



Braintree District Council

Local Plan Examination of Section 2

Further Suggested Changes to The Local Plan Section 2

May 2021

1 Further Suggested Modifications to the Local Plan section 2

1.1 The Local Plan was submitted in October 2017. Over three years has therefore passed since the final consultation and submission of the Local Plan. The Council wishes to suggest a number of modifications to the Inspector for a number of reasons.

1.2 First, during the final consultation in the summer of 2017 there were a number of responses, mainly from statutory consultees, suggesting amendments to the Plan that the Council believed would be beneficial to address via some changes to the Local Plan, these have been further explored as the Council works on Statements of Common Ground with these statutory consultees.

1.3 Second, as three years have passed since the submission, there are some further modifications required as a result of changes in circumstances, for example to the progress of development sites and planning permissions. Many of these relate to the housing trajectory which is set out in more detail within Topic Paper 2 on housing, but there are also consequential changes to the local plan policies and especially inset maps which are set out in a separate table

1.4 Finally, as a result of having used the policies of the emerging Local Plan for the last three years there are a small number of modifications which would like to suggest to the Inspectors which would aid implementation and understanding of the text, and which would ensure its effectiveness as well as some other typos and

1.5 Other changes may come up in the course of the examination or when considering updated evidence base documents and therefore this table will be kept under review and updated as appropriate. For the avoidance of doubt these tables include those changes which were suggested within the two topic papers which have already been submitted to the Inspectors.

1.6 The format of the changes is as follows;

~~Strikethrough~~ for deleted text

Bold for new text proposals

Proposed Changes considered as Main Modifications

Ref Number	Paragraph or Policy	Change	Reason
MM1	Throughout the document	All references to 'Braintree Freeport' or 'Freeport' to be replaced with ' Braintree Village '	Company and centre name has been changed.
MM2	Vision for Braintree District	...access to the highest quality community facilities including health and education provision and green infrastructure . Outstanding...	As requested by Natural England
MM3	Vision for Braintree District	Two new garden communities are being built within the District at West of Braintree and Colchester/Braintree borders providing new communities within a high quality environment	To remove reference to garden communities
MM4	Key Objectives Housing Need	To provide a range of housing sizes, types and tenures which meet local need, including affordable homes, starter homes , and homes for those residents with...	Starter homes as a category of homes were never implemented.
MM5	Key Objectives Transport Infrastructure	New developments must contribute towards the improvement of the transport network in the District. including schemes to ensure safety and reduce congestion. 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.	As requested by Essex County Council, as highways authority

MM6	5.8	Delete paragraph and title	To remove reference to the position of Garden Communities within the spatial hierarchy
MM7	Spatial Hierarchy	Add Crossing Tye to the list of second tier villages To add High Garrett to the list of third tier villages West of Braintree Garden Community Colchester Braintree Borders Garden Community	The villages were omitted from the original spatial hierarchy To remove reference to Garden Communities
MM8	Spatial Strategy	That the broad spatial strategy for Braintree District should concentrate development on the town of Braintree, planned new garden communities , Witham and the A12/Great Eastern Mainline corridor and Halstead	To remove reference to Garden Communities
MM9	LPP1	Development outside development boundaries will be strictly controlled confined to uses appropriate to the countryside whilst also protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils	To aid clarity and ensure purpose of the policy is clear following a High Court decision at Gulls Meadow, Stisted.
MM10	Picture 5.1 Key Diagram	Remove the 'Garden Community area of search' from the key diagram.	To remove references to Garden Communities
MM11	LPP2	The Council and its partners will be driving forward the growth of the economy in the District and provide for the 32.1ha of	The overall employment need is set out in policy SP5 of the section 1

		<p>industrial land and 19.5ha of office land in the District to support this.</p> <p>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.</p> <p>Extension to Springwood Drive Industrial area in Braintree 10ha employment policy area 10</p> <p>Eastlink Horizon 120 18.5ha Innovation and Enterprise Business park for uses in the B1 E(g), B2, B8 use class.</p> <p>The Council has an approved LDO for the site</p> <p>Part of the site may be developed for a hotel use (C1)</p> <p>B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sqm</p> <p>The site also includes 7ha of structural landscaping.</p> <p>Major Business Park on the West Braintree Garden Community To be determined through a Strategic Growth DPD</p> <p>Major Business Park on the Marks Tey Garden Community To be determined through a Strategic Growth DPD</p> <p>Total identified new employment land allocations for B1, B2 and B8 51.1 40.8</p>	<p>To reflect the current planning permission</p> <p>Site name changed</p> <p>To reflect the current planning position</p> <p>To remove reference to Garden Communities</p>
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MM12	LPP3	<p>Employment policy areas are identified on the Proposals Map, where the following uses will be considered appropriate and will be permitted and retained:</p> <p>A Office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2). Business (use class B1)</p> <p>B. general industrial (use class B2) and storage and distribution (use class B8)</p> <p>C. Repair of vehicle and vehicle parts</p> <p>D Waste management facilities as appropriate taking into account neighbouring uses</p> <p>E services specifically provided for the benefit of businesses or workers based on the employment area</p> <p>Changes from B2 or B8 to E will not be permitted.</p>	To reflect changes to use classes
MM13	LPP6	<p>Employment locations for Use class B1 Business Parks business uses are identified on the Proposals Map. To maintain the character of these sites only uses falling within Use Class B1 business will be permitted., and to meet identified needs, they are allocated for office use, research and development, and industrial processes (other than industrial processes falling within Use Class B2).</p>	To reflect use class changes

MM14	Paragraph 6.23, 6.24 and 6.25 LPP7	Delete policy and supporting text	Design appropriately covered in general design policies
MM15	LPP8	<p>A the Location of the site being accessible, and sustainable in terms of the Framework</p> <p>B There is no unacceptable impact on protected species or the historic environment</p> <p>Where it has been evidenced that the conversion of existing buildings on the site is not practical or where there are no existing buildings on the site and where a need has been demonstrated, new buildings shall be well designed, and appropriately sited. New buildings shall be of a form, bulk and design that should not offend local landscape character, and protect and enhance heritage assets and their settings. All such new development shall also be considered against the criteria above.</p>	<p>To avoid repeating national policy</p> <p>To avoid repeating other policies in the Plan</p>
MM16	LPP9	<p>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;</p> <p>b. Large scale proposals are connected to and associated with existing facilities or located at a site that relates well to defined</p>	<p>To provide clarity</p> <p>To provide clarity</p>

