integral part of the host building, of a size and design, which is in harmony with the character of the Conservation Area
6. Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building
7. Traditional materials should be used wherever possible
8. Inappropriate division of the buildings behind their facades will not be permitted
9. Stall risers should always be provided: They should be between 450mm and 700mm high and have a moulded projecting sill, to provide a strong junction with the glass

Policy LPP 59

Illuminated Signs in Conservation Areas

The Council will apply all the following criteria for the control of illuminated fascia and projecting signs in Conservation Areas:

1. Well-designed and proportioned fascia signs will be considered favourably, depending upon the building and the setting, provided that the lettering only is illuminated
2. Wholly illuminated fascia signs, which are badly designed, using high glossed materials and large lettering out of keeping with the character of the area or the building on which they are to be displayed, will not be permitted
3. Well-designed hanging signs using traditional materials and lettering will be considered on their merits in relation to the buildings and the setting. Any illumination necessary shall take the form of discreet external down lighting
4. Projecting and hanging signs should be non-illuminated and at, or just below, fascia level
5. Where illumination is proposed for shop fronts it should always be provided externally, internally illuminated signage will be resisted

Heritage Assets

7.36 The National Heritage List for England shows that in 2017 the District had 3,237 heritage assets including 3,189 listed buildings of all grades, 40 Scheduled Ancient Monuments, 39 Conservation Areas and 8 Historic Parks and Gardens.

7.37 Buildings listed as being of special architectural or historic significance are subject to additional legislative controls, due to their intrinsic significance and their contribution to the character and appearance of their setting. Listed buildings often dominate the character of Conservation Areas, lying at the historic core of towns and villages. A number of listed buildings in the District are in rural locations, where their settings can affect wider tracts of land.

7.38 A number of historic parks and gardens (many of which are associated with surviving or demolished manor houses) have been identified by Historic England as worthy of protection and included in its register. Although inclusion does not convey any additional powers over development, the protection of their special character is a material consideration, to be taken fully into account in any development proposals affecting registered parks or gardens, or their settings.

7.39 A schedule has been kept since 1882 of monuments considered to be of national importance by the Government. The Ancient Monuments and Archaeological Areas Act 1979 supports a formal system of Scheduled Monument consent for any work to a designated monument.

7.40 The NPPF makes it clear that great weight should be given to the conservation of heritage assets. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should also be considered subject to the policies for designated heritage assets. Heritage assets should be conserved for their contribution to the quality of life of local residents and visitors as they offer significant social, cultural, economic and environmental benefits. Substantial harm such as the total or partial loss of an asset or its setting, or loss of Grade II heritage assets should be exceptional and in the case of designated heritage assets of the highest significance (Grade I or II*, registered parks and gardens, and scheduled monuments), should be wholly exceptional. As such, applications for total or partial demolition of listed buildings and other heritage assets will not be permitted unless there are very clear circumstances indicating that there are no practical alternatives to demolition and that the intended development will produce substantial public benefits,

7.41 The Council will support the preparation of a local heritage list by local community volunteers to be based upon selection criteria in accordance with the Historic England Good Practice Guidance. This local list would be used to identify significant local heritage assets and would strengthen their role as a material planning consideration.

Policy LPP 60

Heritage Assets and their Settings

Development internal, or external alterations, or extensions, to a listed building or listed structure (including any structures defined as having equivalent status due to being situated within the curtilage of a listed building and locally listed heritage assets) and changes of use will be permitted when all the following criteria are met:

1. The works or uses do not harm the significance of the setting, character, structural stability, and fabric of the building or structure
2. The works or uses do not result in substantial harm, or damage to the building or structures historic and architectural elements which are considered to be of significance or special importance
3. The works or uses include the use of appropriate materials and finishes
4. The application submitted contains details of the significance of the heritage asset, within a Heritage Statement which should include any contribution made by their setting
5. 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

The Council will seek to preserve and enhance the immediate settings of heritage assets by appropriate control over the development, design and use of adjoining land.

Demolition of Listed Buildings or Structures

7.42 Proposals for the demolition of listed buildings will only be considered appropriate in exceptional circumstances. The preservation of all heritage assets will be the default position of the Council.

Policy LPP 61

Demolition of Listed Buildings or Structures

Consent for the partial or total demolition of a listed building or structure will only be granted in the most exceptional circumstances where all the following criteria are fully satisfied:

1. The demolition is demonstrably unavoidable for structural safety reasons
2. The redevelopment of the site would provide an extraordinary benefit for the local area which would decisively outweigh the loss resulting from demolition
3. Demolition works are made conditional upon planning permission being granted and a contract agreed for when redevelopment is intended
4. Appropriate specialist recording is carried out prior to demolition
5. All reasonable efforts have been made to sustain existing uses, find viable new uses through appropriate marketing or secure preservation through a form of charitable or community ownership and that these efforts have failed.

Enabling Development

7.43 Enabling development is defined as development within the vicinity of a heritage asset for the claimed purpose of assisting its repair, restoration or improvement.

7.44 The NPPF requires local authorities to assess whether the benefits of a proposal for enabling development (which would otherwise conflict with planning policies, but would secure the future conservation of a heritage asset) outweigh the disadvantages of departing from those policies. The Historic England Enabling Development Guidance (updated in 2012) provides further guidance on this matter and this will help the Council determine the suitability of 'enabling development proposals'.

Policy LPP 62

Enabling Development

Development proposals to secure the future of a heritage asset will be considered on their merits and assessed on the basis of the need to preserve the heritage asset. Such proposals will be permitted subject to meeting all the following criteria:

- a. It will not materially harm the heritage values of the place or its setting
- b. It avoids detrimental fragmentation of management of the heritage assets
- c. It will secure the long-term future of the place and where applicable its continued use for a sympathetic purpose
- d. It is necessary to resolve problems arising from the inherent needs of the place rather than the circumstances of the present owner or the purchase price paid
- e. Sufficient subsidy is not available from any other source
- f. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place and that its form minimises harm to other public interests
- g. The public benefit of securing the future of the significant place, through such enabling development, decisively outweighs the dis-benefits of breaching other public policies

Sites of Archaeological Importance

7.45 A Historic Environment Characterisation Report (HECR) has been produced for the Braintree District which outlines the sensitivity, diversity and value of the historic environment within the District. It provides a comprehensive account of the character of the District's historic environment and the heritage assets that contribute towards that character. The Historic Environment Record contains 6,622 records relating to the historic environment in the Braintree District. The majority of archaeological sites are not designated; however, it is recognised that many are of a similar significance to designated assets.

7.46 Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interests the applicant 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.

7.47 Although it may not always be feasible to retain archaeological remains where they are found there will be presumption in favour of retaining such remains wherever possible. Proposals will be encouraged which incorporate any archaeological or historic features that are discovered within the development.

Policy LPP 63

Archaeological Evaluation, Excavation and Recording

Where important archaeological remains are thought to be at risk from development, or if the development could impact on a scheduled monument or historic park and garden, the developer will be required to arrange for an archaeological evaluation of the site to be undertaken and submitted as part of the planning application. The Essex Historic Environment Record should be the primary source for assessment for archaeological potential. The evaluation will assess the character, significance and extent of the archaeological remains and will allow an informed decision to be made on the planning application. Such assessments should be proportionate to the importance of the site and a programme of archaeological investigation may be necessary for sites likely to contain significant archaeology.

Planning permission will not be granted if the remains identified are of sufficient importance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used.

Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to conditions ensuring an appropriate programme of archaeological investigation, recording, reporting and archiving prior to development commencing. There will be a requirement to make the result of these investigations publicly accessible.

Community Facilities

7.48 The District Council, with the help of the community, has to plan positively for the provision of community facilities and other local services, to ensure people have access to the services they need. These can act as hubs for local communities to come together and act as valuable community assets.

7.49 The Local Plan aims to stop the unnecessary loss of valued facilities and services, particularly when this reduces the communities ability to meet its day to day needs and support the needs for facilities and services to expand and modernise in a way that is sustainable.

Educational Establishments

7.50 New primary schools, secondary schools and early years provision will be needed in the District to support the new homes and communities that are being created. Paragraph 72 of the NPPF sets out that great importance should be placed on the need to provide new school places. It also states that the Local Planning Authorities take a proactive, positive and collaborative approach to meeting this requirement giving great weight to the need to create, expand or alter schools or education facilities.

7.51 Existing schools will be supported to ensure they are able to deliver high-quality educational provision and act as hubs for their local community. Remodelling and expansion of schools will be supported wherever possible. The loss of school grounds or school buildings themselves will only be supported where it has been proven that there is not an educational need for the site, now or in the future, or that improved accommodation is being provided in an alternative location. In applications involving loss of school playing fields, the proposal will need to include an assessment against Paragraph 74 of the NPPF and Sport England's policy exceptions for the development of playing fields.

7.52 Applications for existing schools are often dealt with by the County Council, but in some circumstances the District Council will be the relevant Local Planning Authority. The policy below will apply to decisions made by Braintree District Council, and will be used to inform any consultation responses submitted to applications which are determined by Essex County Council.

Policy LPP 64

Educational Establishments

Sites proposed or in current educational use are protected on the Proposals Map for that use. The change of use or re-development of educational establishments and their grounds will not be permitted unless:

- a. It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational or community use can be found
- b. Satisfactory alternative and improved facilities will be provided
- c. The area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections

The Council will support appropriate and well-designed proposals for new school and education facilities in sustainable locations on sites of a sufficient size to accommodate the range of facilities required. The following sites are identified on the Proposals Map for new educational facilities:

Land at Ravens Avenue, Halstead

Lodge Farm, Witham

Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.

The Council recognises the differences in location and design requirements between rural and urban-based new education proposals in the District and will assess applications accordingly.

Local Community Services and Facilities

7.53 In existing communities the Local Planning Authority seeks to protect existing community facilities and will aim to ensure new facilities are created with the establishment of new communities. These facilities can include village and community halls, shops, public houses, post offices, banks, places of worship, doctors surgeries and other services. Together, they provide facilities to meet local needs, create sustainable communities and reduce the need to travel. The provision and enhancement of these facilities or their diversification to support their ongoing viability will be supported wherever possible, subject to other policies within this Plan.

7.54 The policy is mainly applicable to all areas outside of the three main towns of the District. Within the towns the provision and retention of local community facilities will continue to be strongly supported. However, there is more likely to be alternative facilities close by for residents to access. Within the villages and the countryside there is less likely to be alternative local facilities located within reasonable distance which makes their provision and enhancement key to local life.

7.55 There are some community facilities in the District such as public houses which have been successfully nominated as assets of community value. Where applications involve the change of use of an asset of community value, the period for community purchase of the asset before sale must be adhered to and the fact that the building or land is an asset of community value will be a material consideration in the determination of the planning application.

7.56 Applications for the change of use or loss of a community facility will be expected to be accompanied by a marketing and viability appraisal which will be independently verified at the cost of the applicant before the application is determined. The appraisal will be expected to cover at least a 12 month period.

Policy LPP 65

Local Community Services and Facilities

The Council will seek the retention of all existing community facilities and services where they meet an identified local need. In addition to community facilities as specified in the NPPF, the following assets are identified for community use:

Land off Temple Lane, Community Woodland, Silver End

Molly's Wood, Community Woodland & Orchard, Sible Hedingham

Proposals for the change of use of community facilities to other uses will be permitted where all the following criteria are met:

1. An independently verified and robust marketing exercise has been carried out and submitted with the application demonstrating that the facility is unviable and there is little or no prospect of being viable in the future,
2. All other reasonable options for retaining the facility have been considered
3. Proposals for the change of use of health care facilities to other uses will not be permitted unless proposals are consistent with the service provider's strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility
4. If a proposal involves the redevelopment of an existing community facility which is still in use, a replacement facility of equal or better quality will be provided.

The provision of new or enhanced community facilities will be supported wherever possible. Sites for the construction of new community facilities are safeguarded on the Proposal Map as follows:

A) Butler Road, Halstead

B) Community Facility on Land Adjacent Nuns Walk, Great Yeldham

C) Community Facility on Land at Hunnable Industrial Estate, Great Yeldham

Cemeteries and Churchyards

7.57 Community facilities include places of worship and the District's towns and villages include a tapestry of churches, cemeteries and churchyards. These facilities are protected for their heritage value and character, as well as the provision of community facilities and green space.

7.58 Applications for new burial grounds must take into consideration the risk of groundwater contamination and must not create other nuisances. The Environment Agency is a statutory consultee on any proposals for new burial sites and applications are advised to refer to their guide for assessing the groundwater pollution potential of cemeteries.

Policy LPP 66

Cemeteries and Churchyards

The Local Planning Authority will seek retention of all existing cemeteries and churchyards unless the following criteria is met:

- All other reasonable options for retaining the facility have been considered, or
- A replacement facility of equal or better quality will be provided.

