



F9A Main Modifications

The suggested modifications in the table are expressed either in the conventional form of **strikethrough** for deletions and **underlined bold** text for additions, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Reasons for the modifications are set out in the table. These are to ensure the Plan complies with the following tests of soundness:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM1	15	Paragraph 1.22	<p><i>Amend paragraph 1.22 to read:</i></p> <p>To assess the in-combination impacts of new development, a need to prepare a Recreational disturbance Avoidance and Mitigation Strategy (RAMS) has been identified for the <u>internationally important designated wildlife sites on the Essex Estuaries and Coastal Sites Coast</u>. A RAMS is being <u>has been</u> prepared (<u>January 2019</u>) to cover <u>deliver strategic mitigation to avoid impacts on</u> these sites <u>from residential development within the evidenced Zone of Influence</u>, with a view to subsequent adoption <u>as of</u> a Supplementary Planning Document (SPD) by the Council</p>	Effective

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			<p><u>to secure per dwelling developer contributions.</u> Residential development that is likely to <u>adversely</u> affect the integrity of <u>Habitats (European) Sites</u>, is required to either contribute towards mitigation measures identified in the RAMS or, in exceptional circumstances, identify and <u>deliver</u> bespoke mitigation measures <u>(in perpetuity)</u> to ensure compliance with the Habitat Regulations. <u>Mitigation is needed because these impacts, in combination with other plans and projects, cannot be ruled out and a strategic approach is advised by Natural England.</u></p>	
MM2	16	Paragraph 1.27	<p><i>Amend paragraph 1.27 to read:</i></p> <p>There are currently no active quarry sites in Brentwood. However, there are unworked sand and gravel deposits which are subject to a Minerals Safeguarding policy within the Essex Minerals Local Plan 2014. The safeguarding policy requires that Essex County Council, as minerals planning authority, be consulted on development proposals covering five hectares or more within the sand and gravel Minerals Safeguarding Area. <u>The aim of minerals safeguarding is to ensure that mineral resources are not needlessly sterilised by non-mineral development by ensuring their prior extraction, where this is viable, before the non-mineral development is implemented.</u></p>	Effective
MM3	17	Paragraph 1.34	<p><i>Amend paragraph 1.34 to read:</i></p> <p>The Plan also designates Waste Consultation Areas at a distance of 250m around permitted and allocated waste management facilities, <u>extending to 400m in the case of Water Recycling Centres.</u> Essex County Council must be consulted on all non-waste related development within these areas to ensure that the proposed development would not adversely impact on their existing or future operation. The Brentwood Policies Map identifies existing waste sites within the Council's area.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM4	21	Paragraph 2.8	<p><i>Amend paragraph 2.8 to read:</i></p> <p>To promote sustainable growth in rural areas, the NPPF (2018) paragraph 78 states that housing in rural areas should be located where it will enhance the vitality of rural communities, to ensure villages grow and thrive. To ensure the Local Plan responds to this, a broad Ssettlement Hierarchy Aassessment has been undertaken is set out below to understand the role, function and relationship of Brentwood's dispersed settlements (Figures 2.2 & 2.3).</p>	Effective
MM5	29	Paragraph 2.47	<p><i>Amend paragraph 2.47 to read:</i></p> <p>Brentwood residents have to travel outside the borough to access main hospital facilities including accident and emergency. However, the borough benefits from a small NHS community hospital in Brentwood and other private medical facilities. GP surgeries are generally at capacity. NHS England has identified an additional the need for GPs additional workforce subject to the location of future development to increase capacity to accommodate future development. Further details can be found in the most up-to-date strategy documents from NHS England include The Five Year Forward View and the NHS Long Term Plan, the emerging STP Estates Strategy and the Essex Health Places Advice Note for planners, developers and designers.</p>	Effective Positively prepared
MM6	30	Paragraph 2.51	<p><i>Amend paragraph 2.51 to read:</i></p> <p>Primary schools in the borough are generally at capacity, particularly within the Brentwood Urban Area, and some have limited physical space to expand.</p> <p><u>In terms of Early Years and Childcare, in general Brentwood has a diverse range of provision to a high quality, however data suggests a large majority of areas are reaching maximum capacity and with the introduction of the Extended Funding</u></p>	Effective Positively prepared

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			<p><u>Entitlement in 2017, childcare choices are limited and new provision will be needed with the additional developments planned.</u></p> <p>Secondary schools are generally performing with spare capacity. <u>All secondary schools within Brentwood have 6th form provision, learner's wishing to study vocational subjects travel to South Essex College (Thurrock/Basildon), Chelmsford College, with a further cohort travelling into Havering.</u></p> <p><u>In respect of Special Education Needs (SEN), it is not possible to provide for every need within each District. Each special school is regarded as a regional centre of excellence for their type of need and children attend from a wider geographical area. In Brentwood, Endeavour School is a special school for children aged 5 years to 16 years with moderate learning difficulties and complex needs and is the only special school in Brentwood. ECC commissions places for local children with an Education Health and Care Plan at this school. ECC has developed specially resourced provision for children with speech and language difficulties within West Horndon Primary School in the Borough.</u></p>	
MM7	36	<p>Paragraph 3.2</p> <p>Paragraph 3.20</p>	<p><i>Amend paragraph 3.2 to read:</i></p> <p>The overall strategy applies to all development in the borough. The Plan's vision, strategic objectives and planning policies are all underpinned by the spatial strategy. Spatial Strategic Policies within this chapter 4 set out the aims of the strategy. Strategic and Development Management Policies and site allocation policies that follow provide the framework for its delivery.</p> <p><i>Amend paragraph 3.20 to read:</i></p> <p>The policies are split into two three types;</p>	<p>Effective</p> <p>Consistent with national policy</p>

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			<ul style="list-style-type: none"> • Spatial Strategic policies which provide the overarching strategic guidance to steer development opportunities across the borough. Most of these policies relate to delivering Strategic Objective SO1; and • Development management policies which provide more details on a number of thematic topics; and • <u>Site allocation policies which set out the detailed requirements regarding the amount and type of development, supporting infrastructure and other provision expected to be delivered.</u> 	
MM8	38 207	Strategic Objective 4	<p><i>Amend Strategic Objective 4 at paragraph 3.19 and 8.1 to read:</i></p> <p>Deliver Beautiful, Biodiverse, Clean and a Functional Natural Environment, where <u>resources are carefully managed to avoid adverse impact on, and to provide net gains for, the borough's natural environment and biodiversity;</u> and where our natural heritage is protected, and ecosystem services are restored, enhanced and integrated back into the built environment through multi-functional green and blue infrastructure <u>and opportunities are pursued for securing measurable net gains for biodiversity.</u></p>	Positively prepared
MM9	40	Figure 3.1 Key Diagram	<i>Delete reference to Green Wedge on Figure 3.1 Key Diagram and in its key.</i>	Justified
MM10	45 46 50 52	Sub-heading Paragraph 4.1 Paragraph 4.2 Paragraph 4.3	<p><i>Amend sub-heading to read as follows:</i></p> <p>Managing Sustainable Growth <u>Strategic Policies</u></p> <p><i>Amend paragraph 4.1 to read:</i></p> <p><u>This section contains The following</u> cross-cutting <u>strategic</u> policies <u>that</u> implement</p>	Consistent with national policy

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	56	SP01	<p>the Council’s strategy for sustainable growth. They set out how sustainable development is to be achieved, where development is best placed to ensure accessible and sustainable growth, and what development proposals must respond to.</p> <p><i>Amend paragraph 4.2 to read:</i></p> <p>This section contains t<u>The following strategic policies set out an overall approach for the pattern, scale and quality of development, as well as ensure sufficient provision of supporting infrastructure:</u></p> <ul style="list-style-type: none"> i. <u>Strategic</u> Policy SP01: Sustainable Development ii. <u>Strategic</u> Policy SP02: Managing Growth <u>iii. Strategic Policy SP03: Job Growth and Employment Land</u> <u>iv. Strategic Policy SP04: Retail and Commercial Leisure Growth</u> iii <u>v. Strategic</u> Policy SP03<u>5</u>: Health Impact Assessments iv <u>vi. Strategic</u> Policy SP04<u>6</u>: Developer Contributions v <u>vii. Strategic</u> Policy SP05<u>7</u>: Construction Management vi <u>viii. Strategic</u> Policy SP06<u>8</u>: Effective Delivery of Development <p><i>Amend paragraph 4.3 to read:</i></p> <p>These <u>strategic</u> policies are supported by <u>development management policies (Chapter 5-8), which provide a more detailed policy framework, and</u> the site allocation policies (Chapter 9), which give more details about each of the growth areas.</p>	
	58	SP02		
	60	SP03		
		SP04		
		SP05		
		SP06		

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			<p>The site allocation policies detail the amount and type of development expected to be provided, and the specific supporting infrastructure and other requirements needed for each of the sites.</p> <p><i>Amend Policy headings in this chapter to read as follows:</i></p> <p><u>STRATEGIC</u> POLICY SP01: SUSTAINABLE DEVELOPMENT</p> <p><u>STRATEGIC</u> POLICY SP02: MANAGING GROWTH</p> <p><u>STRATEGIC</u> POLICY PC02 <u>SP03</u>: JOB GROWTH AND EMPLOYMENT LAND</p> <p><u>STRATEGIC</u> POLICY PC08 <u>SP04</u>: RETAIL AND COMMERCIAL LEISURE GROWTH</p> <p><u>STRATEGIC</u> POLICY SP035: HEALTH IMPACT ASSESSMENTS</p> <p><u>STRATEGIC</u> POLICY SP046: DEVELOPER CONTRIBUTIONS</p> <p><u>STRATEGIC</u> POLICY SP057: CONSTRUCTION MANAGEMENT</p> <p><u>STRATEGIC</u> POLICY SP068: EFFECTIVE DEL6IVERY OF DEVELOPMENT</p>	
MM11	46 47	SP01 Paragraph 4.5	<p><i>Amend Policy to read:</i></p> <p>A. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>B. The Council will always work proactively with applicants to jointly find solutions which mean that proposals for sustainable development can be</p>	Effective Consistent with national policy

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			<p>approved wherever appropriate, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p><u>C.</u> Planning applications that accord with policies in the <u>development plan Local Plan (and, where relevant, with policies in relevant Development Plan Documents, and Neighbourhood Plans)</u> will be approved without delay, unless material considerations indicate otherwise. D.Development will be supported <u>where it and is considered to contribute</u>s towards delivering the Strategic Objectives <u>and</u> where it:</p> <ul style="list-style-type: none"> a. preserves and enhances the character and settlement setting of our borough of villages; b. has no unacceptable effect on visual amenity, the character appearance of the surrounding area; c. provides satisfactory means of access to the site for vehicles, cyclists and pedestrians and parking and servicing arrangements; d. ensures the transport network can satisfactorily accommodate the travel demand generated and traffic generation would not give rise to adverse highway conditions or highway safety concerns or unacceptable loss of amenity; e. has no unacceptable effect on health, the environment or amenity due to the release of pollutants (such as light, noise pollution, vibration, odour, smoke, ash, dust and grit) to land, water or air, <u>and where the amenity of future occupiers would not be adversely impacted by existing sources of such pollutants unless it can be demonstrated that any adverse impacts can be avoided as part of the site layout or suitable mitigation measures are proposed and secured where feasible for non-residential uses;</u> f. causes no unacceptable effects on adjoining sites, properties or their occupiers 	

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			<p>through excessive noise, activity or vehicle movements; overlooking or visual intrusion; harm to or loss of outlook, privacy or daylight/sunlight enjoyed by occupiers of nearby properties;</p> <p>g. takes full account of opportunities to incorporate biodiversity in developments <u>and wherever possible incorporates measures to provide a net gain in biodiversity;</u></p> <p>h. delivers good design;</p> <p>i. preserves, and where appropriate, enhances heritage assets and conservation areas;</p> <p>j. results in no net loss of residential units; and</p> <p>k. mitigates impact on local services and community infrastructure.</p> <p><i>Amend paragraph 4.5 to read:</i></p> <p><u>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</u></p> <p>For the purposes of this policy, the Council will consider the application in its entirety and how it relates to its immediate context. <u>The Council will always work proactively with applicants to jointly find solutions which mean that proposals for sustainable development can be approved wherever appropriate, and to secure development that improves the economic, social and environmental conditions in the area.</u> Impacts will be considered unacceptable when they do not meet the standards, principles and requirements provided in the Local Plan policies or where they result in negative impacts that cannot be adequately mitigated.</p>	

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MM12	50	Policy SP02	<p><i>Amend Policy to read:</i></p> <p>Provision is made for 7,752 new residential dwellings (net) to be built in the borough over the Plan period 2016-2033 at an annual average rate of 340 <u>456</u> dwellings per year. to 2022/23, followed by 584 dwellings per year from 2023/24-2033.</p> <p><u>The delivery and phasing of development sites is set out in the Local Development Plan Housing Trajectory in Appendix 1.</u></p>	Justified
MM13	174 175 176 177	Policy PC02 Paragraph 7.16 Figure 7.3 Figure 7.4 Figure 7.5	<p><i>Move Policy PC02, paragraph 7.13-7.20, figure 7.3, 7.4 and 7.5 from Chapter 7 to follow Figure 4:2 in Chapter 4.</i></p> <p><i>Amend Policy PC02 to read:</i></p> <p><u>STRATEGIC</u> POLICY PC02: JOB GROWTH AND EMPLOYMENT LAND</p> <p>A. Provision is made for 5,000 additional jobs to be provided in the borough over the Plan period at an average rate of 250 per year.</p> <p>B. Job growth will be provided for by:</p> <p>a. a total of circa 47.39 ha of new employment land \ (B-use) allocations <u>(for offices, light industrial, research and development, B2 and B8 uses and sui generis uses incorporating any of these uses as principal uses)</u> and continued support for existing employment sites and appropriate redevelopment where appropriate; and</p> <p>b. retail floorspace provision and policies supporting retail, leisure and commercial growth.</p> <p>C. Areas allocated for employment purposes are set out in Policy PC03 Employment</p>	Justified Effective