		<p>settlements in the area and are accessible to adequate public transport, cycling and walking links.</p> <p>e They would not use the best and most versatile agricultural land</p>	To avoid repeat of other policies in the Plan
MM17	LPP10	<p>Convenience (Food) retailing across the District is expected to grow. Evidence suggests, with evidence suggesting that across the District 8966sq.m 2927sq.m(gross) of new floorspace will be required. For comparison goods (Non-food retailing) 15,869 sqm 10,315 sq,m (gross) will be required and for food and beverage provision 8,304 sqm 4506 sq,m (gross) is needed.</p> <p>1,000sqm (Gross) Great Notley District Centre and</p>	<p>To reflect updated evidence base</p> <p>To correct typographical error</p>
MM18	LPP11	<p>Within the Primary Shopping Areas, as defined on the Proposals Maps, primary and secondary frontages have been identified. A balance between A1 retail shops and non-retail town centre uses has to be maintained in order to secure the vitality and viability of the primary shopping area.</p> <p>The following uses will be permitted within primary frontages:</p> <p>a. Commercial Retail development (Use Class A1 E)</p> <p>b. Local Community uses (Use class F.2) Proposals for use classes A2- A5 and D1- D2 provided that:</p> <p>It would not result in 3 or more non A1) Use class units in adjoining premises within the primary shopping area</p> <p>It would not break a continuous A1 primary retail frontage</p>	To reflect use class changes

		<p>The following additional uses will be permitted within Secondary Frontages:</p> <p>Use Classes A1 to A5, B1 and D1 to D2Pubs and drinking establishments</p> <p>Hot food takeaways</p> <p>Cinemas, concert halls, music venues and similar</p>	
MM19	LPP12	<p>District Centre – Great Notley</p> <p>Within the District centre as defined on the Proposals Map, the following uses will be permitted:</p> <p>a. Retail development (Use Class A1) Commercial E use</p> <p>b. 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. Proposals for use classes A2 – A5 and D1 – D2), provided that it does not result in the loss of an existing A1 retail use, or where a A1 unit has become vacant, it can be demonstrated through a marketing and viability assessment that an A1 user cannot be found.</p>	<p>To aid clarity as to where the policy applies.</p> <p>To reflect changes to use classes</p>
MM20	LPP13	<p>The area defined on the Proposals Map as a Factory Designer Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre, and current associated uses.</p>	<p>To better reflect the uses on the site</p>
MM21	LPP14	<p>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</p>	<p>To reflect new use class order</p>

		halls, music venues and other similar uses; and expansion of the existing cinema will be acceptable.		
MM22	LPP15	<p>Bulky retail P proposals outside of town centres will be required to satisfy all the following criteria:</p> <p>e. A traffic transport impact assessment and travel plan..</p>		<p>To aid clarity</p> <p>Transport dealt with in separate policy and does not need to be repeated here.</p>
MM23	LPP16	<p>Former EMD Site, Kings Road New retail provision will also be provided at strategic growth locations, new garden communities and a site allocations at land north of Freeport and land off Millennium Way, Braintree.</p>		<p>To remove allocation at former EMD site which has now been built. To remove allocation at Freeport which is not being taken forward by landowner. To remove reference to Garden Communities</p>
MM24	LPP17	Strategic Growth Location	Number of Homes (within the Plan period)	<p>To remove reference to Garden Communities</p> <p>To update to the current housing position</p>
		West of Braintree Garden Community	2,500	
		New Colchester Braintree Borders Garden Community	1,150	
		East of Great Notley (in Black Notley Parish)	1,750	
		Land East of Broad Road, Braintree	1,000	
		Former Towerlands Park Site, Braintree	600 575	
		Land at Feering	750 5	
		Wood End Farm, Witham	450 400	
		North West Braintree – Panfield Lane	600 825	
MM25	LPP18	<p>Up to 1750 new homes of a mixed size and type appropriate to the area</p>		<p>To reflect the wording of other strategic growth locations policy</p>

		<p>Financial contributions to the provision of the Chelmsford North East Bypass</p> <p>Provision of or contribution towards a Gypsy and Traveller Site</p> <p>A new primary school with co-located 56 early years and childcare nursery (D1 use) on 2.7ha of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p> <p>Two new 56 place stand-alone early years and childcare nurseries (D1 use) each on 0.13ha of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p> <p>Provision of a site or contribution toward a NHS facilities, to be collocated with other community facilities.</p>	<p>As proposed by Chelmsford City Council</p> <p>For clarity</p> <p>At the request of Essex County Council To reflect use class orders</p> <p>As requested by NHS.</p>
MM26	LPP19	<p>Up to 1000 homes of a mixed size and type appropriate to the area</p> <p>A new primary school with co-located 56 early years and childcare nursery (D1 use) on 2.1ha of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p> <p>A new 56 place stand-alone early years and childcare nursery (D1 use) on 0.13 hectares of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p>	<p>To reflect wording of other strategic growth location policies</p> <p>A requested by Essex County Council To reflect use class order</p> <p>To reflect planning permission</p>

		Provision for or contributions towards a Gypsy and Traveller site	
MM27	LPP20	<p>Up to 600 575 new homes of a mixed use and type appropriate to the area</p> <p>A new 56 place stand-alone early years and childcare nursery (D1 use) on 0.13 hectares of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p> <p>All access points will have to be agreed to the satisfaction of Essex County Council, as Highways Authority.</p>	<p>To reflect wording of other strategic growth location policies</p> <p>As requested by Essex County Council To reflect changes to use class</p> <p>Clarity</p>
MM28	LPP21	<p>Up to 825 600 new homes of a mixed size and type appropriate to the area</p> <p>10ha of employment development</p> <p>A new primary school with co-located 56 early years and childcare nursery (D1 use) on 2ha of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p>	<p>To reflect wording of other strategic growth location policies and current planning permission</p> <p>To reflect current permission.</p> <p>As requested by Essex County Council To reflect use classes</p>
MM29	LPP22	<p>Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations</p> <p>Two A new 56 place stand-alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use. facilities, potentially co-located with any new primary school</p>	<p>As requested by Essex County Council</p> <p>To reflect use classes As requested by Essex County Council.</p>

		<p>Public open space, and informal and formal recreation including a new country park to the south of the A12</p> <p>Provision for or contributions towards a Gypsy and Traveller site</p> <p>Contributions to an all movements direction A12 junction at Feering</p> <p>Development must be designed to ensure no substantial harm to the Conservation Area, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site.</p> <p>Development should conserve and where opportunities arise enhance the conservation area and its setting, preserve the listed buildings and scheduled monument and their settings.</p>	<p>This is not a requirement of the development but may come forward separately.</p> <p>For clarity</p> <p>As requested by Historic England</p>
MM30	LPP23	<p>Up to 450 400 new homes of a mix size and type appropriate to the area</p> <p>A new 30 place stand-alone early years and childcare nursery (D1 use) on 0.065 hectares of suitable land allocated for education and childcare use as required by the Local Education Authority through S106 Planning Obligations</p>	<p>To reflect current position</p> <p>As requested by Essex County Council</p> <p>To reflect use classes</p>
MM31	LPP24 bullet 3	<p>Protection of the setting of listing buildings and enhancement of the Conservation Area including the retention and refurbishment of the at least one air raid shelters</p>	<p>To reflect appeal decision APP/Z1510/W/19/3224638 which set out that the loss of any of these features would be harmful</p>