An extension to Bocking Cemetery and to the churchyard at St Mary The Virgin, Great Bardfield are allocated and are shown on the Proposals Map

The District's Natural Environment

8 The District's Natural Environment

8.1 Braintree is a largely rural District that enjoys a high quality natural environment, representing a wide range of landscapes and habitats. These reflect the varied landscape and topography in the District, which in turn is underlaid by an extensive and varied range of geological formations of limestones, clays and greensands. The Council is committed to protecting the character and diversity of landscapes of local and national importance, their distinctiveness, wildlife, biodiversity and geodiversity.

8.2 The National Planning Policy Framework states that the planning system should recognise the wider benefits of ecosystem services. Information about ecosystem services is in 'Biodiversity 2020, A Strategy for England's biodiversity and ecosystems services', published by Defra. An introductory guide to valuing ecosystems services has also been published by Defra along with a practice guide which could, where appropriate, inform plan-making and decision-making on planning applications.

8.3 The Council seeks to maintain and enhance the extent, quality and diversity of the area's heritage of wild flora and fauna and, safeguard its habitats from harm where new development is proposed. Planning applications are screened and assessed for wildlife impact. Where there is a reasonable likelihood of any impact, adequate site surveys and suitable mitigation measures are proposed. Protected species are animals and plants that receive protection under a variety of legislation including the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006 the Conservation of Habitats and Species Regulations 2010, (as amended) and the Protection of Badgers Act 1992 (as amended).

8.4 In applying policy to avoid, mitigate or compensate for significant harm to biodiversity, the NPPF promotes the following hierarchy: information, avoidance, mitigation, and compensation. The usual means to ensure that mitigation or compensation measures are secured is through planning conditions or planning obligations, depending on circumstances. Where compensation is required, a number of avenues are available. The applicant might offer a scheme tailored to the specific context or consider the potential for biodiversity offsetting with the local planning authority.

8.5 The NPPF describes Green Infrastructure as "A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities".

8.6 The district has a range of existing green infrastructure assets which serve a number of different functions. Assets such as open spaces, parks and gardens allotments, woodlands, trees, fields hedges, lakes, ponds, meadows and grassland, playing fields, footpaths, former railways, cycleways and waterways all represent elements which can be considered as Green Infrastructure.

8.7 The concept of Green Infrastructure encourages connecting such spaces and seeking opportunities to increase their function and connectivity to the benefit of the community and natural world. While connectivity is to be encouraged, there will be instances where it will not be appropriate eg public access to fragile priority habitats or sensitive wildlife sites.

8.8 Green Infrastructure, including open spaces and sports provision contributes to the quality of life and health of its residents. Green space and functioning ecosystems help in human and biodiversity's adaption to the extremes of climate change. These areas counterbalance the heat island effect of built-up areas and particularly where there is tree planting, can provide opportunities for people to keep cool in hot weather.

8.9 Green Infrastructure will be implemented through application of the other policies in the Local Plan including application of the Open Space Strategy well as through the application of the Trees Strategy.

Policy LPP 67

Natural Environment and Green Infrastructure

Development proposals must take available measures to ensure the protection, and where possible, the enhancement of the natural environment, habitats, biodiversity and geodiversity of the District. This will include, where appropriate, protection from pollution.

The Council will expect all development proposals, where appropriate, to contribute towards the delivery of new green infrastructure which develops and enhances a network of multi-functional spaces and natural features throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support and encourage development which contributes to the District's existing green infrastructure and where possible, enhances and protects networks and adds to their functions. It will secure additional provision where deficiencies have been identified. Proposals which undermine these principles will not be acceptable.

Biodiversity, Landscape Character and Agriculture

8.10 Biodiversity is the variety of different types of life found on the planet and the variations within species. Geodiversity is the variety of earth materials, forms and processes that constitute and shape the Earth, either the whole or a specific part of it. Biodiversity and geodiversity are fundamentally important to conserve for their own sake and they also offer significant social, environmental and economic benefits which are essential to life as we know it.

8.11 There are various designations given to sites of particular environmental and/or biodiversity and geodiversity importance in Britain. As of 2017, the landscape in the Braintree District includes four areas protected for their Special Scientific Interest (SSSIs), as well as seven Local Nature Reserves, Local Wildlife Sites, and Special Verges.

8.12 The Essex Biodiversity Action Plan was updated in 2011 and the current plan sets out conservation targets and contains action plans for various priority habitats and species in Essex through the period 2010 - 2020. The Council will seek to optimise conditions for wildlife to improve biodiversity, tackle habitat loss and fragmentation, and continue to implement the guidance of the current Essex Biodiversity Action Plan.

8.13 Applications for development affecting, or with the potential to affect, a nationally or locally designated site, protected species, priority species or priority habitat on the Red Data List, or habitat suitable for a protected species or species on this list, will need to be accompanied by an ecological survey. This survey shall be undertaken to the standards set out by BS 42020:2013. This should explain how the proposed development is acceptable in accordance with the relevant sections of the strategic policy.

8.14 Green infrastructure is a phrase used to describe all green and blue spaces in and around urban areas, consisting of component elements such as trees, hedges, parks, private gardens, green roofs, green walls, agricultural fields, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size. Green infrastructure networks are important to both create and enhance the biodiversity value of wildlife corridors and ecological networks. They are also capable of delivering a wide range of environmental and associated quality of life benefits for local communities.

8.15 The Council will look to create and enhance the biodiversity value of wildlife corridors through green infrastructure networks and other methods where it is possible to do so, and seek the protection of local nature reserves and local wildlife sites. Designating new reserves and sites will be examined where appropriate. Development proposals will be supported where they protect and enhance sites that are locally and/or nationally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value.

Policy LPP 68

Protected Species, Priority Spaces and Priority Habitat

National and International Designations

Sites designated for their international, European and national importance to nature conservation; including Ramsar sites, Special Protection Areas, Special Areas of Conservation, should be protected from development likely to have an adverse effect on their integrity whether they are inside or outside the district. Proposals likely to have an adverse effect will require a full assessment in line with European legislation.

Planning permission for major development will be refused in these areas except in exceptional circumstances where overriding public interest be demonstrated.

Protected Species, Priority Spaces and Priority Habitat

Proposals that result in a net gain in priority habitat will in principle be supported, subject to other policies in this plan. Where priority habitats are likely to be adversely impacted by the proposal, the developer must demonstrate that adverse impacts will be avoided, and impacts that cannot be avoided are mitigated on-site. Where residual impacts remain, off-site compensation will be required so that there is no net loss in quantity and quality of priority habitat in Braintree District.

Where there is a confirmed presence or reasonable likelihood of priority species being present on a development site, the developer will be required to demonstrate that an adequate mitigation plan is in place to ensure there is no net loss of priority species.

Sites of Special Scientific Interest and Irreplaceable Habitat

Development proposals should be controlled through avoidance, on-site management and on-site mitigation. Where this cannot be achieved, development proposals will not be permitted. Proposals resulting in the loss, deterioration or fragmentation of irreplaceable habitats such as ancient woodland or veteran trees will not normally be acceptable unless the need for, and benefits of the development in that location clearly outweigh the loss.

Local sites

Proposals likely to have an adverse effect on a Local Wildlife Site, Local Nature Reserve and Special Roadside Verge will not be permitted unless the benefits of the development clearly outweigh the harm to the nature conservation value of the site. If such benefits exist, the developer will be required to demonstrate that impacts will be avoided, and impacts that cannot be avoided will be mitigated on-site.

In all cases precautionary approach will be taken where insufficient information is provided about avoidance, management, mitigation and compensation measures. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.

Policy LPP 69

Tree Protection

The Council will consider the protection of established healthy trees which offer significant amenity value to the locality by

- i. Assessing the value and contribution made by trees to the Conservation Areas in which they are located when determining S211 notifications for works to trees, including their removal
- ii. Serving Tree Preservation Orders in response to an objection to such a notification or in other circumstances as detailed below

Prominent trees which contribute to the character of the local landscape and are considered to have reasonable life expectancy will be protected by tree preservation orders particularly if they are considered to be under threat from removal

Trees which make a significant positive contribution to the character and appearance of their surroundings will be retained unless there is a good arboricultural reason for their removal for example they are considered to be dangerous or in poor condition. Similarly alterations to trees such as pruning or crown lifting should not harm the tree or disfigure it; any tree surgery should be carried out to BS3998:2010.

When considering the impact of development on good quality trees the Council will expect developers to follow the best practice guidance set out in BS 5837:2012. The standard recommends that trees of higher quality are a material consideration in the development process.

Where trees are to be retained on new development sites there must be a suitable distance provided between the established tree and any new development to allow for its continued wellbeing and ensure it is less vulnerable to pressures from adjacent properties for its removal. Planning conditions will be applied to protect trees during development. New landscape proposals for tree planting on development sites should conform to the recommendations set out in BS5837:2012 and BS8545:2014.

In considering works to trees, new planting and the trees in new development schemes the Council will expect proposals to be in general conformity to and contribute to the aims of Braintree District's Tree Strategy.

Policy LPP 70

Protection, Enhancement, Management and Monitoring of Biodiversity

Development proposals shall provide for the protection of biodiversity and the mitigation or compensation of any adverse impacts. Additionally enhancement of biodiversity should be included in all proposals, commensurate with the scale of the development. For example, such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, bird or bat boxes).

The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan.

Previously developed land (brownfield sites) can harbour biodiversity. The reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

8.16 The European Water Framework Directive imposes legal requirements to improve the water environment. All waterbodies must achieve “good ecological status” by 2027, prevent deterioration of surface waters and groundwater and seek enhancements where rivers, lakes and estuaries are not achieving good ecological status or potential. The Council supports the directive and proposals which seek to further these aims where it is possible to do so. In pursuit of this aim, proposals should seek to minimise disturbance to riverbeds.

8.17 Proposals are encouraged to be in compliance with the Anglian River Basin Management Plan (2015) which addresses pressures on the water environment and whose environmental objectives are legally binding on all public bodies whose decisions affect the quality of the water environment.

8.18 Opportunities to create new habitat can be explored where appropriate, including creating wetland areas which would provide people with a connection to nature, whilst helping to manage flood risk and reduce pollution. The developer must demonstrate that adverse impacts will be avoided, or impacts that cannot be avoided are mitigated on-site. If exceptionally this cannot be done, biodiversity offsetting should be provided.

8.19 These improvements shall be sought through planning conditions and legal S106 agreements. Proposals coming forward through the Tree Strategy will be managed and monitored according to its provisions.

8.20 To promote ecosystem resilience and enhance the ability of the ecosystem to adapt to climate change the opportunity to link isolated or fragmented pockets of habitat or add to wildlife corridors will be taken unless unpracticable.

Landscape Character

8.21 The National Planning Policy Framework states that '*the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes*'. High quality design can make a positive contribution to the protection and enhancement of landscape value and as such is encouraged by the Local Plan.

8.22 The European Landscape Convention defines landscape as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*". Landscape and townscape includes the look and form of buildings and includes heritage assets, for example, ancient field patterns and the layout of towns. "Valued" landscapes are those that generally offer services and benefits which can be broadly divided into three categories: (a) landscape as a resource in its own right, dealing with changes in the fabric, character, qualities and quality of the landscape and relating to factors such as, landscape typologies, distribution, rarity, character, condition and quality; (b) visual qualities and the effects these may have on aesthetic experience and visual amenity; and (c) historical and cultural qualities associated with human interaction with a particular landscape over time.

8.23 The rural area of Braintree District consists of distinctive and attractive landscapes, an essential asset which should be protected for its own sake. It also contributes to maintaining and preserving the individual character of settlements. Landscape Character Assessment is a technique that has been developed for the systematic analysis, description and classification of the landscape. It identifies the features, or combination of elements, that contribute to the landscape, enabling the special character and qualities of the area to be understood. It also helps to develop appropriate recommendations for the future conservation and management of the landscape.

8.24 The Braintree District Landscape Character Assessment was originally carried out in 2006 to evaluate and record the landscape quality of the District, and forms part of the Local Plan evidence base approved by the Council. The assessment resulted in the identification of three main character types within the District. A range of individual landscape character areas are identified within each of these types with their own key characteristics. These are:

- River Valley Landscapes
- Farmland Plateau Landscapes
- Wooded Farmland Landscapes

8.25 In 2015, the Council commissioned consultants to produce an evaluation of the Landscape Capacity Analysis studies for the fringes of Braintree, Witham, Halstead, Silver End, Earls Colne, Hatfield Peverel, Coggeshall, Kelvedon and Feering and Sible Hedingham. This provides a finer grain assessment of areas identified as low and low/medium capacity to accommodate development. This helps to determine which parts of these areas could absorb development with appropriate mitigation measures and minimal impact on the landscape. These analysis documents form part of the Local Plan evidence base.

8.26 Every landscape character area is important although some may be more sensitive to change than others. Therefore, when considering development proposals it will be necessary to consider specific details contained in the Landscape Capacity Analysis and Landscape Character Assessment for that particular landscape character area.

