

Index of Policies	66
1 S2 Introduction	70
2 Vision & Objectives	72
3 The Spatial Strategy	76
4 A Prosperous District	84
A Strong Economy	84
Employment Policy Areas	88
Business Parks	92
Rural Enterprise	93
Tourism	94
Shops and Services	96
Primary Shopping Areas	99
District and Local Centres	100
Out of Town Retailing	101
Retail Allocations	103
Homes	104
Housing Allocations	104
Affordable Housing	122
Affordable Housing In Rural Areas	124
Specialist Housing and Care Homes	125
Gypsy and Traveller and Travelling Showpersons Accommodation	127
Housing Mix and Density	130
Extensions, Alterations and Outbuildings	132
Replacement Dwellings in the Countryside	134
Rural Workers Dwellings	136
Hamlets	138
Conversion of Buildings in the Countryside	139
Garden Extensions	140
Transport & Infrastructure	141

Sustainable Transport	141
Parking Provision	144
Transport Related Road Areas	146
New Road Infrastructure	147
Broadband	149
5 Creating Better Places	152
A Healthy and Active District	154
Creating High Quality Spaces	161
Heritage Assets	164
Demolition of Listed Buildings or Structures	169
Sites of Archaeological Importance	170
Community Facilities	171
6 The District's Natural Environment	176
Biodiversity, Landscape Character and Agriculture	178
Protected Lanes	188
Land, Water and Air Quality	189
Climate Change & Energy	192
Flood Risk & Surface Water Drainage	198
External Lighting	206
7 Delivery & Implementation	210
Glossary	222
Appendix 1 Housing Trajectory	238
Appendix 2 List of Braintree Local Plan Review (RLP) and Core Strategy Policies Superseded by Local Plan 2033	264
Appendix 3 Residential Housing Allocations	270
Proposal Maps	276

Index of Policies

Policy LPP 1 Development Boundaries	81
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Policy LPP 2 Location of Employment Land	86
Policy LPP 3 Employment Policy Areas	88
Policy LPP 4 Kelvedon Park	90
Policy LPP 5 Allshot's Farm, Rivenhall	91
Policy LPP 6 Business Parks	92
Policy LPP 7 Rural Enterprise	93
Policy LPP 8 Tourist Development within the Countryside	94
Policy LPP 9 Retailing and Regeneration	97
Policy LPP 10 Primary Shopping Areas	99
Policy LPP 11 District Centre - Great Notley	100
Policy LPP 12 Braintree Village Designer Outlet Centre	101
Policy LPP 13 Leisure and Entertainment	102
Policy LPP 14 Retail Warehouse Development	102
Policy LPP 15 Retail Site Allocations	103
Policy LPP 16 Housing Provision and Delivery	105
Policy LPP 17 Strategic Growth Location - Land East of Great Notley, South of Braintree	106
Policy LPP 18 Strategic Growth Location - Land East of Broad Road, Braintree	108
Policy LPP 19 Strategic Growth Location - Former Towerlands Park Site	109
Policy LPP 20 Strategic Growth Location - North West Braintree	110
Policy LPP 21 Strategic Growth Location - Land at Feering	111
Policy LPP 22 Strategic Growth Location - Wood End Farm, Witham	113
Policy LPP 23 Comprehensive Redevelopment Area - Land East of Halstead High Street	114
Policy LPP 24 Specialist Housing - Mount Hill, Halstead	115
Policy LPP 25 Comprehensive Redevelopment Area - Factory Lane West/Kings Road, Halstead	116
Policy LPP 26 Comprehensive Redevelopment Area - Kings Chase, Witham	117
Policy LPP 27 Comprehensive Redevelopment Area - Newlands Precinct, Witham	118
Policy LPP 28 Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham	119
Policy LPP 29 Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peveler	120
Policy LPP 30 Residential Allocation - Gimsons, Witham	121
Policy LPP 31 Affordable Housing	123
Policy LPP 32 Affordable Housing in Rural Areas	124
Policy LPP 33 Specialist Housing	125
Policy LPP 34 Gypsy and Traveller and Travelling Showpersons' Accommodation	128
Policy LPP 35 Housing Mix, Density and Accessibility	131
Policy LPP 36 Residential Alterations, Extensions and Outbuildings	132
Policy LPP 37 Replacement Dwellings in the Countryside	135
Policy LPP 38 Rural Workers Dwellings in the Countryside	137

Policy LPP 39 Infill Development in Hamlets	138
Policy LPP 40 Residential Conversion of Buildings in the Countryside	139
Policy LPP 41 Garden Extensions	140
Policy LPP 42 Sustainable Transport	142
Policy LPP 43 Parking Provision	145
Policy LPP 44 Transport Related Policy Areas	146
Policy LPP 45 New Road Infrastructure	148
Policy LPP 46 Broadband	150
Policy LPP 47 Built and Historic Environment	152
Policy LPP 48 An Inclusive Environment	153
Policy LPP 49 Health and Wellbeing Impact Assessment	156
Policy LPP 50 Provision for Open Space, Sport and Recreation	158
Policy LPP 51 Equestrian Facilities	160
Policy LPP 52 Layout and Design of Development	162
Policy LPP 53 Conservation Areas	164
Policy LPP 54 Demolition In Conservation Areas	165
Policy LPP 55 Shop Fronts, Fascias and Signs in Conservation Areas	166
Policy LPP 56 Illuminated Signs in Conservation Areas	167
Policy LPP 57 Heritage Assets and their Settings	168
Policy LPP 58 Demolition of Listed Buildings or Structures	169
Policy LPP 59 Archaeological Evaluation, Excavation and Recording	170
Policy LPP 60 Educational Establishments	172
Policy LPP 61 Local Community Services and Facilities	173
Policy LPP 62 Cemeteries and Churchyards	174
Policy LPP 63 Natural Environment and Green Infrastructure	177
Policy LPP 64 Protected Sites	179
Policy LPP 65 Tree Protection	181
Policy LPP 66 Protection, Enhancement, Management and Monitoring of Biodiversity	182
Policy LPP 67 Landscape Character and Features	185
Policy LPP 68 Green Buffers	187
Policy LPP 69 Protected Lanes	188
Policy LPP 70 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	190
Policy LPP 71 Climate Change	194
Policy LPP 72 Resource Efficiency, Energy Generation and Energy Efficiency	195
Policy LPP 73 Renewable Energy Schemes	197
Policy LPP 74 Flooding Risk and Surface Water Drainage	200
Policy LPP 75 Surface Water Management Plan	202
Policy LPP 76 Sustainable Urban Drainage Systems	205
Policy LPP 77 External Lighting	206
Policy LPP 78 Infrastructure Delivery and Impact Mitigation	210

S2 Introduction

1 S2 Introduction

Braintree District

1.1 The main policy part of the Local Plan is 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.

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

1.3 There is a glossary at the end of the document 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.

1.4 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.

1.5 Areas outside of the development boundaries are considered countryside. These can be found by looking at the overall map of the District (Map 69) which includes allocations and safeguarding which goes beyond development boundaries including Local Wildlife Sites and Sites of Special Scientific Interest (SSSI).

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

Vision & Objectives

2 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. 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 and green infrastructure. 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

2.1 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

2.2 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

2.3 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 Village and Braintree Retail Park continues to be supported. Shops and retail facilities will also be provided on new developments where appropriate.

Housing Need

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

Transport Infrastructure

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

Broadband

2.6 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

2.7 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

2.8 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

2.9 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

2.10 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

2.11 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

2.12 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

2.13 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

3 The Spatial Strategy

The settlement hierarchy

3.1 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 Local Plan Section One and completes the picture of the role and functions of different areas within the District.

3.2 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.

3.3 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 communities 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.

3.4 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 with 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

3.5 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).

Key Service Villages

- 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 care 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.

- 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.

Second Tier

3.6 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

3.7 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 by development within a third tier village.

The Countryside

3.8 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 supports countryside uses.

Neighbourhood Plans

3.9 As of January 2022 there are five adopted Neighbourhood Plans in the District (at Bradwell with Pattiswick, Cressing, Coggeshall, Hatfield Peverel and The Salings). A further eight villages have applied to designate a Neighbourhood area and are working on the production of a Neighbourhood Plan. The Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.

Spatial Strategy

Towns	Braintree with Bocking and Great Notley
	Witham
	Halstead
Key Service Villages	Coggeshall
	Earls Colne
	Hatfield Peverel
	Kelvedon with Feering
	Sible Hedingham
Second Tier	Bures Hamlet
	Cressing Tye Green
	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
High Garrett
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

3.10 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, Witham and the A12/Great Eastern Mainline corridor and Halstead.

3.11 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

3.12 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 2012 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"*.

3.13 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 Plans to ensure they meet the needs of their communities.

3.14 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.

3.15 Outside of the development boundaries, it is considered that new development would not normally be able to meet the 2012 NPPF core planning principles 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 confined to uses appropriate to the countryside whilst also protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils to protect the intrinsic character and beauty of the countryside.

Braintree District Local Plan Key Diagram



Braintree District
Local Plan
Key Diagram

A Prosperous District

4 A Prosperous District

A Strong Economy

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

4.2 The national policy context is provided by the 2012 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

4.3 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.

4.4 At 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.

4.5 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.

4.6 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.

4.7 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.

4.8 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. ECC has undertaken a 'Grow on Space Feasibility Study' to explore the need for employment 'Grow-On Space' within the County. Such flexible employment space, between 100 – 300 sq m in scale, is required to enable flexible premises for businesses to move on from incubation / enterprise centres / start-up spaces, and free up the units for other start-ups. The Essex Economic Commission also identified an inadequate supply of flexible tenures (eg. Grow-on Space), which is holding back successful businesses that want to expand and grow. The Council will consider which interventions are the most appropriate and viable to ensure the provision of flexible local employment space (by tenure) in the Plan area.

4.9 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.

4.10 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.

4.11 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

4.12 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. Policy SP5 in the section 1 Local Plan has confirmed that Braintree should deliver between 20.9 and 43.3ha of new employment land.