MM32	LPP25	Impact on the nearby listed buildings and their settings	As requested by Historic England
MM33	LPP26	Employment uses E B4 and B8 Retention of the boiler house	To reflect use class changes Error – the boiler house is not within this area.
MM34	Paragraph 6.81 LPP27	Delete policy and support text as the site is now under construction.	To reflect current planning permission
MM35	LPP28	Retention of A class retail uses along the secondary retail frontage	To reflect use class changes
MM36	LPP29	Any developments of extensions should address the drainage impacts. infrastructure deficit in its immediate area. A development brief will be produced to guide the redevelopment, the brief and any proposals in advance of the brief A masterplan should be produced which should address all the following issues.	To recognise that the development can only mitigate for its own impacts. To reflect the current position
MM37	LPP30	Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a Comprehensive Redevelopment Area for a mixed use development where which could include a combination of retail, community uses, public house, pavilion, residential development and car parking will be supported.	For clarity
MM37	LPP31 and paragraph 6.86 – 6.89	To delete policy and support text. .	To reflect the current planning status. The remaining 20 are in the Development boundary and so could come forward as windfall

MM38	LPP32	<p>40 Up to 78 new homes</p> <p>Retention of the visual integrity of the character and setting of Gimsons and its access</p> <p>Enhancement of the parkland setting of Gimsons</p>	To reflect the planning permission on the site
MM39	LPP33	<p>A target of 30% of the total number of residential units dwellings on sites located...</p> <p>A target of 40% of the total dwellings number of residential units in all other areas.</p> <p>A threshold of 104 dwellings or more or where the site area is 0.5 hectares or more with a maximum combined gross internal floor space of 1,000sqm will apply in all other areas of the District.</p> <p>Standalone new settlements by virtue of their size will be subject to separate viability appraisals, including on affordable housing.</p>	<p>To aid clarity</p> <p>To aid clarity</p> <p>To aid clarity</p> <p>To remove reference to Garden Communities</p>
MM40	LPP36	<p>The Council will allocate support up to 30 26 pitches for Gypsy and Traveller Accommodation, at Strategic Growth Locations and the garden communities, or through..</p> <p>6 travelling showpersons plots will be sought at the Strategic Growth locations and garden communities, through the planning...</p> <p>However if insufficient sites have been proposed or sites are no longer likely to come forward than any additional sites Planning</p>	<p>To correct error</p> <p>To remove reference to Garden communities</p> <p>For clarity</p>

		applications for Gypsy and Traveller or Travelling showpersons sites must meet all the following criteria;	
MM41	LPP37	<p>Housing Mix, Type and Density and Accessibility</p> <p>Development should seek to shall create sustainable, inclusive...</p> <p>10% of new market homes on sites of 10 or more dwellings must meet category 2 r 3 of part M of Buildings Regulations 2015 as appropriate. 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) – Wheelchair Accessible’ dwellings of Building Regulations 2015, or as superseded, as appropriate.</p> <p>10% of new affordable homes on all sites must meet category 2 or 3 of part M of Buildings Regulations 2015 as appropriate. A minimum of 90% of new affordable homes on all sites must meet Category M4(2) or Category M4(3)(2)(a) – Wheelchair Accessible’ dwellings - of Building Regulations 2015, or as superseded, as appropriate.</p> <p>Within the main towns 5% of all affordable units will be required to meet Category 3 of Part M M4(3)(2)(a) - ‘Wheelchair Accessible’ dwellings - of Building Regulations 2015, or as superseded, as appropriate</p>	<p>To better reflect contents of the policy For clarity</p> <p>For clarity and to reflect building regulations</p> <p>For clarity and to reflect building regulations</p> <p>For clarity and to reflect building regulations.</p>

MM42	LPP38	h. Annexes shall not be self-contained and shall share a physical and functional relationship with the host dwelling. Annexes shall only be occupied by dependent relatives	To provide clarity on the suitability of annexes
MM43	LPP39 criteria b	The replacement dwelling and any outbuildings would not have a more harmful impact, or be more intrusive on the landscape or countryside setting, or the setting of any heritage assets and their settings , than the original dwelling....	As requested by Heritage England in their consultation response
MM44	LPP40	a. There is a clearly-established functional need for a full-time worker to live on this the site in the countryside. d. The new dwelling should be well-related to any existing buildings, whilst retaining the ability to meet the identified functional need	To aid clarity
MM45	LPP43	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. Appropriate boundary treatments for the area to be enclosed, including the planting of native species will be specified. The Council will impose conditions removing permitted development rights over the new area of the garden.	To omit missing category of land allocation. To provide clarity on boundary treatments that are suitable

MM46	LPP44	<p>Priority should be given to cycle and pedestrian movements, and access to public transport, and horse riding,</p> <p>to offer multi user routes for walking, cycling and other recreational opportunities such as horse riding</p> <p>Financial contributions and/or highway works from development proposals will be sought</p> <p>Facilities for charging plug in and other ultra low emission vehicles will be provided at all new residential properties</p>	<p>As requested by Essex County Council</p> <p>As requested by Essex County Council</p> <p>As requested by Essex County Council</p> <p>To provide clarity</p>
MM47	LPP45	<p>Existing car parks serving the main town centres, retail, leisure facilities and train stations are allocated on the Proposals Maps and set out below, and will be protected for this use.</p> <p>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.</p>	To aid clarity
MM48	LPP46	...such as hedgerows, hedgerow trees and other structural elements contributing to the historic features of the lanes.	As requested by Essex County Council
MM49	LPP47	<p>Strict control will be exercised over development in these areas to, which will be restricted to the following Use Classes below: transport related development comprising of either;</p>	To reflect use class changes

		<p>E1 overnight accommodation</p> <p>Appropriate sui generis, such as petrol filling station, car showrooms, car wash, car rental or garden centres and ancillary retail uses, or</p> <p>D4 Nursery and café/restaurants which fall within the E use class</p> <p>A3 café/restaurant.</p>	
MM50	LPP48	A131 Sudbury Western Bypass as it passes through the District	This road project is not being taken forward by SuffolkCC
MM51	LPP49	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.	To aid clarity
MM52	LPP50	...significance, conservation areas, registered parks and gardens, scheduled monuments and areas of high archaeological and landscape sensitivity including designated heritage assets	As requested by Historic England
MM53	LPP52	For Use Class A5 developments (hot food takeaways), a health Impact Assessment will be required.... In addition, proposals for new hot food takeaways within 400m walking distance from the entrance points of primary or secondary schools will be restricted in order to promote the health and wellbeing of school pupils. Hours of opening will be limited to after 5pm on school days and lunch time opening will	To reflect use class changes To remove section which was not considered deliverable.