Dedham Vale Area of Outstanding Natural Beauty

8.27 Just outside the District, the Dedham Vale Area of Outstanding Natural Beauty (AONB) covers a 90km² area centred on the lower Stour Valley. This area benefits from the highest level of protection in relation to landscape and scenic beauty as set out 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 regard to the statutory purpose for which the land is designated. In case of an AONB, this is to conserve and enhance the natural beauty of the area. The upper Stour Valley, adjoining the AONB, is partly located along the north and east boundary of Braintree District and is an important and sensitive rural landscape, recognised by the fact that it is part of the wider project area covered by the Dedham Vale AONB and Stour Valley Project. The impact of development proposals in the upper Stour Valley will be particularly carefully assessed in light of the sensitive nature of this landscape. Proposed developments here should support the wider environmental, social and economic objectives as set out in the Dedham Vale AONB and Stour Valley Management Plan, and should not prejudice the long term aim to enlarge the area included within the AONB designation.

Policy LPP 71

Landscape Character and Features

In its decision-making on applications, the Local Planning Authority will take into account the different roles and character of the various landscape areas in the District, and recognise the intrinsic character and beauty of the countryside, in order to ensure that any development permitted is suitable for the local context. In doing so regard must be given to the hierarchy of designations as expressed in NPPF paragraph 113.

At a landscape scale, Braintree is located primarily in the South Suffolk and North Essex Clayland National Character Area and this character assessment is relevant in considering applications for development.

Proposals for new development should be informed by, and be sympathetic to, the character of the landscape as identified in the District Council's Landscape Character Assessments. Applications will be required to include an assessment of their impact on the landscape and should not be detrimental to the distinctive landscape features of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development which would not successfully integrate into the local landscape will not be permitted.

Where development is proposed close to existing features, it should be designed and located to ensure that the condition and future retention/management will not be prejudiced but enhanced where appropriate.

Additional landscaping including planting of native species of trees, hedgerows and other flora may be required to maintain and enhance these features.

The restoration and enhancement of the natural environment will be encouraged through:

- Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development;
- Creating green infrastructure networks to link urban areas to the countryside, and creating and enhancing the biodiversity value of wildlife corridors

Development proposals which result in harm to the setting of the AONB will not be permitted

Agricultural Land

8.28 The majority of agricultural land in Braintree District is classified as Grade 2 or 3, with 65.8% (40,243 hectares) of agricultural land classified as Grade 2, and 29.9% (18,304 hectares) as Grade 3. Grade 1, 2 and 3a agricultural land is considered to represent the best and most versatile agricultural land (note the national agricultural land classification maps do not distinguish between grade 3a and 3b agricultural land, which can only be established through more detailed survey work).

8.29 The amount of agricultural land in the Braintree District has a significant influence on the landscape. As stated in the NPPF, the best and most versatile agricultural land can provide economic and other benefits. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. As stated above, the majority of agricultural land in the Braintree District is considered to be the 'best and most versatile'. Whilst the Council will seek to develop poorer quality agricultural land, it is inevitable that due to the significant increased housing provision requirement, this will lead to unavoidable development on 'best and most versatile agricultural land', as there are insufficient brownfield sites to meet this demand.

8.30 The countryside is a working and living landscape with farming, mineral extraction and other rural industries making an impact on landscape quality and the local economy. There are also opportunities for tourism, leisure and recreation activities within the countryside. A careful balance needs to be achieved between development and the protection and enhancement of the natural environment.

Green Buffers

8.31 Uncertainty over which locations may be appropriate for development has led to a need for further measures to be taken to ensure that gaps are maintained between urban areas and the surrounding villages. It is considered necessary for green buffers to be used to prevent the main towns and villages in the District coalescing with neighbouring villages. Development proposals outside of green buffers would still be considered on their merits through the presumption in favour of sustainable development and Local Plan policy.

8.32 The green buffers are identified on the Proposals Map and are located where they would prevent the coalescence of two settlements. They are predominantly within areas of low to low medium landscape capacity, or have other constraints such as flood zones, and group TPOs etc.

8.33 When assessing proposals for development which are not allocated within a Local or Neighbourhood Plan, it will be necessary to assess the contribution a site makes to the physical separation between settlements.

8.34 Development proposals which would cause significant impact to the setting of towns and villages, cause coalescence, or have a significant impact on the physical separation of settlements, would not be considered to be sustainable development due to their impact on the character of those settlements.

8.35 Green buffers are identified around Braintree, Great Notley, Witham and between Sible and Castle Hedingham, in order to prevent to coalescence with neighbouring villages.

8.36 Further green buffers will be identified for the garden communities during the master planning process, which will be intended to protect the settings of Coggeshall, Surrex Hamlet, Feering, Bardfield Saling, Great Saling and Rayne.

Policy LPP 72

Green Buffers

The following areas are identified on the proposals map as Green Buffers:

- Land between Braintree, Panfield, Bocking and High Garrett;
- Land between Great Notley and Black Notley;
- Land between Witham, Rivenhall and Rivenhall End;
- Land between Sible Hedingham and Castle Hedingham

Uses considered appropriate in green buffers include agricultural and forestry development, formal and informal recreation, footpaths and cycle ways, cemeteries, the re-development of suitable brownfield sites, development which relates to an existing use, and the extension or replacement of existing homes. Proposals for strategic infrastructure within green buffers would be supported provided suitable consideration is given to their impact on the surrounding area.

Where development is necessary it will have regard to the local landscape character and be of a design, density and layout which minimises the coalescence and consolidation between built areas and preserves the setting of those areas.

An assessment of the local landscape and physical separation between settlements will be required, demonstrating that the development is to be located on an area which has the least detrimental impact to the character of the countryside and does not reduce the visually sensitive buffer between settlements or groups of houses.

Appropriate landscaping, comprising of local native species, will be required in order to enhance the countryside character of these areas, and encourage biodiversity.

Land, Water and Air Quality

8.37 The existence of large historical manufacturing industries in the Braintree District has led to some degree of contamination of sites through associated industrial processes, or activities which are now defunct. Contamination of land can have adverse impacts on human health and well-being as well as negatively impacting on wildlife and contributing to pollution of water bodies.

8.38 The Council wishes to encourage the use of previously developed land, sometimes known as brownfield land, and seeks to ensure appropriate uses of such sites. Where necessary, the Council wishes to secure appropriate treatment of sites affected by contamination to bring these sites back into use and remove any visual blemishes on the landscape.

8.39 The protection of groundwater is one of the important considerations in dealing with contaminated sites. We have a duty to maintain and protect the quality and quantity of groundwater resources for current and future abstraction, for dependent ecosystems and indirect uses. The Environment Agency may object (through planning or their permitted controls) to development activities

which are thought to represent a particular hazard to groundwater and therefore reference to their published guidance will be necessary when considering development on or near a site where contamination exists.

8.40 To comply with the NPPF, all investigations of land potentially affected by contamination should be carried out in accordance with the established procedures. Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer and/or landowner who are to carry out any necessary investigation, remediation and verification works.

8.41 Government advice emphasises the need to separate potentially polluting and other land-uses to reduce conflicts. The Environment Agency has a wide range of powers and duties to control pollution using systems of consents and licenses. All new developments are required to gain prior agreement from the wastewater undertaker in order to connect to the public foul/surface water sewers. There may be separate advice to developers on means of treatment.

8.42 Developers will be required to have regard to the Integrated Pollution Prevention and Control Regulations, which are designed to prevent, reduce and eliminate pollution at source through the prudent use of natural resources and are intended to help industrial operators move towards greater environmental sustainability.

8.43 Developers will need to submit a noise assessment in cases where proposals could potentially cause harm to nearby residents and amenity.

8.44 Local Authorities are responsible for Local Air Quality Management. Maintaining good air quality in the District is important in terms of its impact on the health of residents, and in contributing to the reduction of greenhouse gases. Poor air quality has been identified as a significant cause of respiratory health problems and it accounts for a significant number of premature deaths each year in Britain.

8.45 Planning policy can play an important role in the minimisation of the sources of air pollution. For example, in line with other sustainable development policies, proposed residential development is likely to be favoured where it is situated close to available public transport options and there are provisions in place to promote and increase cycling rates. This can help reduce private vehicle usage and hence minimise local emissions.

8.46 When assessing new developments, particularly larger proposals, the Council will look positively on measures put forward such as:

- The provision and maintenance of trees to mitigate the effects of air pollution
- Design considerations to avoid traffic 'pinch points' or contribution to existing pinch points
- Avoidance of air quality concerns caused by 'canyoning' of residential streets
- Renewable energy within the development
- High quality build with particular emphasis on insulation
- Consideration for District heating schemes

Policy LPP 73

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

Proposals for all new developments should 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 be permitted when there is no unacceptable risk due to;

- Siting on known or suspected unstable land or
- Siting on land which is known to be or potentially affected by contamination or where the land may have a particularly sensitive end use
- 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 case the local planning authority may impose planning conditions or, including through a legal obligation, secure remedial works and/or monitoring processes.

Climate Change & Energy

Climate Change

8.47 The best available evidence shows that we are seeing and can expect to see future changes in the global climate as a consequence of past and ongoing greenhouse gas emissions. In 2015, global temperatures rose more than one degree above pre-industrial levels, according to data from the Met Office. Temperatures are predicted to escalate in the future and it is therefore essential that

in Braintree District we prepare for greater frequency of extreme weather events and plan for greater energy efficiency and generation of energy from renewable sources. There can also be economic benefits to be gained.

8.48 The NPPF sets out that Local Planning Authorities should; "*adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations*"

8.49 The Climate Change Act Nov 2008 sets legally binding targets for reducing emissions by 80% from 1990 levels by 2050. Britain's Renewable Energy Strategy sets out to achieve 15% of energy to be generated from renewable energy sources by 2020.

8.50 Braintree District Council signed the Nottingham Declaration in 2006 and produced the Braintree District Climate Change Strategy and Action Plan (2009). The Replacement Climate Change Strategy and Action Plan 2015 – 2018 has recently been subject to public consultation. This Strategy has a broader scope than the planning process, however one of its objectives is to use Council regulatory powers to ensure future development is sustainable and prepared for climate change.

8.51 The built and natural environment are critical factors in helping to adapt to climate change. Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient or make the best use of renewable energy technologies are both ways of helping to mitigate and adapt to further climate change.

8.52 To mitigate climate change, proposals should demonstrate:

- high levels of energy efficiency (Building Regulations)
- use and promotion of sustainable forms of transport, such as using buses, cycling or walking, and reduction of car use (locating development in settlements with good levels of services)
- recycling and waste reduction (provision of bin storage)
- Inclusion of high speed broadband to facilitate home working

8.53 Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more efficiently, reducing overheating and controlling rainwater run-off are all examples of adapting a development to respond to changes in our climate. The plan already proposes some such strategies.

8.54 To adapt to the effects of climate change, proposals should

- manage and conserve water resources
- demonstrate that flood risk from all sources has been avoided or managed
- use Sustainable Drainage Systems (SuDS)
- use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating
- include open space and trees/vegetation for shading and cooling, and to control surface water run-off (Green Infrastructure, Open space Strategy)
- create a better linked habitat network by conserving, creating or enlarging existing habitats (Green Infrastructure, Open space Strategy)

8.55 Higher temperatures can have more serious health impacts for vulnerable groups such as the old and the young. New buildings catering specifically for these age groups and other vulnerable groups should show that the need to mitigate high temperatures without sacrificing winter heat retention has been incorporated into the design of the scheme. It is recognised however, that modification of existing buildings will be limited by the existing building fabric. It is also highly desirable that higher temperatures should not lead to greater demand for energy by for example increasing the demand for air conditioning.

Policy LPP 74

Climate Change

The Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for Braintree District, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions.

Planning permission will only be granted for proposals that demonstrate the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the design of the development proposal. The Council intends the District to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies subject to their impacts on landscape and visual amenity, residential amenities including noise, pollution, heritage assets, biodiversity and designated nature conservation sites, soils, and impact on the highway, being acceptable.

Energy Efficiency

8.56 Studies have shown that the thermal performance of housing stock in Britain ranks it as one of the very lowest in the European Union. Carbon emission from Britain's housing stock makes up over 25% of the country's carbon emissions. Other countries such as Germany have used Building Regulations requiring new development to achieve efficient Passive House standard to reduce utility costs. The Government follows the "fabric first" approach by improving energy efficiency through Part L of the Building Regulations.

8.57 The development of new buildings, extension of residential properties and the conversion of buildings are also opportunities to improve energy efficiency and lower demand for energy. Simple cost effective, efficient measures could include upgrading loft insulation, insulating cavity walls improving heating controls, installation of reflective panels behind radiators, installation of low energy lighting or upgrading heating systems. Many of these changes will either not require planning permission or be allowable without consent under permitted development rights. The siting, layout and design of development, construction methods, building fabric and materials and air tightness standards play an essential part in reducing total energy requirements by reducing energy demand. It should be recognised that making buildings airtight can have adverse consequences for wildlife for example by reducing nesting opportunities.

8.58 It is important to support adaptations which improve the energy efficiency of historic and traditionally constructed buildings but do not harm their built fabric, nor detract from their special character or appearance or that of their curtilage or setting. Similarly, the appearance of energy efficiency measures should not seriously harm the character or significance of any Conservation Area.