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

4.14 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

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 to meet the needs set out within Policy SP5, 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	1ha Employment Policy Area.	1
b)	Land to the west of the A131 at Great Notley 'Horizon 120'	18.5ha Innovation and Enterprise Business Park for uses E(g), B2, B8. The Council has an approved LDO for the site The site also includes 7ha of structural landscaping.	18.5

Ref	Site	Proposed Uses	Area (ha)
c)	Extension to Eastways Industrial Estate, Witham	Employment Policy Area	6.8
d)	Extension to Bluebridge Industrial Estate, Halstead	Employment Policy Area	2
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
Total identified new employment land allocations:			42.1

Employment Policy Areas

4.15 Employment Policy Areas are general use 'traditional' 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. In these areas the Council will seek to ensure that the predominant use should be for employment, including office, light industrial, manufacturing and storage and distribution. Repair of vehicles, waste management facilities and a limited amount of services to support the workers or businesses on the site may also be suitable in some locations.

4.16 In September 2020 the use class order was amended and the Commercial E use class was created incorporating uses previously considered as B1, A1, A2, A3, D1 and D2. This means that employment buildings used for offices or light industrial processes and research can now be converted to other uses within class E without the need for planning permission.

4.17 Use Class E in certain circumstances could lead to a loss of employment land for traditional employment purposes. The Council will seek to minimise unacceptable impacts on parking, traffic and amenity of businesses located on employment sites that would impair their long term functionality or operation.

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. Office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2) (Use Class E(g))
- b. General industrial (use class B2) and storage and distribution (use class B8)
- c. Repair of vehicles and vehicle parts
- d. Waste management facilities as appropriate taking into account neighbouring uses
- e. Services specifically provided for the benefit of businesses or workers based on the employment area.

Changes from B2 or B8 to E (other than E(g) Offices, Research and Development, Light Industrial) will not be permitted.

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
Broton 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
Former Premdor site, Sible Headingham	0.2
Total	283.1

Kelvedon Park

4.18 Essex Fire and Rescue Service 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
- 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.

Allshot's Farm

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:

- a. 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
- b. A full landscaping scheme would be required
- c. Structural landscaping is protected from development and any new proposals will provide suitable additional landscaping which minimises developments impact on the countryside.

Business Parks

4.19 The Council has historically identified a number of employment areas which by virtue of their location, often in rural areas, are only suitable for office or business uses. The new use class order introduced in September 2020 has removed the B1 use class and those uses now fall within a wider commercial E use class which also includes a range of other uses.

Policy LPP 6

Business Parks

Employment locations for Business Parks are identified on the Proposals Map. To maintain the character of these sites, and to meet identified needs, they are allocated for Use Class E (g), office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2).

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

Rural Enterprise

4.20 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.

4.21 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.

4.22 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.

4.23 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 7

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:

- a. The access and traffic generated by the development can be accommodated without adverse impact on the local road network
- b. There is no unacceptable impact on residential amenity
- c. There is no unacceptable impact on the character of the site or the surrounding countryside and its landscape value.

Tourism

4.24 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 2012 NPPF.

4.25 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.

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

4.27 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.

4.28 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.

4.29 To ensure that the district's countryside is protected from inappropriate conversions of new tourist accommodation to residential use, 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. Major tourism proposals are those which require new buildings of significant scale and/or will generate a significant increase in traffic on the local network.

Policy LPP 8

Tourist Development within the Countryside

Proposals for new tourist accommodation and facilities, including extensions to existing 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. Large scale 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 will be served by adequate water, sewerage and waste storage and disposal systems
- f. 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

4.30 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.

4.31 The general principles for retailing and town centre use are set out in the 2012 NPPF. The policies 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.

4.32 The 2012 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.

4.33 The policies and retail allocations proposed in this document are supported by the Braintree District Retail Study 2015, and its 2018 update. This study provides 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 Braintree Village and Braintree Retail Park.

4.34 The majority of projected comparison and convenience growth is identified at Braintree town centre, Braintree Village and Braintree Retail Park. Witham and Halstead have no convenience retail growth projected, but have increased comparison floor space up to 2033.

4.35 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.

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

4.37 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 authority's 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 9

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, with evidence suggesting that across the District 2,927sq.m (gross) of new floorspace will be required. For comparison goods (Non-food retailing) 10,315sqm (gross) will be required and for food and beverage provision 4,506sqm (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
- 500 sqm (Gross) - Local Centres
- 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, with 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

4.38 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 E, F1, pubs or other drinking establishments, hot food takeaways and cinema, concert halls or other music or community venues which are considered sui generis.

4.39 Residential uses will not normally be encouraged within primary shopping areas unless they are part of a mixed-use redevelopment for main town centre uses or 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.

Policy LPP 10

Primary Shopping Areas

Within the Primary Shopping Areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between 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:

- a. Commercial (use class E)
- b. Local Community uses (use classes F.1 and F.2).

The following additional uses will be permitted within secondary frontages:

- i. Pubs and drinking establishments
- ii. Hot food takeaways
- iii. Cinema, concert halls, music venues and similar.

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

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

District Centre:

- Great Notley

Local Centres:

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

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

Policy LPP 11

District Centre - Great Notley

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

- Commercial E use
- Use Classes F1, F2, pubs and drinking establishments, hot food takeaways and cinemas, concert halls, music venues and similar providing this does not lead to an over proliferation of these uses to the detriment of the amenity of the surrounding area or viability of the centre
- 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

Braintree Village Designer Outlet Centre and Braintree Retail Park

4.41 The Braintree Village 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 Designer Outlet Centre is also allowed to sell food for immediate consumption on or off the site. It attracts visitors from outside the local area.

4.42 Both Braintree Village 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.

4.43 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 Braintree Village. The Council intends that the Designer Outlet Centre and bulky goods provision should be complementary to Braintree town centre, rather than competing with it.

4.44 The Retail Study 2015 has confirmed that Braintree Village 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.

4.45 The Retail Studies 2018 and 2015 assessed whether there was a need to improve the retail offer at Braintree Village or Braintree Retail Park. They 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.

4.46 Areas are allocated on the Proposals Map for leisure and entertainment to meet the identified need for these uses. In September 2020 the use class order was amended and a new wider class E was created which included those leisure and entertainment uses previously in use class D2.

Policy LPP 12

Braintree Village Designer Outlet Centre

The area defined on the Proposals Map as Braintree Village Designer Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre, and current associated uses.

Policy LPP 13

Leisure and Entertainment

The areas identified on the Proposals Map for Leisure and Entertainment shall be retained for leisure and entertainment-related uses. This includes use for indoor sport, recreation or fitness; local community shops (Use Class F2); bingo halls, music venues and other similar uses; and expansion of the existing cinema will be acceptable.

Policy LPP 14

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.

Proposals outside of town centres will be required to satisfy all the following criteria:

- a. A sequential test and impact assessment which demonstrates that no material harm to an identified Town, District or Local Centre would occur and that no sequentially preferable sites are available
- b. Development to be confined to the sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods.

Retail Allocations

4.47 The 2012 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.

4.48 The Braintree Retail Study and its update (2015 and 2018) has identified the retail requirements for comparison goods, convenience goods, food and drink, and other leisure uses for Braintree District.

4.49 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.

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

Policy LPP 15

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.

Witham

- Newlands Precinct.

Out of centre retail allocations

New retail provision will also be provided at strategic growth locations, and a site allocation at land off Millennium Way, Braintree.

Homes

Housing Allocations

4.51 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 2012 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.

4.52 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

4.53 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.

4.54 The Local Plan Housing Trajectory (Appendix 1) demonstrates an additional potential supply of at least 10% of homes over and above the residual 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 16

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)
East of Great Notley (in Black Notley Parish)	1,750
Land East of Broad Road, Braintree	1,000
Former Towerlands Park site, Braintree	575
Land at Feering	795
Wood End Farm, Witham	400
North West Braintree - Panfield Lane	825

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

4.55 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.

4.56 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.

4.57 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)

4.58 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 appropriate contributions made to new infrastructure outside of the site. 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.

4.59 A high standard of design and layout will be expected for strategic growth locations. The production of master plans, and design codes will be encouraged to ensure developments are of the highest standard. In particular this site will need to consider the impact of the development on nearby historic assets.

Policy LPP 17

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:

- Up to 1,750 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- Contributions to the strategic road network in the vicinity of the site which could include the A120 and A131 corridor
- Appropriate employment uses to support a major new community
- A new primary school with co-located early years and childcare nursery on 2.7 hectares of suitable land allocated for education and childcare use
- Two new 56 place stand-alone early years and childcare nurseries each on 0.13 hectares of suitable land allocated for education and childcare use
- Financial contributions to secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities
- Local retail and food outlets as part of a village centre

- Public open space in accordance with the Open Space Study, and informal and formal recreation in accordance with the playing pitch strategy
- Provision of or contribution towards 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 local access from Notley Road, and Bakers Lane, the latter 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 footpaths, cycleways and, where opportunities exist, 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

4.60 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 18

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:

- Up to 1,000 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirement
- Employment development
- A new primary school, with co-located early years and childcare nursery on 2.1 hectares of suitable land allocated for education and childcare use
- A new 56 place stand-alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use
- Local retail facilities and contributions to other community facilities as appropriate, including local health facilities
- Public open space in accordance with the Open Space Study, formal recreation in accordance with the Playing Pitch strategy and informal recreation, which would include improvements to the River Walk to the south of the site and public rights of way suitable for all users, linking to the town centre
- Provision of or contributions towards a Gypsy and Traveller site.

The main vehicular access to the site will be from a new roundabout on the A131 with an additional local 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

4.61 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 19

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:

- Up to 575 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- Primary school or contributions towards new primary school provision in the locality
- A new 56 place stand-alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use
- All access points will have to be agreed to the satisfaction of Essex County Council, as Highway Authority
- Community facilities, including contributions to or provision of infrastructure for new NHS facilities
- Local retail facilities
- Public open space in accordance with the Open Space Study, Formal recreation in accordance with the Playing Pitch Strategy 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

4.62 The north-west Braintree growth location was originally allocated in the Council's Core Strategy (2011) as a mixed use growth location. 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 20

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:

- Up to 825 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- 1ha of employment development
- A new primary school with co-located early years and childcare nursery on 2ha of suitable land allocated for education and childcare use
- A local centre including retail, and other appropriate uses
- Contributions to other community facilities as appropriate, including sports facilities
- Public open space in accordance with the Open Space Study, formal and informal recreation, in accordance with the Playing Pitch Strategy 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
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities.