		only be permitted where schools within 400m do not allow pupils to freely leave school premises during lunch breaks	
MM54	LPP53	<p>All developments will be expected to provide new open spaces in line with the requirements set out in the Open Spaces Supplementary Planning Document.</p> <p>Reorder the remaining policy wording as set out at the end of the table.</p>	To aid clarity that the authority will be seeking open space contributions
MM55	LPP54	<p>B No alterations to vehicular highway in the area are requiredThe vehicle movements generated by any new building should be able to be safely accommodated on the existing road network without detriment to the character of the local area</p> <p>Proposals for new or extended residential accommodation will only be permitted if a submitted business plan demonstrates that there is a convincing case for residential accommodation, and provided that they accord with the criteria above. The accommodation permitted will only be the minimum required to meet the needs of the relevant business.</p>	<p>To address Sport England objection that the criteria was worded was too restrictive</p> <p>Criteria for rural workers dwellings are set out in policy LPP40 and therefore should not be repeated is.</p>
MM56	LPP55	<p>2 Buildings and structures should be of the highest architectural quality</p> <p>5 Designs shall be sensitive to the need to conserve and enhance local features...</p> <p>9 Landscape proposals should consist of native plant species and their design shall promote and enhance local biodiversity</p>	<p>To reflect the wording in SP7 and elsewhere in this policy</p> <p>To reflect the wording of SP7.</p>

		<p>and historic environmental assets. 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.</p> <p>18 Private outdoor amenity space shall be provided in accordance with the standards set out in the Essex Design Guide, or its successor, and shall be accessible, usable and well-related to the development.</p>	<p>As requested by Essex County Council</p> <p>For clarity</p>
MM57	Paragraph 7.43, 7.44 Policy LPP62	Delete policy and supporting text	As requested by Historic England due to a repeat of national policy
MM58	LPP63	Where important archaeological remains are thought to be at risk from development, or if the development could impact on a Scheduled Monument of Historic Registered Park and Garden, the developer.....	Alter the reference from Historic Park and Garden to Registered Park and Garden, at request of Historic England.
MM59	LPP64	<p>a) It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational or community use can be found.</p> <p>B Lodge Farm Witham</p>	<p>As requested by Essex County Council</p> <p>Added in error</p>

MM60	Policy LPP67 1 st paragraph	Development proposals must take available measures to ensure the protection and where appropriate the 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, where appropriate , 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.	To respond to concerns raised by Natural England and Environment Agency during the consultation
MM61	Policy LPP67 2 nd paragraph	...Proposals which undermine these principles will not be acceptable. A robust network of open space, available for public access plays an important role in providing recreational alternatives to the European protected nature designations. Such site should be managed and maintained to maximise their effectiveness in this role	To respond to concerns raised by Natural England in their consultation response
MM62	LPP68	Amend paragraph order by placing Sites of Special Scientific Interest above Protected species	As requested by Essex County Council
MM63	LPP69	...any tree surgery should be carried out to BS3998:2010 (as superseded) ...developers to follow the best practice guidance set out in BS5837:2012 (as superseded) ...should conform to the recommendations set out in BS5837:2012 and BS8545:2014 (as superseded)	To ensure policy remains up to date

MM64	LPP73	<p>B Health and safety of the public including existing residents, and future occupiers of all new developments.</p> <p>d Surface waters and groundwater quality, groundwater source protection areas, drinking water protected zones</p> <p>E Land and social quality and condition</p> <p>G odour</p> <p>H noise</p> <p>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</p>	<p>For clarity</p> <p>To add in missing word and as requested by the Environment Agency.</p> <p>As suggested by Natural England</p>
MM65	LPP74	<p>...residential amenities including noise, pollution, heritage assets <u>and their settings</u>, biodiversity...</p>	<p>At the request of Historic England</p>
MM66	LPP75	<p>Title of LPP75 is altered to read <u>Energy and Resource Efficiency</u></p> <p>Such measures could include considerations related to site layout...</p> <p>Insert the following paragraph as paragraph 2 <u>In the interests of balancing water supply and quality for the environment, and ensuring sufficient water resources for new residential development, residential proposals shall comply with the Building Regulation water efficiency standard of 110 litres per occupier per day</u></p>	<p>To aid clarity</p> <p>At the request of the Environment Agency <u>Anglian Water</u></p>
MM67	LPP78 Additional paragraph at	<p>The Council will ensure that all proposals will be located to avoid the risk of flooding from all sources and where development must....</p> <p>The following additional text shall be inserted immediately prior to paragraph 1</p>	<p>To aid clarity</p>

	the end of the policy	Development proposals should demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development	To address concerns raised by the Environment Agency Anglian Water during the consultation
MM68	LPP80 2 nd paragraph 7 th paragraph	...to the satisfaction of the Lead Local Flood Authority, where practical. SuDS design should be an integral part of the design layout and clear details of proposed...	To aid clarity
MM69	LPP82	continuation of bullet points in text instead of final paragraph	To correct error
MM70	Appendix 1	The Publication Draft Local Plan Housing Trajectory currently within the Submitted Plan to be replaced by the updated trajectory which is Appendix 1 to Topic Paper 2. It is also suggested that Figure 1 of this Topic Paper be included.	To reflect updated housing position

Proposed Changes considered as Minor

Ref Number	Paragraph or map	Change suggested	Reason
Minor 1	Throughout the document	All references to the NPPF be noted as the 2012 NPPF.	To aid clarity due to later versions of the NPPF being published.

<p>Minor 2</p>	<p>Insert new paragraph after 2.5</p>	<p>Essex Minerals Local Plan Essex County Council is the minerals planning authority for the Borough, and is responsible for preparing planning policies, and also for assessing applications for mineral development. The Essex Minerals Local Plan (2014) is a statutory Development Plan and should be read alongside the Braintree Local Plan. The role of the Minerals Local Plan is to identify sites for the extraction of sufficient quantities of mineral within Essex to facilitate development over the Plan period. There are active quarry sites in the District as well as currently unworked sand and gravel and brick clay deposits which are subject to a Minerals Safeguarding policy within the Minerals Local Plan. The safeguarding policy requires the minerals planning authority Essex County Council - to be consulted on development proposals covering 5 hectares or more within the sand and gravel minerals safeguarding area and greater than one dwelling for the brick clay safeguarded area. The Minerals Safeguarding Areas within Braintree District are shown on the Policies Map (Inset 70). Regard should be had to the requirements of the Minerals Local Plan where a development falls within a Minerals Safeguarding Area. The Minerals Local Plan also designates Mineral Consultation Areas at a distance of 250 metres around active quarries, mineral infrastructure and mineral deposits permitted for extraction. Essex County Council will be required to be consulted on all non-mineral related development within these areas. Essex and Southend-on-Sea Waste Local Plan Essex County Council is the waste planning authority for the</p>	<p>As requested by Essex County Council to explain the relationship with this Local Plan and the minerals and waste Local Plans.</p>
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		<p>District, and is responsible for preparing planning policies, and also for assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (2017) is a statutory Development Plan which should be read alongside the Braintree Local Plan. It sets out where and how waste management developments can occur, and is the planning policy against which waste management development planning applications are assessed. The Waste Local Plan allocates new waste development at Rivenhall. It also identifies Areas of Search to meet the need for additional small scale waste management facilities. These Areas of Search are existing industrial estates within the Borough, and are located away from residential and other uses sensitive to amenity impacts such as schools, retail, leisure and office development.</p>	
Minor 3	2.8	<p>This section which includes the 40 9 policies that start with 'SP' reference....</p>	<p>To reflect the number of policies in section 1</p>