8.59 Developers and the Local Authority shall have regard to Historic England's advice Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings outlines categories of buildings which are exempt from Part L (Listed Buildings, Scheduled Monuments, buildings within Conservation Areas) or where "special considerations" apply (Locally Listed Buildings, Traditionally Constructed Buildings or those within AONBs, registered historic parks and gardens, curtilages of scheduled monuments).

8.60 The Council recognises that associated increased construction costs of more efficient energy buildings have fallen significantly and therefore strongly encourages new development to exceed building regulations requirements. However, major development schemes will be encouraged to take the lead and deliver more sustainable buildings in advance of changes to building regulations.

Policy LPP 75

Energy Efficiency

The Local Planning Authority will encourage appropriate energy conservation and efficiency measures in the design of all new development. Such measures could include site layout and building orientation, natural light and ventilation, air tightness, solar shading, reducing water consumption and increasing water recycling in order to contribute to the reduction in their total energy consumption.

Opportunities for decentralised energy networks will be encouraged and promoted where possible and where they conform to other Local Plan policies in order to reduce carbon emissions.

Renewable Energy

8.61 The NPPF recognises that planning plays a key role in supporting the delivery of renewable and low carbon energy and associated infrastructure. This contributes to the economic, social and environmental dimensions of sustainable development.

8.62 The increase in sources of renewable energy in the **District** could contribute towards diversity and security of supply, reduce demand on the national power network, address fuel poverty, support the local economy and reduce harmful emissions to the environment.

8.63 The Council is committed to addressing the increasing social and economic concern of fuel poverty in domestic properties. In 2009 16.5% of households were classified as being in fuel poverty, in certain parts of the District this figure almost reaches 30%. This can be addressed by encouraging energy-efficiency improvements to existing development and to ensure new development meets the

highest energy efficiency standards available to reduce energy consumption. It is important to recognise that small-scale housing schemes although limited, provide a valuable contribution to the overall outputs of renewable energy and to meeting energy needs locally and nationally.

8.64 For new development, the Council's aspiration is for energy-efficient development that minimises space heating requirements and primary energy demand. This works in parallel with Building Regulation targets to deliver reductions in CO2 emissions.

8.65 The Sustainable Design and Construction Checklist will be used to support the implementation of this policy. This is required to be completed for all planning applications which require a Design and Access Statement. It should be submitted with a sustainability summary for which it provides a framework. The checklist is intended to assist developers to take account of sustainability at the design stage, to ensure environment features are an integral part of development projects. The checklist will be reviewed and updated with emerging technologies and national policy.

8.66 The NPPF supports the identification of opportunities for development to draw its energy from decentralised sources and for co-locating potential heat customers and suppliers. Decentralised energy can achieve greater carbon reduction and is more viable and cost-effective where connections can be made between day and night-time users, including new and existing development. This principle forms the basis of the Combined Heat and Power (CHP) concept. This combines electricity generation with heat production processes, which results in systems that achieve greater efficiency levels.

8.67 Decentralised energy is generally expensive to retrofit and the most viable opportunities will arise from (i) very large new developments of a scale similar to a new settlement and (ii) location of installations which generate excess heat adjacent to areas where new development would be acceptable. In these circumstances decentralised energy installations will be encouraged.

8.68 The installation of renewable energy equipment attached to or within the curtilage of a listed building or conservation area may require listed building consent and/or planning permission in most cases. When considering undertaking any works to a listed building advice should be sought at the earliest opportunity.

8.69 In addition to planning permission from the District Council for a renewable energy scheme, there may also be a need for other consents from agencies such as the Environment Agency.

Policy LPP 76

Renewable Energy Schemes

Proposals for renewable energy schemes will be encouraged where the benefit in terms of low carbon energy generating potential does not result, individually or cumulatively, in serious harm to or loss of:

- natural landscape or other natural assets
- landscape character
- nature conservation
- best and most versatile agricultural land
- heritage assets, including the setting of heritage assets
- public rights of way
- air traffic and safety
- Ministry of Defence operations
- watercourse engineering and hydrological impact

Renewable energy schemes should not result in pollution to air, land or water.

Renewable energy schemes will also need to demonstrate that they will not result in unacceptable impacts on residential amenity including visual impact, noise, shadow flicker, reflection, odour, fumes and traffic generation.

The development must be capable of efficient connection to existing national energy infrastructure, or it can be demonstrated that the energy generated would be used for on-site needs only. In considering planning applications, the local planning authority will take into account the energy generating potential of the scheme.

Where appropriate, large scale solar farms shall be accompanied by a sequential assessment which considers alternative brownfield sites and lower quality agricultural land. Compelling justification must be provided for proposals on high quality agricultural land. Where proposals are accepted on agricultural land, they should demonstrate how the installation allows for continued agricultural use and/or enhances biodiversity around the panels.

A condition will be attached to planning permissions for energy development schemes to require the site to be decommissioned and restored when energy generation use ceases or becomes non-functioning for a period of 6 months or more. Such a scheme shall include, if appropriate, measures to restore and protect soil quality.

Proposals for wind turbines will only be permitted provided that the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan.

Where any application for wind turbine(s) is submitted, it must include a consultation exercise which demonstrates that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

The benefits of low carbon energy generating potential should be taken into consideration as part of the assessment

Policy LPP 77

Renewable energy within new developments

All planning applications shall include renewable energy technology to provide at least 20% of the projected energy requirements of major developments, and 10% of minor developments, unless viability evidence demonstrates otherwise.

Developments may consider a contribution in lieu of renewable installation to be used as renewable seedcorn funding for other community renewable energy projects.

Flood Risk & Surface Water Drainage

Introduction

8.70 In response to the severe floods of 2007 across England and Wales the government commissioned the Pitt Review to undertake a review of flood risk management.

8.71 The Flood and Water Management Act 2010 established Lead Local Flood Authorities (LLFA's). Essex County Council as LLFA gained responsibilities for developing, applying and monitoring flood risk management strategies including risk from surface water runoff, groundwater and ordinary watercourses. These also include encouraging integration of SuDs into proposals and acting as statutory consultee.

8.72 The Environment Agency retains a strategic overview of flood risk management relating to main rivers and is a statutory consultee for development (other than minor development) within floodzones 2 and 3 as well as development within the river bed or within 20m of a main river. The fluvial flood risk zones mapped by the Agency are presently being reviewed but the results are not yet available and the Strategic Flood Risk Assessment is based on the existing maps. Developers will be expected to use the updated maps when they become available together with the up to date climate change allowances to assess flood risk which accords with the requirements of the Environment Agency and Lead Local Flood Authority.

8.73 The NPPF requires the Plan to reduce and manage flood risk by firstly assessing that risk and applying the sequential test, to allocating or developing land to avoid locating development in areas of higher risk and where that is not possible managing and mitigating that risk taking into account the vulnerability of site users.

8.74 Where a site proposed for development includes an area within Floodzone 2 or 3 development shall be located in accordance with the principles of the sequential test within the site, namely to avoid development in the areas of higher risk and where this has not been possible to manage and mitigate that risk. Where a site borders or lies in close proximity to zones 2 or 3 the application will need to demonstrate that the impacts of climate change do not result in an unacceptable risk to the property and its occupants. Development classes as inappropriate according the Planning Practice Guidance will be resisted.

8.75 Flood risk arises from a number of sources. River Flooding (fluvial), Surface Water, Groundwater, sewers and where ordinary watercourses become overwhelmed and these sources have been examined in the SFRA which informs this plan. Developers should refer to the Strategic Flood Risk Assessment which preparing proposals and their approach should reflect and take into account its contents.

8.76 Flood risk was identified in the Climate Change Risk Assessment (2012) as one of the greatest risks arising from climate change and the NPPF and Planning Practice Guidance set out to minimise risk.

8.77 Climate change will increase peak rainfall intensity and river flow which could result in more frequent and severe flooding events. The Environment Agency published revised guidance on climate change allowances to take account of these changes in rainfall.

8.78 The aim of the allowances is to calculate the flood risk for a use/development over its lifetime of the use as a result of climate change. Instead of a single percentage being used to denote climate change, a range of figures is used across 3 time periods up to 2115. Allowances also vary according to the severity of the climate change impact according to the vulnerability of the use.

8.79 The modelling used in this Flood Risk Assessment for climate change are applied as a 20% risk and do not use the new allowances sought to be the Environment Agency. The Environment Agency is undertaking studies of the Blackwater, Brain and Stour and it is anticipated that they will use these studies and will take account of the new allowances however in the interim period there will be greater emphasis on site specific Flood Risk Assessments including for additional modelling scenarios to determine the future risk relating to climate change.

8.80 For the purposes of calculating climate change for the sequential test a conservative approach has been adopted by using the existing Zone 2 extent as a proxy for Flood zone 3a and climate change. This represents the higher central allowance. The existing Zone 2 plus 20% can be used to provide an indication for the upper end allowance. All subsequent site specific FRA's will be required to determine the appropriate climate change allowances in more detail. Thus all proposals on allocations which contain areas of Flood risk 2 and or Flood risk 3, or whose boundaries lie adjacent or close to such a Flood risk 2 and or Flood risk 3, or whose boundaries lie adjacent or close to such a flood zone shall be accompanied by a site specific Flood Risk Assessment which uses the most up to date climate change allowances in its analysis.

8.81 Developers are strongly advised to contact the Environment Agency at the pre-planning stage to confirm the assessment approach on a case by case basis as the climate change allowances are a guide only and can vary according to site specific factors.

8.82 Development in areas of flood risk will be designed to minimise damage and the following should be strongly considered.

8.83 In areas at risk of flooding of low depths (<0.3m), flood resistance measures can be considered such including using materials and construction with low permeability, land raising or landscaping with low bunds (only if impacts are acceptable and not increasing flood risk elsewhere). Raising thresholds/floor levels (porches with higher thresholds than main entrances) and using flood gates with waterproof seals.

8.84 In areas at risk of frequent or prolonged flooding, the following flood resilience measures could be considered. Use materials with, good drying/cleaning properties, or, sacrificial materials that can easily be replaced post flood. Use plastic water resistant internal doors. Design for water to drain after flooding and access to all spaces for drying and cleaning. Raise the level of electrical wiring, appliances and utility meters. Coat walls with internal cement based renders. Ground supported floors with concrete slabs coated with impermeable membrane.

8.85 In areas of fluvial flooding it is important that safe access/egress is considered. All new development in Flood Zones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make space for water such as

- Removing boundary walls or replacing with other boundary treatments such as hedges, fences (with gaps)
- Considering alternatives to solid wooden gates, or ensuring that there is a gap beneath the gates to allow the passage of floodwater
- On uneven or sloping sites consider lowering ground levels to extend the floodplain without creating ponds. The area of lowered ground must remain connected to the floodplain to allow water to flow back to river when levels recede.
- Create undercroft car park or consider reducing ground floor footprint and creating an open area under the building to allow flood water storage
- Where proposals entail floodable garages or outbuildings, consider designing a proportion of the external walls to be committed to free flow of floodwater.

8.86 For developments located in areas at risk of fluvial flooding, safe access/egress must be provided for new development in the order of preference mentioned in the policy. In all these cases a 'dry' access/egress is a route located above the 1% annual probability flood level (1 in 100 year) including an allowance for climate change.

8.87 For all developments (excluding minor developments and change of use) proposed in Flood Zone 2 or 3, a Flood Warning and Evacuation Plan should be prepared

8.88 The Environment Agency has a tool on their website to create a personal Flood Plan. The plan comprises a checklist of things to do before, during and after a flood and a place to record important contract details. Where proposed development comprises non residential extension <250m² and householder development (minor development), it is recommended that the use of this tool to create a Personal Flood Plan will be appropriate.

Policy LPP 78

Flooding Risk and Surface Water Drainage

The Council will ensure that all proposals will be located to avoid the risk of flooding and where development must be located in an area of higher flood risk, development must be designed to be flood resilient and resistant and safe for its users for the lifetime of the development taking climate change and the vulnerability of the residents into account. Development will take climate change into account in accordance with the most up to date analysis of flood risk and will not increase flood risk elsewhere.

Development shall be located on Floodzone 1 or areas with the lowest probability of flooding, taking climate change into account. Any proposals for new development (except water compatible uses) within Flood Zones 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the sequential test and exception test have been satisfied, taking climate change into account. Inappropriate development will be steered away from flood zones and site specific Flood Risk Assessment will be submitted which meet the requirements of the NPPF and Planning Practice Guidance.

Where the development sites will benefit from the construction of Flood Management Infrastructure such as Flood Alleviation Schemes, where appropriate financial contributions will be sought.

Retain at least an 8m wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration. Any proposed development within 8m of a main river watercourse will require an environmental permit from the Environment Agency.

Retain at least a 3m buffer strip on at least one side of an Ordinary watercourse. Any development that could impact the flow within and ordinary watercourse will require consent from Essex County Council (as LLFA).