Land at Feering

4.63 A site to the south east of Feering village, between the current built development and the A12 and between London Road and the railway line is being promoted for a residential led scheme. The landowner also owns land to the south west of the cricket pitches, north of the railway line which may also be appropriate for recreation, open space or green infrastructure uses, this land should also be considered through an illustrative masterplan, parameter plans, design codes.

4.64 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. A comprehensive masterplan will be required to support the submission of any planning application.

4.65 Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan if one is in place at the time of the Planning application.

4.66 Appropriate access to the A12 is a requirement of this strategic growth location. The Council will work with the landowner, National Highways and the Local Highway Authority to undertake further modelling/testing to determine the appropriate triggers and timings for the development. Access from the development to the A12, Inworth Road and London Road, will also need to be provided to the satisfaction of the Local Highways Authority.

4.67 Given the existence of the Domsey Brook on the southern edge of the site and some localised areas being at risk of flooding any application must be supported by a Flood Risk Assessment and drainage strategy. The parameter plans will need to ensure that the sequential test is applied within the site and that buildings avoid flood zones 2 or 3. 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 21

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:

- Around 835 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- Appropriate employment generating uses to support the new community
- A new primary school with co-located early years and childcare nursery on 2.1 ha of suitable land allocated for education and childcare use or the expansion of Feering School

- A new 56 place stand alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site
- Provision of a community centre or a financial contribution towards off site provision of the same
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities
- Retail Provision
- Public open space in accordance with the Open Spaces Study, and informal and formal recreation in accordance with the Playing Pitch Strategy
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision of or contributions towards a Gypsy and Traveller site
- Contributions to highway and transport infrastructure as required by the Highway Authorities
- Provision of a new connection between Inworth Road and London Road.

Development should conserve and, where opportunities arise, enhance the Conservation Areas and their settings, preserve listed buildings and Scheduled Monuments and their settings.

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 and coherent Strategic Growth Location will be resisted.

Wood End Farm, Witham

4.68 This site is adjacent to the Lodge Farm site which is being 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 22

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 400 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- Public open space in accordance with the Open Space Study, informal and formal recreation in accordance with the Playing Pitch Strategy including an appropriate countryside edge to the development and buffering to the railway line
- A new 30 place stand-alone early years and childcare nursery on 0.065 hectares of suitable land allocated for education and childcare use
- Financial contributions to primary education provision as required by the Local Education Authority through S106 Planning Obligations
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities.

Appropriate vehicular access and improvements, as necessary, to the 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

4.69 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 23

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 the air raid shelters
- 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

4.70 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 Buildings and their settings and the 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 24

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 buildings and their settings
- 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

4.71 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 25

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 uses E 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.

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.

Kings Chase, Witham

4.72 Kings Chase is a key walking and cycling link between the town centre and Witham Town 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.

4.73 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 26

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 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 Witham Town Park.

Newlands Precinct

4.74 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 27

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 impacts.

An illustrative masterplan, design code and parameter plan should be produced which should address all the following issues:

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

Rickstones Neighbourhood Centre

4.75 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 28

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 which could include a combination of retail, community uses, public house, pavilion and residential development. 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

4.76 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.

4.77 Both the Great Eastern Main Line and the A12 have noise constraints which could best be overcome by innovative high quality design.

Policy LPP 29

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

Development is supported within the comprehensive redevelopment area at land between A12 and GEML.

Development will be expected to provide:

- A main vehicular access from the site to be taken from Station Road
- 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 requirements
- 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

4.78 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.

4.79 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.

Policy LPP 30

Residential Allocation - Gimsons, Witham

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

- Up to 78 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
- Adequate protection and enhancement of protected trees, local wildlife sites and ecological integrity in the river Brain view corridor.

Affordable Housing

4.80 Affordable housing need is defined with the National Planning Practice Guidance (PPG) 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*'.

4.81 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.*'

4.82 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 is focused on examining 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.

4.83 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.

4.84 Given the evidence that we have gathered, the requirements for affordable housing 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.

4.85 The Council will produce an updated supplementary planning document to provide further guidance on affordable housing. Details can be found in the Council's Local Development Scheme.

Policy LPP 31

Affordable Housing

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

A requirement of 30% of the total number of dwellings 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 requirement of 40% of the total dwellings sites in all other areas.

A threshold of 15 dwellings or 0.5ha will apply in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham and Halstead.

A threshold of 10 dwellings or more or where a site area is 0.5 hectares or more will apply in all other areas of the District.

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.

Affordable Housing In Rural Areas

4.86 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 2012 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.

4.87 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 2012 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%.

4.88 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 32

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 site is located within an area designated as a rural area by the Secretary of State under the Housing Act 1996 (or any successor legislation)
- 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

4.89 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.

4.90 Essex County Council monitor the Independent Living requirements of the District. Developers will be required to have regard for the most up to date information from Essex County Council.

4.91 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.

4.92 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 33

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, or proposals should provide appropriate mitigation

- 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, in addition to the criteria a; b; c and d above, 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

4.93 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.

4.94 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.

4.95 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.

4.96 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.

4.97 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 34

Gypsy and Traveller and Travelling Showpersons' Accommodation

The Council will seek up to 26 pitches for Gypsy and Traveller accommodation, at Strategic Growth Locations, or through the planning application process.

The new requirements are set out in the table below, including the source of the requirement. The highest figure from each source is taken:

Gypsies and Travellers	GTAA	SHMA	Total
Meet Planning Definition	2	0	2
May meet Planning Definition	4	4	4 ^a
Not meeting Planning Definition	0	20	20
Total	6	24	26

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

^aThe GTAA and SHMA studies double counted pitch needs which fall under this definition.

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 through the planning application process, or through the expansion or intensification of existing sites.

Planning applications for Gypsy and Traveller or Travelling showpersons 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

- 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 showpersons must be large enough for the safe storage and maintenance of rides and equipment, and to protect local amenity.

Housing Mix and Density

4.98 The Council seeks to create sustainable, inclusive and mixed communities in line with government guidance set out in the 2012 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.

4.99 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.

4.100 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.

4.101 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 LPP16.

4.102 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.

4.103 Part M of the building regulations was also updated in 2015 and dwelling types were separated into a number of types. 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.

4.104 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 35

Housing Mix, Density and Accessibility

Development shall 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.

A minimum of 10% of new market homes on sites of 10 or more dwellings must meet Category M4(2) or Category M4(3)(2)(a)/(b) – Wheelchair Accessible dwellings of Building Regulations 2015, or as superseded, as appropriate.

All new affordable homes on ground floor level must meet Category M4(2) or M4(3). For developments within or adjacent to the Main Towns and Key Service Villages, 5% of all new affordable homes will be required to meet Category M4(3)(2)(a)/(b) – Wheelchair Accessible dwellings - of Building Regulations 2015, or as superseded, as appropriate.

On sites of 500 dwellings or more, serviced plots equating to 2% of overall homes will be required to be made available for self or custom builders.

Extensions, Alterations and Outbuildings

4.105 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.

4.106 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.

4.107 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.

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

Policy LPP 36

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 unacceptable 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
- h. Annexes shall not be self-contained and shall share a physical and functional relationship with the host dwelling.

Replacement Dwellings in the Countryside

4.109 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.

4.110 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. The Council, where appropriate, will seek to restrict outbuildings associated with new dwellings in the countryside to protect the character and appearance of the countryside.

4.111 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.

4.112 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.

4.113 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 37

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 heritage assets and their settings, 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

4.114 Paragraph 55 of the 2012 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.

4.115 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.

4.116 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.

4.117 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.

4.118 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.

4.119 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.

4.120 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.

4.121 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.

4.122 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 38

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 the 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 any 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

4.123 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.

4.124 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.

4.125 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.

Policy LPP 39

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 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

4.126 Existing buildings in the countryside can provide opportunities for sustainable economic growth and enterprise in rural areas which is supported by the 2012 NPPF. If these buildings are no longer suitable for commercial uses, 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.

4.127 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.

4.128 The site should be served by a suitable existing access to ensure that the reuse of the site does not lead to unacceptable intensification which may harm the existing character of the countryside.

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

4.130 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 40

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:

- a. The site is no longer suitable and has been marketed for commercial use
- b. There is no unacceptable impact on protected species or heritage assets and their settings
- c. The site is served by a suitable existing access
- d. There is no unacceptable impact on residential amenity
- e. 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

4.131 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.

4.132 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 41

Garden Extensions

The extension of a garden will only be permitted where all the following criteria are met:

- a. The size of the garden extension is proportionate with the size of the dwelling
- b. 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
- c. It would have no adverse impact on the amenity of neighbouring properties
- d. It does not enclose areas intended for amenity open space including, but not limited to those identified on the Proposals Map for visually important open space, allotments, structural landscaping, informal or formal recreation
- e. There would be no loss of protected natural features, or areas of high wildlife value
- f. It would not enclose a public right of way, or impact on highway safety or visibility
- g. It would not interfere with any neighbouring use, including agriculture.

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

Appropriate boundary treatments for the area to be enclosed, including the planting of native species will be specified.

Transport & Infrastructure

Sustainable Transport

4.133 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.

4.134 The 2012 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.

4.135 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.

4.136 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.

4.137 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 encouraging changes to travel behaviour, changes to junction arrangements or new roads 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.

4.138 Essex County Council is responsible for roads and public transport in the District, whilst National Highways 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. The Essex Local Transport Plan (LTP) (2011) contains the Essex Transport Strategy and sets out the 15 year vision to improve travel in the county and underlines the importance of the transport network in achieving sustainable, long term economic growth and enriching the life of residents. The LTP is supported by a suite of more specific documents including the Bus Strategy, the Cycling Strategy, Development Management Policies, Vehicle Parking Standards and the Sustainable Modes of Travel Strategy, and implementation plans that are also periodically updated.

4.139 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.

4.140 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. The ECC Sustainable Modes of Travel Strategy provides further detail on requirements relating to the preparation of a number of types of Travel Plans for businesses, schools and developers.

4.141 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.

4.142 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 Vehicle Parking Standards, as adopted. This document also includes guidance on layout and positioning of the parking.

Policy LPP 42

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:

- 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 such as horse riding
- 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

- Public transport, through measures that will improve and support public transport and provide new public transport routes
- Community transport, through measures that will promote car pools, car sharing and voluntary community buses, community services and cycle schemes
- Servicing, refuse and emergency vehicles where viable and practical
- Facilities for charging plug-in and other ultra-low emission vehicles will be provided at all new residential properties.