Minor 4	Paragraph 5.11	<p>As at September 2020 there are three adopted Neighbourhood Plans in the District (at Bradwell with Pattiswick, Cressing and Hatfield Peverel). A further ten villages have applied to designate a Neighbourhood area and are working on the production of a Neighbourhood Plan.</p> <p>There are currently eight Neighbourhood Plans underway in the District in the villages of Bradwell with Pattiswick, Cressing, Coggeshall, Feering, Great Saling with Bardfield Saling, Great Yeldham, Hatfield Peverel and Kelvedon. The Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.</p>	To reflect the updated position of Neighbourhood Plans in the District
Minor 5	Paragraph 5.18	<p>...normally be able to meet the NPPF core planning principles set out in paragraph 17 and that the test of sustainable development would be unable to be met. Areas outside of a development boundary are considered 'Countryside'. Within the Countryside development will be severely restricted, unless it is necessary to support traditional land based activities such as agriculture or forestry, or leisure and recreation based uses, which require a countryside location and which contribute to rural economies and/or promote recreation in or enjoyment of the countryside. In these circumstances development should be well related to existing patterns of development and of a scape, siting and design sympathetic to the rural landscape character and able to preserve the intrinsic beauty of the countryside.</p>	To ensure clarity as to what uses are appropriate in the countryside which was consider during the High Court decision on Gulls Meadow, Stisted.

Minor 6	End of paragraph 6.8	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. Braintree DC 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.	Add text as requested by Essex County Council
Minor 7	Paragraph 6.12	...or land that is required to meet forecast employment needs. Policy SP4 in the section 1 Local Plan has confirmed that Braintree should deliver between 20.9 and 43.3ha of new employment land.	To aid clarity and provide the context to this policy
Minor 8	Paragraph 6.13	was categorised into either Employment Policy Areas (mixed-B use class) or Business use (exclusively B1) through...	To reflect use class changes
Minor 9	Paragraphs 6.14 and 6.15	Delete both paragraphs	The calculation of employment need is set out in policy SP4 within the section 1.
Minor 10	Paragraph 6.16	Delete paragraph	Delete as not reflective of the current planning situation
Minor 11	Paragraph 6.18	...employment policy areas. In these areas 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	To reflect use class changes.

		amount of services to support the workers or businesses on the site may also be suitable in some locations.	
Minor 12	6.19	<p>However in recent years there has been a greater proportion of uses in employment areas turning to other uses such as personal storage, gyms and leisure facilities. The Council wishes to preserve business parks for class B employment use with the following policy.</p> <p>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.</p>	To reflect the new use classes
Minor 13	Paragraph 6.20	<p>Development of change of use to a non-employment use will only be permitted when it would not detract from the employment use of the remaining sites in the area and; where new developments or changes of use impact on existing business, adequate mitigation measures are designed into the new site.</p> <p>The Council is concerned that the new use class could lead to a loss of employment land for traditional employment purposes and could lead to unacceptable impacts on parking, traffic and amenity of businesses located on employment sites if substantial numbers of buildings become used as retail units and indoor leisure facilities in particular, and the detrimental impact this could have on</p>	To reflect new use classes

		town centres. As such, it may be necessary in appropriate circumstances to restrict the use of new buildings in these areas via condition. Those in B2 or B8 uses will not be permitted to change to an E use class.	
Minor 14	Paragraph 6.22	<p>The Council has also identified a number of employment areas which are not suitable for more general industrial or distribution uses by virtue of the surrounding uses, location, or access to the strategic road network. Therefore a number of employment sites, often in rural areas, are proposed for B1 business use only.</p> <p>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. In order to retain the character of these areas as employment uses, and to ensure that identified needs are met, it may be necessary in appropriate circumstances for new buildings to be conditioned for certain specific uses only.</p>	To reflect changes to use classes
Minor 15	6.35	..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	To appropriately define major tourism proposals as set out in the policy to aid clarity

Minor 16	Paragraph 6.39	The policies and retail allocations proposed in this document are supported by the Braintree District Retail Study (2015) and its 2018 update , produced by Nathaniel Litchfield and Partners.	To note updated study
Minor 17	Paragraph 6.40	Witham and Halstead have limited no convenience retail growth projected, but have increased comparison floor space up to 2033	To reflect updated evidence base
Minor 18	Paragraph 6.44Uses acceptable in secondary frontages include A1, A2, A3, A4 and A5 and B1 office, D1 (non-residential institutions) and D2 (assembly and leisure) 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.	To reflect use class changes
Minor 19	Paragraph 6.45	Residential uses will not normally be permitted 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....	To better reflect the wording of the NPPF
Minor 20	Paragraph 6.47 final line	Additional Local Centres will be identified at other strategic growth locations and garden communities around the District as work on these sites progresses	To remove reference to Garden Communities
Minor 21	Paragraph 6.52	The Retail Study Update 2018 and 2015 assessed whether there was a need... retail park extension commitment, however an undeveloped 'L' shaped area of land to the north of Freeport is allocated for employment use or retailing warehousing use	To update to reflect current evidence base To reflect current position of the landowner

Minor 22	New paragraph after 6.52	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. In order to maintain the purpose and viability of these areas in appropriate circumstances the Council will consider imposing conditions on planning applications to restrict the use of a building to a specific use.	To reflect use class changes
Minor 23	Paragraph 6.54	The Braintree Retail Study and its update (2015 and 2018)	To reflect updated evidence base
Minor 24	Paragraph 6.60	The Local Plan Housing Trajectory (Appendix 1) demonstrates has allocated an additional potential supply of at least 10% of homes over and above the residual Local Plan target.	To reflect current housing position
Minor 25	Paragraph 6.63	Delete whole paragraph	To remove reference to Garden Communities
Minor 26	Paragraph 6.67	...the highest standard. In particularly this site will need to consider the impact of the development on nearby historic assets.	To address concerns of Highways England
Minor 27	Paragraph 6.70	The north west Braintree growth location was originally allocated in the Council's Core Strategy (2011) as a mixed use growth location. A Masterplan for the site was agreed in 2013 and will remain as a guide for the general principle of development on the site in terms of layout, design and composition of development including retail provision. The policy below reiterates many of the key expectations for the site, with the addition of greater flexibility on its employment provision. A spine road linking....	To reflect current planning status