All new development within Flood Zone 3 must not result in a net loss of flood storage capacity. Where possible opportunities should be sought to achieve an increase in the provision of floodplain storage.

Ensure there is no adverse impact on the operational functions of any existing flood defence infrastructure and new development should not be positioned in areas which would be in an area of hazard should defences fail.

New development in Flood Zone 3 must provide adequate flood storage and not result in a net loss of flood storage unless there is compensation on site or, rarely if not possible, off site capacity. Where possible opportunities must be sought to achieve an increase in floodplain storage.

All more Vulnerable and Highly Vulnerable development within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change.

In areas at risk of flooding of low depths (<0.3m), flood resistance measures should be considered as part of the design and in areas at risk of frequent or prolonged flooding, flood resilience measures should also be included.

For developments located in areas at risk of fluvial flooding, safe access/egress must be provided for new development as follows in order of preference:

a) Safe dry route for people and vehicles and b) safe dry route for people. If a) is not possible, a route for people where the flood hazard is low and should not cause risk to people. If b) is not possible, a route for vehicles where the flood hazard permits access for emergency vehicles.

All new development in Flood Zones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make a space for water.

For all developments (excluding minor developments and change of use) proposed in Flood Zone 2 or 3, a Flood Warning and Evacuation Plan should be prepared.

Flood Risk Assessments submitted must take into account an assessment of flood risk across the life of the development taking climate change into account by using the most up to date allowances available.

1. Development shall not; Have an adverse impact on a watercourse, floodplain or its flood defences.
2. Should not impede access to flood defence and management facilities.
3. Where the cumulative impact of such developments would have a significant effect on local flood storage capacity of flood flows.
4. Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping.

Surface Water Management Plan

8.89 A Surface Water Management Plan (SWMP) investigates local flooding issues from a variety of sources including as a result of heavy rainfall. They consider where flood risk is considered to be most severe. SWMPs focus on areas of highest surface water flood risk identified in the Essex County Council Local Flood Risk Management Strategy. The Braintree and Witham SWMP was commissioned by Essex County Council as Lead Local Flood Authority in partnership with Braintree District Council and other risk management authorities. The provisions of the Braintree and Witham SWMP shall in general be supported unless material considerations indicate otherwise, and, where of relevance, be taken into account and given great weight when determining planning applications. Proposals which undermine SWMP proposed mitigation proposals shall in general be viewed negatively. Areas where the flood risk is considered to be most significant are identified as Critical Drainage Areas (CDAs).

Policy LPP 79

Surface Water Management Plan

The Council will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan as may be updated or superseded.

Developments located in Critical Drainage Areas (CDAs), Local Flood Risk Zones (LFRZs) and for redevelopments of more than one property or area greater than 0.1 hectare should seek betterment to a greenfield runoff rate.

All developments in Critical Drainage Areas (excluding minor housing extensions less than 50m²) which relate to a net increase in impermeable area are to include at least one 'at source' SUDs measure (e.g. water butt, permeable surface). This is to assist in reducing the peak volume of discharge from the site.

Sustainable Urban Drainage Systems

8.90 NPPF paragraph 103 sets out the need for priority to be given to the use of Sustainable Drainage Systems wherever possible. The SuDs National Standards and Building Regulations Part H set out a clear hierarchy for surface water management, which states that new developments should manage surface water through SuDs, rather than connecting to the public system, and development should show that they have followed the surface water hierarchy. The Lead Local Flood Authority (LLFA), Risk Management Authorities and planners will be working together to achieve SuDs and early engagement with these bodies is key to ensuring that adequate surface water management measures are included in new developments.

8.91 Sustainable Drainage Systems (SuDs) are designed to reduce the potential impact of surface water drainage discharges from both new and existing developments. SuDS aim to replicate natural systems of surface water run-off through collection, storage, and cleaning before releasing water slowly and reducing the possible risk of flooding. Existing conventional drainage systems can bring about rapid run-off which may result in flooding, pollution and potential contamination of groundwater sources. Climate change is expected to result in more episodes of shorter rainfall duration and greater water volume for which some existing infrastructure is likely to be inadequate. Examples of the type of system that can be provided for large-scale developments are reed beds and other wetland habitats that collect, store, and improve water quality along with providing a habitat for wildlife. For smaller developments SuDs might include green roofs or rainwater harvesting techniques.

8.92 SUDs potentially have such an important influence on the layout of new development schemes that early engagement with the LLFA, Local Planning Authority and other relevant authorities are considered crucial to their success. Such contact should be commenced before a development scheme is submitted formally or informally to the Planning Authority. In order to assess that an acceptable drainage scheme is possible for the site all planning applications where SUDs are to be

deployed must include a SUDs checklist form. The amount and quality of detail given by the applicant must be sufficient to show that a suitable SUD system is possible or the LLFA may recommend that the scheme be refused.

8.93 The Essex County Council SUD's Design Guide encourages the dual use of land. Whilst the counting of land for open space can sometimes be supported, not all SuD's features from useable open space for public use eg ditches or steep sided open water retention ponds. Where for example, such features have steep sides, or are likely to be soggy on a regular basis, or for long time periods their function as public open space may be compromised. There may be instances where public use of open spaces would harm the effective functioning of the SUDs and where maintenance requirements would necessitate a lack of public access e.g. Land being fenced off, it should not be classed as public open space. Where there is a clear conflict between both roles, SUDs should not be counted as open space provision.

8.94 Development proposals will be expected to demonstrate that they comply with the Non Statutory Technical Standards for Sustainable Drainage Systems (DEFRA 2015) which sets standards for quality of the drainage systems implemented or demonstrate why this is not practicable. These expected standards relate to

- Capability of the drainage system to cope with flood events
- Discharge of water from the drainage system to a water body
- Discharge rates from greenfield and brownfield development sites
- Peak run off flow control
- Volume control
- Robustness of the drainage structure and that of adjacent structures/infrastructure
- Maintenance considerations
- Construction and accidental damage

8.95 Applicants will be expected to design SUDs systems which reflect the guidance produced by Essex County Council in accordance with the Flood and Water Management Act 2010 , as well as other relevant national and technical guidance.

8.96 SUD's design quality will be expected to conform with the up to date standards encompassed in the relevant BRE, CIRIA Essex SUD's Design Guide and Non Statutory Technical Standards for Sustainable Drainage Systems to the satisfaction of the Lead Local Flood Authority where practicable.

Policy LPP 80

Sustainable Urban Drainage Systems

All new development of 10 dwellings or more and major commercial development, car parks and hard standings will incorporate Sustainable Drainage Systems (SUDs) appropriate to the nature of the site. Such systems shall provide optimum water run-off rates and volumes taking into account relevant local or national standards and the impact of the Water Framework Directive on flood risk issues, unless it can be clearly demonstrated that they are impracticable.

SUDs design quality will be expected to conform with the up to date standards encompassed in the relevant BRE, CIRIA standards, Essex County Council SUDs Design Guide (as updated) and Non Statutory Technical Standards for Sustainable Drainage Systems, to the satisfaction of the Lead Local Flood Authority, where practical.

Large development areas with a number of new allocations will be required to develop a strategy for providing a joint SUD's scheme.

Surface water should be managed as close to its source as possible and on the surface where practicable to do so. Measures such as rain water recycling, green roofs, water butts and permeable surfaces will be encouraged incorporating measures to prevent pollution where appropriate.

Opportunities shall be taken to integrate sustainable drainage within the development, creating amenity and enhancing biodiversity.

Only where there is a significant risk of pollution to the water environment, inappropriate soil conditions and/or engineering difficulties, should alternative methods of drainage be considered. It will be necessary to demonstrate why it is not achievable. If alternative methods are to be considered, adequate assessment and justification should be provided and consideration should still be given to pre and post runoff rates.

SUDS design should be an integral part of the design and clear details of proposed SuDS together with how they will be managed and maintained will be required as part of any planning application. Only proposals which clearly demonstrate that a satisfactory SUDs layout with appropriate maintenance is possible, or compelling justification as to why SUDs should not be incorporated into a scheme, or are unviable, are likely to be successful. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained into the future. The sustainable urban drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

The dual use of land for Sustainable Urban Drainage and Open Space can be supported where neither use is compromised by the other.

- It may be supported in circumstances where land is safely usable by the public as open space.

- Where use as open space does not compromise the efficient and effective functioning of the SUD in the short or longer term.

External Lighting

8.97 Although artificial lighting can be essential for reasons of safety, security and some leisure activities, insensitive lighting can cause an intrusive source of pollution. Glare and insensitive lighting can have serious implications for motorists who may become distracted or blinded by glaring lights spilling out on to a road network. This artificial light pollution can also impact on the character of rural and tranquil areas at night, settings of listed buildings and other heritage assets and also cause a negative impact upon biodiversity. Artificial lighting can also harm local character by introducing a suburban feel into rural areas. In addition to these particular problems, obtrusive light represents a waste of energy, money and resources.

8.98 While the Council recognises these environmental problems associated with artificial lighting, it also appreciates the importance of reducing crime, improving some aspects of road safety and providing leisure opportunities. Therefore, this section does not seek to prevent lighting as part of a new development but to ensure that lighting should be carefully directed and sensitively designed so as to reduce obtrusiveness, and that appropriateness will be evaluated on a case-by-case basis. This direction is in line with the NPPF, which identifies the need to minimise the impact of light pollution.

8.99 Lighting proposals that neighbour or are close enough to significantly affect areas of nature conservation importance, e.g. Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites will only be permitted in exceptional circumstances. External artificial lighting can have severe implications for the natural diurnal rhythms of a range of animals and plants. Therefore sites which are deemed important in terms of their suitability for wildlife must not be negatively affected in any way by artificial lighting.

8.100 The Supplementary Planning Document produced by Braintree District Council, 'External Artificial Lighting' (2009), supports the implementation of the accompanying policy.

Policy LPP 81

External Lighting

Proposals for external lighting will be permitted where all the following criteria are met:

1. The lighting is designed as an integral element of the development and shall be capable of adoption by the Highway Authority when it is on the public highway
2. Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls
3. The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky
4. The lighting intensity is no greater than necessary to provide adequate illumination
5. There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users
6. There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets

Consideration should be given to time management and limiting the hours of use for external lighting of all the development.

Delivery & Implementation

9 Delivery & Implementation

9.1 Implementation and Monitoring

9.2 The NPPF requires local planning authorities to work with other authorities to assess the quality, and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands as well as taking into account the need for strategic infrastructure including nationally significant infrastructure proposals within their areas. Braintree District Council will work with key infrastructure providers to ensure that the necessary infrastructure is available as and when it is required, in order to support growth within the district, and that development is not unduly delayed by the slow delivery of that infrastructure.

Policy LPP 82

Infrastructure Delivery and Impact Mitigation

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

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

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

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

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

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

Exceptions to this policy will only be considered whereby:

- it is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;
- a fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed;

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

9.3 These matters will be monitored by each authority as part of its usual activities leading to the production of an annual monitoring report. They will, however, report separately on progress towards achievement of strategic targets included in the above policies and particularly progress on delivery of strategic growth locations with cross-boundary implications. The monitoring against the BDC policies are set out in the table below.