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			<p>Land Allocations and identified on the Brentwood Policies Map.</p> <p><i>Insert the additional paragraphs after paragraph 7.16 to read:</i></p> <p><u>Facilitating the training and education of local people enables them to gain skills required to enter or remain part of the local workforce; and establishing and maintaining relationships between local businesses and local training and education providers ensures local facilities are provided to access professional and vocational training.</u></p> <p><u>Larger scale developments in the Borough can support employment opportunities and increased skills levels by embedding both development and end-use phase obligations in the planning process. This would include requirements for the development of apprenticeship opportunities, educational outreach and social value.</u></p> <p><u>Monetary contributions to support interventions will increase skills levels and/or employability skills supporting those hard to reach and furthest away from the job market.</u></p> <p><i>Amend Figure 7.4 to follows:</i></p> <table border="1" data-bbox="651 1110 1635 1447"> <thead> <tr> <th colspan="5" data-bbox="651 1110 1635 1187">Employment Land (ha)</th> </tr> <tr> <th data-bbox="651 1187 882 1283">Uses</th> <th data-bbox="882 1187 1070 1283">Scenario A: Experian</th> <th data-bbox="1070 1187 1258 1283">Scenario B: EEFM</th> <th data-bbox="1258 1187 1447 1283">Scenario C: OAN (380)</th> <th data-bbox="1447 1187 1635 1283">Scenario D: Past rates</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1283 882 1347">Offices (B1a/b)</td> <td data-bbox="882 1283 1070 1347">9.4</td> <td data-bbox="1070 1283 1258 1347">7.7</td> <td data-bbox="1258 1283 1447 1347">5.6</td> <td data-bbox="1447 1283 1635 1347">0.4</td> </tr> <tr> <td data-bbox="651 1347 882 1447">Manufacturing <u>(coming within classes E and</u></td> <td data-bbox="882 1347 1070 1447">4.4</td> <td data-bbox="1070 1347 1258 1447">0.1</td> <td data-bbox="1258 1347 1447 1447">3.1</td> <td data-bbox="1447 1347 1635 1447">3.5</td> </tr> </tbody> </table>	Employment Land (ha)					Uses	Scenario A: Experian	Scenario B: EEFM	Scenario C: OAN (380)	Scenario D: Past rates	Offices (B1a/b)	9.4	7.7	5.6	0.4	Manufacturing <u>(coming within classes E and</u>	4.4	0.1	3.1	3.5	
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MM14	185 186	Policy PC07 Paragraph 7.47 Paragraph 7.50 Paragraph 7.51	<p><i>Move Policy PC07 and paragraph 7.47-7.53 from Chapter 7 to follow SP02 in Chapter 4.</i></p> <p><i>Amend Policy PC07 to read:</i></p> <p><u>STRATEGIC</u> POLICY PC07: RETAIL AND COMMERCIAL LEISURE GROWTH</p>	<p>Justified</p> <p>Effective</p> <p>Consistent with national</p>																														

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		Paragraph 7.52	<p>Provision is made for 4,8441,604 square metres (net) of comparison retail floorspace and 3,8334,438 square metres (net) of convenience floorspace to be provided in the borough over the plan period.</p> <p><i>Amend paragraph 7.47 to read:</i></p> <p><u>The principles Paragraph 85</u> of the NPPF states that the Council's policy approach should aim to at least fully meet retail needs in meeting anticipated needs for retail, leisure, office and other main town centre uses, planning polices should look at least ten years ahead, so that the local economy is not constrained, and potential investment is not diverted elsewhere or lost.</p> <p><i>Amend paragraph 7.50 to read:</i></p> <p>Short to medium Medium term capacity figures up to 2020 2028 suggest a surplus of available convenience goods expenditure could support an additional 4,061 2,151 sqm net (5,801 3,074 sqm gross), primarily concentrated in Brentwood Town Centre and in new centres proposed at West Horndon and Dunton Hills. In the long term, surplus expenditure at 2033 could support 4,438 3,833 sqm net (6,339 5,475 sqm gross) in the borough as a whole.</p> <p><i>Amend paragraph 7.51 to read:</i></p> <p>For comparison goods, the surplus expenditure could support an additional 972 1,193 sqm net (1,296 1,594 sqm gross) by 2028 across the borough. The surplus expenditure at 2033 could support 1,604 4,844 sqm net (2,139 6,458 sqm gross). The vast majority of this surplus is for Brentwood Town Centre and new centres proposed at West Horndon and Dunton Hills, with very limited amount identified for the rest of the borough.</p>	policy

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			<p><i>Amend paragraph 7.52 to read:</i></p> <p>There is also requirement for 2,286 2,954sqm gross of food and drink (pubs, bars, restaurants and takeaway) (A3-A5) floorspace and 1,196 1,654-sqm gross of other non-retail class A1 services up to 2030 2033 <u>primarily concentrated in Brentwood Town Centre and in new centres proposed at West Horndon and Dunton Hills.</u> No specific provision is made for these uses as these needs can be met through the planning application process in line with other policies in the Plan.</p>	
MM15	52 53	Policy SP03 Paragraph 4.26	<p><i>Amend Policy to read:</i></p> <p>A. Brentwood Borough Council is committed to ensuring all new developments promote healthier and inclusive environments. This includes regeneration proposals. The design of the built environments and use of the natural environments play a key role in ensuring that health inequalities are not exacerbated and can support people to live healthier lives. The evidence suggests that the following issues impact on the physical, social, and mental health and well-being of communities:</p> <ul style="list-style-type: none"> a. the location, density and mix of land use; b. street layout and connectivity; c. access to public services, employment, local fresh food, education, leisure and recreation activities, and other community services; d. safety and security; e. open and green space; 	Effective

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			<p>f. affordable and energy efficient housing;</p> <p>g. air quality and noise;</p> <p>h. extreme weather events and climate change;</p> <p>i. community interaction; and</p> <p>j. transport.</p> <p>B. Proposed Developments The majority of proposals will be required to be assessed for their impacts on health and well-being, upon the capacity of existing health and social care services and facilities, the environmental impacts, and the promotion of health improvement activities. For use class C2 developments comprising residential care homes and nursing homes, and use class C3 residential, developments of any size are encouraged to illustrate how health and well-being have been considered within the development. For use class A5 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. Planning proposals should adhere to the requirements set out in the most up to date Essex Planning Officer’s Association (EPOA) Health Impact Assessment (HIA) Guidance Notes⁵ or any latest iteration of the document.</p> <p>C. Developments that are 50 or more units (or less than 50 units at the discretion of the planning authority where the number of units could propose a significant impact on the community and infrastructure) and non-residential developments in excess of 1,000m², are required to submit a Health and Well-being Impact Assessment as required by the EPOA HIA Guidance Note, which will measure the impact on health and well-being, the demand on the capacity of health and social care services and facilities arising from the development. Where significant impacts are identified, planning permission will be refused unless infrastructure provision and/or funding to reasonably meet the health</p>	

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			<p>and wellbeing and service requirements of the development are provided and/or secured by planning obligations, or by CIL, as appropriate.</p> <p>D. Brentwood Borough Council will require a Health and Well-being Impact Assessment to be prepared and carried out in accordance with the advice and best practice for such assessments as published locally through the Essex Planning Officers Association (EPOA). Developers will be expected to contact the Council at pre-application stage to complete the Healthy Communities Checklist (as part of the validations checklist), to enable joint discussions to take place on the likely health and well-being impacts and environmental impacts of proposals. This is an opportunity to strengthen the process of spatial planning through partnership working, community engagement, evidence sharing and coordination and the impacts on health and well-being and the environment.</p> <p><i>Amend paragraph 4.26 to read:</i></p> <p>Chapter 9 of the National Planning Policy Framework (2018) acknowledges that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities (LPAs) are expected to use their planning powers to ensure that health and well-being inequalities are reduced and mitigated where appropriate, to ensure positive social, economic, and environmental benefits are achieved. <u>Brentwood Borough Council is committed to ensuring all new developments promote healthier and inclusive environments. This includes regeneration proposals. The design of the built environments and use of the natural environments play a key role in ensuring that health inequalities are not exacerbated and can support people to live healthier lives. The following issues impact on the physical, social, and mental health and well-being of communities and should be addressed in accordance with policies within this Plan:</u></p> <p><u>a. the location, density and mix of land use;</u></p>	

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			<p><u>b. street layout and connectivity;</u></p> <p><u>c. access to public services, employment, local fresh food, education, leisure and recreation activities, and other community services;</u></p> <p><u>d. safety and security;</u></p> <p><u>e. open and green space;</u></p> <p><u>f. affordable and energy efficient housing;</u></p> <p><u>g. air quality and noise;</u></p> <p><u>h. extreme weather events and climate change;</u></p> <p><u>i. community interaction; and</u></p> <p><u>j. transport.</u></p>	
MM16	56 57	Policy SP04 Paragraph 4.31	<p><i>Amend policy to read:</i></p> <p>A. All new development should be supported by, and have good access to, all necessary infrastructure. 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.</p> <p>B. Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the local planning authority and the appropriate infrastructure provider. Such measures may include (not</p>	Justified Effective