Minor 28	Paragraph 6.75	Delete who paragraph	To reflect that the additional informal recreation is not a requirement of the strategic growth location																														
Minor 29	Paragraph 6.79	..to prevent adverse impact on the nearby Listed Buildings and its settings , and the location of access...	As requested by Historic England																														
Minor 30	Paragraph 6.92	Delete whole paragraph	Is not reflective of current planning position																														
Minor 31	Paragraph 6.98 and 6.99	Delete paragraphs	The legislation was never brought forward on starter homes																														
Minor 32	Paragraph 6.109	The new requirements are set out in the table below, including the source of the requirement. The highest figure from each source is taken	To aid clarity																														
		<table border="1"> <thead> <tr> <th>Gypsies and Travellers</th> <th>GTAA</th> <th>SHMA</th> </tr> </thead> <tbody> <tr> <td>Meet Planning Definition</td> <td>2</td> <td>0</td> </tr> <tr> <td>May meet planning definition</td> <td>4</td> <td>4</td> </tr> <tr> <td>Not meeting Planning Definition</td> <td>0</td> <td>20</td> </tr> <tr> <td>Total</td> <td>24</td> <td></td> </tr> <tr> <td>Travelling Showpeople</td> <td></td> <td></td> </tr> <tr> <td>Meet Planning Definition</td> <td>5</td> <td>0</td> </tr> <tr> <td>May meet Planning Definition</td> <td>1</td> <td>0</td> </tr> <tr> <td>Not meeting Planning Definition</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total 6</td> <td></td> <td></td> </tr> </tbody> </table>	Gypsies and Travellers	GTAA	SHMA	Meet Planning Definition	2	0	May meet planning definition	4	4	Not meeting Planning Definition	0	20	Total	24		Travelling Showpeople			Meet Planning Definition	5	0	May meet Planning Definition	1	0	Not meeting Planning Definition	0	0	Total 6			
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Minor 33	Paragraph 6.118	Part M of the building regulations was also updated in 2015 and dwelling types were separated into a number of types defined as category 1 visitable, category 2 accessible and adoptable and category 3 wheelchair user dwellings. Homes which are more...	To reflect changes to policy wording
Minor 34	Paragraph 6.141	...to meet the criteria set out in the policy on Residential Alterations, Extensions and Outbuildings within Development Boundaries.	To correctly title policy reference.
Minor 35	6.152	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. 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	As requested by Essex County Council
Minor 36	6.153 additional text at the	The Essex Local Transport Plan (2011) contains the Essex Transport Strategy (2011) 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	As requested by Essex County Council

	end of the paragraph	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 by ECC.	
Minor 37	6.155 additional text at the end of the paragraph	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.	As requested by Essex County Council
Minor 38	6.166	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.	To aid clarity on the application of policy restrictions
Minor 39	Paragraph 6.172	Delete whole paragraph	The road project is not being taken forward by Suffolk CC.
Minor 40	New paragraph 6.181	When placing infrastructure to support broadband and mobile connectivity providers should have regard to the Cabinet Siting and Pole Siting Code of Practice	As requested by Historic England
Minor 41	Paragraph 7.12	A5 use (Hot food takeaways) are considered town centre uses and so will not normally be permitted beyond core retail areas...	To reflect use class changes

Minor 42	Paragraph 7.19	All new developments will be expected to make an appropriate provision for open space on their sites, the details of which are set out within the Open Spaces Supplementary Planning Document. If a development is required to...	For clarity that open spaces contributions will be sought from new developments.
Minor 43	Paragraph 8.5	...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	To respond to the Natural England consultation response
Minor 44	Paragraph 8.11	...Local Wildlife Sites, and Special Roadside Verges. Designations outside of the District boundary may also be affected by development in the District and will be monitored as appropriate.	As requested by Natural England.
Minor 45	Paragraph 8.13	The survey shall be undertaken to the standards set out by BS42020:2013 (as superseded)	To ensure plan remains up to date
Minor 46	Paragraph 8.14	...and associated quality of life benefits for local community. 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 green infrastructure network. These roles shall be recognized in their protection, planting location, method and maintenance To ensure	To note the importance of trees and provide context for policy LLP69 Tree Protection with wording agreed from Natural England

		existing and new trees do not die prematurely they must be planted and maintained to a good standard.	
Minor 47	Paragraph 8.36	Delete whole paragraph	To remove references to Garden Communities
Minor 48	Paragraph 8.46	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	As requested by Natural England
Minor 49	Paragraph 8.74	...shall be located in accordance with the principles of the sequential test approach within the site, namely to...	For clarity as requested by the Environment Agency.
Minor 50	Paragraph 8.65	Delete whole paragraph	The Sustainable Design and Construction Checklist is no longer in place
Minor 51	New paragraph after 8.93	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. 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	As requested by the Environment Agency

		<p>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.</p> <p>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.</p>	As requested by Essex County Council
Minor 52	New paragraph after 9.1	In considering the potential requirements from development on ECC services and infrastructure reference should be made to the ECC Developers' Guide to Infrastructure Contributions	At the request of Essex County Council
Minor 53	Monitoring Table LPP2	<p>To deliver the development of between 20 and 43.3 hectares of employment land 32.1hectares of industrial land and 19.5hectares of office land including</p> <p>A 10 hectare employment policy area as an extension to Springwood Drive Braintree</p> <p>An 18.5hectare Innovation and Enterprise Business Park at East Link 120, Great Notley</p> <p>A 6.8hectare extension to Eastways Industrial Estate Witham</p>	<p>Remove references to delivery at Garden Communities</p> <p>To simplify monitoring process</p>

Minor 54	Monitoring Table LPP3	To retain land in defined Employment Policy Areas within B1/B2/B8 business the uses identified in paragraphs A-D of that policy repair of vehicles and vehicle parts, services specifically provided for the benefit of businesses or workers based on the employment area, or waste management facilities as appropriate.	To reflect use class changes
Minor 55	Glossary Registered Parks and Gardens of Special Historic Interest	..Interest compiled and maintained by English Heritage England , that makes...	To correct mistake
Minor 56	Glossary Local Community Facilities	Remove the definition of Local Community Facilities from the Glossary to avoid confusion with the detail set out in paragraph 7.53 of the Local Plan	To provide clarity as requested by Essex County Council
Minor 57	Inset Map 28 Great Bardfield	Amend extent of Cemetery Churchyard area	To reflect planning permission for extension.