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP2 – Location of Employment Land	Development of land for industry and offices	<p>To deliver the development of 32.1 hectares of industrial land and 19.5 hectares of office land, including:</p> <ul style="list-style-type: none"> ● A 10 hectare employment policy area as an extension to Springwood Drive Braintree ● An 18.5 hectare Innovation and Enterprise Business Park at East Link 120, Great Notley ● A 6.8 hectare extension to Eastways Industrial Estate Witham ● A major business park on the West Braintree Garden Community <p>A major business park on the Marks Tey Garden Community</p>	Additional land could be allocated for employment development if required to ensure an available supply.	BDC Monitoring
LPP3 – Employment Policy Areas	Retention of land for business uses within defined Employment Policy Areas	To retain land in defined Employment Policy Areas within B1/B2/B8 Business Use; repair of vehicles and vehicle parts, services specifically provided for the benefit of businesses or workers based on the employment area, or waste	Proactively manage the planning application process, land allocations	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP6 – Business Parks	Retention of land for Use Class B1 business uses	management facilities as appropriate No other uses should be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floorspace of the main unit	Proactively manage the planning application process, land allocations	BDC monitoring
LPP8 – Rural Enterprise	Change of use of rural employment buildings to residential	Other than where Permitted Development applies, such change of use should not be permitted where there are strong economic reasons to retain the building in employment uses		BDC Monitoring
LPP10 - Retailing and Regeneration	Net change in retail floorspace for the District as a whole and for the three main towns	For the District as a whole over the period 2015-2033: an additional <ul style="list-style-type: none"> ● 8966 sq m convenience floorspace ● 15,869 sq m comparison floorspace ● 8,304 sq m food and beverage floorspace 	Additional sites could be allocated if required to meet the retail needs	BDC Monitoring
LPP10 - Retailing and Regeneration	Regeneration of town centre sites	Regeneration of town centre sites: <ul style="list-style-type: none"> ● Braintree: Land to the east of the Town Hall Centre 	Proactively manage the planning application process, land allocations	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
		<ul style="list-style-type: none"> • Witham: at Newlands Shopping Centre and adjoining land, • Halstead Land at Kings Road, The Centre, Weavers Court and East of the High Street 		
LPP10 - Retailing and Regeneration	Retail Impact Assessments	To safeguard the viability and vitality of the town and local centres	Proactively manage the planning application process by reviewing Impact Assessments for proposed retail developments above the floorspace threshold defined in the policy	Impact Assessments required from applicants
LPP11 – Primary Shopping Areas	The proportion of units in a primary street frontage which are A1 uses, and the protection of continuous A1 primary retail frontage	Change of use or new development should not result in less than 75% of units in a primary street frontage being A1 uses, and should not break a continuous A1 primary retail frontage	Proactively manage the planning application process	BDC monitoring
LPP17 – Housing Provision and Delivery	The supply of new homes and the supply of sites available for future development	The delivery of a minimum of 14,320 new homes between 2013-2033	Proactively manage the planning application process, land allocations and monitoring and review of supply throughout the Plan Period	BDC annual monitoring of residential development and land supply

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP18 - Strategic Growth Location - Land East of Great Notley, South of Braintree	Delivery of development services and facilities	The delivery of up to 1750 new homes, of a mixed size and type; affordable housing; appropriate employment uses; primary and secondary education facilities; community facilities including a contribution to or location for NHS facilities; a village centre with local retail and food outlets; public open space and informal and formal recreation; a gypsy and traveller site	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP19 - Strategic Growth Location - Land East of Broad Road, Braintree	Delivery of development services and facilities	The delivery of up to 1,000 new homes, of a mixed size and type; affordable housing; employment development; a new primary school; local retail facilities and contributions to other community facilities including local health facilities; public open space and informal and formal recreation including improvements to the River Walk to the south of the site and pedestrian and cycle way links to the town centre; a gypsy and traveller site	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP20 - Strategic Growth Location -	Delivery of development services and facilities	The delivery of 600 new homes, of a mixed size and type;	The delivery of facilities shall coincide with the	BDC development monitoring and

Policy	Indicator	Target	Contingency and Implementation	Data Source
Former Towerlands Park Site		affordable housing; a new primary school; local retail facilities; community facilities including contributions to local NHS facilities; public open space and informal and formal recreation including landscaping to the rural edge	completion of different phases of development to ensure local services are in place when they are needed	monitoring of Section 106 Agreements
LPP21 - Strategic Growth Location - North West Braintree	Delivery of development, services and facilities	The delivery of up to 600 new homes of a mixed size and type appropriate to the area, affordable housing, 10 ha of employment land, land for a new primary school, and contributions to existing education facilities early years and childcare facilities, local centre including retail uses, contribution to other community facilities, public open space, formal and informal recreation, community sports facilities and health care, public rights of way, a spine road connecting Springfield Drive to Panfield Lane.	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed	BDC development monitoring and monitoring of Section 106 Agreements
LPP22 - Strategic Growth Location - Land at Feering	Delivery of development services and facilities	The delivery of up to 750 new homes, of a mixed size and type; affordable housing; appropriate employment uses to support the new community;	The delivery of facilities shall coincide with the completion of different phases of development to ensure local services	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
		<p>a new primary school or community centre; community facilities including a contribution to, or location for, new NHS facilities; public open space and informal and formal recreation including a new country park to the south of the A12; cycle and pedestrian links between the development and the village; a gypsy and traveller site</p>	<p>are in place when they are needed</p>	
LPP23 - Strategic Growth Location - Wood End Farm, Witham	Delivery of development services and facilities	<p>The delivery of up to 450 new homes, of a mixed size and type; affordable housing; a site for, or contributions to, a new primary school and contributions to early years and secondary education; contributions to other community facilities including health provision as required by the NHS; informal and formal open space, play space and allotments; an appropriate countryside edge to the development and buffering to the railway line</p>	<p>The delivery of facilities shall coincide with the completion of different phases of development to ensure local services are in place when they are needed</p>	BDC development monitoring and monitoring of Section 106 Agreements
LPP26 - Gypsy and Traveller and Travelling Showpersons Accommodation	The delivery of 30 pitches for Gypsy and Travellers and 6 Travelling Showpersons pitch	To deliver a range of specialist housing suitable for the population of the District	Bring forward the delivery of sites as part of strategic growth locations	BDC monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP29 – Newlands Precinct	Regeneration of Newlands Precinct and adjoining land	To deliver the regeneration of Newlands precinct to provide retail, residential, and are refurbished precinct.	Proactively manage the planning application process, land allocations	BDC Monitoring
LPP30 – Rickstones Neighbourhood Centre	Regeneration of Rickstones Neighbourhood Centre	To deliver the regeneration of Rickstones Neighbourhood Centre to provide retail and residential.	Proactively manage the planning application process, land allocations	BDC Monitoring
LPP33 - Affordable Housing	The delivery of affordable housing as part of development sites	The target for the proportion of sites, according to the size and location of sites, is detailed in the policy	Pro-actively manage the planning application process.	BDC development monitoring and monitoring of Section 106 Agreements
LPP34 - Affordable Housing in Rural Areas	The delivery of affordable housing as part of exception sites	Affordable housing to meet local need	Rural exception sites could be specifically allocated	BDC development monitoring
LPP35 - Specialist Housing	The delivery of specialist housing for those who need it	To deliver a range of specialist housing suitable for the population of the District	Additional sites for specialist-only housing could be allocated	BDC development monitoring
LPP48 - New Road Infrastructure	The delivery of a series of new road infrastructure projects	To ensure suitable access and road infrastructure across the District	Working with the Highways Authority and landowners to bring forward schemes	BDC/ECC monitoring
LPP49 - Broadband	Availability of high-speed broadband in the District	To ensure suitable broadband access across the District.	Work with suppliers to bring forward the roll-out of high speed broadband	Superfast Essex monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP53 - Provision of Open Space, Sport and Recreation	Availability of appropriate levels of open space for the District	To be outlined in a SPD.	Work with landowners to bring sites forward for new recreation space	BDC Monitoring
RLPP60 - Heritage Assets and their Settings	Number of heritage assets in the district.	To ensure that the most appropriate use of heritage assets to ensure its future is secured.	Work with landowners and developers to insure the most appropriate approach to the preservation of heritage assets.	BDC Monitoring
RLP61 - Demolition of Listed Buildings or Structures	The policy ensuring that heritage assets are only lost under the most exceptional circumstances.	To protect and preserve heritage assets for future generations.	Work with landowners and developers to insure the most appropriate approach to the preservation of heritage assets.	BDC Monitoring
LPP70 - Protection, Enhancement, Management and Monitoring of Biodiversity	Amount of land identified as Local Wildlife Site, SSSI or protected by other designations	To protect existing levels of biodiversity, and to increase areas of protection.	Working with landowners and developers to identify suitable areas for protection.	BDC monitoring
LPP73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding the natural environment	Reduce the risk of water pollution to the environment	Proactively manage the planning application process with the Environment Agency	Monitor Planning Applications where refusal recommended by the Environment Agency

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding the natural environment	To reduce the risk of flooding	Proactively manage the planning application process with the Environment Agency and LLFA	Monitor Planning Applications where refusal recommended by the Lead Local Flooding Authority
LPP73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	Safeguarding from hazards	Knowledge of where hazardous substances are stored	Proactively manage the planning application process.	1. Monitor Planning Applications for Hazardous Substance consent

Monitoring Framework

Glossary

Glossary

Initials	What they stand for
ADMP	Braintree District Pre-Submission Site Allocations and Development Management Plan including further proposed amendments
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BDC	Braintree District Council
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment Method
CHP	Combined Heat and Power
CDA	Critical Drainage Area
CIL	Community Infrastructure Levy
CIRIA	CIRIA is a member-based UK research and information organisation dedicated to improvement in all aspects of the construction industry
DPD	Development Plan Document
Dws	Dwellings
DEFRA	Department for Environment, Food & Rural Affairs
EA	Environment Agency
ECC	Essex County Council
EIA	Equalities Impact Assessment
ELR	Employment Land Review
FTTP	Fibre to the Premises (broadband)
Ha	Hectare
HCA	Homes and Community Agency
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages

Initials	What they stand for
LAA	Local Area Agreement
LCA	Landscape Character Assessment
LDF	Local Development Framework
LLFA	Lead Local Flood Authority
LFRZs	Local Flood Risk Zones
LNR	Local Nature Reserve
LSP	Local Strategic Partnership
LTP	Local Transport Plan
LWS	Local Wildlife Site
NGA	Next Generation Access
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OAHN	Objective Assessment of Housing Need
ONS	Office of National Statistics
PCT	Mid-Essex Primary Care Trust
SANG	Sustainable Accessible Natural Greenspace
SCI	Statement of Community Involvement
SA/SEA	Sustainability Appraisal/Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
SAB	SUDS Approval Body
SUDS	Sustainable Urban Drainage Systems
SWMP	Surface Water Management Plan

Explanation of some of the terms used in this document

Term Used	Explanation
Abstraction	Taking from; an example in planning terms is water abstraction.
Affordable Housing	Includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
Air Quality Management Areas	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Airtightness	Airtightness is the fundamental building property that impacts infiltration (the uncontrolled inward leakage of outdoor air through cracks, interstices or other unintentional openings of a building, caused by pressure effects of the wind and/or stack effect).
Allocation	The specific identification of an area of land for a particular use or to protect an area from unsuitable re-development.
Annual Monitoring Report/Authorities Monitoring Report (AMR)	Sets out the principal characteristics of the District, assesses progress in preparing Local Development Documents and monitors progress in housing, employment and other development.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Area of Outstanding Natural Beauty (AONB)	Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. It is a statutory designation which can be exercised by Natural England previously under the 1949 National Parks and Access to the Countryside Act and more recently the Countryside Rights of Way Act 2000.
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.
Avoidance	Action taken to avoid a possible impact by either re-locating the works to an area that will not have an impact or timing them to avoid the impact i.e. outside of the bird breeding season, amphibian mating season etc.
Best and most versatile agricultural land	This is land in grades 1, 2 and 3a of the Agricultural Land Classification.

Term Used	Explanation
Biodiversity	The wealth of wildlife or variety of life on earth. It includes all living organisms (plants and animals) and collections of species that form different natural habitats.
Biodiversity Offsetting	A standardised system - using conservation credits - to measures residual impacts of development and compensate by providing new wildlife habitat off-site.
Bridleway	A bridle path or bridleway is a path, trail or a thoroughfare that is used by people riding on horses.
Broadband (Superfast)	Superfast broadband is currently defined as speeds of 24Mbps or more, however Broadband Delivery UK (BDUK) are currently updating the definition as speeds of 30Mbps or more.
Broadband (Ultrafast)	Ultrafast is defined, depending on the supplier, as delivering between 300Mbps and 1,000Mbps. Achieving these speeds would require FTTP.
Broadband (FTTP)	Fibre to the Premises. Use of fibre optic cabling instead of copper is required to receive Ultrafast broadband internet speeds.
Brownfield site	Land that has been previously developed, usually but not always within the existing built-up area of a town or village (This excludes agricultural or forestry buildings and residential gardens which are categorised as greenfield).
Canyoning	Stagnation of air between tall buildings.
Climate Change	Climate Change is a large-scale, long-term shift in the planet's weather patterns or average temperatures.
Climate change adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Conservation Area	An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees.

Term Used	Explanation
Community Right to Build Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Commuted Sums	Commuted sums are monies received from the developers of new residential dwellings within the District and are held specifically for the enhancement of open spaces and village halls within the area of the development.
Community Infrastructure Levy (CIL)	A mechanism by which charging authorities can set a standard charge on specified development in their area to pay for the new infrastructure required to support growth.
Comparison goods	Goods which are purchased less frequently such as white goods (TVs, fridges etc.) and clothing.
Compensation	Measures provided to offset residual adverse impacts that remain after the application of mitigation. This can be the provision of an area of like-for-like habitat directly or providing financial contributions to achieve it.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Convenience Goods	Day-to-day goods which are purchased regularly such as food.
Core Strategy	The overarching planning policy document in the Local Development Framework, which sets out the broad planning strategy for the District.
Countryside	The area outside defined development boundaries.
Critical Drainage Areas (CDA)	A discrete geographical 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.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life.
Cyclepath	Either a mandatory or an advisory route along which bicycles may travel, either segregated from pedestrians or as shared users.
Dark Sky Movement	The Dark-Sky Movement is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars

Term Used	Explanation
	visible at night, reducing the effects of unnatural lighting on the environment and cutting down on energy usage.
Decentralised Energy Networks	Decentralised Energy Networks can refer to local generation of energy through renewable resources such as solar and wind energy. It can also relate to combined heat and power systems connected to district heating networks.
Design and Access Statement	A statement which would normally accompany a planning application for certain types of development, to illustrate the process that has led to the formulation of the development proposal and to explain and justify the design and access arrangements in a structured way.
Development	'Means the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' (Section 55, Town & Country Planning Act 1990)
Development Boundary	The designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan.
District Centre	A centre which serves a wider area than a local centre.
District Heating and Cooling	District Heating and Cooling (also known as heat networks) is a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating.
Educational Infrastructure	Pre-school education and childcare, primary and secondary schools and post-sixteen and adult life-long learning facilities.
Enabling Development	Development which would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out and which could not otherwise be achieved.
Equality Impact Assessment (EQIA)	Assessment required when reviewing or developing new policies, strategies and functions to determine if there is any adverse impact, illegal discrimination or any unmet need or requirements.
Employment Land Review	A technical study prepared for the Council which looked at the future needs for employment land and where it should be located.
Employment Site	Land developed, or to be developed, for the provision of workplaces.
Exception Site	Sites for affordable housing on land where development would not normally be allowed - hence they are “exceptions” to policy.