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			<p>exclusively):</p> <ul style="list-style-type: none"> a. financial contributions towards new or expanded facilities and the maintenance thereof; b. on-site provision of new facilities (which may include building works); c. off-site capacity improvement works; and/or d. the provision of land. <p>C. 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.</p> <p>D. Applicants proposing new development will be expected to make direct provision or contribute towards the delivery of relevant infrastructure as required by the development either alone or cumulatively with other developments. Where necessary, Ddevelopers may will be required to:</p> <ul style="list-style-type: none"> a. pay Community Infrastructure Levy (CIL) charges, if applicable, in order to mitigate onsite and off-site impacts of growth, as required by the Council's charging schedules; and b. enter into Section 106 (S106) agreements to make provisions to mitigate the impacts of the development where necessary or appropriate. 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. <p>E. 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.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>F. Where proposals do not meet planning policy requirements or do not propose to deliver required S106 planning obligations, applicants will be required to <u>Exceptions to this Policy will only be considered whereby:</u></p> <p>a. <u>Prove it is proven</u> that the benefits of the development proceeding without full mitigation outweigh the collective harm;</p> <p>b. submit a fully transparent open book Financial Viability Assessment to the Council <u>has proven that the full mitigation cannot be afforded, allowing only the minimum level of developer profit and land owner receipt necessary for the development to proceed.</u> The viability assessment may be subject to an independent scrutiny by appointed experts, at the applicant’s cost;</p> <p>c. prove that a 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</p> <p>d. 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.</p> <p><u>Permission will only be granted in these circumstances if the benefits of the proposed development clearly outweigh any residual harm caused by the proposal.</u></p> <p><i>Amend paragraph 4.31 to read:</i></p> <p>The spatial vision and strategic objectives emphasise the importance of managing growth and shaping change sustainably. This puts planning. Planning <u>Planning</u> for appropriate and adequate infrastructure <u>is</u> at the heart of sustainable development. <u>In ensuring that the policies of the Local Plan are delivered in a manner that</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>achieves sustainable development, <u>New development will be expected to deliver or contribute to the necessary infrastructure requirements of the development as identified by the Council's IDP and/or site specific requirements. The Council will</u> seeks contributions from developers to fund <u>improvements the necessary infrastructure requirements to existing infrastructure and the environment, or where necessary, new infrastructure. Contributions will be made through the Community Infrastructure Levy, through Community Infrastructure Levy (CIL) charges in accordance with The Community Infrastructure Regulations 2019. The Council's charging schedules apply a standard charge for transport, schools, community facilities and health facilities, which applies a standard charge to developers to fund supporting infrastructure such as transport, schools, community facilities and health facilities, and/or Section 106 agreements which address the provision of affordable housing and more site-specific infrastructure requirements.</u></p>	
MM17	60	Policy SP06	<p><i>Amend policy to read:</i></p> <p>A. Development proposals for large complex <u>strategic</u> allocation sites – <u>R01: Dunton Hills Garden Village, R02: Land at West Horndon Industrial Estate, R03: Land North of Shenfield, and R04 and R05: Ford Headquarters and Council Depot</u> – will be expected to be developed in partnership with the Council, infrastructure providers and other relevant organisations, through a collaborative masterplanning approach.</p> <p>B. Successful development of the sites will require supporting documents such as a strategic masterplan, area specific masterplan, complementary design guide/code, to help guide the necessary coherence across the entire development site, irrespective of who delivers the different locations or components of the scheme.</p> <p>C. The Council may, at its discretion, appoint an independent Quality Design Review Panel to review the detailed design proposals <u>prepared for those sites requiring to</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>undertake a masterplan, to provide additional rigour to the design-thinking process, thereby ensuring the long term sustainable success of the development.</p> <p>D. Development proposals which provide any form of community asset¹ should submit a supporting statement setting out the sustainable long-term governance and stewardship arrangements for community such assets; the statement should be proportionate with the scale of the scheme and quantum of infrastructure being delivered.</p>	
MM18	185	Policy PC07	<p><i>Move Policy PC07 and paragraph 7.47-7.53 from Chapter 7 to follow PC02 in Chapter 4.</i></p>	Justified
	186	Paragraph 7.47	<p><i>Amend Policy PC07 to read:</i></p>	Effective
		Paragraph 7.50	<p>Provision is made for 4,844 1,604 square metres (net) of comparison retail floorspace and 3,833 4,438 square metres (net) of convenience floorspace to be provided in the borough over the plan period.</p>	Consistent with national policy
		Paragraph 7.51		
		Paragraph 7.52	<p><i>Amend paragraph 7.47 to read:</i></p>	
			<p>The principles Paragraph 85 of the NPPF state states that the Council's policy approach should aim to at least fully meet retail needs in meeting anticipated needs for retail, leisure, office and other main town centre uses, planning polices should look at least ten years ahead, so that the local economy is not constrained, and potential investment is not diverted elsewhere or lost.</p>	
			<p><i>Amend paragraph 7.50 to read:</i></p>	
			<p>Short to medium Medium term capacity figures up to 2020 2028 suggest a surplus of available convenience goods expenditure could support an additional 4,061 2,151-sqm net (5,801 3,074 sqm gross), primarily concentrated in Brentwood Town Centre and in</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>new centres proposed at West Horndon and Dunton Hills.</u> In the long term, surplus expenditure at 2033 could support 4,438 3,833 sqm net (6,339 5,475 sqm gross) in the borough as a whole.</p> <p><i>Amend paragraph 7.51 to read:</i></p> <p>For comparison goods, the surplus expenditure could support an additional 972 1,193 sqm net (1,296 1,591sqm gross) by 2028 across the borough. The surplus expenditure at 2033 could support 1,604 4,844 sqm net (2,139 6,458 sqm gross). The vast majority of this surplus is for Brentwood Town Centre <u>and new centres proposed at West Horndon and Dunton Hills,</u> with very limited amount identified for the rest of the borough.</p> <p><i>Amend paragraph 7.52 to read:</i></p> <p>There is also requirement for 2,286 2,954sqm gross of food and drink (<u>pubs, bars, restaurants and takeaway</u>) (A3-A5) floorspace and 1,196 1,654 sqm gross of other <u>non-retail class A1</u> services up to 2030 2033 <u>primarily concentrated in Brentwood Town Centre and in new centres proposed at West Horndon and Dunton Hills.</u>No specific provision is made for these uses as these needs can be met through the planning application process in line with other policies in the Plan.</p>	
MM19	64	Policy BE01 Paragraph 5.10 Paragraph 5.13 Paragraph 5.14	<p><i>Amend policy to read:</i></p> <p>A. In planning and design for resilience, all applications order for development proposals to be resilient to change, they must take into account the following principles of future proofing <u>be designed to take into account and respond to the following objectives:</u></p> <p>a. <u>ensuring the</u> well-being, safety and security for residents and/or users;</p> <p>b. <u>the provision of</u> adaptable and flexible spatial planning and design;</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>c. life-cycle duration of infrastructure and building, the provision of durable and adaptable infrastructure and buildings, including an appropriate maintenance plan for the life of the development;</p> <p>d. potential hazards including fire, pest, flood, and climate change long term stresses in determining design, location and installations of protection facilities, systems and buildings for the life of the development. designing and making development resilient to climate change and future consequential or associated hazards in the form of fire, pestilence and flooding;</p> <p>a. existing and potential source of pollution, such noise and air, and according mitigation. Designing buildings with priority for the health of their occupiers, providing good, natural daylighting and ventilation.</p> <p>b. the use of high-quality sustainable building increase quality of materials and installation <u>methods</u>;</p> <p>c. multi-functional green and blue infrastructure in line with the principles of Sustainable Drainage (SuDs) and natural flood management as part of the wider green and blue infrastructure network to deliver multiple benefits; <u>and</u></p> <p>d. provision of class leading digital <u>connectivity communications</u> infrastructure and other future essential technology; <u>and</u></p> <p>e. delivery phasing that takes into account demand and supply if and where appropriate.</p> <p>B. Time horizons for proposed future-proof interventions can vary depending on the size, location and purpose of development but long-term time horizons based on objective and realistic assessment should be made clear in the proposal.</p> <p><i>Amend footnote 5 of paragraph 5.13 to read:</i></p> <p>Environment Agency (2017) Flood Risk Assessments: Climate Change Allowances. Available at: http://bit.ly/2w5Zo4o. <u>United Kingdom Climate Projections 2018</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>(UKCP18) has started to consider revised risk associated with sea level change.</u></p> <p><i>Amend paragraph 5.14 to read:</i></p> <p>The Climate Change Act (2008) legislates for an 80% reduction in greenhouse gas emissions against 1990 levels by 2050. <u>In June 2019, parliament passed the Climate Change Act 2008 (2050 Target Amendment) Order 2019 committing the UK to reduce net emissions of greenhouse gases to zero by 2050.</u> This requires everyone to be engaged, from national and local government to businesses, households and communities.</p>	
MM20	67	Policy BE02	<p><i>Amend Policy to read:</i></p> <p>The Council will require all development proposals, including the conversion or re-use of existing buildings, to:</p> <ul style="list-style-type: none"> <u>a.</u> a. maximise the principles of energy conservation and efficiency in the design <u>and layout of development, the massing, siting, orientation, as well as</u> and use of materials <u>and construction methods;</u> b. submit details of measures that increase resilience to the threat of climate change, including but not limited to summertime overheating. <u>b.</u> demonstrate how the <u>incorporate</u> water conservation measures were incorporated in the proposal; c. incorporate sustainable Drainage Systems (SuDs); <u>c.</u> d. Incorporate the reduction in the use of material resources, including an increase in the re-use of aggregates; <p>include commercial and domestic scale renewable energy and decentralised energy as part of new development.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification								
MM21	71	Policy BE03	<i>Amend Policy to read:</i>	Justified								
	74	Paragraph 5.26	A. Proposals for renewable, low carbon or decentralised energy schemes will be supported provided they can demonstrate that they will not result in adverse impacts, including cumulative and visual impacts which cannot be satisfactorily addressed.	Effective								
	75	Paragraph 5.29	B. Development should meet the following minimum standards of sustainable construction and carbon reduction:									
		Paragraph 5.33	a. New residential Development:									
			<table border="1"> <thead> <tr> <th>Year</th> <th>Minimum sustainable construction standards</th> <th>On-site carbon reduction</th> <th>Water efficiency</th> </tr> </thead> <tbody> <tr> <td>Up to 2020</td> <td>In line with Part L Building Regulations</td> <td>At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations</td> <td>110 litres per person per day limit. Major development is expected to provide more substantial water management measures, such as rain/grey water harvesting.</td> </tr> </tbody> </table>	Year	Minimum sustainable construction standards	On-site carbon reduction	Water efficiency	Up to 2020	In line with Part L Building Regulations	At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations	110 litres per person per day limit. Major development is expected to provide more substantial water management measures, such as rain/grey water harvesting.	
Year	Minimum sustainable construction standards	On-site carbon reduction	Water efficiency									
Up to 2020	In line with Part L Building Regulations	At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations	110 litres per person per day limit. Major development is expected to provide more substantial water management measures, such as rain/grey water harvesting.									

Ref	Page	Policy / Paragraph Reference	Suggested Modification				Reason for Modification
			<p>2020 onwards</p>	<p>In line with Part L Building Regulations</p>	<p><u>At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations, until the Future Home Standard is introduced</u> in line with national nearly-zero carbon policy.</p> <p>If national nearly-zero carbon policy is unavailable, the previous target applies. However, the minimum improvement over the Building Regulations baseline may be increased to reflect the reduction in costs of more efficient construction methods.</p>	<p>110 litres per person per day limit</p> <p>Major development is expected to provide more substantial water management measures, such as rain/grey water harvesting.</p>	
b. New non-residential Development:							
			<p>Year</p>	<p>Minimum sustainable construction standards</p>	<p>On-site carbon reduction</p>	<p>Water efficiency</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification	
			<p>Up to 2020</p> <p>BREEAM 'Very Good' rating to be achieved in the following categories:</p> <ul style="list-style-type: none"> • Man 02 • Ene 04 • Mat 03 • Wst 01 • Wst 03 <p>LE 03</p>	<p>At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations</p>	<p>BREEAM 'Very Good' rating to be achieved in category Wat 01</p> <p>Major development is expected to provide more substantial water management measures, such as grey water harvesting.</p>
			<p>2020 onwards</p> <p>BREEAM 'Excellent' rating to be achieved in the following categories:</p> <ul style="list-style-type: none"> • Man 02 • Ene 04 • Mat 03 • Wst 01 • Wst 03 • LE 03 	<p>In line with <u>At least a 10% reduction in carbon dioxide emissions above the requirements of Part L Building Regulations</u> until this is updated to align with national nearly-zero carbon policy.</p> <p>If national nearly-zero carbon policy is unavailable, the 2016-2020 target applies. However, the minimum improvement over the Building Regulations baseline may be increased to reflect the reduction in costs of more efficient construction methods.</p>	<p>BREEAM 'Excellent' rating to be achieved in category Wat 01</p> <p>Major development is expected to provide more substantial water management measures, such as grey water harvesting.</p>
<p>*: The version of BREEAM that a building must be assessed under should be the latest BREEAM scheme and not be based on scheme versions that have been registered under at the pre-planning stages of a project. Other construction standards, such as LEEDs or</p>					

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>Passivhaus, will be supported provided that they are broadly at least in line with the standards set out above.</p> <p>C. <u>In addition to the above, application of for</u> major developments:</p> <p>a. where feasible, <u>applications</u> will be required to provide a minimum of 10% of the predicted energy needs of the development from renewable energy;</p> <p>b. D. Applications <u>applications</u>, including redevelopment of existing floor space, should be accompanied by a Sustainability Statement (see Figure 5.1 Areas to be covered in the Sustainability Statement) as part of the Design and Access Statement submitted with their planning application, outlining their approach to the following issues:</p> <ul style="list-style-type: none"> a. adaptation to climate change; b. carbon reduction; c. water management; d. site waste management; e. use of materials; <p>D. E. Where <u>it is not possible to meet</u> these standards are not met, applicants must demonstrate compelling reasons and provide evidence, as to why achieving the sustainability standards outlined above for residential and non-residential developments would not be technically feasible or economically viable;</p> <p>E. F. Where on-site provision of renewable technologies is not appropriate, or where it is clearly demonstrated that the above target cannot be fully achieved on-site, any shortfall should be provided via:</p> <ul style="list-style-type: none"> a. 'allowable solutions contributions' via Section 106 or CIL. These funds will then be used for energy efficiency and energy generation initiatives or other measure(s) required to offset the environmental impact of the development; b. off-site provision, provided that an alternative proposal is identified, and delivery is certain. 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><i>Amend paragraph 5.26 to read:</i></p> <p>However, the Climate Change Act 2008 <u>(2050 Target Amendment) Order 2019</u> commits the UK Government by law to reducing greenhouse gas emissions by at least 80% of 1990 levels to zero by 2050. In addition, as long as the UK is a member of the EU, it still has to comply with the EU's the Energy Performance of Buildings Directive, which requires that by 2020 the demand from all new buildings in Member States is 'nearly zero-energy'. The Paris Agreement also has implications on the UK carbon reduction target.</p> <p><i>Amend paragraph 5.29 to read:</i></p> <p>The government originally set targets to ensure all new homes are zero carbon by 2016 and all new non-residential buildings are zero carbon by 2019. Improvements in resource efficiency to meet this <u>the government's carbon</u> target was were made through Building Regulations which set standards for design and construction that applies to most new buildings, regardless of type. In 2016, Part L of the Building Regulations introduced a change to the energy efficiency standard, raising it to the equivalent of Code for Sustainable Homes Level 4. Through its Future Homes Standard 2019 consultation ending on 7th February 2020, the Government consulted on changing the way new residential developments need to comply with Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations. This is the first step in achieving the Future Homes Standard, which will be introduced by 2025 requiring new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency.</p> <p><i>Amend paragraph 5.33 to read:</i></p> <p>Regulation 25B 'Nearly zero-energy requirements for new buildings' of the</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>Building Regulations will not come into force until 2019 at the earliest and statutory guidance on how to comply with Regulation 25B is not available at the time of this Local Plan being published. All developments are required to comply with this Regulation when it comes into force. If the national zero carbon policy is still unavailable after 2020, the 2016 – 2020 target applies; however, the minimum improvement over the Building Regulations baseline will be reviewed. <u>Regulation 25B of the Building Regulations states: ‘Where a building is erected, it must be a nearly zero-energy building’.</u> For new buildings occupied by public authorities, the coming-into-force date for Regulation 25B is 1 January 2019. For all other buildings, the coming-into-force date for Regulation 25B is 31 December 2020.</p>	
MM22	77 79	Policy BE04 Paragraph 5.45	<p><i>Amend Policy to read:</i></p> <p>A. Stand-alone renewable energy infrastructure Community-led initiatives for renewable and low carbon energy, including developments outside areas identified in this Local Plan or other strategic policies that are being taken forward through neighbourhood planning, will be encouraged permitted, subject to the acceptability of their wider impacts, including on the Green Belt.</p> <p>B. Decentralised energy infrastructure The Council will work with developers and energy providers to seek opportunities to expand Brentwood’s decentralised energy infrastructure. a. Strategic development that could play a key role in establishing a decentralised energy network should engage at an early stage with the Council, stakeholders and relevant energy companies to establish the future energy requirements and infrastructure arising from large-scale development proposals and clusters of significant new development. Applicants of these sites will prepare energy masterplans which establish the most effective energy strategy and supply options.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. a. New development proposals of over 500 dwelling units, or brownfield and urban extensions at 500 dwelling units or more, or where the clustering of neighbouring sites totals over 500 units, will be expected to incorporate an energy masterplan and provide decentralised energy infrastructure in line with the following hierarchy:</p> <ul style="list-style-type: none"> i. where there is an existing heat network, new development will be expected to connect to it; ii. where there is no existing heat network, new development will be expected to deliver an onsite heat network, unless demonstrated that this would render the development unviable; iii. where a developer is unable to deliver the heat network, they need to demonstrate that they have worked in detail with third parties (commercially or community) to fully assess the opportunity; iv. where a heat network opportunity is not currently viable and no third party is interested in its delivery, the development should be designed to facilitate future connection to a heat network unless it can be demonstrated that a lower carbon alternative has been put in place. <p>e. b. New development will be expected to demonstrate that the heating and cooling system have been selected according to the following heat hierarchy:</p> <ul style="list-style-type: none"> i. connection to existing CHP/CCHP distribution network; ii. site-wide renewable CHP/CCHP; iii. site-wide gas-fired CHP/CCHP; iv. site-wide renewable community heating/cooling; v. site-wide gas-fired community heating/cooling; vi. individual building renewable heating. <p>D. C. Building-scale Microgeneration technologies Innovative approaches to the installation and/or construction of community and individually owned energy generation facilities or low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>be supported.</p> <p>E. Development in the Green Belt will be considered in accordance with Policy NE10 New Development, Extension and Replacement of Buildings in the Green Belt.</p> <p><i>Amend paragraph 5.45 to read:</i></p> <p><u>The Council will work with developers and energy providers to seek opportunities to expand Brentwood’s decentralised energy infrastructure. Strategic development that could play a key role in establishing a decentralised energy network should engage at an early stage with the Council, stakeholders and relevant energy companies to establish the future energy requirements and infrastructure arising from large-scale development proposals and clusters of significant new development. Applicants of these sites will prepare energy masterplans which establish the most effective energy strategy and supply options.</u> Decentralised energy broadly refers to energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy. Schemes can serve a single building or a whole community, even being built out across entire cities. Decentralised energy is a rapidly-deployable and efficient way to meet demand, whilst improving energy security and sustainability at the same time. Other benefits of decentralised energy include:</p>	
MM23	82	Policy BE05	<p><i>Amend Policy to read:</i></p> <p>Proposals for development involving the provision of individual and community scale energy facilities from renewable and/or low carbon sources, will be supported permitted, subject to the acceptability of their wider impacts <u>and satisfaction of the following criteria: As part of such proposals, the following should be</u></p>	<p>Effective</p> <p>Consistent with national policy</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>demonstrated:</p> <p><u>A.</u> a. the siting and scale of the proposed development is appropriate to its setting, neighbouring uses and its position in the local and wider landscape;</p> <p><u>B.</u> b. the proposed development does not create an unacceptable impact on the local amenities, the environment, the historic environment, the setting of a heritage asset assets, or a features of natural or nature conservation and biodiversity importance. These considerations will include air quality, as well as noise issues associated with certain renewable and low carbon technologies;</p> <p><u>C.</u> c. any impacts identified have been minimised as far as appropriate;</p> <p><u>D.</u> d. where any localised adverse environmental effects remain, these are outweighed by the wider environmental, economic or social benefits of the scheme;</p> <p><u>E.</u> e. renewable and low carbon energy development proposals located within the Green Belt will need to demonstrate very special circumstances, and ensure that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts) in line with Policy NE09 Green Belt and NE10 New Development, Extension and Replacement of Buildings in the Green Belt.</p>	
MM24	84	Policy BE07	<p><i>Amend Policy to read:</i></p> <p>A. All Development <u>development</u> proposals should minimise internal heat gain and the risks of overheating through design, layout, building orientation and use of appropriate materials.</p> <p>B. Major development proposals should demonstrate how they will reduce the potential for overheating and reliance on air conditioning systems by:</p> <ol style="list-style-type: none"> a. minimising internal heat generation through energy efficient design; b. reducing the amount of heat entering a building through orientation, shading, albedo, fenestration, insulation and the provision of green roofs and walls; c. managing the heat within the building through exposed internal thermal mass and high ceilings; 	Justified