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.

Highway works (S.278) and/or financial contributions (S.106) from development proposals will be sought, where appropriate and viable, towards achieving the above objectives including the construction of new or improvements to the existing PROW network and/or 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

4.143 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, is a key issue for the towns and villages in the District.

4.144 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.

4.145 Parking on new developments, both commercial and residential, is covered in the Essex 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.

4.146 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.

4.147 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 43

Parking Provision

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

Existing car parks serving the main town centres, retail, leisure facilities and train stations, are allocated on the Proposals Map and set out below, and will be protected for this use:

- a. Station Car Park, Braintree
- b. Station Approach, Braintree
- c. Braintree Village South
- d. Braintree Retail Park
- e. Braintree Village 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 of the above sites 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.

Transport Related Road Areas

4.148 The 2012 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.

4.149 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 coverage of buildings, excluding any car parking areas, are controlled for this reason. 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 44

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 to transport-related development, comprising of either:

- Overnight accommodation
- Appropriate sui generis, such as petrol filling station, car showrooms, car wash, car rental or garden centres and ancillary retail, or
- Nursery and cafe/restaurants which fall within the E use class.

New Road Infrastructure

4.150 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.

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

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

4.153 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.

4.154 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.

4.155 The road at present is a single carriageway with a major pinch-point at the two mini roundabout junctions 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, which is being considered by the A131 Braintree to Sudbury Route Based Strategy and Braintree Cycling Action Plan.

4.156 The Halstead bypass scheme was first developed and protected from development in the 1990s. 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 45

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)
- 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
- Provision of a new connection between Inworth Road and London Road.

Broadband

4.157 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.

4.158 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.

4.159 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.

4.160 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.

4.161 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.

4.162 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.

4.163 When placing infrastructure to support broadband and mobile connectivity providers should have regard to the Cabinet Siting and Pole Siting Code of Practice.

Policy LPP 46

Broadband

The Council will work with the telecommunications and broadband industry to maximise access to broadband, wireless hotspots and improved mobile signal 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 capability for 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

5 Creating Better Places

Built and Historic Environment

5.1 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 47

Built and Historic Environment

The Council will promote and secure a high standard of design and layout in all new development and the protection and enhancement of the historic environment in order to:

- a. 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, scheduled monuments and areas of high archaeological and landscape sensitivity
- b. Promote and encourage the contribution that heritage assets can make towards driving regeneration, economic development, tourism and leisure provision in the District
- c. Actively encourage local groups to formulate Local Lists of buildings and structures of historic or architectural significance
- d. Create built environments which are safe and accessible to everyone and which will contribute towards the quality of life in all towns and villages
- e. Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas
- f. Be capable of meeting the changing future needs of occupiers
- g. 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

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

5.3 Paragraph 57 of the 2012 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.

5.4 Under the Equality Act 2010, the Council has a statutory duty to promote the interests of access for disabled people. As design can have 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.

5.5 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 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.

5.6 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 48

An Inclusive Environment

Developments shall achieve a high standard 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
- Are maintained and managed to ensure they remain inclusive.

A Healthy and Active District

5.7 The 2012 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'*.

5.8 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.

5.9 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.

5.10 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 which should be addressed in the Health Impact Assessment where appropriate:

- 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.

5.11 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).

5.12 Hot food takeaways are often linked to obesity and being overweight. However, there are also behavioural and cultural factors associated with them. HIAs for hot food takeaways will need to particularly consider their impacts where they are located within 400m of a place where children gather including schools, community buildings and playgrounds. 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. Hot food takeaways are considered town centre uses and so will not normally be permitted beyond core retail areas and neighbourhood and local centres.

5.13 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 ensure 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.

5.14 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.

5.15 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.

5.16 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 Flich 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.

5.17 The 2012 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 49

Health and Wellbeing Impact Assessment

To ensure new development is designed to promote good health all developments over 50 residential units all C2 development and non-residential developments over 1,000sqm will be required to undertake a Health Impact Assessment having regard to the Essex Design Guide Supplementary Guidance on Health Impact Assessments and the guidance of Public Health England. Negative health impacts identified in a Health Impact Assessment must be resolved in the development or mitigations secured through planning condition(s) and / or a Section 106 Agreement.

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

For 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.

Where significant adverse 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.

Protection and provision of open space, sport and recreation

5.18 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.

5.19 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.

5.20 The Council's 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 sports 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.

5.21 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.

5.22 Open space may also be co-located with other types of landscaping and natural features or SUDs. Successful dual use of areas are encouraged but require careful site planning and may not always be possible. The suitability for this type of dual use depends therefore on a site-by-site assessment in relation to both the proposal and existing development. The application of the sequential and (if necessary) exception tests together with analysis of surface water flows and groundwater issues remains the basis from which other layout proposals can then be considered. Features such as fencing or other surface alterations which would have a negative effect on the functioning of SUDs features should be avoided in a successful scheme. Similarly, if there are likely impacts arising from the use such as soil compaction these too should be considered. If the recreation value, of the area proposed for dual use is undermined by the requirements of flood risk design, then dual use may not be appropriate, or other layouts should be considered. This could happen where for example, steep topography exists or swales are used in areas intended as being suitable for informal recreation such as children's play or ball games particularly where they fragment such areas. Such unsuitable areas should not be counted as recreational space. Recreational areas shall be designed to be safe for their users. Water storage features are particularly encouraged where they include features which nurture biodiversity and include safe public access.

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

Open Space Type of Provision

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

Policy LPP 50

Provision for Open Space, Sport and Recreation

All developments will be expected to provide new open spaces in line with the requirements set out in the Open Spaces Supplementary Planning Document 2009 or successor document.

Where the Council has identified, in an up-to-date and robust evidence base and strategy, a surplus in one type of open space or sports and recreational facility but a deficit or qualitative issues 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 or needs quality improvements to increase capacity. 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. Such replacement provision should be equivalent or better in terms of quality and quantity and be in a suitable location.

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.

Open space, sports and recreational land and buildings that are identified as needed in the Council's Open Space Study and/or are of particular value to a local community, will be protected 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.

Existing open space, sports and recreational buildings shall not be built on unless a robust and up to date assessment has been undertaken which has clearly demonstrated that they are surplus to requirements or the proposed development is otherwise compliant with this policy as a whole. 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

5.24 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.

5.25 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.

5.26 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. External Lighting must meet the criteria of the External Lighting Policy LPP 77.

Policy LPP 51

Equestrian Facilities

New riding schools, stable buildings or other equestrian facilities, or extensions to such facilities, will be permitted where they meet all the following criteria:

- a. There is no significant effect on important landscape or nature conservation interests or any adjacent residential area
- b. The vehicle movements generated by any new building should be able to be safely and efficiently accommodated on the existing road network without detriment to the character of the local area
- c. Bridleways, byways or other usable off-road routes in the vicinity are designed to accommodate horse riders
- d. Sufficient land is available for grazing and exercise where necessary
- e. There is no significant effect on the setting of designated or non-designated heritage assets.

Creating High Quality Spaces

5.27 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.

5.28 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
- Makes good public transport viable and makes walking and cycling attractive options

5.29 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 2012 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 2012 NPPF, the Council will require good development design and also the protection and enhancement of the historic environment, including within its historic market towns, conservation areas, listed buildings, scheduled monuments, factory garden village (Silver End), historic parks and gardens, rural landscapes and archaeological assets.

5.30 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.

5.31 The Essex Design Guide encourages the creation of residential environments which provide the opportunity for people to be active. The advice in the Guide should be used as a starting point for considering how to encourage physical activity in design and layout of developments. This should be supplemented by consideration of Sport England's Active Design guidance which provides further detail. Assessing proposals against the 10 Active Design principles and the checklist in the guidance will help demonstrate that opportunities for encouraging physical activity have been fully considered as well as a high standard of design and layout in a development.

5.32 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 52

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:

- a. 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
- b. Buildings and structures should be of high architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and comprise details and materials that complement, but not necessarily replicate, the local architectural character
- c. There shall be no unacceptable impact on the amenity of any nearby properties including on privacy, overshadowing, loss of light and overbearing impact
- d. 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
- e. Designs shall be sensitive to the need to conserve and enhance local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to heritage assets
- f. 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
- g. 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

- h. 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
- i. Landscape proposals should consist of native plant species and their design shall promote and enhance local biodiversity and historic environmental assets. Biodiversity net gain in line with the requirements of national policy through the provision of new priority habitat where appropriate is encouraged. Development layouts must be appropriately designed to accommodate structural tree and hedge planting and ensure that future interference with highway safety, roads, pavements, services and properties is minimised
- j. 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
- k. 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. Developments which will result in a severe impact upon the highway network (taking into account cumulative impacts) will be refused unless they can be effectively mitigated
- l. Proposals for the long-term maintenance of public areas and landscaping are included
- m. The development proposed should not have a detrimental impact on the safety of highways or any other public right of way, and its users
- n. 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
- o. Developments shall be permeable and well-connected to walking and cycling networks, open spaces and facilities
- p. Residential developments shall provide a high standard of accommodation and amenity for all prospective occupants
- q. 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
- r. The provision of private outdoor amenity space shall be provided having regard to the standards set out in the Essex Design Guide, or it's successor, and shall be accessible, usable and well-related to the development
- s. Development proposals should demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

Heritage Assets

5.33 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.

5.34 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.

5.35 There are currently two conservation Areas on the Heritage at Risk Register (Sible Hedingham and Silver End). The Council will work with partners and look for opportunities to improve the condition of these Conservation Areas where possible.

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

Policy LPP 53

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:

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

Policy LPP 54

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 all the following criteria are fully satisfied:

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

5.37 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 55

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:

- a. 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
- b. 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
- c. 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
- d. Any undue proliferation of advertisement displays will be opposed and signs above ground-floor level will normally be refused
- e. All advertisements should be designed as an integral part of the host building and be of a size and design, which is in harmony with the character of the Conservation Area
- f. Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building
- g. Traditional materials should be used wherever possible
- h. Inappropriate division of the buildings behind their facades will not be permitted
- i. 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 56

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:

- a. Well-designed and proportioned fascia signs will be considered favourably, depending upon the building and the setting, provided that the lettering only is illuminated
- b. 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
- c. 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 downlighting
- d. Projecting and hanging signs should be non-illuminated and at, or just below, fascia level
- e. Where illumination is proposed for shop fronts it should always be provided externally, internally illuminated signage will be resisted.