Term Used	Explanation
Essex Biodiversity Action Plan	A biodiversity action plan (BAP) is an internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.
Essex Design Guide	First published in 1973 the Design Guide sets the standard for best practice for the design and layout of residential developments. The guide was updated in 1997 and 2005.
Farm Diversification	On farm development which supplements ongoing agricultural activity either by adding value to existing operation, or introducing new income streams, which remain under the same management control as the main farm enterprise.
Flood Plain/ Flood Zone	A floodplain is the area that would naturally be affected by flooding if a river rises above its banks. The Environment Agency <i>Flood Map for Planning (rivers and the sea)</i> identifies areas that could be affected by flooding if there were no flood defences and the the chance of a flood happening each year.
Flood Resilience	Buildings that are designed and constructed to reduce the impact of flood water entering the building so that no permanent damage is caused, structural integrity is maintained and drying and cleaning is easier.
Flood Resistance	Flood-resistant construction can prevent entry of water or minimise the amount that may enter a building where there is short duration flooding outside with water depths of 0.6 metres or less.
Flora and Fauna	Flora is plant life and fauna refers to animals.
Formal Recreation	Recreational activities which use or require dedicated or purpose-built facilities, either in public or private ownership, for example, sports pitches, swimming pools, playing fields, tennis courts, bowling greens.
Geodiversity	The variety of geological environments, phenomena and processes that make those landscapes, rocks, minerals, fossils and soils which provide the framework for life on earth.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

Term Used	Explanation
Greenfield Site	Land which has not been developed before, usually but not always agricultural or natural land. Sites may also be considered greenfield if they have been unused for a period of time and the previous use has “returned to nature”. Agricultural and forestry buildings and residential gardens are also categorised as greenfield.
Gypsies and Travellers	As defined in Planning Policy for Traveller Sites (August 2015)
Habitat Regulations Assessment (HRA)	The Habitat Regulation Assessment forms part of the Local Plan evidence base. The Habitat Regulation Assessment is a statutory requirement under the Conservation (Natural Habitats) (Amendment) (England and Wales) Regulations 2006. An HRA is required for a plan or project which, either alone or in combination with other plans or projects is likely to have a significant effect on the integrity of a European site (one that forms part of the Natura 2000 (N2K) network), plus Ramsar sites (collectively ‘international sites’).
Hamlet	A small village which does not have a development boundary.
Heritage Asset	Heritage Assets include Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens.
Highway Authority (The)	The authority with responsibility for highways matters this is Essex County Council for local roads and Highways England for strategic roads.
Highways England (formerly the Highways Agency)	National body with authority over the trunk road network; operates, maintains and improves England's motorways and major A roads. In the District those roads are the A120 and A12.
Housing Density	The number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.
Housing Supply	The amount of housing (new dwellings) the local authority will supply over the plan period. This is split into a 15-year housing supply and a shorter term 5-year housing supply. The 5-year supply has to be reviewed annually and include an additional 5% buffer.
Impact Assessment	An assessment required to demonstrate what impact a proposed retail development may have on any particular town, district or local centre. Different assessment thresholds apply.
Important Hedgerow	A hedgerow meeting the criteria set out in the Hedgerow Regulations 1997.
Informal Recreation	Recreational activities which do not make use of or require dedicated or purpose-built facilities, either in public or private ownership. Informal recreation land would include trails and walks.

Term Used	Explanation
Infrastructure	Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including.
Inset Map	A map showing an area around a particular town or village within the District. The areas defined by the inset are shown on the proposals map.
Irreplaceable Habitats	Habitats which it is not possible to re-create, due to their age and/or condition and/or composition. Included Ancient Woodland and Veteran Trees in Essex.
Landscape Character Assessment	Carried out in 2006 the LCA analyses, describes and classifies the landscape areas in the District. The District is divided into three different types of landscape being, River Valley, Farmland Plateau and Wooded Farmland.
Legally Protected Species	Those species protected under: The Protection of Badgers Act 1992 (as amended), the Wildlife and Countryside Act 1981 (as amended) or the Conservation of Habitats and Species Regulations 2010 (as amended).
Listed Building	A building listed by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest.
Living Landscape	Landscape-scale areas of the countryside, such as river valleys, estuaries, forested ridges, and grass and heath mosaics, which form ecological networks. The networks allow wildlife to move through them and increase their resilience to threats such as climate change, floods drought, sea-level rise and development pressure. There are 80 Living Landscapes within Essex.
Local Centres	Local Centres are listed in the document. They typically contain a small supermarket, shops, sub-post office etc. Other facilities could include takeaways and launderettes. In rural areas key service villages may perform the role of a local centre.
Local Community Facilities	Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
Local Nature Reserves (LNR)	Habitat recognised under the National Parks and Access to the Countryside Act 1949 as an ecosystem of flora and/or fauna considered by the Local Authority to be of significant County or District-wide value and interest to merit its conservation and management for public enjoyment.
Local Wildlife Sites (LoWS)	Semi-natural habitats identified by Essex Wildlife Trust as important for the conservation of wildlife.

Term Used	Explanation
Main Towns	The main urban centres in the District. They are Braintree, Witham and Halstead.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major proposal	A major development proposal as defined by Article 8(7) of The Town and Country Planning (General Development Procedure) Order 1995.
Market Position Statement	A statement outlining current provision or availability of a specific service (i.e. availability of care home spaces).
Mitigation	Action taken to reduce the severity of adverse impacts. Mitigation can include minimising impacts by limiting the degree of magnitude of an action, or rectifying impacts by restoring, rehabilitating, or repairing the affected environment or reducing or eliminating impacts over time.
'Mixed use' sites	Land developed to consist of a combination and integration of uses including residential, employment and community.
National Planning Policy Framework (NPPF)	Sets out Government's planning policies for England and how these are expected to be applied.
National Planning Policy Guidance (NPPG)	Supports the NPPF; the guidance is published online and regularly updated.
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.
Original Dwelling	The extent of a dwelling house as originally built, or its extent as it was on the 1 st July 1948.
Permeable Surface	Permeable surfaces consist of a variety of types of pavement, pavers and other devices that provide stormwater infiltration while serving as a structural surface.
Permitted Development Rights	The level of development that can take place before planning permission is required, as stated in The Town and Country Planning (General Permitted Development) Order 1995.

Term Used	Explanation
Planning Obligation/Section 106 Agreement	A legally binding settlement between a local planning authority and any person interested in land within the area of the local authority, in which development is restricted; specified operations, activities or uses required; or a financial contribution to be made.
Primary Shopping Areas	Area within a town centre consisting of primary and secondary frontages and is used as the basis for applying the sequential test for food (Convenience) retail proposals.
Priority Species and Habitat	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Primary and Secondary Retail Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and business.
Proposals Map	The detailed plan on an Ordnance Survey base showing development boundaries and site allocations across the whole of the District.
Protected Lane	Lanes identified as being of special historic or landscape value in the countryside.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Red Data List	List of Threatened Species (also known as the IUCN Red List or Red Data List), founded in 1964, is the world's most comprehensive inventory of the global conservation status of biological species.
Registered Parks & Gardens of Special Historic Interest	Sites included in the Register of Parks and Gardens of Special Historic Interest compiled and maintained by English Heritage, that make a significant contribution to the diversity of the local and/or national landscape and/or which are of particular historical importance.
Retail Hierarchy	Requirement of the NPPF for Local Authorities to define a hierarchy of retail development for the District. This is defined in policy LPP10.
Risk Assessment	A systematic process of evaluating the potential risks that may be involved in a projected activity or undertaking.
Run Off Rates	The rate at which water will leave a given area.
Rural Worker	Person currently employed by or retired from agricultural employment.

Term Used	Explanation
Scheduled Ancient Monument (SAM)	A building or structure considered by the Secretary of State to be of national importance and given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
Key Service Villages	The largest villages in the District that have a good range of day to day facilities and act as a service centre for other smaller villages.
Sequential Test (Retail)	A test required to demonstrate that no other sites are available in a more sequential preferable location.
Sites of Special Scientific Interest (SSSI)	Land notified under the Wildlife and Countryside Act 1981 as an ecosystem of flora and/or fauna considered by Natural England to be of significant national value and interest to merit its conservation and management.
Solar Shading	System which controls the amount of heat and light admitted to a building, permitting users to control heat gains from the sun.
Specialist Housing	Accommodation which is specifically designed and built to meet the needs of the elderly, young or vulnerable adults and may include elements of care and support for people living there.
Special Policy Area (SPA)	Parcels of land for which specific development objectives exist. These may relate to the density, nature and/or use of the land.
Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2010.
Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Statement of Community Involvement (SCI)	A document which sets out how the Council intends to involve the whole community in decisions on both planning policies and planning applications.
Strategic Housing Land Availability Assessment (SHLAA)	A technical study which identifies sites with development potential for housing and assesses their developability, deliverability and capacity.
Strategic Housing Market Assessment (SHMA)	A technical study prepared for the Council which assesses the overall state of the housing market and advises on future housing policies used to inform the Council's Housing Strategy.

Term Used	Explanation
Structural Landscaping	The treatment of land, usually by including substantial tree and shrub planting, to enhance visual amenity and integrity with surrounding landscape features.
Sui Generis	Certain uses which do not fall within any use classes, such as theatres, hostels, scrap yards, nightclubs, launderette among others.
Surface Water Management Plan (SWMP)	Plan produced by the Lead Local Flood Authority (LLFA) that 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.
SUDS	A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
Supplementary Planning Documents (SPD)	These documents are supplementary to the Development Plan and are used to provide additional detail as deemed necessary.
Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)	Assessments required by European and national law into how the plan will impact on the District's environment in the long term and contribute towards sustainable development.
Sustainable development	Defined within the National Planning Policy Framework (2012).
Swale	A swale is a low tract of land, especially one that is moist or marshy. The term can refer to a natural landscape feature or a human-created one.
Town Centres	The area defined on the proposals map which contains the majority of town centre uses. It is used as the basis for applying the sequential test for comparison goods.
Transport Assessment	An assessment of the likely transport impact a development may have.
Travel Plan	A plan demonstrating how a development would encourage its users to use more sustainable methods of transport to access a development.
Tree Preservation Order	Provides protection to individual trees, groups of trees or woodland by prohibiting topping, lopping or felling except by the consent of the Local Planning Authority.

Term Used	Explanation
Urban Capacity Study	A technical study prepared for the Council that assesses the potential for building more dwellings in the existing built up parts of the District, usually the main towns and large villages.
Use Class Order	Different uses are given a classification as defined by The Town and Country Planning (Use Classes) Order 1987 (As amended). For example an A1 use refers to retail and a C3 use would refer to a residential use.
Water Course	A brook, stream, or artificially constructed water channel.
Water Framework Directive	The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.
Veteran tree	A tree which, because of its great age, size or condition is of exceptional value to wildlife, in the landscape, or culturally.
Visually Important Space	Open space which is considered to make a significant contribution to the visual character of an area.