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. provide maximising passive ventilation; and</p> <p>e. where necessary, providing mechanical ventilation and active cooling systems.</p> <p>f. providing active cooling systems</p>	
MM25	85 87	Policy BE08 Paragraph 5.68	<p><i>Amend policy to read:</i></p> <p>A. All developments should incorporate appropriate Sustainable Drainage Systems (SuDS) for the disposal of surface water, in order to avoid any increase in flood risk or adverse impact on water quality.</p> <p>B. Applications must meet the following requirements:</p> <p>a. Quantity</p> <p>i. on brownfield developments, SuDS features will be required to reduce discharge to previous greenfield rates or achieve a 50% minimum reduction of brownfield run-off rates;</p> <p>ii. sites over 0.1 hectares in Flood Zone 1 will be required to submit a surface water drainage strategy. Larger sites over 1 hectare in Zone 1 or all schemes in Flood Zone 2 and 3 must be accompanied by a Flood Risk Assessment (FRA);</p> <p>b. Quality</p> <p>i. the design must follow an index-based approach when managing water quality. Implementation in line with the updated CIRIA SuDS Manual^[1] is required. Source control techniques such as green roofs, permeable paving and swales should be used so that rainfall runoff in events up to 5mm does not leave the site;</p> <p>c. Amenity and Biodiversity</p> <p>i. SuDS should be sensitively designed and located to promote improved biodiversity, water use efficiency, river water quality, enhanced landscape and good quality spaces that benefit public amenities in the area;</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> ii. redeveloped brownfield sites should disconnect any surface water drainage from the foul network; d. the preferred hierarchy of managing surface water drainage from any development should be managed in accordance with this hierarchy: firstly, is through infiltration measures, secondly attenuation and discharge to watercourses, and if these cannot be met, through discharge to surface water only sewers; e. when discharging surface water to a public sewer, developers will be required to provide evidence that adequate capacity exists in the public sewerage network fully to serve the proposed development. <p><i>Amend paragraph 5.68 to read:</i></p> <p><u>SuDS must be based on the criteria outlined in the Essex County Council SuDS Guide. The Environment Agency introduced a new classification system in 2011 enabled by The European Water Framework Directive. This system allows for more rigorous and accurate assessment of water quality. Some water bodies will never achieve good ecological status, however, because they have been physically altered for a specific use, such as navigation, recreation, water storage, or flood protection.</u></p>	
MM26	88	Policy BE09	<p><i>Amend Policy to read:</i></p> <ul style="list-style-type: none"> A. The Council will support investment in proposals for high quality communications infrastructure and superfast broadband, including community-based networks, particularly where alternative technologies need to be used in rural areas of the borough. B. Applications Proposals from service providers for new or the expansion of existing communications infrastructure (including telecommunications masts, 	<p>Effective</p> <p>Consistent with national policy</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>equipment and associated development, and superfast broadband) are <u>will be</u> supported subject to the following criteria:</p> <ol style="list-style-type: none"> a. evidence is provided to demonstrate, to the Council’s satisfaction, that the possibility of mast or site sharing has been fully explored and no suitable alternative sites are available in the locality including the erection of antennae on existing buildings or other suitable structures; b. evidence is provided to confirm that the proposals would cause no harm to highway safety; c. the proposal has sympathetic design and camouflage, having regard to other policies in the Local Plan <u>no unacceptable impact on the character and appearance of the area, landscape or heritage impacts or unacceptable impacts on the natural environment;</u> d. the proposal has been designed to minimise disruption should the need for maintenance, adaption or future upgrades arise; e. the proposal will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and f. the proposal conforms to the latest International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, taking account of the cumulative impact of all operator equipment located on the mast/site where appropriate (i.e. prevent location to sensitive community uses, including schools). 	
MM27	89	Policy BE10	<p><i>Amend Policy to read:</i></p> <ol style="list-style-type: none"> A. To support Brentwood’s economic growth and productivity now and in the future, all development proposals should: <ol style="list-style-type: none"> a. Provision of Provide <u>Provide</u> up to date communications infrastructure should be designed and installed as an integral part of development proposals. As a minimum, all new developments must be served by the fastest available broadband connection, installed on an open access basis. This includes 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>installation of appropriate cabling within dwelling dwellings or and business units as well as a fully enabled and full connection of the developed areas to the full-main telecommunications network;</p> <ul style="list-style-type: none"> b. ensure that sufficient ducting space for future digital connectivity infrastructure (such as small cell antenna and ducts for cables, that support fixed and mobile connectivity and therefore underpins smart technologies) is provided where wherever appropriate possible; c. support the effective use of the public realm, such as street furniture and bins other installations, to accommodate new state of the art well-designed and located integrated mobile digital communication infrastructure; <p>B. When installing new and improving existing digital communication infrastructure in new development, proposals should:</p> <ul style="list-style-type: none"> a. a. identify and plan for the telecommunications network demand and infrastructure needs from first occupation; b. include provision for connection to broadband and mobile phone coverage across the site on major developments; e. b. take into account the Highway Authority’s land requirements so as not to impede or add to the cost of the highway mitigation schemes where the location and route of new utility services is in the vicinity of the highway network or proposed new highway network; d. c. ensure the scale, form and massing of the new development does not cause unavoidable interference with existing communications infrastructure in the vicinity. If so, opportunities to mitigate such impact through appropriate design modifications should be progressed including measures for re-siting, re-provision or enhancement of any relevant communications infrastructure within the new development; e. d. demonstrate that the siting and design of the installation would not have a detrimental impact upon the visual and residential amenity of neighbouring occupiers, the host building (where relevant), and the appearance and character of the area; 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>f. e. seek opportunities to share existing masts or sites with other providers; and</p> <p>g. f. all digital communication infrastructure should be capable of have the capacity to respond responding to changes in technology requirements over the period life of the development.</p> <p>C. Where applicants can demonstrate, through consultation with broadband infrastructure providers, that superfast broadband connection is not practical, or economically viable:</p> <p>a. the developer will ensure that broadband service is made available via an alternative technology provider, such as fixed wireless or radio broadband; and</p> <p>b. ducting to all premises that can be accessed by broadband providers in the future, to enable greater access in the future. Or D. The <u>Only where this is not practicable or viable, the</u> Council will seek developer contribution towards off-site works to enable those properties access to superfast broadband, either via fibre optic cable or wireless technology in the future <u>to provide like capacity.</u></p>	
MM28	92 94 95 97	Policy BE11 Paragraph 5.92 Paragraph 5.96 b. Paragraph 5.102	<p><i>Replace the text in the Policy to read:</i></p> <p><u>In order to support and address the cumulative impacts of planned growth, allocated development within the Local Plan will provide reasonable and proportionate contribution to increased capacity and required mitigation measures to strategic transport infrastructure in the Borough, including:</u></p> <p>a. <u>circulation arrangements, public realm and multimodal integration around Brentwood, Shenfield and Ingatestone stations;</u></p> <p>b. <u>circulation arrangement and public realm around West Horndon station, and the creation of associated multimodal interchange through phases to support new residents and employees;</u></p> <p>c. <u>improvements to the highway network as deemed necessary by transport evidence or as agreed by the Highways Authorities, statutory bodies, stakeholders and passenger transport providers; and</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. <u>additional and/or improved cycle infrastructure and bus services connecting development to the stations; and</u></p> <p>e. <u>other non-highway measures to reduce the impact of developments on the overall road network.</u></p> <p><i>Amend paragraph 5.92 to read:</i></p> <p>Previously known as Crossrail, the new Elizabeth Line is a 118 km railway under development crossing through the heart of London, enabling access between Reading and Heathrow in the west, through central London to Shenfield and Abbey Wood in the east. The full route is expected to be fully operational by December 2019. The arrival of Elizabeth Line will provide an improved and more frequent service to Brentwood's residents and visitors thus benefiting businesses and facilitating growth. The Council will work with partners to improve the station environment at both Brentwood and Shenfield stations, specifically in terms of non-motorised users and enhanced public transport access, with new improved forecourt and pedestrian crossing facilities.</p> <p><i>Insert an additional sentence at the end of paragraph 5.96 point b. to read:</i></p> <p>Shenfield station: also located on the Great Eastern Mainline, Shenfield station is served by TfL and Greater Anglia rail services to Stratford and London Liverpool Street station and Greater Anglia services to Southend Victoria, Colchester Town, Ipswich, Braintree and Clacton-on-Sea, as well as some services to Norwich. From late 2019 it will be the terminus of the Elizabeth Line which will run from Reading and Heathrow Airport in the west through London. During 2014 JMP Associates undertook a station parking study for Shenfield prior to the development of the Elizabeth line. From the Rail User Survey carried out as part of the study, the study demonstrates that with the introduction of better bus services to the station, a reduction in the number of people who park at Shenfield who live in the vicinity as well as from any future Local Plan developments in the region could be witnessed, reducing overall traffic on the local network. As mentioned above, enhancement to Shenfield station would centre around</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>improving pedestrian and cycle infrastructure and bus services and where necessary, parking controls. <u>Where appropriate contributions will therefore be sought from nearby developments.</u></p> <p><i>Insert a new point (iv) under paragraph para 5.102 to read:</i></p> <p><u>iv. The A127 Task Force has representation from all South Essex authorities including BBC. This Task Force will oversee much of the public affairs interaction between the Councils and Government to ensure that the route is seen as strategic and as a potential candidate for re-trunking in order to bring about the long-term improvement required for an area of South Essex with over 600,000 residents. The planning and design work for any improvement of this scale will of necessity require a short-term, medium and long term phasing. Whilst the A127 is the main focus ECC would be looking to work collaboratively with BBC and other councils in the area on the impact on the A128 and the M25 Junction 28 scheme.</u></p>	
MM29	99 100	Policy BE12 Paragraphs 5.108-5.110	<p><i>Delete Policy.</i></p> <p><i>Move paragraphs 5.108, 5.109 and 5.110 to after 5.141</i></p>	Effective
MM30	100	Policy BE13	<p><i>Amend Policy to read:</i></p> <p>A. Sustainable modes of transport should be facilitated through prioritised in 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.</p> <p>B. Development proposals should seek to provide appropriate provision for the following sustainable measures</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> a. the provision of pedestrian, cycle, public transport and where appropriate, bridleway connections within development sites and to the wider area, including key destinations; b. The criteria of safe, secure, well connected and attractive layouts which minimise the conflict between traffic, cyclists, and pedestrians, and allow good accessibility for passenger transport bus services within sites and between sites and adjacent areas, and where appropriate improve areas where passenger public transport, pedestrian or cycle movement is difficult or dangerous. c. the provision of community transport measures promoting car pools, car sharing, voluntary community buses, cycle schemes; d. safeguarding existing and proposed routes for walking, cycling, and public transport, from development that would prejudice their continued use and/or development; and e. any development requiring a new road or road access, walking and cycling facilities and public transport, will be required to have regard to the adopted Essex County Council’s Development Management Policies or successor documents, in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network. 	
MM31	103	Policy BE14 Paragraph 5.119	<p><i>Amend Policy to read:</i></p> <p>A. The Council will facilitate and support sustainable passenger transport services operating in Brentwood to help deliver the vision of the Local Plan. B. <u>In so doing</u> development proposals <u>should are required to</u> protect and enhance existing passenger transport and their capacity.</p> <p>C. <u>Proposed new</u> community facilities, schools, and specialist older persons housing, where reasonable and proportionate, should provide pick-up and drop-off facilities (with</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>appropriate kerbs) for passenger transport close to the principal entrance suitable for minibuses, school buses, taxis, and/or ambulances.</p> <p><i>Insert an additional paragraph after paragraph 5.119 to read:</i></p> <p><u>Consideration should be given to sustainable passenger transport provision as set out within Essex County Council Development Management Policies.</u></p>	
MM32	104	Policy BE15	<p><i>Amend Policy to read:</i></p> <p><u>A. The Council will seek appropriate infrastructure for All development proposals should wherever practicable facilitate the use of</u> electric and low emission vehicles <u>at new developments in the form of</u> B. This could include, but is not limited to, electric vehicle charging / plug-in points <u>and/or</u> the infrastructure required to <u>provide facilitate</u> this in the future.</p>	Effective
MM33	105	Policy BE16	<p><i>Amend Policy to read:</i></p> <p>A. Developments should seek to ensure that they will not have an unacceptable transport impact and/or any significant impact from the development on the transport network (in terms of <u>highway safety</u>, capacity and congestion) and on highway safety can be effectively mitigated to an acceptable degree.</p> <p>B. New development will be required to <u>be supported by:</u></p> <p>a. Submit Travel Plans, Transport Assessments and/or Statements in accordance with the thresholds and detailed requirements for each land use category as set out in the Essex County Council's Development Management Policies or its successors;</p> <p>b. <u>where necessary, provide</u> reasonable and proportionate financial contributions <u>and/or</u> mitigation measures necessary to mitigate the transport impact of the development to an acceptable degree. This could include investment in infrastructure, services, Low Emission Zone, or behavioural change measures</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			(including enforcement) to encourage the use of sustainable modes of transport. Such measures should be provided to meet the first or early occupation of a site in order to influence travel behaviour from the outset.	
MM34	107 109 100	Policy BE17 Paragraph 5.136 Paragraph 5.108 Paragraph 5.109 Paragraph 5.110	<p><i>Amend policy to read:</i></p> <p>A. The Council will refer developers to the Development proposals should comply with Essex <u>County Council vehicle</u> parking standards set out in the most up-to-date Essex Parking Standards. Schemes should comply with design standards and provision levels for uses and transport modes specified.</p> <p>B. In the following circumstances, the parking standards may be <u>relaxed flexible</u> to minimise pressure on land and <u>to</u> encourage alternative modes of transport:</p> <ul style="list-style-type: none"> a. office developments in urban areas that are well-connected by public transport and have good accessibility through walking and cycling; b. retail and mixed-use development in the Town Centre, District Shopping Centres and Local Centres that has access to shared car parks with different facilities/users at different times; and c. commuter parking provision at train stations. <p>C. Proposals which do not conform to these parking standards should be supported by evidence detailing the local circumstances that justify deviation from the standard. <u>will need to demonstrate that:</u></p> <p><u>a. there is safe and direct walking and cycling routes into Brentwood Town Centre, District Shopping Centres, Local Centres, railway stations or employment sites;</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>b. there is excellent access to public transport or where internal road layouts are well-connected allowing bus services to access;</u></p> <p><u>c. the development offer measures to enable sustainable travel choices; and</u></p> <p><u>d. the proposal would not result in significant displaced parking.</u></p> <p><i>Amend paragraph 5.136 as follows:</i></p> <p>Brentwood Borough Council adopted the Essex Parking Standards – <u>Design and Good Practice (2009)</u> as a Supplementary Planning Document (SPD) in 2011 and will expect these standards to apply until such time as they are revoked or superseded by other standards...</p> <p><i>Move paragraphs 5.108, 5.109 and 5.110 to after paragraph 5.141.</i></p>	
MM35	111	Policy BE18	<p><i>Amend Policy to read:</i></p> <p>POLICY BE18: GREEN AND BLUE INFRASTRUCTURE <u>(GBI)</u></p> <p>A. Brentwood’s existing ecological networks, its green and open spaces, as well as green and blue features in the built environment are a part of the borough’s network of green and blue infrastructure (GBI) and should be protected, planned, enhanced and managed.</p> <p>B. Development proposals should:</p> <p>a. ensure GBI is integral to the primary decision making at every stage in the planning process;</p> <p>b. maximise opportunities for the provision, restoration, enhancement, and connection of GBI that integrates with natural and historic environments and systems;</p> <p>c. <u>direct locate</u> buildings and construction areas to the least sensitive locations;</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> d. provide appropriate specification and maintenance plans for proposed on site green and blue infrastructure throughout the life of the development, this includes small scale greening interventions such as green roofs, street trees and soft landscaping; e. protect and enhance Brentwood’s rivers, ponds and watercourses, avoid any adverse impacts on existing rivers, the water quality of the rivers and watercourse, and demonstrate that any unavoidable impacts are mitigated; f. seek to improve the water environment and ensure demonstrate that adequate wastewater infrastructure capacity is provided in time to serve the development; g. ensure that misconnections between foul and surface water networks are eliminated and not easily created through future building alterations; h. incorporate measures such as smart metering, water saving and recycling, including retrofitting and rain/grey water harvesting, to help to achieve lower water consumption rates and to maximise futureproofing; i. deliver environmental net gains; if there is a net loss from the development, provide provisions through offsetting C. Where this is not possible, financial contributions to facilitate improvements to the quality and extent of existing GBI in Brentwood Borough will be sought. D. The quantity, quality, accessibility and distribution of green and blue infrastructure for proposed allocations, including Dunton Hills Garden Village, are will be set out in site specific policies. 	
MM36	115 116	Policy BE19 Paragraph 5.158 Paragraph 5.159 Paragraph 5.160	<i>Delete Policy and paragraphs 5.158 to 5.161</i>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
		Paragraph 5.161		
MM37	116	Policy BE20	<p><i>Replace the text in the Policy to read:</i></p> <p><u>Development of allocated allotment sites, as defined on the policies map, will not be permitted unless it can be demonstrated that provision is no longer required or that an alternative allotment site can be provided.</u></p>	Effective
MM38	119	Policy BE22	<p><i>Amend Policy to read:</i></p> <p>A. New development proposals are expected to provide <u>a minimum of 15% useable functional</u> on-site open space and/or recreational amenities and may, where appropriate, be required to also provide a financial contribution towards new or improved facilities within the borough.</p> <p>B. The amount and type of provision required will be determined according to the size, nature and location of the proposal, quantity and type of open space needed, and existing provision accessible to the proposal. All payments will be in line with the Policy BE23 Open Space, Community, Sport and Recreational Facilities.</p> <p>C. A commuted sum may be requested for:</p> <ol style="list-style-type: none"> a. proposals where strategic open space requirements cannot be met within the site; b. local and strategic open space in developments of single person households or of dwellings for the elderly (where however some compensating increase in private amenity space may be required); or c. a Town Centre, District Shopping Centre or Local Centre location within Brentwood or where d. it is justified by an outstanding urban design approach based on site constraints and opportunities. 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. All open space provision should be fully equipped to meet the needs of all users in accordance with as agreed by the Council, reflecting acceptable distance and minimum size criteria for different types of open space as set out in the Council's Open Space Standards (refer to Figure 5.4). Maintenance pPlans should be submitted at planning application stage for all new facilities provided for exercise or recreation purposes. This is to secure provision and maintenance of functional open space- quality over the long-term. and clarify responsibilities from the outset.</p>	
MM39	120	Policy BE23	<p><i>Amend Policy to read:</i></p> <p>A. Within the borough's urban areas, permission will not be granted for development of land allocated on the Brentwood Policies Map as Protected Urban Open Space or Local Green Space unless it can be demonstrated:</p> <ul style="list-style-type: none"> a. that alternative and improved provision can be created in a location well related to the functional requirements of the relocated use and existing and future users; b. the proposal would relate to the enhancement of the open space, contributing to both the character and amenity of the area; or c. the provision of new open space creates no additional displacement within the Green Belt. <p>B. All proposals, where appropriate, will be required to comply with the Council's open space standards and Playing Pitch Strategy; with regard to children's play space, the Council will seek proposals which meet the Fields I Trust minimum standards (see Figure 5.4 and Figure 5.5).</p> <p>C. Proposals for green space and landscaping must be accompanied by a maintenance plan to ensure long-term quality and scheme viability.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. There will be a presumption against any development that involves the loss of open space, community, sport, recreation or play facilities, including allotments, expect <u>except</u> where it can be demonstrated that where alternative facilities of equal or better quality and convenience <u>provision in terms of quantity and quality in a suitable location</u> will be provided as part of the development.</p> <p><u>E. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of open space.</u></p>	
MM40	124	Policy HP01	<p><i>Amend Policy to read:</i></p>	Effective
	126	Paragraph 6.13	<p>A. All new <u>residential</u> development should deliver an inclusive, accessible environment throughout.</p> <p>a. <u>A.</u> On residential development proposals of 10 or more (net) additional dwellings the Council will require:</p> <ul style="list-style-type: none"> i. an appropriate mix of dwelling types, sizes and tenures to meet the identified housing needs in the borough as set out in the Strategic Housing Market Assessment or any similar evidence for market and affordable units (such as the Council’s Housing Strategy), to provide choice, and contribute towards the creation of sustainable, balanced and inclusive communities; and ii. each dwelling to be constructed to meet requirement M4(2) accessible and adaptable dwellings, unless it is built in line with M4(3) wheelchair adaptable dwellings, of the Building Regulations 2015, or subsequent government standard. <p>b. <u>B.</u> On developments of 60 or more (net) dwellings the Council will require all of the above, and:</p>	Justified