5.38 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.

5.39 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.

5.40 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.

5.41 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.

5.42 The 2012 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 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.

5.43 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 57

Heritage Assets and their Settings

Development of 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:

For designated heritage assets:

The development meets the tests set out in national policy.

For all heritage assets:

- a. The works or uses include the use of appropriate materials and finishes
- b. 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
- c. 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

5.44 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 58

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:

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

Sites of Archaeological Importance

5.45 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.

5.46 Where a site on which development is proposed includes, or has the potential to include, heritage assets of archaeological interest, 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.

5.47 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 59

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 Registered 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

5.48 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.

5.49 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, It should also support the needs for facilities and services to expand and modernise in a way that is sustainable.

Educational Establishments

5.50 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 2012 NPPF sets out that great importance should be placed on the need to provide new school places. It also states that 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.

5.51 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 2012 NPPF and Sport England's policy exceptions for the development of playing fields.

5.52 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 60

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 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.

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

5.53 In existing communities the Local Planning Authority seeks to protect existing community facilities and will aim to ensure new facilities are created alongside 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.

5.54 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.

5.55 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.

5.56 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 61

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, the following assets are identified for community use:

- a. Community Woodland, Land off Temple Lane, Silver End
- b. 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 it 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:

- c. Butler Road, Halstead
- d. Community Facility on Land Adjacent Nuns Walk, Great Yeldham
- e. Community Facility on Land at Hunnable Industrial Estate, Great Yeldham.

Cemeteries and Churchyards

5.57 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.

5.58 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 62

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

6 The District's Natural Environment

6.1 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.

6.2 The National Planning Policy Framework (2012) 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 wildlife and ecosystems services', published by Defra, and updated in 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem service indicators'. The 25 Year Environment Plan published in 2019 set out how the government will improve the environment over a generation by creating richer habitats for wildlife and improving air and water quality. This created environmental indicators which were reviewed in a progress report in 2021.

6.3 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).

6.4 In applying policy to avoid, mitigate or compensate for significant harm to biodiversity, the 2012 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.

6.5 The 2012 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*'. Natural England consider that open space and Green Infrastructure within the District play an important role in providing recreational alternatives to Nature Conservation Sites of International, European and National Importance. In particular those sites on the Essex Coast identified in the HRA and also the River Ter SSSI. It is important that this role is maintained into the longer term by maintaining and managing these areas.

6.6 The District has a range of existing green and blue 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, ponds and lakes all represent elements which can be considered as Green or Blue Infrastructure.

6.7 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 e.g. public access to fragile priority habitats or sensitive wildlife sites.

6.8 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 adaptation 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.

6.9 Green Infrastructure will be provided through application of a range of policies in the Local Plan including those covering climate change, development design, and application of the Open Space and Trees Strategies.

Policy LPP 63

Natural Environment and Green Infrastructure

Development proposals must take available measures to ensure the protection and enhancement of the natural environment, habitats, biodiversity and geodiversity of the District and to be acceptable, also taking climate change and water scarcity into account in their design. This will include protection from pollution. Proposals inside the District which are likely to adversely affect, either individually or cumulatively, International or Nationally designated nature conservation sites within and outside the District will not normally be acceptable.

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. Open space and green infrastructure may in some instances be required to provide alternatives to European sites and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role. Proposals which undermine these principles will not be acceptable.

Biodiversity, Landscape Character and Agriculture

6.10 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.

6.11 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 as Sites of Special Scientific Interest (SSSIs), as well as seven Local Nature Reserves, numerous Local Wildlife Sites, and Special Roadside Verges. Designations outside of the District boundary may also be affected by development within the District, and will be monitored as appropriate.

6.12 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.

6.13 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 reflect the standards set out by BS42020:2013 (as superseded). This should explain how the proposed development is acceptable in accordance with the relevant sections of the strategic policy.

6.14 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. Trees are an important component in their own right both within and outside Green Infrastructure networks. They make positive impacts on health, biodiversity, in mitigating climate change and in linking elements of the green infrastructure network. These roles shall be recognized in their protection, planting location, method and maintenance to ensure existing and new trees do not die prematurely they must be planted and maintained to a good standard.

6.15 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 64

Protected Sites

International Designations

Sites designated for their international importance to nature conservation; including Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SAC), should be protected from development likely to have an adverse effect on their integrity whether they are inside or outside the District.

Proposals which are considered to have a likely significant effect on these sites will require an Appropriate Assessment (AA) in line with European and domestic legislation. Developers should provide information sufficient to inform this assessment. Planning permission will only be granted if, in light of the AA, it can be ascertained that the development would not adversely affect the integrity of these sites or, if there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated.

In accordance with the Habitats Regulations, development proposals should follow the avoid-mitigate-compensate hierarchy. Where this cannot be achieved, development proposals will not be permitted.

Residential developments must contribute to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS) where they fall within the Zones of Influence of international designations as defined in the RAMS, in accordance with SP2.

Nationally Designated sites

Sites designated for their national importance to nature conservation; including Sites of Special Scientific Interest (SSSIs) should also be protected from development which is likely to adversely affect the features for which they are designated. Where necessary, developers should therefore ensure that sufficient assessment of potential impacts to SSSIs is also submitted with any planning application.

Locally Designated sites

Proposals likely to have an adverse effect on a Local Wildlife Site (LWS), Local Nature Reserve (LNR) 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.

Protected Species, Priority Species and Priority Habitat

Proposals that result in a net gain in priority habitat will be supported in principle, 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 protected species or priority species being present on or immediately adjacent to a development site, the developer will be required to undertake an ecological survey and will be required to demonstrate that an adequate mitigation plan is in place to ensure no harm to protected species and no net loss of priority species.

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.

All development proposals

In all cases a 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 65

Tree Protection

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

- 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
- 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 reflect BS3998:2010 (as superseded).

When considering the impact of development on good quality trees the Council will expect developers to reflect the best practice guidance set out in BS5837:2012 (as amended). 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 reflect the recommendations set out in BS5837:2012 (as amended) and BS8545:2014 (as superseded).

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 66

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 as integral parts of buildings in partnership with organisations such as The Swift Conservation Group and Essex Wildlife Trust).

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.

6.16 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 water 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.

6.17 Proposals are encouraged to have regard to the Anglian River Basin Management Plan (2015), as superseded, 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. Development proposals with river frontages should make provision for ecological buffer strips with a view to protecting and where appropriate, enhancing water dependant habitats and species. Where development proposals will be carried out on land with a culverted watercourse, opportunities for de-culverting and restoration to an open watercourse should be sought as a means of creating blue infrastructure and enhancing the development site.

6.18 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.

6.19 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.

6.20 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

6.21 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.

6.22 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.

6.23 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.

6.24 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

6.25 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.

6.26 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

6.27 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 2012 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 the 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 67

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 2012 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. Proposals which may impact on the landscape such as settlement edge, countryside or large schemes 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

6.28 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).

6.29 The amount of agricultural land in the Braintree District has a significant influence on the landscape. As stated in the 2012 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.

6.30 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

6.31 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.

6.32 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.

6.33 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.

6.34 Development proposals which would cause significant impact to the setting of towns and villages, cause coalescence, or have a harmful 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.

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

Policy LPP 68

Green Buffers

The following areas are identified on the Proposals Map as Green Buffers:

- Land between Braintree, Rayne, Deanery Hill, Panfield, Bocking and High Garrett
- Land between Earls Colne and White Colne
- 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.

Protected Lanes

6.36 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.

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 69

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, hedgerow trees 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.

Land, Water and Air Quality

6.37 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 wellbeing as well as negatively impacting on wildlife and contributing to pollution of water bodies.

6.38 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.

6.39 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.

6.40 To comply with the 2012 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.

6.41 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.

6.42 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.

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

6.44 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.

6.45 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.

6.46 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 and of climate change by provision of shade and reduction in the heat island effect associated with anticipated increased temperatures
- 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 of District heating schemes.

Policy LPP 70

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 and after mitigation, there are likely to be unacceptable impacts arising from the development on:

- a. The natural environment, general amenity and the tranquillity of the wider rural area
- b. The health and safety of the public including existing residents, and future occupiers of all new developments
- c. Air quality
- d. Surface water and groundwater quality, groundwater source protection areas, drinking water protected zones

- e. Odour
- f. Compliance with statutory environmental quality standards
- g. Noise.

Development will be permitted when there is no unacceptable risk due to:

- Siting on known or suspected unstable land
- 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 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.

Soil quality must be protected during development to protect good quality land and to protect the ability of soil to allow water penetration by avoiding compaction.

In appropriate cases, the Local Planning Authority may impose planning conditions, or through a legal obligation, secure mitigation measures, remedial works and/or monitoring processes.

Climate Change & Energy

Climate Change

6.47 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.

6.48 The 2012 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*'.

6.49 The Climate Change Act 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.

6.50 In 2015 the UK government joined 195 others from around the world and signed the Paris Agreement. The Agreement legally ratified a commitment to prevent average global temperature increasing by no more than 1.5 °C. In addition to the global agreement. In June 2019, parliament passed legislation requiring the government to reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050.

6.51 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.

6.52 The Council declared a climate emergency in July 2019 and is currently working on an update to its Climate Change policy.

6.53 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.

6.54 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.

6.55 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.

6.56 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).

6.57 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.

Applicants will be expected to submit a Sustainability Statement with their planning application to demonstrate how these principles have been embedded into the design of the development proposal and will be considered as part of the means by which climate change and mitigation is considered. This will show what and how mitigation and carbon reduction measures have been incorporated into the scheme design. The Council will produce an updated supplementary planning document which will include further guidance on the Sustainability Statement. Details can be found in the Council's Local Development Scheme.

Policy LPP 71

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.

Applicants will be expected to demonstrate that measures to lower carbon emissions, increase renewable energy provision and adapt to the expected impacts of climate change have been incorporated into their schemes, other than for very minor development. Planning permission will only be granted for proposals that demonstrate the principles of climate change mitigation and adaptation into the development. Guidance will be made available by the Council on the contents to be included in the Sustainability Statement. The Council intends the District to meet part of its future energy needs through renewable and low carbon energy sources and will therefore encourage and support the provision of these technologies subject to their impacts on landscape and visual amenity, residential amenities including noise, pollution, heritage assets and their settings, biodiversity and designated nature conservation sites, soils, and impact on the highway, being acceptable.