Revised layout for policy LPP53 as proposed in MM54

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

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

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

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

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

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

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

- Avoiding any erosion of recreational function and maintaining or enhancing the character of open spaces
- Ensuring that open spaces do not suffer from increased overlooking, traffic flows or other encroachment

- Protecting and enhancing those parts of the rights of way network that may benefit open space and access to the wider countryside
- Mitigating the impact of any development on biodiversity and nature conservation

Proposed Changes on Maps

Reference	Map	Change	Reason
MP 1	Inset Map 1a Braintree North	Remove green buffer designation around High Garrett at 17/01304/OUT	To reflect recent planning permission granted at appeal
MP 2	Inset Map 1a Braintree North	Add site 10+ at High Garrett BOCN 135 following allocation ref 17/01304/OUT	To reflect recent planning permission granted at appeal
MP 3	Inset Map 1a Braintree North	Amend Development boundary to reflect BOCN 135 - 17/01304/OUT	To reflect recent planning permission granted at appeal
MP 4	Inset Map 1a Braintree North	Remove BOCN130	Completed site

MP5	Inset Map 1a Braintree North	Remove informal recreation designation North of river Blackwater	To remove extent of Willow Plantation
MP 6	Inset Map 1b Braintree South	To amend the extent of Hoppit Mead Local Nature Reserve	To reflect current designation
MP 7	Inset Map 1b Braintree South	Remove site BCBG 550 from the trajectory and policies map.	Uncertain delivery timing
MP 8	Inset Map 1b Braintree South	Millennium Way slip roads	To reflect permission for a new road scheme
MP9	Inset Map 1b Braintree South	Add site BOSC 140A – North of Rayne Road to reflect 18/00092/OUT	To reflect Planning permission
MP10	Inset Map 1b Braintree South	Extend Development boundary at BOSC 140A – North of Rayne Road	To reflect Planning permission
MP 11	Inset Map 1b Braintree South	Remove Retail Warehousing designation and replace with Car Park designation see: 18/02048/FUL	To reflect Planning permission

MP 12	Inset Map 1c Braintree Town Centre	Remove site BRSO 152 from the trajectory and policies map.	Site is undeliverable due to lack of suitable access.
MP 13	Inset Map 1c Braintree Town Centre	Remove residential allocation of site BRS2H	Site is built
MP14	Inset Map 1c Braintree Town Centre	Remove residential allocation of site BOB1H	Site is built
MP15	Inset Map 1c Braintree Town Centre	Remove residential allocation of site BOB 38H	Site is built
MP16	Inset Map 1c Braintree Town Centre	Remove residential allocation of site BRC 82H	Site is built
MP17	New Inset Map 1d Braintree Town Centre	New Map Inset 1D For High Garrett	To include an area of built development which is not included on any other of the Inset maps
MP18	Inset Map 2a Witham North	Amend development boundary and add residential allocation of 10 or more Land south of Rickstones Road 18/02316/REM - RIVE 366B	To reflect updated planning position

MP19	Inset Map 2a Witham North	Remove Strategic growth location colour from Forest Road and replace with allocation of Residential site of 10 or more RIVE 360	Not a growth location
MP20	Inset Map 2a Witham North	Remove Bra175 The Old Rectory Meadows local wildlife site	Reflect removal
MP21	Inset Map 2a Witham North	Remove allocation WIN7H	Site is built
MP22	Inset Map 2b Witham South	Remove Strategic growth location colour from Lodge Farm and replace with allocation of Residential site of 10 or more WITC 423	Not a growth location
MP23	Inset Map 2b Witham South	HATF315 Alter development boundary to reflect safeguarding for road infrastructure	To reflect highway proposal
MP24	Inset Map 2b Witham South	Amend residential allocation of 10 or more WITC 421 Gimsons to include Gimsons House in accordance with 18/02010/FUL	To reflect updated planning position
MP25	Inset Map 2b Witham South	Remove residential allocation WITW 431 and reinstate Development boundary	landowner withdrawn interest

MP26	Inset Map 2b Witham South	Change extent at Whet Mead Local Nature Reserve	To correct mapping error
MP27	Inset Map 2b Witham South	Remove residential allocation WITW 424	Site completed
MP28	Inset Map 11 Bulmer	Amend development boundary following 17/01638/FUL	To reflect updated planning position
MP29	Inset Map 11 Bulmer	Extend Inset	To include additional area
MP30	Inset Map 13 Bures Hamlet	Amend development boundary and add residential allocation of 10 or more following 17/00582/OUT	To reflect updated planning position
MP31	Inset Map 14 Castle Hedingham	Remove incorrect Local Nature Reserve designation South of Castle Hedingham	To correct mapping error
MP32	Inset Map 15 Coggeshall	Amend development boundary and add residential allocation of 10 or more following COGG182 - 20/00038/REM	To reflect updated planning position
MP33	Inset Map 15 Coggeshall	Remove COGG 181	Reflect completed site

MP34	Inset Map 15 Coggeshall	Amend Development boundary to reflect completed COGG 181 development 18/01673/	reflect completed development
MP35	Inset Map 15 Coggeshall	Add COGG182 following app ref: 17/02246/OUT & 20/00038/REM	To reflect planning application
MP36	Inset Map 15 Coggeshall	Amend Development boundary to reflect COGG 182	To reflect planning permission
MP37	Inset Map 15 Coggeshall	Extend Inset	To include additional area
MP38	Inset Map 16 Coggeshall Surrex	Remove Garden Community designation	To reflect Section 1
MP39	Inset 19 Cressing	CRESS 201 (expand to include additional area) Planning ref: 18/00920/FUL	To reflect planning permission
MP40	Inset 19 Cressing	Extend Inset	To include additional area
MP41	Inset 20 Cressing Tye Green	Add site 10+ dwellings - CRESS 193 19/00739/REM	To reflect planning permission

MP42	Inset 20 Cressing Tye Green	Expand village envelope to include CRESS 193	To reflect planning permission
MP43	Inset 20 Cressing Tye Green	Add site 10+ CRESS 203 & CRESS 209	To reflect planning permission
MP44	Inset 20 Cressing Tye Green	Add Development boundary to CRESS 203 & CRESS 209	To reflect planning permission
MP45	Inset 20 Cressing Tye Green	Expend Inset area	To include additional site
MP46	Inset Map 21 Earls Colne and White Colne West	Amend development boundary and add residential allocation of 10 or more and add site allocation for Land West of Station Road. 18/00121/OUT – EARC 219	To reflect updated planning position
MP47	Inset Map 21 Earls Colne and White Colne West	Amend development boundary and add residential allocation of 10 or more Land East of Morleys Road following 17/01769/OUT - EARC 750	To reflect updated planning position
MP48	Inset Map 21 Earls Colne	Extend Inset	To include additional area

	and White Colne West		
MP49	Inset Map 21A Earls Colne and White Colne East	Add designation North of Earls Colne East – Colne Valley Local Nature Reserve	To add missing LNG designation
MP50	Inset Map 21A Earls Colne and White Colne East	Amend development boundary and add residential allocation of 10 or more Land R/O Tey Road Road following 18/00214/OUT - EARC 218	To reflect updated planning position
MP51	Inset Map 21 Earls Colne and White Colne West	Extend Inset	To include additional area (adjustment re Inset 21)
MP52	Inset Map 23 Feering	Amend Formal Rec	correct extent error
MP53	Inset Map 23 Feering	Amend FEER 233 to show FEER 233A Residential 10+ and FEER 233B Growth Location following 16/00569/OUT	To reflect updated planning position
MP54	Inset Map 24 Finchingfield	Amend development boundary and add residential allocation of 10 or more following 18/01442/OUT - FINC 235	To reflect updated planning position