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>i. a minimum of 5% of new affordable dwellings should be built to meet requirement M4(3) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent government standard.</p> <p>C. C. On development sites of 500 100 or more dwellings the Council will require all of the above, and:</p> <p>i. a minimum of 5% self-build homes which can include custom housebuilding; and</p> <p>ii. provision for other forms of Specialist Accommodation taking account of local housing need in accordance with the criteria set out in Policy HP04 Specialist Accommodation.</p> <p>B. D. D. Where a development site has been divided into parts, or is being delivered in phases, the area to be used for determining whether this policy applies will be the whole original site.</p> <p>C. E. E. The inclusion of self-build and custom build homes and Specialist Residential Accommodation on smaller sites will also be encouraged.</p> <p><i>Amend paragraph 6.13 to read:</i></p> <p>The Council will also seek the provision of Specialist Accommodation on strategic residential schemes of 500 100 dwellings or more, to ensure there will be sufficient housing to accommodate identified local need</p>	
MM41	129	Policy HP04	<p><i>Amend Policy to read:</i></p> <p>A. A. The Council will encourage and support proposals which contribute to the delivery of</p>	<p>Effective</p> <p>Justified</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>Specialist Accommodation, provided that the development:</p> <ul style="list-style-type: none"> a. meets demonstratable established local community need; b. is readily accessible to public transport, shops, local services, community facilities and social networks and, where appropriate, employment and day centres; c. would not result in the over concentration of any one type of accommodation; d. where appropriate, provides suitable landscaping and amenity space; and e. where appropriate, is in accordance with Policy NE10 New Development, Extension and Replacement of Buildings in the Green Belt. <p>B. Subject to viability, where accommodation falls within use class C3 an appropriate proportion of affordable housing in accordance with Policy HP05 Affordable Housing will be required with the a mix of tenures <u>to meet identified needs</u> negotiated by the Council.</p> <p>C. A condition may be imposed restricting occupation to persons requiring specialist accommodation where deemed necessary.</p> <p><u>Where a need for Gypsy and Traveller pitches are identified by the Council, Policy HP11: Proposals for Gypsies, Travellers and Travelling Showpeople on Strategic and Non-Allocated Sites would apply.</u></p> <p><i>Insert new paragraph after paragraph 6.25 to read:</i></p> <p><u>In terms of housing, new potential builds for Supported Living could be beneficial to supply demand for this type of accommodation, and any specialist accommodation provision for people with disabilities and /or autism could meet the need of the local population or individuals who would move to this area. The</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>demand for adults with disabilities is considered under the Independent Living programme.</u></p>	
MM42	134	Policy HP06	<p><i>Amend Policy to read:</i></p>	Effective
	138	Paragraph 6.50	<p>All residential development shall comply with the following:</p> <p>Internal Residential Space</p> <p>A. All new build housing will achieve appropriate internal space through compliance with the nationally-described space standard <u>as set out in Figure 6.3 or as may be superseded from time to time.</u></p> <p>External Residential Space</p> <p>B. New residential units will be expected to have direct access to an area of private and/or communal amenity space. The form of amenity space will be dependent on the form of housing and could be provided in a variety of ways, such as a private garden, roof garden, communal garden, courtyard balcony, or ground-level patio with defensible space from public access. In providing appropriate amenity space, development should:</p> <ul style="list-style-type: none"> a. consider the location and context of the development, including the character of the surrounding area; b. take into account the orientation of the amenity space in relation to the sun at different times of year; c. address issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwellings; and 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. design the amenity space to be of a shape, size and location to allow effective and practical use of and level access to the space by residents.</p> <p>Housing Quality</p> <p>C. Consideration should be given to how smart infrastructure can be integrated into the communal areas, including waste disposal points, shared batteries for renewable energy sources etc.</p> <p>D. All new-build residential development to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resources, in line with Policy BE02 Sustainable Construction and Resource Efficiency, Policy BE03 Carbon Reduction, Renewable Energy and Water Efficiency, and Policy BE08 Sustainable Drainage.</p> <p>E. These standards are applicable for both private and affordable housing in Brentwood the Borough.</p> <p>F. Compliance with the criteria should be shown on all submitted layouts and floorplans and be clearly demonstrated in the Design and Access Statement submitted with the planning application.</p> <p><i>Amend paragraph 6.50 to read:</i></p> <p>Applicants are also encouraged to consider external residential space size specifications as set out by the Essex Design Guide, prepared by Essex County Council:</p>	
MM43	139	Paragraph 6.62	<p><i>Amend paragraph 6.62 to read:</i></p> <p>The Gypsy and Traveller Accommodation Assessment finds no evidence of need for a</p>	Positively prepared