Energy Efficiency

6.58 15% of the country's greenhouse gas emissions come from residential sources according to the 2019 UK Greenhouse Gas Emissions: Final Figures – statistical summary.

6.59 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.

6.60 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.

6.61 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).

6.62 The Council recognises that associated increased construction costs of more energy efficient 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 72

Resource Efficiency, Energy Generation and 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.

All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.

All planning applications for new residential dwellings shall include renewable and low carbon energy technology to provide at least a 19% improvement in energy performance over the requirements of the Building Regulations (2013) unless:

- a. Revised Building Regulations standards exceed this requirement, or
- b. All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'.

Renewable Energy

6.63 The 2012 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.

6.64 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.

6.65 The Council is committed to addressing the increasing social and economic concern of fuel poverty in domestic properties. In 2019, 13.1% of households in Braintree District were classified as being in fuel poverty according to the Local Government Association. 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.

6.66 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.

6.67 The 2012 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.

6.68 Decentralised energy is generally expensive to retrofit and the most viable opportunities will arise from very large new developments of a scale similar to a new settlement and 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.

6.69 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.

6.70 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.

6.71 Renewable energy schemes, such as solar farms and wind turbines can have significant landscape and other impacts on their surroundings. The Council will produce a Development Plan Document which will include guidance on location and design of such proposals to minimise such impacts. This may include a review of the district in relation to finding suitable areas for wind related development. Details can be found in the Council's Local Development Scheme.

Policy LPP 73

Renewable Energy Schemes

Proposals for renewable energy schemes will be encouraged where the benefit in terms of low carbon energy generating potential outweighs 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.

Flood Risk & Surface Water Drainage

Introduction

6.72 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.

6.73 The Flood and Water Management Act 2010 established Lead Local Flood Authorities (LLFA). 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.

6.74 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 are mapped by the Agency and are occasionally reviewed. 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.

6.75 The 2012 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.

6.76 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 approach 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 classed as inappropriate according the Planning Practice Guidance will be resisted.

6.77 Flood risk arises from a number of sources; River Flooding (fluvial), Surface Water, groundwater, sewers and where ordinary watercourses become overwhelmed. 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.

6.78 Flood risk was identified in the Climate Change Risk Assessment (2017) as one of the greatest risks arising from climate change and the 2012 NPPF and Planning Practice Guidance set out to minimise risk.

6.79 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.

6.80 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.

6.81 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.

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

- a. 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.
- b. 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.
- c. 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

6.83 Any proposed development within 8m of a main river watercourse will require an environmental permit from the Environment Agency, and any development that could impact the flow within an ordinary watercourse will require consent from Essex County Council as Lead Local Flood Authority.

Policy LPP 74

Flooding Risk and Surface Water Drainage

Where development must be located in an area of higher flood risk, it 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.

New development shall be located on Flood Zone 1 or areas with the lowest probability of flooding, taking climate change into account, and will not increase flood risk elsewhere. 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. Where development must be located in an area of higher flood risk, it 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 any residents into account.

For developments within Flood Zones 2 and 3, and for developments elsewhere involving sites of 1ha or more, development proposals must be accompanied by a site specific Flood Risk Assessment which meet the requirements of the NPPF and Planning Practice Guidance. 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.

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.

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
- b. Safe dry route for people
- c. If a. is not possible a route for people where the flood hazard is low and should not cause risk to people
- d. If a-c is not possible planning permission will not usually be granted.

All new development in Flood Zones 2 and 3 should not adversely affect flood routing and thereby increase flood risk elsewhere.

All new development in Flood Zones 2 and 3 must not result in a net loss of flood storage capacity. Where possible opportunities must be sought to achieve an increase in floodplain storage.

All more Vulnerable and Highly Vulnerable development within Flood Zones 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 at 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.

Where applicable proposals for new development should:

- Demonstrate that the scheme does not have an adverse impact on any watercourse, floodplain or flood defence
- Not impede access to flood defence and management facilities
- demonstrate that the cumulative impact of development would not have a significant effect on local flood storage capacity or flood flows
- Where appropriate opportunities may be taken to reduce wider flood risk issues by removing development from the floodplain through land swapping
- Where applicable retain at least an 8m wide undeveloped buffer strip alongside Main Rivers, or at least a 3m buffer strip on at least one side of an Ordinary watercourse, and explore opportunities for riverside restoration
- 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.

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

Surface Water Management Plan

6.84 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 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 75

Surface Water Management Plan

The Council will require development to have regard to and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan as updated.

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 must 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

6.85 2012 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.

6.86 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 runoff through collection, storage and cleaning before releasing water slowly and reducing the possible risk of flooding. Existing conventional drainage systems can bring about rapid runoff 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.

6.87 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 Local 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.

6.88 The Essex County Council SuDs Design Guide encourages the dual use of land. Whilst the counting of land for open space can sometimes be supported, not all SuDs features from useable open space for public use e.g. 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.

6.89 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 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.

6.90 Applicants will be expected to design SuD 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.

6.91 SuDs design quality will be expected to reflect the up to date standards encompassed by the relevant BRE and CIRIA standards. Essex SuDs Design Guide (as updated) and Non Statutory Technical Standards for Sustainable Drainage Systems to the satisfaction of the Lead Local Flood Authority.

6.92 SuDS techniques based on infiltration of surface water into the ground may not be appropriate, in accordance with Environment Agency policy on the protection of groundwater, for: (i) sites within Groundwater Source Protection Zones, which aim to protect groundwater from pollutants: (ii) sites with known pollutants/contamination or where historical usage indicates the potential presence of pollutants/contamination: (iii) sites where the depth to the water table is shallow and there is the risk of harm to an aquifer used for drinking water supplies.

6.93 The Environment Agency's Source Protection Zone maps should be checked to ensure there is no risk to groundwater quality and before infiltration to groundwater is permitted there should be some level of treatment before surface water is infiltrated. A risk assessment should be undertaken when using Infiltration components in areas of contaminated land.

6.94 The Braintree and Witham Surface Water Management Plan (SWMP) is a framework to help understand the causes of surface water flooding and agree a preferred strategy for the management of surface water flood risk in Braintree and Witham. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, ordinary watercourses and ditches that occurs as a result of heavy rainfall. The SWMP identifies areas and properties currently at risk of internal flooding in a 1:100-year event. It outlines the residential and non-residential, and infrastructure currently at risk of surface water, ground water and ordinary watercourse flooding in the SWMP area.

Policy LPP 76

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 runoff 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 reflect the up-to-date standards encompassed in the relevant BRE and 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.

Large development areas with a number of new allocations will be required to develop a strategy for providing a joint SuDs 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.

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. 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 layout 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 SuD 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, and where use as open space does not compromise the efficient and effective functioning of the SuDs in the short or longer term.

External Lighting

6.95 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.

6.96 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 2012 NPPF, which identifies the need to minimise the impact of light pollution.

6.97 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.

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

Policy LPP 77

External Lighting

Proposals for external lighting within development proposals and standalone lighting schemes, will be permitted where all the following criteria are met:

- a. 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
- b. Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls, and hours of illumination shall be controlled
- c. The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky
- d. The lighting intensity is no greater than necessary to provide adequate illumination

- e. There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users
- f. There is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets.

Delivery & Implementation

7 Delivery & Implementation

7.1 The 2012 NPPF requires Local Planning Authorities to work with other authorities to assess the quality and capacity for a range of infrastructure requirements including but not limited to 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.

7.2 In considering the potential requirements from development on ECC services and infrastructure, reference should be made to the ECC Developers' Guide to Infrastructure Contributions.

Policy LPP 78

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.

7.3 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.

Monitoring Framework

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP2 – Location of Employment Land	Development of land for industry and offices	To deliver the development of between 20 and 43.3 hectares of employment land	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 the uses identified in paragraphs A-D of that policy	Proactively manage the planning application process, land allocations	BDC Monitoring
LPP6 – Business Parks	Retention of land for Use Class B1 business uses	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"> 8,966 sq m convenience floorspace 	Additional sites could be allocated if required to meet the retail needs	BDC Monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP10 - Retailing and Regeneration	Regeneration of town centre sites	<ul style="list-style-type: none"> 15,869 sq m comparison floorspace 8,304 sq m food and beverage floorspace <p>Regeneration of town centre sites:</p> <ul style="list-style-type: none"> Braintree: Land to the east of the Town Hall Centre Witham: at Newlands Shopping Centre and adjoining land, Halstead Land at Kings Road, The Centre, Weavers Court and East of the High Street 	Proactively manage the planning application process, land allocations	BDC Monitoring
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

Policy	Indicator	Target	Contingency and Implementation	Data Source
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
LPP18 - Strategic Growth Location - Land East of Great Notley, South of Braintree	Delivery of development services and facilities	The delivery of up to 1,750 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 provision of 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	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

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP20 - Strategic Growth Location - Former Towerlands Park Site	Delivery of development services and facilities	<p>to the south of the site and pedestrian and cycle way links to the town centre; a gypsy and traveller site</p> <p>The delivery of up to 600 575 new homes, of a mixed size and type; 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</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	BDC development monitoring and monitoring of Section 106 Agreements
LPP21 - Strategic Growth Location - North West Braintree	Delivery of development, services and facilities	<p>The delivery of up to 825 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, contributions for healthcare, 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</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	BDC development monitoring and monitoring of Section 106 Agreements

Policy	Indicator	Target	Contingency and Implementation	Data Source
LPP22 - Strategic Growth Location - Land at Feering	Delivery of development services and facilities	<p>road connecting Springwood Drive to Panfield Lane.</p> <p>The delivery of up to 750 new homes, of a mixed size and type; affordable housing; appropriate employment uses to support the new community; a new primary school or community centre; community facilities including a contribution to, or provision of infrastructure for 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>	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
LPP23 - Strategic Growth Location - Wood End Farm, Witham	Delivery of development services and facilities	The delivery of up to 400 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	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

Policy	Indicator	Target	Contingency and Implementation	Data Source
		countryside edge to the development and buffering to the railway line		
LPP26 - Gypsy and Traveller and Travelling Showpersons Accommodation	The delivery of 26 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
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

Policy	Indicator	Target	Contingency and Implementation	Data Source
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
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 preservation of heritage assets.	BDC Monitoring
LPP70 - Protection, Enhancement, Management and	Amount of land identified as Local Wildlife Site, SSSI or	To protect existing levels of biodiversity, and to increase areas of protection.	Working with landowners and developers to identify	BDC monitoring

Policy	Indicator	Target	Contingency and Implementation	Data Source
Monitoring of Biodiversity	protected by other designations		suitable areas for protection.	
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
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

Glossary

Glossary

Initials	What they stand for
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
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
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
HGV	Heavy Goods Vehicle
JSNA	Joint Strategic Needs Assessment
KSV	Key Service Villages
LCA	Landscape Character Assessment
LLFA	Lead Local Flood Authority
LFRZs	Local Flood Risk Zones
LNR	Local Nature Reserve

Initials	What they stand for
LTP	Local Transport Plan
LWS	Local Wildlife Site
NGA	Next Generation Access
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
OAN	Objective Assessment of Housing Need
ONS	Office of National Statistics
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
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 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 and is now an online guide.
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 National Highways for strategic roads.
National Highways (formerly Highways England and before that 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.
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.

