

Current proposed modifications to Policy LPP2 Location of Employment Land in the Braintree District Council Section 2 Local Plan

Policy SP4 Providing for Employment in the section 1 Local Plan provides a range of employment land in Braintree District of between 20.3ha and 43.3ha (as proposed in the Council's modifications to the Plan).

The Council intends to provide enough land for aspirational growth for a number of reasons which are set out below;

- The District currently has a high level and length of out commuting and new employment development alongside major residential development will help to ensure that residents have the opportunity to work closer to home, thus delivering sustainable development and more appropriate travel patterns.
- The Council currently has a relatively low level of employment density which it seeks to increase to ensure residents have access to jobs within close proximity to where they live.
- The NPPF requires local authorities to place significant weight on sustainable economic growth and policies should be flexible enough to accommodate needs not anticipated in the Plan. The Council considers the most appropriate way to do this is through the allocation of a range of employment sites across the District to allow a flexible choice of sites for businesses.
- Substantial new urban extensions are proposed in the District which will require an appropriate amount of employment development to meet the needs of those new communities and ensure sustainable development.
- The Garden Community proposals will include a higher level of employment land to reflect the North Essex Authorities' aspiration to create one job for every household in the new settlements.

The allocations made in policy LPP2 below are a mixture of new employment sites (b) extensions to existing employment sites (c,d) and the employment aspects of mixed development opportunities (a, e, f, g, h). Allocations (e), (f) and (g) are proposed new development sites in the Local Plan and further detail on the exact mix of uses on each site will depend on masterplanning. This flexibility is recognised in the employment allocation of 'up to' in the policy. Site (h) benefits from planning permission of which the vast majority of the homes have already been built and the employment development is now coming forward.

Finally site (a) is part of a wider allocation for 600 homes and an extension to an existing industrial estate in Braintree which was made in the 2011 Core Strategy. A planning application has been submitted and is currently under consideration and is subject to a viability exercise to determine the final amount of employment land as part of the allocation. This is expected to conclude shortly and is likely to reduce this allocation of employment land. The final modification on this matter will be proposed to the section 2 examiner in due course.

## ***Policy LPP2 Location of Employment Land***

The Council and its partners will be driving forward the growth of the economy in the District and provide **for up to 43.3ha of employment** land for the ~~32.1ha of industrial land and 19.5ha of office land~~ in the District to support this.

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

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

<b>Ref</b>	<b>Site Name</b>	<b>Proposed Uses</b>	<b>Area (ha)</b>
a)	Extension to Springwood Drive industrial area in Braintree	10ha employment policy area	10* 0.9
b)	Land to the west of the A131 at Great Notley 'Eastlink 120'	18.5ha Innovation and Enterprise Business Park for uses in the B1, B2, B8.  Part of the site may be developed for a hotel (C1 use)  B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sq m.  The site also includes 7ha of structural landscaping.	18.5
c)	Extension to Eastways Industrial Estate, Witham, in Rivenhall Parish	Employment policy area	6.8
d)	Extension to Bluebridge Industrial Estate, Halstead	Employment policy area	2
e)	Land East of Great Notley	Up to 3ha employment policy area. To be determined through Masterplan Framework	<b><u>Up to 3</u></b>
f)	Land East of Broad Road	Up to 3ha employment policy area. To be determined through Masterplan Framework	<b><u>Up to 3</u></b>
g)	Land at Feering	Up to 4ha employment policy area. To be determined through Masterplan Framework	<b><u>Up to 4</u></b>
h)	Maltings Lane Business Park (Gershwin Park)	Retained allocation for business uses	3.8

Major Business Park on the West Braintree Garden Community	To be determined through a Strategic Growth DPD	
Major Business Park on the <b>Colchester Braintree borders</b> Marks Tey Garden Community	To be determined through a Strategic Growth DPD	
Total identified new employment land allocations for B1, B2 and B8:		<u>51.1</u>

\* The final modification on this matter will be proposed to the section 2 examiner in due course once the outcome of the viability assessment and planning application are known.