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
	140 141	Policy HP07 Paragraph 6.65	<p>transit site specifically within Brentwood Borough. Further work is currently being undertaken by Essex County Council to consider the need for transit provision across Essex as a whole. Should such a need be identified within Brentwood in the future this will be considered through the review of the Local Plan, <u>taking into account the Essex Planning Officers' Association Protocol for Unmet Gypsy, Traveller and Travelling Showpeople Needs 2018 which has been developed collaboratively across Essex under the Duty to Cooperate.</u></p> <p><i>Delete Policy HP07 and include following text as supporting text to policy HP08 as new paragraphs after 6.65:</i></p> <p><u>In order to meet identified need, a total of 13 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2016-2033 will be provided through the incorporation of a minimum of 5 serviced Gypsy and Traveller pitches as part of the Dunton Hills Garden Village allocation, to be delivered in the first five years of development. A further 8 existing pitches are to be regularised in accordance with Policy HP08.</u></p>	Justified Effective
MM44	141	Policy HP08	<p><i>Amend Policy to read:</i></p> <p>The Council will support an application for planning permission on the <u>The</u> following sites <u>are allocated</u> for permanent Gypsy and Traveller accommodation, as shown on the Brentwood Policies Map and Appendix 5, and listed below, subject to compliance with identified requirements:</p> <p>A. Site Ref GT16 <u>allocated within the Green Belt</u></p> <p>a. Site Address: Oaktree Farm (Greenacres), Chelmsford Road</p> <p>b. Number of Pitches: 7</p> <p>c. Proposals for development at this site should comply with the following site-</p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>specific requirements:</p> <ul style="list-style-type: none"> i. A landscape framework to be submitted to provide suitable boundary treatment to include a mixture of native trees and shrubs around the site to safeguard the character and appearance of the area. ii. Given the location of the site within the Green Belt any proposals for expansion will not be allowed. <p>B. Site Ref GT17 <u>allocated within the Green Belt</u></p> <ul style="list-style-type: none"> a. Site Address: Hunters Green, Albyns Lane, Navestock b. Number of Pitches: 1 c. Proposals for development at this site should comply with the following site-specific requirement: <ul style="list-style-type: none"> i. Given the location of the site within the Green Belt any proposals for expansion will not be allowed. <p><u>C. Site Ref R01 (I) Dunton Hills Garden Village Strategic Allocation</u></p> <p><u>a. Site Address: Dunton Hills Garden Village, West Horndon, Brentwood</u></p> <p><u>b.Number of pitches: 5</u></p> <p><u>c.Proposals for development at this site should comply with the site-specific requirements set out in policy HP11: Proposals or Gypsies, Travellers and Travelling Showpeople on Strategic and Non-Allocated Sites.</u></p>	
MM45	146	Policy HP11	<i>Amend Policy to read:</i>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>POLICY HP11: PROPOSALS FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE ON <u>NON-ALLOCATED WINDFALL</u> SITES</p> <p>A. Planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople (as defined in the governments Planning Policy for Travellers) on unallocated land outside development frameworks, and outside the Green Belt, will only be granted in accordance with all the following criteria:</p> <ul style="list-style-type: none"> a. the site is well related to existing communities and accessible to local services and facilities, such as shops, primary and secondary schools, healthcare and public transport; b. safe and convenient vehicular access to the local highway network can be provided; c. essential services (water, electricity and foul drainage) are available on site or can be made available on site; d. there is no significant adverse impact on the intrinsic character and beauty of the countryside; e. the site would not lead to the loss of, or adverse impact on, important historic and natural environment assets; f. there is no significant risk of land contamination or unacceptable risk of flooding; g. the site provides a suitable living environment for the proposed residents and there is no significant adverse impact on the amenity of nearby residents; h. the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary areas; i. the capacity of the site does not exceed 10 pitches or plots; and j. plots for Travelling Showpeople should also be of sufficient size to enable the storage, repair and maintenance of equipment. <p>B. Gypsy and Traveller sites are inappropriate development in the Green Belt. Any</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>proposals in the Green Belt would have to demonstrate they comply with National and Local Policy regarding development in the Green Belt. If, through the application of such Policy, provision of a Gypsy and Traveller site in the Green Belt is considered acceptable in principle, the proposed development is required to comply with the criteria set out within this policy.</p>	
MM46	148	Paragraph 6.84	<p><i>Add additional sentence to the end of paragraph:</i></p> <p><u>Building for a Healthy Life (as issued by Design For Homes) will also provide a useful analytical tool in the conception and design of housing proposals.</u></p>	Effective
MM47	148 150	Policy HP12 Paragraph 6.85 to 6.89	<p><i>Amend Policy to read:</i></p> <p>To plan for and build inclusive environments that supports our residents and communities, the Council will work will partners, stakeholders and developers to: <u>require new development proposals to:</u></p> <ul style="list-style-type: none"> a. provide access to good quality community spaces, services and amenities and infrastructure that accommodate, encourage and strengthen communities <u>and social interaction for all users;</u> b. create places that foster a sense of belonging and <u>community social interaction,</u> where <u>individuals and families</u> communities can develop and thrive; c. ensure that streets and public spaces are planned for everyone to move around and spend time in comfort and safety, are convenient and welcoming with no <u>disabling</u> barriers <u>to the disabled or impaired,</u> providing independent access without additional undue effort, separation or special treatment; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> d. ensure buildings and places are designed in a way that everyone regardless of their ability, age, income, ethnicity, gender, faith, sexual orientation can use confidently, independently <u>and with dignity and</u> with choice and <u>without engendering a sense of dignity, avoiding</u> separation or segregation; and e. ensure that new buildings and spaces are designed to reinforce inclusivity of neighbourhoods and are resilient and adaptable to changing community requirements. <p><i>Include paragraphs 6.85 to 6.89 as supporting text after the policy.</i></p>	
MM48	149 115 150 152 156 157 158	Policy HP13 Paragraph 5.159 Paragraph 5.160 Paragraph 6.85 Paragraph 6.86 Paragraph 6.87 Paragraph 6.88 Paragraph 6.89 Paragraph 6.90 Paragraph 6.91	<p><i>Amend Policy to read:</i></p> <p>Proposals <u>will be required to</u> that meet high design standards <u>and to</u> deliver safe, inclusive, attractive and accessible places. will be supported. They should:</p> <ul style="list-style-type: none"> a. provide a comprehensive design approach that deliver high quality, safe, attractive, inclusive, durable and healthy places to live and work in; b. support the efficient use of land and infrastructure, through uses, mix and density/development intensity; c. deliver buildings, places and spaces that can adapt to changing social technological, economic and environmental conditions; d. consider sustainable design and layout at the earliest stage of design, where landscaping, public realm frontages, building orientation and the impact of microclimate can be considered within the layout to positively enhance the townscape and provide attractive places that improve people’s health and sense of vitality; e. create permeable, accessible and multifunctional streets and places that promotes active lifestyle and integrates different modes of transport, parking and servicing; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
		Paragraph 6.92	f. access, routes and connectivity for cyclists and pedestrians through and out from development sites should be superior to that provided for motorists so that walking and cycling becomes the natural choice for journeys around the locality;	
		Paragraph 6.93		
		Paragraph 6.98		
		Paragraph 6.99	g. — ensure public and private amenity spaces of both existing and future development are inclusive, usable, safe and enjoyable; these include indoor and outdoor space, outlook, natural lighting, ventilation, matters of privacy, overlooking;	
		Paragraph 6.100		
		Paragraph 6.101	h. — create a range of opportunities for natural surveillance and observation;	
		Paragraph 6.110	i.g. mitigate the impact of air, noise, vibration and light pollution from internal and external sources, especially in intrinsically dark landscapes and nature conservation, as well as residential areas;	
		Paragraph 6.111	j.h. safeguard the living environments of future occupants and any nearby residential properties;	
		Paragraph 6.112	k.i. successfully integrate functional needs such as storage, refuse and recycling, bicycles and car parking, electric car charging points;	
		Paragraph 6.113	l.j. retain or enhance existing features including open spaces, trees, natural habitats or other features which make a positive contribution to the character, appearance or significance of the surrounding area;	
		Paragraph 6.114	k. consider how the natural environment can be effectively integrated into and enhanced by development by the inclusion of features which will endure for the life of the development, such as planting to enhance biodiversity, the provision of green roofs, green walls, nature based sustainable drainage; and	
		Paragraph 6.115	m.l. where applicable, proposals should reflect the requirements of Brentwood Borough’s Masterplan requirements.	
		Paragraph 6.116	n. — integrate a mix of building typologies that meet the diverse needs of people in the borough;	
		Paragraph 6.117		

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>o. meet the principles of inclusive design, active design principles, and facilitate an inclusive environment for people of all abilities and age, ethnicity, gender, economic circumstances, and faith;</p> <p>p. be designed to minimise criminal activities or perceived threat of crime and improve community safety; and</p> <p>q. respond positively to the context, for example by reusing sustainable materials, finishes and street furniture that are suitable to the location and context.</p> <p>— In addition, proposals should reflect the requirements of Brentwood Borough’s Masterplan requirements where applicable.</p> <p><i>Remove paragraphs 6.85 to 6.89, 6.90 to 6.92 from supporting text and insert paragraphs 6.92, 6.110, 6.93, 6.98, 6.99, 6.100, 6.101, 6.111, 6.112, 6.113, 6.114, 6.115, 6.116, 5.159, 5.160 (as amended below), 6.117, 6.90 as supporting text to this policy.</i></p> <p><i>Amend paragraph 5.160 to read:</i></p> <p>Fragile or high-input landscape features (for example, intensive green walls) could fail their purpose if not properly installed or maintained. This applies to other aspects of building design and construction and should be addressed by ensuring that any proposed greening intervention is supported by appropriate specification and maintenance plans.</p>	
MM49	153	Policy HP15 Paragraphs 6.98 to 6.101	<i>Delete Policy and supporting text.</i>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM50	154 151	Policy HP16 Paragraph 6.91	<p><i>Amend Policy to read:</i></p> <p>A. In ensuring high quality design standard, new buildings will be <u>required to supported where it can be demonstrated that they:</u></p> <ul style="list-style-type: none"> a. have a positive impact on their setting in terms of siting, scale and massing, materials and detailing, use and ground floor activity, wider townscape and landscape impacts; b. are safe, convenient and accessible for all users to a level in excess of building regulations minima; c. <u>include</u> design measures to reduce the environmental footprint of the buildings, in line with Policy BE03 Carbon Reduction, Renewable Energy and Water Efficiency; <u>d. not unacceptably overlook, overshadow or visually dominate neighbouring residential properties;</u> e. support and integrate biodiversity in the built environment; f. are constructed in a sustainable manner and are easily adaptable to needs of future occupiers; g. successfully integrate functional needs such as storage, refuse and recycling, bicycles and car parking, electric car charging points; h. incorporate safe emergency evacuation facilities for all building users. <p>B. Alterations and extensions to existing buildings will be permitted where they <u>meet the requirements of Part</u> consider A, and:</p> <ul style="list-style-type: none"> a. reflect, or positively respond to, the existing building form, material palette and architectural detailing in keeping with Policy HP14 Responding to Context; b. proposals for doors, windows and roof profiles respect the character and proportions of the original building and surrounding context; c. do not unacceptably overlook, overshadow or visually dominate neighbouring properties; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. respect the space between buildings where this contributes to the character of an area; and</p> <p>e. retain sufficient amenity space, bin storage, vehicle access and cycle and car parking.</p> <p><i>Insert paragraph 6.91 before paragraph 6.102</i></p>	
MM51	156 157	Policy HP18 Paragraphs 6.110 to 6.118	<i>Delete Policy and supporting text.</i>	Effective
MM52	159	Paragraph 6.125	<p><i>Amend paragraph to read:</i></p> <p>Non-designated heritage assets can include buildings, places, lanes or areas of cultural and/or local significance, <u>or non-designated archaeological sites and deposits</u> which whilst not nationally designated make a positive contribution to the Historic Environment and its understanding. In decision making, proposals which affect locally listed heritage assets and/or their setting, must take into account the strong requirement for their retention and the enhancement of their significance locally.</p>	Consistent with national policy
MM53	160	Policy HP19	<p><i>Amend Policy to read:</i></p> <p>A. All development proposals <u>affecting designated and non-designated historic assets, including listed buildings and conservation areas,</u> that affect heritage assets and their settings will be required to:</p> <p>a. preserve conserve, sustain and enhance the designated and non-designated heritage assets <u>and their settings</u> (including views into and out of conservation areas and their settings); and be sensitively sited and integrated in</p>	Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>accordance with advice in accordance with national policy and guidance;</p> <p>b. be supported by submit a Heritage Statement providing sufficient information on the significance of the heritage asset, the potential impacts of the proposal on their character and significance of the asset and its setting, and how the a proposal has been designed and sited taking these factors into account. modified to mitigate harm; w<u>Where</u> archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation. <u>The Statement should make an assessment of the impact of the development on the heritage asset and its setting, the level of harm that results; and how any impacts will be mitigated in accordance with guidance issued by Central Government and Historic England from time to time.</u></p> <p>c. provide clear justification for any works that would lead to <u>any</u> harm or substantial harm to a heritage asset through <u>a</u> detailed analysis.</p> <p>B. Proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage’s at Risk Register, into appropriate use will be encouraged.</p> <p>C. When considering proposals for development that affect non-designated heritage assets, the Council will take into account the scale of any harm or loss and the significance of the heritage asset as set out in accordance with national policy and guidance.</p>	
MM54	172	Policy PC01 Paragraph 7.6	<p><i>Remove the uppercase lettering A to B of the policy. Amend criterion a to read:</i></p> <p>improving access to a range of employment opportunities <u>and skill provision</u> for borough’s residents;</p>	Effective