Term Used	Explanation
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.
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.
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.
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 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.

Term Used	Explanation
Local Wildlife Sites (LoWS)	Semi-natural habitats identified by Essex Wildlife Trust as important for the conservation of wildlife.
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 (2012 NPPF)	Sets out Government's planning policies for England and how these are expected to be applied.
National Planning Policy Guidance (NPPG)	Supports the 2012 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.

Term Used	Explanation
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.
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 Heritage England, 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 2012 NPPF for Local Authorities to define a hierarchy of retail development for the District. This is defined in policy LPP9.
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.

Term Used	Explanation
Rural Worker	Person currently employed by or retired from agricultural employment.
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.
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.
Structural Landscaping	The treatment of land, usually by including substantial tree and shrub planting, to enhance visual amenity and integrity with surrounding landscape features.

Term Used	Explanation
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.
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.

Term Used	Explanation
Use Class Order	Different uses are given a classification as defined by The Town and Country Planning (Use Classes) Order 1987 (As amended).
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 1 Housing Trajectory

Explanatory note to Appendix 1, housing trajectory

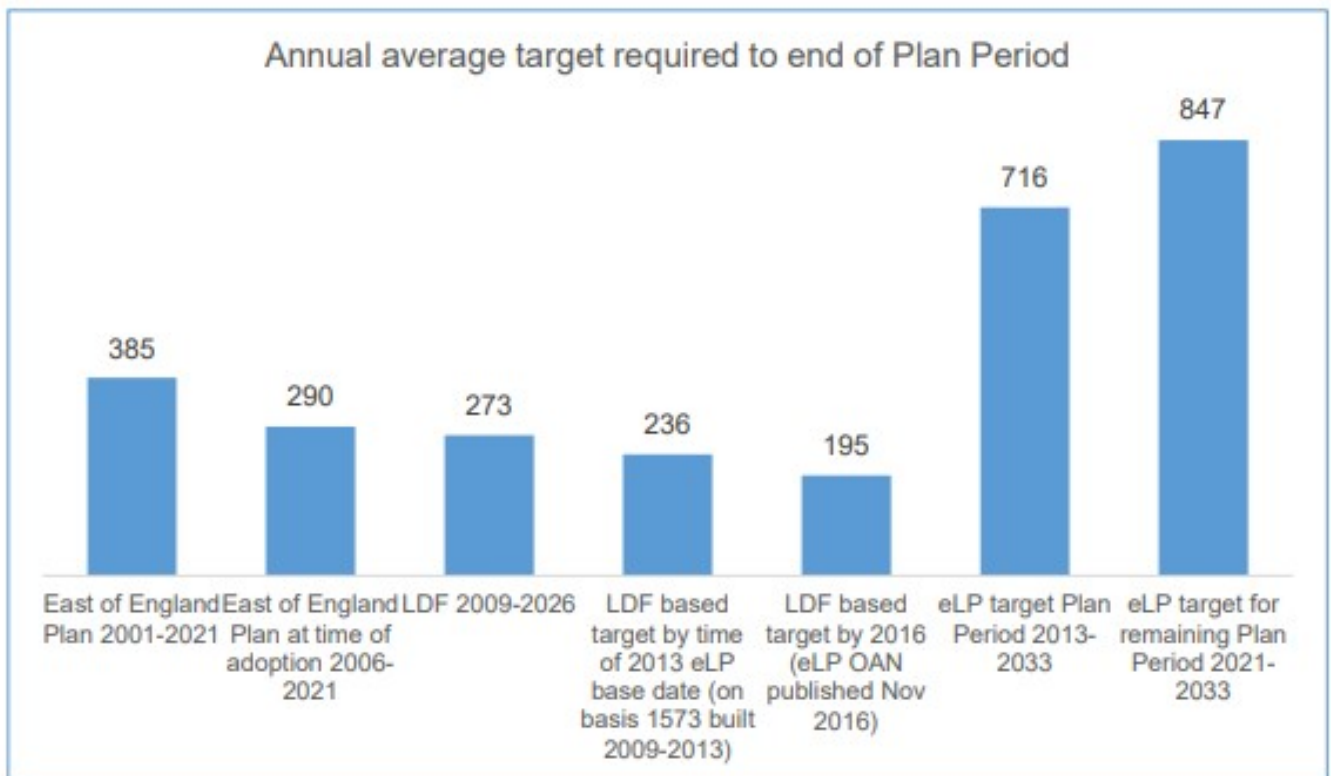
The sites shown in blue type are sites which are additional to the housing trajectory set out in the 2017 Submission Draft Plan

The red type indicates amended information, compared to 2017, on sites that were included in the 2017 Submission Draft Plan.

The information set out in the 2021 trajectory takes into account planning permissions granted, Resolutions to Grant permission, and information recorded on dwelling commencements and completions up to 31 March 2021.

Figure 1 From Topic Paper 2

Figure 1: the scale of the change in the housing target for the District:



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	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)	-
SP3	Spatial Strategy for North Essex	CS1
SP4	Meeting Housing Needs	CS2
SP5	Employment	CS4
SP6	Infrastructure and Connectivity	CS11
SP7	Place Shaping Principal	CS9
SP8	Development and Delivery of New Garden Communities in North Essex	-
SP9	Tendring/Colchester Borders Garden Community	-
LPP1	Development Boundaries	CS5, RLP2, RLP3
LPP2	Location of Employment Land	CS4
LPP3	Employment Policy Areas	RLP28, RLP33
LPP4	Kelvedon Park	-
LPP5	Allshot's Farm, Rivenhall	-
LPP6	Business Parks	RLP29
LPP7	Rural Enterprise	CS5, RLP39, RLP40
LPP8	Tourist Development within the countryside	RLP143, RLP144, RLP145, RLP146, RLP147, RLP149
LPP9	Retailing and Regeneration	CS6
LPP10	District Centre - Great Notley	CS6, RLP126

LPP11	Primary Shopping Areas	RLP112, RLP113, RLP114, RLP116
LPP12	Braintree Village Designer Outlet Centre	CS6
LPP13	Leisure and Entertainment	RLP118 RLP119
LPP14	Retail Warehouse Development	RLP118, RLP 119
LPP15	Retail Site Allocations	CS6
LPP16	Housing Provision and Delivery	CS1
LPP17	Strategic Growth Location - Land East of Great Notley, south of Braintree	-
LPP18	Strategic Growth Location - Land East of Broad Road, Braintree	-
LPP19	Strategic Growth Location - Former Towerlands Park Site	-
LPP20	Strategic Growth Location - North West Braintree	CS1 CS4
LPP21	Strategic Growth Location - Land at Feering	-
LPP22	Strategic Growth Location - Wood End Farm, Witham	CS1
LPP23	Comprehensive Redevelopment Area - Land East of Halstead High Street	RLP121
LPP24	Specialist Housing - Mount Hill, Halstead	-
LPP25	Comprehensive Redevelopment Area - Factory Lane West/Kings Road Halstead	-
LPP26	Comprehensive Redevelopment Area - Kings Chase, Witham	-
LPP27	Comprehensive Redevelopment Area - Newlands Precinct, Witham	RLP124, RLP125
LPP28	Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham	-
LPP29	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel	-
LPP30	Residential Allocation - Gimsons, Witham	-
LPP31	Affordable Housing	CS2

LPP32	Affordable Housing in Rural Areas	RLP6 CS2
LPP33	Specialist Housing	RLP19 RLP20 RLP21
LPP34	Gypsy and Traveller and Travelling Showpersons' Accommodation	RLP23 CS3
LPP35	Housing Mix, Density and Accessibility	RLP7, RLP8, RPL10
LPP36	Residential Alterations, Extensions and Outbuildings	RLP6, RLP17, RLP18, RLP19 RLP20 RLP21
LPP37	Replacement Dwellings in the Countryside	RLP15
LPP38	Rural Workers Dwellings in the Countryside	RLP12 RLP13, RLP14
LPP39	Infill Developments in Hamlets	RLP16
LPP40	Residential Conversion of Buildings in the Countryside	RLP38
LPP41	Garden Extensions	RLP25 RLP26
LPP42	Sustainable Transport	CS7, RLP49, RLP50, RLP51, RLP52, RLP53, RLP54, RLP55
LPP43	Parking Provision	RLP56
LPP44	Transport Related Policy Areas	RLP58 RLP59
LPP45	New Road Infrastructure	RLP61
LPP46	Broadband	RLP161, RPL162
LPP47	Built and Historic Environment	-
LPP48	An Inclusive Environment	RLP22, RLP 92, RLP115
LPP49	Health and Wellbeing Impact Assessment	-
LPP50	Provision of Open Space, Sport and Recreation	CS10, RLP4, RLP136, RLP137, RLP138, RLP139, RLP140
LPP51	Equestrian Facilities	RLP85
LPP52	Layout and Design of Development	CS9, RLP9, RLP90
LPP53	Conservation Areas	RLP95, RLP96, RLP97
LPP54	Demolition in Conservation Areas	-