MP55	Inset Map 24 Finchingfield	Amend development boundary and add residential allocation of 10 or more following 19/00069/OUT - FINC 700	To reflect updated planning position
MP56	Inset Map 24 Finchingfield	Extend Inset Area	To include additional areas
MP57	Inset Map 27 Gosfield and Airfield	Amend development boundary and add residential allocation at Land off The Street, South of The Limes, Gosfield following 18/02007/FUL – GOSF 251	To reflect updated planning permission
MP58	Inset Map 27 Gosfield and Airfield	Amend development boundary and add residential allocation at Land West of Hedingham Road, Gosfield following 17/01066/OUT – GOSF 253	To reflect updated planning permission
MP59	Inset Map 28 Great Bardfield	Remove 10+ site GRBA 255A	Site completed
MP60	Inset Map 28 Great Bardfield	Amend development boundary to reflect built area GRBA255A	To reflect new homes
MP61	Inset Map 29 Great Notley and Black Notley	Remove residential allocation BLA115	Site completed

MP62	Inset Map 29 Great Notley and Black Notley	Remove petrol Station from BLAN 633	No longer looking to re-develop
MP63	Inset Map 29 Great Notley and Black Notley	Replace allotment designation with Employment Policy Area	To reflect LDO covering site
MP64	Inset 31 Great Saling	Remove Garden Community designation	Reflect Section 1
MP65	Inset 31 Great Saling	Historic Parks & Garden extent altered	To reflect designation update
MP66	Inset 31 Great Saling	Amend Inset area to include larger extent	To include updated area
MP67	Inset Map 34 Halstead	Removal of HAS16H	To reflect completions. No longer 10+
MP68	Inset Map 34 Halstead	Amend development boundary at Land North of Oak Road, Halstead and add residential allocations of 10 or more following 18/01876/OUT – HATR 306	To reflect updated planning permission
MP69	Inset Map 34 Halstead	Amend development boundary at Land West of Mount Hill, Halstead and add residential allocations of 10 or more following 18/00774/OUT – HATR 304	To reflect updated planning permission

MP70	Inset Map 34 Halstead	Amend development boundary at Land East of Sudbury Road, Halstead and add residential allocations of 10 or more following 18/01749/FUL – HASA 293	To reflect the current area
MP71	Inset Map 34 Halstead	Remove Local Wildlife Site Bra150 Slow Cottage Meadow	The designation has since been removed.
MP72	Inset Map 34 Halstead	Amend development boundary to reflect 20/01483/FUL (part HATR 305)	To reflect updated planning permission
MP73	Inset Map 34 Halstead	Amend extent local Wildlife site Bra 149 – Chapel Hill Meadow (in progress following see 20/01483/FUL)	Map update still awaited – external source
MP74	Inset Map 35 Halstead	Amend allotment allocation boundary – Hedingham Road.	Requested by landowner – confirmed by the Halstead & District Horticultural Society
MP75	Inset Map 36 Hatfield Peverel	Remove comprehensive development area	To reflect updated planning permission
MP76	Inset Map 36 Hatfield Peverel	Residential allocation of Former Area Dairy 16/02096/OUT – HATF608 and include within development boundary	To reflect updated planning permission
MP77	Inset Map 36 Hatfield Peverel	Residential allocation of Sorrells Field 17/00973/FUL - HATF 313 and include within development boundary	To reflect updated planning permission

MP78	Inset Map 36 Hatfield Peveler	Residential allocation of Bury Farm 17/00341/OUT – HATF 341 and include within development boundary	To reflect updated planning permission
MP79	Inset Map 36 Hatfield Peveler	Amend development boundary and add residential allocation of 10 or more Land north east of Gleneagles Way 16/02156/OUT - HATF 317 and include within development boundary	To reflect updated planning permission
MP80	Inset Map 36 Hatfield Peveler	Amend development boundary and add residential allocation of 10 or more Land south of Stonepath Drive 20/01906/REM – HATF 314 and include within development boundary	To reflect updated planning permission
MP81	Inset Map 38 Kelvedon	Amend development boundary Land adj Watering Farm and add residential allocation of 10 or more following 17/02271/OUT	To reflect updated planning permission
MP82	Inset Map 38 Kelvedon	Amend Conservation Area boundary	To reflect revised conservation area appraisal agreed.
MP83	Inset Map 52 Shalford Church End	Amend development boundary to reflect 18/00113/FUL	To reflect planning permission
MP84	Inset Map 52 Shalford Church End	Amend Inset area to include larger development area	To reflect updated planning permission

MP85	Inset Map 53 Sible Hedingham	Remove three incorrectly mapped Local Nature Reserve designations South North East and East of Sible Hedingham	To correct error on the plotting of Local Nature Reserves
MP86	Inset Map 53 Sible Hedingham	Remove the residential site allocation for 10 or more on the 'Premdor site' – SIB2H & SIB 2CH	The site has been completed
MP87	Inset Map 54 Silver End	Amend development boundary and add residential allocation of 10 or more Land South of the Garden Field 18/00442/OUT – SILV 383	To reflect updated planning permission
MP88	Inset Map 54 Silver End	Amend development boundary and add residential allocation of 10 or more Land East of Boars Tye Road 16/01653/OUT – SILV 386	To reflect updated planning permission
MP89	Inset Map 54 Silver End	Remove residential allocation SILV 385	Site completed
MP90	Inset Map 54 Silver End	Remove residential allocation SIL7H	Site completed
MP91	Inset Map 54 Silver End	Extend Inset	To include additional areas
MP92	Inset Map 57 Steeple Bumpstead	Add flood zone maps	Omitted in error

MP93	Inset Map 58 Stisted	Amend development boundary following 18/01665/OUT Land Off Rectory Road Stisted	To reflect updated planning permission
MP94	Inset Map 58 Stisted	Extend Inset	To include additional areas
MP95	Inset Map 61 Strumer West and Helions Bumpstead North	Add Haverhill Railway Walks Local Nature Reserve	To add a Local Nature Reserve omitted in error.
MP96	Inset Map 65 Wethersfield	Amend development boundary following 17/02253/FUL Land South Of Silver Street and remove residential allocation of 10 or more on the site (WETH 414) following completion of development	To reflect updated planning permission
MP97	Inset Map 69	Remove incorrect Local Nature Reserve designation at Borley Change extent at Witham Whet Mead Local Nature Reserve (also Inset 2B) Add sites at Colne Valley Local Nature Reserve Add Haverhill Railway Walks Local Nature Reserve Add new Local Wildlife Site Bra252 Foxearth Meadows Nature Reserve Amend boundary of Local Wildlife Site Bra93 Ovington Meadow	To reflect the correct extent of Local Nature Reserves as requested by the Essex wildlife trust
MP98	Inset Map 69	Removal of Sudbury Bypass proposal	This proposal is no longer being taken forward by SuffolkCC