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			<p>Add the following text after paragraph 7.6 to read:</p> <p>... <u>In order to support local residents in accessing new job opportunities, we will require major developments to contribute to skills development.</u></p>																																											
MM55	174 175 176 177	Policy PC02 Paragraphs 7.13-7.20 Figures 7.3-7.5	<p>Move Policy PC02, paragraphs 7.13-7.20, and figures 7.3-7.5 to follow Figure 4:2 in Chapter 4.</p>	Consistent with national policy																																										
MM56	177 178 179 180 181	Policy PC03 Figure 7.6 Paragraph 7.22 Paragraph 7.24 Paragraph 7.26 Paragraph 7.27	<p>Amend Policy and include Figure 7.6 in the policy to read:</p> <p><u>Within these areas A. The following locations, as shown on the Brentwood Policies Map, are</u> allocated for general employment and office development, <u>set out in Figure 7.6 and on the Brentwood Policies Map;</u></p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Name</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td colspan="3"><u>Existing Allocated Employment Land</u></td> </tr> <tr> <td>Part of E12</td> <td>Childerditch Industrial Estate</td> <td>11.25</td> </tr> <tr> <td>E09</td> <td>Hallsford Bridge Industrial Estate</td> <td>3.41</td> </tr> <tr> <td>E04</td> <td>Hubert Road Industrial Estate</td> <td>3.78</td> </tr> <tr> <td>E07</td> <td>Hutton Industrial Estate</td> <td>10.48</td> </tr> <tr> <td>E02</td> <td>Brook Street Employment Area</td> <td>1.25</td> </tr> <tr> <td>E05</td> <td>Warley Hill Business Park (excl. Regus)</td> <td>2.5</td> </tr> <tr> <td>Part of R04</td> <td>Ford Offices, Eagle Way, Warley</td> <td>2.0</td> </tr> <tr> <td>E03</td> <td>BT Offices, London Road, Brentwood</td> <td>3.5</td> </tr> <tr> <td>E06</td> <td>OCE offices, Chatham Way, Brentwood</td> <td>0.45</td> </tr> <tr> <td>Part of R02</td> <td>West Horndon Industrial Estate</td> <td>2.0</td> </tr> <tr> <td colspan="2">Sub-Totals</td> <td>40.62</td> </tr> <tr> <td colspan="3"><u>Existing Employment Sites in the Green Belt</u></td> </tr> </tbody> </table>	Site Ref	Site Name	Area (ha)	<u>Existing Allocated Employment Land</u>			Part of E12	Childerditch Industrial Estate	11.25	E09	Hallsford Bridge Industrial Estate	3.41	E04	Hubert Road Industrial Estate	3.78	E07	Hutton Industrial Estate	10.48	E02	Brook Street Employment Area	1.25	E05	Warley Hill Business Park (excl. Regus)	2.5	Part of R04	Ford Offices, Eagle Way, Warley	2.0	E03	BT Offices, London Road, Brentwood	3.5	E06	OCE offices, Chatham Way, Brentwood	0.45	Part of R02	West Horndon Industrial Estate	2.0	Sub-Totals		40.62	<u>Existing Employment Sites in the Green Belt</u>			<p>Consistent with national policy</p> <p>Justified</p> <p>Effective</p>
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			<p>B. In these locations, The <u>the</u> Council will seek to achieve and retain a wide range of employment opportunities. Redevelopment or change of use of business, office, general industry and distribution for non B-class uses <u>from offices, light industrial, research and development, B2 and B8 uses (or sui generis uses that comprise these uses) to other uses not coming within these categories</u> will only be permitted where <u>one or more of the following criteria apply:</u></p> <ol style="list-style-type: none"> the proposal is for employment generating sui generis uses or other non-residential uses that provide significant employment with no reasonable prospect of locating elsewhere in the borough, and there is no identified need for the site or buildings for <u>the above B-class uses;</u> the proposal is wholly for affordable housing, the site is vacant, and development would not prejudice continuation of adjacent employment uses; <u>or</u> the proposal is for any other use and the application is supported by <u>reliable evidence a statement of reasonable</u> efforts made to secure re-use for class B1- 																																																	

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			<p>B8 or similar for the above uses and other non-residential uses falling within use class E that provides employment and, which evidence demonstrates there is no realistic prospect of the site or buildings being used or re-used for these purposes in their own right or, including through refurbishment, adaptation, subdivision or redevelopment, for these purposes; or.</p> <p>d. the site or buildings would be physically unsuitable for re-use for class B1-B8 or similar use, even after adaptation (including sub-division into smaller units), refurbishment or redevelopment, in terms of siting, design, access, layout and relationship to neighbouring buildings and uses.</p> <p><i>Delete Figure 7.6</i></p> <p><i>Amend paragraph 7.22 b. to read:</i></p> <p>b. period during which it has been actively marketed for such purposes, which includes the possibility of redevelopment and provides evidence (not normally less than 24 months). Evidence should show where the property has been publicly marketed including publications and property journals as well as clear advertisement on site;</p> <p><i>Amend paragraph 7.24 to read:</i></p> <p>The proposed land at Brentwood Enterprise Park and land south of East Horndon Hall will accommodate mixed office, light industrial and research and development and B-uses. The excellent access onto the strategic highway network, makes them a very desirable place for certain businesses. In addition, the size of Brentwood Enterprise Park provides benefits by way of supplying for a large amount of employment need while bringing along new infrastructure and supporting services. Brentwood Enterprise Park will provide an opportunity for high-end modern premises at a key gateway to the borough and into Essex. Appropriate accompanying uses will be considered appropriate where these meet local needs, such as hotel and associated restaurant options. Retail</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>will not be considered appropriate, in line with the retail strategy and sequential approach. Specific site policies for the Enterprise Park are within Policy E11, in Chapter 9.</p> <p><i>Amend paragraph 7.26 to read:</i></p> <p>The potential relocation of industrial activities from London could create additional demand for offices, light industrial, research and development, and B1C/B2 and B8 premises in wider South East local authorities. Brentwood is well located to take advantage if firms do relocate outside of London. New B1C/B2 and B8 premises would be required to take advantage of relocation, given the borough's existing small stock. Delivery of the Brentwood Enterprise Park could provide a significant area of the floorspace that meets the needs of relocating businesses⁴.</p> <p><i>Amend paragraph 7.27 to read:</i></p> <p>The Economic Futures report (2018) indicates that in terms of other 'B uses' for example - manufacturing (B1C/B2) and warehousing / logistics uses, (B8) the portfolio of sites put forward is likely to be attractive to the market and provide a sufficient range and high-quality offer.</p>	
MM57	181	Policy PC04	<p><i>Amend Policy to read:</i></p> <p>A. New offices and, research and development and research facilities are encouraged to locate come forward with in the following locations:</p> <p>a. in Designated Centres, providing they are of an appropriate scale and are part of mixed-use schemes with active frontage uses where practicable at ground floor level;</p>	Justified

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. in the areas within walking and cycling distance to the train stations-; <u>and</u></p> <p>c. <u>in allocated or established employment sites that are well served by public transport or provide opportunities to be accessible by public transport, walking and cycling.</u></p> <p>B. Proposals for the development of these uses elsewhere in the borough will be considered on their merits and alongside the policies of the plan.</p> <p>Development of larger employment sites, with multiple occupiers, should consider whether shared social spaces could be provided within the site, to enhance the vitality and attractiveness of the site.</p>	
MM58	182	Policy PC05	<p><i>Amend Policy to read:</i></p> <p>A. Development for employment uses (<u>offices, light industrial, research and development, Class B1, B2 and or B8</u>) and any associated employment generating sui generis uses <u>comprising these uses shall will be encouraged provided the proposal:</u></p> <ul style="list-style-type: none"> a. be is of a scale and nature appropriate to the locality; b. provides appropriate landscaping and screening; c. be is accessible by public transport, walking and cycling; d. ensures vehicular access avoids residential streets and country lanes, or mitigates impacts on these; and e. the proposal does not give rise to significant traffic movements within rural areas. <p><u>Proposals for Developments developments</u> that would potentially generate a significant amount of movement must <u>be supported by submit sufficient information</u></p>	<p>Justified</p> <p>Effective</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>to assess its likely transport impacts as well as how these impacts would be effectively mitigated, and considered in a Transport Assessment, as set out in Policy BE16.</p>	
MM59	183 184	Policy PC06 Paragraph 7.37	<p><i>Amend Policy to read:</i></p> <p>The Council will promote a sustainable rural economy by supporting appropriate, small scale rural enterprise. The Council will seek to retain Class B uses or other ‘sui generis’ uses of a similar employment nature. Proposals to diversify the range of economic activities on a farm or in a rural area will be supported where proposals:</p> <ul style="list-style-type: none"> a. the use does do not fall within comprise of retail class A use uses classes unless limited small-scale and ancillary subsidiary in nature; b. are is accessible, and traffic generation can be satisfactorily accommodated by the existing or planned local road network, ensuring access arrangements are acceptable to the scale and type of development with no adverse effect on the road network; c. benefit the local community and do not adversely affect quality of life or the amenity of local residents; d. conserve and enhance local character and maintain the openness of Green Belt in line with policy NE09 Green Belt; e. are consistent in scale and environmental impact with their rural location; f. have no detrimental impact on existing village shops and business; g. have no unacceptable effect on water quality or flooding, watercourses, biodiversity or important wildlife habitats; and h. work collaboratively with Essex County Council, communications operators and providers, to provide high quality communications infrastructure and support initiatives, technologies and developments which increase and improve 	Justified

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>coverage and quality throughout the borough, in line with Policy BE10 Connecting New Development to Digital Infrastructure.</p> <p><i>Amend paragraph 7.37 to read:</i></p> <p>The Council recognises it can be beneficial for farms to diversify use of land and buildings for other suitable activities or development. These might include converting redundant barns for B1 business office use or workshops, storage, farm shops, bed and breakfast, energy crops, or acceptable sport and leisure uses like campsites. These can be important in supplementing agricultural business income to ensure long-term viability and, alongside suitable small-scale rural enterprise and provide rural job opportunities. Suitable uses will allow more efficient use of buildings and land while fitting in with farming practices, rural surroundings and maintaining openness of the Green Belt.</p>	
MM60	185 186	Policy PC07 Paragraphs 7.47-7.53	<p><i>Move Policy PC07 and paragraph 7.47-7.53 from Chapter 7 to follow PC02 in Chapter 4.</i></p> <p><i>Amend paragraph 7.48 to read:</i></p> <p>The Council is required to positively promote competitive town centre environments and manage their growth. It is important to provide for Retail, Commercial and Leisure uses that are appropriate and realistic to the role of centres in the borough's settlement hierarchy, set out in Policy SP02 Managing Growth Figure 2.3, and the retail hierarchy, set out in PC08 Retail Hierarchy of Designated Centres. These should be based on the current state of centres and opportunities to meet development needs in full. In this regard, meeting retail needs and planning for the future of town and district centres are intrinsically linked.</p>	<p>Consistent with national policy</p> <p>Effective</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM61	187	Policy PC08	<i>Delete part F of Policy.</i>	Justified
MM62	191	Policy PC09	<p><i>Amend Policy to read:</i></p> <p>A. The Council will seek to conserve the positive qualities of Brentwood Town Centre while enhancing and improving negative aspects of function and appearance. B. Development in the Town Centre should contribute to the Council's aim of improving the capacity and quality of the public realm throughout Brentwood Town Centre, contribute to a vibrant High Street and the surrounding Conservation Area in line with the Town Centre Design Guide.</p> <p>B. C. Shopfronts and signage have significant impacts on its surroundings therefore proposals are required to incorporate high quality, attractive shopfronts that enhance the street scene, in line with the Council's adopted Town Centre Shopfront Guidance SPD.</p> <p>D. Where necessary, design must incorporate technology and property management, parking and traffic movement mitigations to reduce congestion.</p> <p>C. Chapel Ruins, Baytree Centre and South Street areas: E. This area provides a link to strategic sites on the High Street therefore improving its permeability and integration into the wider public realm network will create a more welcoming and flexible space at the heart of the Town Centre, enable its historical settings to be celebrated. Proposals should demonstrate how they:</p> <ol style="list-style-type: none"> a. contribute to the enhancement of public realm around Chapel Ruins and the Conservation Area, retain and enhance their significance and character; 	Justified