LPP55	Shop Fronts, Fascias and Signs in Conservation Areas	RLP108, RLP117
LPP56	Illuminated Signs in Conservation Areas	RLP109, RLP117
LPP57	Heritage Assets and their Settings	RLP100, RLP101, RLP103
LPP58	Demolition of Listed Buildings or Structures	RLP99
LPP59	Archaeological Evaluation, Excavation and Recording	RLP104, RLP105, RLP106
LPP60	Educational Establishments	RLP150
LPP61	Local Community Services and Facilities	RLP127, RLP128 RLP151, RLP153
LPP62	Cemeteries and Churchyards	-
LPP63	Natural Environment and Green Infrastructure	CS8, RLP80
LPP64	Protected Sites	RLP82, RLP83, RLP84
LPP65	Tree Protection	RLP81
LPP66	Protection, Enhancement, Management and Monitoring of Biodiversity	-
LPP67	Landscape Character and Features	RLP79 RLP80
LPP68	Green Buffers	-
LPP69	Protected Lanes	RLP87
LPP70	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	RLP62, RLP63, RLP64, RLP71, RLP72
LPP71	Climate Change	-
LPP72	Resource Efficiency, Energy Generation and Energy Efficiency	RLP70, RLP77
LPP73	Renewable Energy Schemes	RLP76
LPP74	Flooding Risk and Surface Water Drainage	RLP69
LPP75	Surface Water Management Plan	-
LPP76	Sustainable Urban Drainage Systems	RLP69
LPP77	External Lighting	RLP65, RLP135

LPP78

Infrastructure Delivery and Impact Mitigation

CS11, RLP163

- .1 The following policies are also cancelled with no direct replacements;
- .2 RLP11, 24, 30, 31, 32, 34, 35, 36, 37, 39, 40, 41, 42, 44, 45, 46, 47, 48, 60, 71, 73, 74, 75, 79, 86, 88, 89, 91, 93, 94, 98, 102, 107, 120, 121, 122, 123, 127, 129, 133, 134, 141, 142, 149, 152, 154, 155, 158, 159, 160, 161, 164, 166.

Appendix 3 Residential Housing Allocations

Appendix 3 Residential Housing Allocations

Proposals Map Ref	Site Address	Indicative remaining capacity
BCBG 144	Carrier Business Park East Street Braintree	61
BCBG 147A	Unit 1, The Mazes, East Street Braintree	11
BLAN 114	Land east of Great Notley, Strategic Growth Location Black Notley	1,750
BLAN 633	Filling Station adjacent 203 London Road Black Notley	10
BOCN 127	Land east of Elizabeth Lockhart Way Braintree	9
BOCN 132	Land at Straits Mill, Braintree	1,000
BOCN 134	Polly's Field, Land at Church Lane Braintree (sheltered housing)	99
BOCN 135	Land off Church Street, North of Grove Field, High Garrett Braintree	265
BOCN 137	Former Towerlands Park Site, Braintree	575
BOCN 750	Foley House, 115 High Garrett Braintree	18
BOCS 140	Site at Rayne Lodge Farm, North of Rayne Road Braintree	20
BOCS 140A	Land at Rayne Lodge Farm Phase 2, North of Rayne Road Braintree	45
BOCS 700	Land at Braintree College Church Lane Braintree	19 + 75 bed care home
BOS 10	Land rear of 49-57 Church Lane Braintree	15
BOS 16	Land at Harkilees Way Braintree	11
BOS 6H	Land West of Panfield Lane Braintree	825
BRAW 153	Broomhills Estate Pods Brook Road Braintree	81
BRAW 751	263 Rayne Road Braintree	12
BRC 34	Land rear of 138-142 (Kwik Fit) South Street Braintree	10

BRC 5	Victoria Square, Land rear of Town Hall Centre Braintree	35
BRC 6	Cox's Yard, Land north of Rayne Road, south of Bunyan Road Braintree	12
BRE 17H	302 Cressing Road, Braintree	10
BRS 35	The Rose and Crown PH site Masefield Road Braintree	11
COGG 174	Land on the south side of East Street, Coggeshall	15
COGG 182	Land North of Colchester Road Coggeshall	300
CRESS 193	Land off Braintree Road Cressing	225
CRESS 201	Land at Appletree Farm, Polecat Road, Cressing	78
CRESS 203& 209	Land at Long Green Cressing	250
EAR 3	Audley Chase, Land at Station Road Earls Colne	14
EARC 218	Land off Tey Road Earls Colne	23
EARC 219	Harvard Place, Land West of Station Road Earls Colne	79
EARC 225	Land rear of Halstead Road Earls Colne	80
EARC 705	Land East of Morleys Road Earls Colne	20
FEER 230	Land south of Feering west of A12, Feering	40
FEER 232 & FEER233B	Land south of Feering west of A12, Feering/West of A12 Strategic Growth Location	795
FEER 233A	Land North of Inworth Road, Feering	155
FINC 235	Land West of Hill House, Brent Hall Road Finchingfield	11
FINC 708	Land West of Bardfield Road Finchingfield	50
GGHR 307	Land South of Oak Road Halstead	20
GNBN 264	Land between London Road, Pods Brook and A120, Braintree	135
GOSF 251	Land South of The Limes, Off The Street Gosfield	17
GOSF 253	Land West of Hedingham Road Gosfield	35
GRYE 274	Nuns Walk Field Great Yeldham	33
GRYE 275	Former Hunnable Industrial Estate Great Yeldham	40

HASA 286	Land At Greenways Balls Chase Halstead	14
HASA 287	Land east of the High Street, off St Andrews Road Halstead	Mixed use, dwelling capacity not yet known
HASA 289	Land East of Cherry Tree Close Halstead	20
HASA 293	Land East of Sudbury Road, off Churchill Avenue Halstead	152
HASA 295	The old wood yard site Fenn Road Halstead	30
HATF 313	Sorrells Field Hatfield Peverel	47
HATF 314	Land South of Stonepath Drive Hatfield Peverel	140
HATF 315 & HATF 316	Land at Woodend Farm Witham	400
HATF 317	Land East of Gleneagles Way Hatfield Peverel	100
HATF 608	Former Arla Dairy Site Hatfield Peverel	131
HATF 630	Bury Farm, Bury Lane, Hatfield Peverel	46
HATR 299	Harrison Works, Kings Road, Halstead	28
HATR 304	Land West of Mount Hill Halstead	71
HATR 306	Land North of Oak Road Halstead	70
HATR 309	Land adjacent to Blamsters Farm, Mount Hill Halstead	25
HATR 752	Former Courtauld Boiler Building, Factory Lane West Halstead	22
KELV 332	Land at St. Dominic's residential home, The Cloisters London Road Kelvedon	C2 Use Class specialist housing
KELV 335	Monks Farm Land West of Kelvedon Station Station Road Kelvedon	238
KELV 626	Land at Watering Farm, Coggeshall Road Kelvedon	35
RIDG 359	Land SE side of Ashen Road with Tilbury Road Ridgewell	17
RIVE 360	North East Witham Growth Location - Land at Forest Road Witham	88

RIVE 366B	Land South of Rickstones Road, Rivenhall	48
SIBH 377 & 617	Former Tanners Dairy Prayors Hill Sible Hedingham	50
SILV 383	Land South of The Garden Field, Weston Road, Silver End	45
SILV 386	Land East of Boars Tye Road, Silver End	50
SILV 388	Crittall Works and adjoining Finishing Company Western Road Silver End	65
SILV 389	Land North of Western Road, Silver End	314
STEB 395	Land South of Freezes Barns, North Street, Steeple Bumpstead	28
WCH 14CD	Newlands Precinct Witham	15
WIS 9	Gershwin Park Land north of Reid Road, Witham	24
WITC 421	Gimsons Kings Chase Witham	77
WITC 422	Old Ivy Chimneys Hatfield Road Witham	17
WITC 423	South West Witham Growth Location, Land at Lodge Farm Hatfield Road Witham	436
WITC 753	Part Former Bramstons Centre site, Bridge Street Witham (sheltered housing)	58
WITC 754	Warwick Court, 48 Collingwood Road Witham	11
WITN 425 & WITN 613	No 4 and 6 Chipping Hill Ramsden Mills and Chipping Hill Industrial Estate Witham	30
WITN 426	Land north of Conrad Road Witham	150
WITN 427	Land north of Conrad Road Witham	10
WITN 429	Rickstones Neighbourhood Centre, land at Dorothy Sayers Drive/Laburnum Avenue Witham	14
WITN 755	The Old Pool Club, 49 Braintree Road Witham	10

Proposal Maps

Proposal Maps

Inset	
1A	Braintree North
1B	Braintree South
1C	Braintree Central
1D	Braintree - High Garrett
2A	Witham North
2B	Witham South
3	Ashen
4	Audley End
5	Belchamp Otten
6	Belchamp St Paul
7	Belchamp Walter
8	Blackmore End
9	Black Notley Village
10	Bradwell
11	Bulmer - Updated
12	Bulmer Tye
13	Bures Hamlet
14	Castle Hedingham
15	Coggeshall
16	Coggeshall Surrex
17	Colne Engaine
18	Cornish Hall End
19	Cressing

Inset	
20	Cressing (Tye Green)
21	Earls Colne West
21A	Earls Colne East and White Colne
22	Earls Colne Airfield
23	Feering
24	Finchingfield
25	Foxearth
26	Gestingthorpe
27	Gosfield and Airfield
28	Great Bardfield
29	Great Notley and Black Notley
30	Great Maplestead
31	Great Saling
32	Great Yeldham
33	Greenstead Green
34	Halstead - Updated
35	Halstead Town Centre
36	Hatfield Peverel
37	Helions Bumpstead
38	Kelvedon
39	Lamarsh
40	Little Maplestead
41	Little Yeldham
42	Nounsley
43	Panfield
44	Pebmarsh

Inset	
45	Rayne
46	Ridgewell
47	Rivenhall
48	Rivenhall Airfield
49	Rivenhall End
50	Kelvedon Park (Rivenhall)
51	Shalford
52	Shalford Church End
53	Sible Hedingham
54	Silver End
55	Stambourne Chapel End Way
56	Stambourne Dyers End
57	Steeple Bumpstead
58	Stisted
59	Stisted Twin Oaks
60	Sturmer
61	Sturmer North Boundary
62	Terling
63	Tilbury Juxta Clare
64	Toppesfield
65	Wethersfield
66	White Notley
67	Wickham St Paul
68	Landscape Character Assessment
69	Proposals Map
70	Minerals and Safeguarding