Appendix 1 Housing Trajectory

Appendix 2 List of Braintree Local Plan Review (RLP) and Core Strategy Policies Superseded by Local Plan 2033

Appendix 2 List of Braintree Local Plan Review (RLP) and Core Strategy Policies Superseded by Local Plan 2033

New Policy Number	Policy	Replaces Policy
SP1	Presumption in Favour of Sustainable Development	-
SP2	Spatial Strategy for North Essex	CS1
SP3	Meeting Housing Needs	CS2
SP4	Providing for Employment and Retail	CS4
SP5	Infrastructure and Connectivity	CS11
SP6	Place Shaping Principal	CS9
SP7	Development and Delivery of New Garden Communities in North Essex	-
SP8	Tendring/Colchester Borders Garden Community	-
SP9	Colchester/Braintree Borders Garden Community	-
SP10	West of Braintree New Garden Community	-
LPP1	Development Boundaries	
LPP2	Location of Employment Land	CS4
LPP3	Employment Policy Areas	RLP33
LPP4	Kelvedon Park	
LPP5	Allshot's Farm	
LPP6	Business Parks	RLP29
LPP7	Design and Layout of Employment Policy Areas and Business Uses	RLP31, RLP34, RLP35
LPP8	Rural Enterprise	CS5
LLP9	Tourist Development within the countryside	RLP143, RLP144, RLP145, RLP146
LPP10	Retailing and Regeneration	CS6

LPP11	Primary Shopping Areas	RLP112 RLP116
LPP12	District Centre	CS6
LPP13	Freeport Outlet Centre	CS6
LPP14	Leisure and Entertainment	RLP118 RLP119
LPP15	Retail Warehouse Development	RLP118 RLP 119
LPP16	Retail Site Allocations	CS6
LPP17	Housing Provision and Delivery	CS1
LPP18	Strategic Growth Location - Land East of Great Notley, south of Braintree	-
LPP19	Strategic Growth Location - Land East of Broad Road, Braintree	-
LPP20	Strategic Growth Location - Former Towerlands Park Site	-
LPP21	Strategic Growth Location - North West Braintree	-
LPP22	Strategic Growth Location - Land at Feering	-
LPP23	Strategic Growth Location - Wood End Farm, Witham	-
LPP24	Comprehensive Redevelopment Area - Land East of Halstead High Street	RLP121
LPP25	Specialist Housing - Mount Hill, Halstead	
LPP26	Comprehensive Redevelopment Area - Factory Lane West/Kings Road Halstead	-
LPP27	Comprehensive Redevelopment Area - Former Dutch Nursery, West Street, Coggeshall	-
LPP28	Comprehensive Redevelopment Area - Kings Chase, Witham	-
LPP29	Comprehensive Redevelopment Area - Newlands Precinct	
LPP30	Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre	
LPP31	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel	

LPP32	Residential Allocation - Gimsons, Witham	
LPP33	Affordable Housing	CS2
LPP34	Affordable Housing in the Countryside	RLP6 CS2
LPP35	Specialist Housing	RLP19 RLP20 RLP21
LPP36	Gypsy and Traveller and Travelling Showpersons' Accommodation	RLP23 CS3
LPP37	Housing Type and Density	RLP8
LPP38	Residential Alterations, Extensions and Outbuildings	RLP6, RLP19 RLP20 RLP21
LPP39	Replacement Dwellings in the Countryside	RLP15
LPP40	Rural Workers Dwellings in the Countryside	RLP12 RLP13
LPP41	Infill Developments in Hamlets	RLP16
LPP42	Residential Conversion of Buildings in the Countryside	RLP38
LPP43	Garden Extensions	RLP25 RLP26
LPP44	Sustainable Transport	RLP49, RLP50, RLP51, RLP52, RLP53, RLP54, RLP55
LPP45	Parking Provision	RLP56
LPP46	Protected Lanes	RLP87
LPP47	Transport Related Policy Areas	RLP58 RLP59
LPP48	New Road Infrastructure	RLP61
LPP49	Broadband	RLP161 - no policy explicitly
LPP50	Built and Historic Environment	
LPP51	An Inclusive Environment	
LPP52	Health and Wellbeing Impact Assessment	
LPP53	Provision of Open Space, Sport and Recreation	CS10
LPP54	Equestrian Facilities	RLP85
LPP55	Layout and Design of Development	RLP9 RLP90

LPP56	Conservation Areas	RLP95 RLP96 RLP97
LPP57	Demolition in Conservation Areas	
LPP58	Shop Fronts, Fascias and Signs in Conservation Areas	RLP108 RLP117
LPP59	Illuminated Signs in Conservation Areas	A RLP109 RLP117
LPP60	Heritage Assets and their Settings	RLP99 RLP100 RLP101
LPP61	Demolition of Listed Buildings or Structures	RLP99
LPP62	Enabling Development	RLP102
LPP63	Archaeological Evaluation, Excavation and Recording	RLP104 RLP105 RLP106
LPP64	Educational Establishments	RLP150
LPP65	Local Community Services and Facilities	RLP128 RLP151
LPP66	Cemeteries and Churchyards	
LPP67	Natural Environment and Green Infrastructure	CS8
LPP68	Protected Species, Priority Spaces and Priority Habitat	RLP84
LPP69	Tree Protection	
LPP70	Protection, Enhancement, Management and Monitoring of Biodiversity	
LPP71	Landscape Character and Features	RLP79 RLP80
LPP72	Green Buffers	-
LPP73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	RLP62, RLP63, RLP64
LPP74	Climate Change	
LPP75	Energy Efficiency	RLP77
LPP76	Renewable Energy Schemes	RLP76
LPP77	Renewable Energy within New Developments	RLP77
LPP78	Flooding Risk and Surface Water Drainage	RLP69

LPP79	Surface Water Management Plan	
LPP80	Sustainable Urban Drainage Systems	
LPP81	External Lighting	RLP65
LPP82	Infrastructure Delivery and Impact Mitigation	

Appendix 3 Residential Housing Allocations

Appendix 3 Residential Housing Allocations

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
BCBG 144	BTE/15/1366	Carrier Business Park East Street	74
BCBG 150	BCBG150	Land at Stubbs Lane, Braintree	12
BCBG 550	BCBG 550	Land off Chapel Hill	60
BLAN 114	BLAN 110, BLAN 114, BLAN 116, BLAN 117	Land east of Great Notley, Strategic Growth Location	1903
BLAN 115	BLAN 115 BTE/16/0605	Land at Bakers Lane and London Road	96
BOB 1	BOB1	Phase 2, Tabor House site 5 Coggeshall Road	16
BOB 20	BOB20H BTE/14/1116	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	14
BOB 38	BOB 38H BTE/15/0903	Former Health Clinic site Coggeshall Road	14
BOB 39	BOB239 BTE/16/0315	157 Coggeshall Road and land to rear (Ushers Meadow)	12
BOCN 123	-	Land off Highfield, Stile Road	See BOCN 132
BOCN 127	BOCN127	Land east of Elizabeth Lockhart Way	10
BOCN 130	BTE/15/0901	Land between 90 and 92 High Garrett	8
BOCN 132	BOCN123, BOCN132	Land at Straits Mill, Braintree Straits Mill	1000
BOCN 134	BOCN 134 BTE/15/1584	Polly's Field, Land at Church Lane Bocking (sheltered housing)	100
BOCN 137	BOCN137	Former Towerlands Park Site, Braintree	600
BOCS 140	BOCS 140 BTE/15/1458	Site at Rayne Lodge Farm, North of Rayne Road	136

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
BON32H	BON32H BTE/13/0749	Bocking Riverside, Christy House and Chantry House Church Street	complete
BOS 10	BOS10H BTE/16/0271	Land rear of 49-57 Church Lane	15
BOS 16	BOS16	Land at Harkilees Way	11
BOS 6H	BOS6 BOS8 BTE/15/1319	Land West of Panfield Lane	600
BRAW 153	BRAW153 BTE/17/018	Broomhills Estate	70
BRC 30	BRC 30H BTE/14/1009	Dovehouse Yard, Land adj Telephone Exchange South Street	complete
BRC 34	BRC 34	Land rear of 138-142 (Kwik Fit) South Street	10
BRC 6	BRC6 BTE/16/0211	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	10
BRC 7	BRC76	Crossman House Station Approach	21
BRC 77	BRC 77H	Timber yard east of Crossman House Station Approach	10
BRC 82	BTE/12/1344	Blandford House site 7 London Road	10
BRE 17H	-	302 Cressing Road, Braintree	10
BRS 35	BTE/14/1115	The Rose and Crown PH site Masefield Road	14
BRS 2	BTE/15/1321	Land North of St Johns Avenue, Braintree	48
BRS 26	-	Land West of Mill Park Drive, Braintree	complete
BRS 3	-	Land at St Johns Avenue, Braintree	complete
BRS 4	-	Land at St Johns Avenue, Braintree	complete
BRSO 152	BRSO152	Land at Railway Station, Braintree	100
COGG 174	COGG 174	Land on the south side of East Street, Coggeshall	25

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
COGG 181	COGG 181 (pt) BTE/15/1372	Land Between A120 and Tey Road	11
COGG 506	COGG 506 BTE/17/0359	Dutch Nursery West Street	60
CRESS 192	BTE/16/0397	Land east of Mill Lane, Cressing	118
CRESS 201	CRESS201	Land at Appletree Farm, polecat Road, Cressing	70
EAR 3	EAR 3 BTE/15/0934	Land at Station Road	56
EARC 221	BTE/16/1475	Land off Monks Road	50
EARC 225	EARC 225 BTE/15/1580	Land rear of Halstead Road	80
FEER 230	FEER230, FEER232, FEER233 BTE/16/569/OUT	Land south of Feering west of A12, Feering	See FEER232
FEER 232	FEER230, FEER232, FEER233 BTE/16/569/OUT	Land south of Feering west of A12, Feering	30
FEER 233	FEER230, FEER232, FEER233 BTE/16/569/OUT	Land south of Feering west of A12, Feering	970
GGHR 307	BTE/14/1580	Land South of Oak Road	292
GNBN 264	GNBN 264 BTE/15/1193	Land between London Road, Pods Brook and A120, Braintree	215
GRBA 255A	BTE/15/1354	Land off Braintree Road, Great Bardfield	37
GRYE 274	GREY 274 BTE/15/1040	Nuns Walk Field	29
GRYE 275	GRY5X BTE/14/1254	Hunnable Industrial Estate	23
HAS 16	HAS2 BTE/86/0185 BTE/11/1494 BTE/14/0171 BTE/15/0328 BTE/16/1577	Ball Chase	34

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
HAS 16	-	Land Fronting Crossfield Stanstead Road	See HAS 16
HAS 22	-	Priory Hall Colchester Road	complete
HASA 286	HASA 286 BTE/16/0802	Land At Greenways Balls Chase	14
HASA 287	HASA 287	Land east of the High Street, off St Andrews Road	50
HASA 289	HASA 289 BTE/15/1457	Land at Cherry Tree Rise	20
HASA 295	HASA 295	The old wood yard site Fenn Road	30
HASA 513	HASA513 BTE/15/1312	Portway Place, Central Park site Colchester Road	103
HATF 313	Allocated	Sorrells Field	45
HATF 315	Allocated	Land at Woodend Farm	450
HATF 316	Allocated	Land at Woodend Farm	See HATF316
HATF 317	Allocated	Land north east of Gleneagles Way	120
HATF 608	Allocated	Former Arla Dairy Site	142
HATF 630	Allocated	Bury Farm, Bury Lane, Hatfield Peverel	51
HATR 299	Allocated	Harrison Works, Kings Road, Halstead	10
HATR 309	Allocated	Blamsters area 3, Halstead	16
KELV 332	-	St. Domanic's care homes, The Cloisters	41
KELV 337	Allocated	Land north of London Road, Kelvedon	250
RIDG 359	Allocated	Land SE side of Ashen Road with Tilbury Road	20
RIVE 360	Allocated	North East Witham - Forest Road	222
SIB 2	SIB2	Earl's Garden (Premdor site) Station Road	51

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
SIB 2CH	SIB2H (part) BTE/16/1628	Rockways site Station Road	38
SIB 7	Allocated	Former Coopers Yard, Swan Street	complete
SIBH 377	SIBH377/SIBH 617	Former Tanners Dairy Prayors Hill	50
SIBH 617	Allocated	Former Tanners Dairy Prayors Hill	See SIBH377
SIL 7H	Allocated	Car park at Sheepcotes Lane	15
SILV 385	Allocated	Land West of Boars Tye Road	50
SILV 388	Allocated	Crittall Works and adjoining Finishing Company	65
SILV 389	Allocated	Land North of Western Road, Silver End	350
STEB 395	Allocated	Land South of Freezes Barns, North Street, Steeple Bumpstead	25
WCH 22	WCH 22	Iceni House, Newland Street, Witham	complete
WCH 27	Allocated	Former Magistrates Court site Chess Lane/Newland Street	complete
WETH 414	Allocated	Land at Silver Street	9
WETH 624	Allocated	Land corner of Braintree Road & West Drive, Wethersfield	23
WIN 7	WIN7H BTE/14/1644	Former Forest Road Community Hall site	20
WIS 9	WIS9H BTE/12/1071	Land south of Maltings Lane	63
WITC 421	Allocated	Gimsons	50
WITC 422	WIS10X BTE/14/1528	Old Ivy Chimneys Hatfield Road	18
WITC 423	Allocated	South West Witham, Lodge Farm	750
WITC 424	WITC 424	East Of England Strategic Health Authority Offices 8 Collingwood Road	61

Proposals Map Ref	Trajectory Ref:	Site Address	Indicative remaining capacity
WITN 425	WITCN425	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate	30
WITN 426	WITN 426 BTE/15/1273/OUT	Land north of Conrad Road	150
WITN 427	WITN427	Land north of Conrad Road	10
WITN 429	WITN 429	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Avenue	13
WITN 613	WITCN425	Chipping Hill	See WITN425
WITW 431	WITW 431	Land off Teign Drive	20
WBGC	West of Braintree	West of Braintree Garden Community	2500
CBBGC	Land at Marks Tey	Colchester/Braintree Borders Garden Community	1150

Proposal Maps