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> b. complement the retail function and maintain or add to the vitality, viability and diversity of the Town Centre, by means such as mixed-use schemes that include retail, leisure and residential; c. facilitate safe and pleasant pedestrian movement through improved alleyways, lighting, wayfinding and landscaping; and d. assist in uplifting and transforming the Baytree Centre and integrate it with the other parts of the Town Centre. <p><u>D.</u> William Hunter Way, Chatham Way Car Park and Crown Street; <u>F.</u> The Council will work with developers and partners to improve the public realm links in these areas, and through the redevelopment of the car parks, create a mixed-use scheme to provide new residential, retail, flexible working space and commercial floorspace. <u>G.</u> Proposals in these areas should demonstrate how they:</p> <ul style="list-style-type: none"> a. contribute to the improvements to frontages and public realm through landscaping and redevelopment; b. provide additional shopfronts and double fronted shops, if development involves the rear of premises on the north side of the High Street; c. facilitate safe and pleasant pedestrian movement through improved alleyways lighting, wayfinding and landscaping; and d. re-provide an appropriate quantum of parking, ensure that parking is well designed and integrated into the public realm. <p><u>E.</u> Linkages to Brentwood station; <u>H.</u> Improvements to the rail service to London will increase Brentwood Town Centre’s regional public transport accessibility. The Council will seek to enhance public realm and way finding around Brentwood station, foster a</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>stronger sense of place and sense of arrival, improve the linkages from the Town Centre to the station, with Kings Road being the primary focus. ↳ Proposals should demonstrate how they:</p> <ul style="list-style-type: none"> a. contribute to the enhancement of public realm around Brentwood station, Kings Road and Kings Road junction through design, landscaping and redevelopment; b. facilitate safe and convenient traffic movement with priority given to passenger transport, pedestrians and cyclists, by means such as improved junctions, cycle paths, lighting and wayfinding; c. add to the vitality and vibrancy of the Town Centre by providing an appropriate mix and balance of uses including residential, employment, commercial and amenity spaces; and <p>provide an appropriate quantum of parking, whilst ensure that parking is well designed and integrated into the public realm.</p>	
MM63	195 196 197	Policy PC10 Paragraph 7.72 Paragraph 7.73 Paragraph 7.75	<p><i>Amend Policy to read:</i></p> <p>Within the boundary of Designated Centres as set out in Policy PC08 Retail Hierarchy of Designated Centres and defined on the Brentwood Policies Map:</p> <ul style="list-style-type: none"> A. Mixed use development will be supported if it: <ul style="list-style-type: none"> a. is in proportion to the scale and function of the centre; b. contains an appropriate mix of ground floor uses; and 	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>c. makes efficient use of the site and is considered to be of sufficient density.</p> <p>B. Proposals resulting in the loss of centre uses at ground floor level to non-centre uses, as defined in Figure 7.8, which results in an unacceptable mix of uses will not be permitted. <u>Proposals resulting in the loss of centre uses at ground floor must demonstrate that:</u></p> <p>a. <u>the use is no longer viable, by evidence of active marketing to the public for at least 12 months, showing that the premises are not reasonably capable of being used or redeveloped for a centre use; and</u></p> <p>b. <u>development would not result in 3 or more adjacent non-centre use units.</u></p> <p>C. Non-retail development that are classed as centre uses, as defined in Figure 7.8, should:</p> <p>a. complement the retail <u>and service</u> function and maintain or add to the vitality, viability and diversity of the centre;</p> <p>b. <u>provide provision is made for</u> an active frontage, such as a window display, which is in keeping with the character of the shopping area;</p> <p>c. <u>would</u> not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems; and</p> <p><u>d. D. proposals Proposals</u> for new hot food takeaways (use class A5) within 400m walking distance from the entrance points of primary or secondary schools will be restricted in order to promote the health and well-being of school pupils. Exceptions will apply to Primary Shopping Areas within this 400m buffer zone. Hours of opening will be limited to after 5pm on school days and lunch time opening will only be permitted where</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>schools within 400m do not allow pupils to freely leave school premises during lunch breaks.</p> <p>E.-D. Changes of use from retail class E to another centre use as set out in Figure 7.8 will only be permitted where the development would satisfy the above criteria and retain an appropriate mix and balance of uses which will provide for the needs of local residents.</p> <p>F.-E. Proposals for separate units of retail, offices, leisure, cultural, community facilities and residential on upper floors are supported provided that the use would have a safe and convenient access, a separate refuse and recycling store, and would not inhibit the functioning of the ground floor use. Centre uses and employment uses should be given priority over residential uses unless it can be demonstrated that this would lead to an imbalance of uses.</p> <p><i>Amend paragraph 7.72 to read:</i></p> <p>Too great a concentration of non-retail centre uses can undermine the primary role of the Designated Centres for as the main locations for retailing retail, leisure and business uses, leading to a reduction in the range and choice of goods available and potentially isolating some retailers from the main shopper/pedestrian flows upon which they depend. It is therefore important to consider their location and siting and ensure incorporation of window displays to overcome potential problems associated with the creation of ‘dead frontages’.</p> <p><i>Amend paragraph 7.73 to read:</i></p> <p>Policy PC10 is written in the context of the need to retain retail a mix of appropriate uses for the benefit of a centre, but it is also recognised that the transition to online shopping and a high number of vacant units are damaging their vitality. For this reason, changes in shopping trends and technology need to be taken</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>into account as part of future development assessment.</p> <p><i>Amend paragraph 7.75 to read:</i></p> <p>Hot food takeaways (use class A5) are considered town centre uses and should not be permitted beyond designated centres and retail areas. However, hot food takeaways contribute to the mix of centre uses, they are often linked to obesity and other adverse effects on health and amenity through, noise, cooking smells, inappropriate short-term parking and late night congregation. Over-abundance of this type of use can displace other shops and food options and impact on the vitality and viability of town and village centres. It is therefore important that they do not dominate the local retail food offer in Designated District Shopping and Local Centres.</p>	
MM64	197	Policy PC11	<p><i>Amend Policy to read:</i></p> <p>A. Retail use should remain the predominant use in Primary Shopping Areas as set out in Policy PC08 Retail Hierarchy of Designated Centres, and defined on the Brentwood Policies Map. B. Proposed retail development should will be supported if they:</p> <ul style="list-style-type: none"> a. contribute to the area’s attractiveness, accessibility and vibrancy by adding to or providing a range of shops to meet local needs, including opportunities for small, independent shops; b. would not result in subdivision of an existing large retail unit; c. be fully integrated with the existing shopping area; and d. facilitate safe, convenient and pleasant pedestrian movement through improved lighting and landscaping. 	<p>Justified</p> <p>Effective</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>C. Proposals resulting in the loss of retail uses at ground floor must demonstrate that:</p> <p>a. the use is no longer viable, by evidence of active marketing to the public for at least 12 months, showing that the premises are not reasonably capable of being used or redeveloped for a retail use; and</p> <p>b. development would not result in 3 or more non-retail use units in adjoining premises.</p> <p>D. C. Proposals for retail and commercial leisure development outside the borough’s Primary Shopping Areas over 2,500 square metres will only be permitted provided an accompanying impact assessment can satisfactorily demonstrate that:</p> <p>a. associated travel demand can be satisfactorily accommodated by the transport network with appropriate mitigation <u>or proposed enhancements;</u></p> <p>b. the proposal does not give rise to any detrimental impact on amenities in the surrounding area; and</p> <p>travel by more sustainable forms of transport than the private car will be achieved.</p>	
MM65	199	Policy PC12	<p><i>Amend Policy to read:</i></p> <p>Proposals for non-centre uses in the Designated Centres <u>will only be permitted if</u> should demonstrate how they:</p> <p>a. complement the retail <u>and service</u> function and makes a positive contribution to the vitality, viability and diversity of the Designated Centre it is located within;</p>	Effective
	200	Figure 7.8		Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification				
			<p>b. would not create an over-concentration of non-centre uses which are harmful to the function of the centre;</p> <p>c. provide provision is made for an active frontage in keeping with the character of the Designated Centre shopping area;</p> <p>d. would not give rise, either alone or cumulatively, to a detrimental effect on the character or amenity of the area through smell, litter, noise or traffic problems. Demonstrates any potential related problems can be overcome satisfactorily to protect amenities of surrounding residents. Details of extraction, filtration, refrigeration or air conditioning units should be submitted with any application; and</p> <p>e. for proposals creating more than two 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.</p> <p><i>Amend figure 7.8 as follows:</i></p> <table border="1" data-bbox="654 1038 1635 1460"> <thead> <tr> <th data-bbox="654 1038 1180 1217">Centre uses (uses suitable at ground floor level in the Designated Centres and Primary Shopping Areas)</th> <th data-bbox="1180 1038 1635 1217">Non-centre uses (uses not suitable at ground floor level in the Designated Centres and Primary Shopping Areas)</th> </tr> </thead> <tbody> <tr> <td data-bbox="654 1217 1180 1460"> <ul style="list-style-type: none"> Shops (A1 uses) Financial and professional services (A2 uses) Cafés and restaurants (A3 uses) </td> <td data-bbox="1180 1217 1635 1460"> <ul style="list-style-type: none"> Business uses, including offices, research and development and <u>light industrial (Class E)</u> (B4) General industry (<u>class B2</u>) </td> </tr> </tbody> </table>	Centre uses (uses suitable at ground floor level in the Designated Centres and Primary Shopping Areas)	Non-centre uses (uses not suitable at ground floor level in the Designated Centres and Primary Shopping Areas)	<ul style="list-style-type: none"> Shops (A1 uses) Financial and professional services (A2 uses) Cafés and restaurants (A3 uses) 	<ul style="list-style-type: none"> Business uses, including offices, research and development and <u>light industrial (Class E)</u> (B4) General industry (<u>class B2</u>) 	
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Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> • Drinking establishments (A4 uses) • Takeaways (A5 uses) • Hotels (C1 uses) • Schools, non-residential education and training centres, museums, public libraries, public hall, and places of worship (D4 uses) (class F.1) • Assembly and leisure (D2 uses) • Other Certain sui generis uses typically found in centres, including hot food takeaways, pub or drinking establishment, cinemas, concert halls, bingo halls, dance halls, theatres, nightclubs, amusement arcades, launderettes, tattooists, beauty parlours 	<ul style="list-style-type: none"> • Storage and distribution (class B8) • Residential institutions (class C2 and class C2a) • Residential (class C3) • Houses in multiple occupation (class C4) • Other sui generis uses which do not provide services direct to the public
MM66	201	Policy PC14	<p><i>Amend Policy to read:</i></p> <p>The Council recognises the importance of community assets, including those registered as Assets of Community Value (ACV), as part of social infrastructure and seeks to ensure that: a. existing community assets will be protected from inappropriate changes of use or redevelopment.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>A.</u> <u>Proposals for new community facilities will be supported in Designated Centres or where they:</u></p> <ul style="list-style-type: none"> <u>a.</u> b. new facilities should be <u>are</u> easily accessible by public transport, cycling and walking and will be prioritised in Designated Centres; <u>b.</u> c. development proposals that provide are of high quality <u>design and layout;</u> <u>c.</u> <u>are</u> inclusive community assets that and addresses a local or strategic need and supports service delivery strategies will be supported; <u>d.</u> d. development proposals that seek to make <u>the</u> best use of land, including <u>where appropriate</u> the co-location of different forms of community assets and the rationalisation or sharing of <u>other</u> facilities, will be encouraged and supported; <p><u>B.</u> e. d Development proposals that would result in a loss of community assets will <u>not be supported discouraged</u> unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <u>a.</u> i. there are realistic proposals for re-provision that <u>will</u> continue to serve the needs of the neighbourhood and wider community; or <u>b.</u> ii. the loss is <u>an unavoidable</u> part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities <u>project to renew and/or enhance facilities</u> to meet <u>the</u> future population needs <u>of the community it serves and/or</u> to sustain and or improve services; <u>or</u> 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>c. the asset is redundant and is not required to meet or fulfil community needs now or in the foreseeable future.</u></p> <p>f. redundant community assets should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered.</p>	
MM67	203 206	Policy PC15 Paragraph 7.103	<p><i>Amend Policy to read:</i></p> <p>A. The change of use or re-development of existing or proposed educational establishments and their grounds will not be permitted unless:</p> <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; or</p> <p>b. satisfactory alternative and improved facilities will be provided; or</p> <p><u>c. in the case of playing fields or open space any loss or change in the type of space should comply with policy BE23 (Part D) 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.</u></p> <p>B. Where there is a demonstrable need for new educational facilities, planning permission will be granted for appropriate and well-designed proposals which broadly meet the criteria for new education facilities set out in the ECC’s Developers’ Guide to Infrastructure Contributions.</p> <p>C. The Council recognises the differences in location and design requirements between rural and urban based new education proposals in the borough and will assess applications accordingly.</p>	Effective Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. Where necessary, the Council will utilise planning obligations or CIL to help mitigate any adverse impacts on an educational facility and assist in delivering development that has a positive impact on the community.</p> <p>E. C. Developers should engage with the Local Education Authority at the earliest opportunity and work cooperatively to ensure the phasing of residential development and appropriate mitigation, in line with ECC’s Developers’ Guide to Infrastructure Contributions, is identified in a timely manner to ensure appropriate education provision can be secured.</p> <p>F. Proposals for educational facilities in the Green Belt will be looked into positively where a requirement for a Green Belt location is demonstrated and with regard to need to demonstrate very special circumstances in accordance with Green Belt policies, including Policy NE09 Green Belt, and NE10 New Development, Extension and Replacement of Buildings in the Green Belt.</p> <p><u>D. Educational establishments, including their playing fields and sports facilities, should be planned and designed to allow for community use when not required for educational use.</u></p> <p><i>Amend paragraph 7.95 to read:</i></p> <p><u>Established New and established</u> schools and <u>their</u> related educational facilities, <u>including playing field and sports facilities,</u> make a major contribution to community use and provide essential support to increased housing growth. Education providers and institutional users will be encouraged to improve facilities and make efficient use of their assets and landholdings. Where feasible, providers will be encouraged to share their assets with the wider community to improve health and social well-being, subject to site specific context and wider impacts.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><i>Insert the following new paragraph after 7.103:</i></p> <p><u>The Council acknowledges that due to the extent of the Green Belt in Brentwood there may be instances where new buildings related to community or educational uses may be proposed e.g. a new village hall, ancillary buildings related to an existing school. In accordance with the NPPF, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.</u></p>	
MM68	206	Policy PC16	<p><i>Amend Policy to read:</i></p> <p>A. Where there is a demonstrable need for the facilities, as a result of existing deficiency or regeneration or new development, planning permission will be granted for appropriate and well-designed proposals in sustainable locations on sites of sufficient size.</p> <p>B. <u>A.</u> Redevelopment <u>of</u>, change of use to, or <u>the provision of</u> new buildings for institutional purposes will be permitted where the Council is satisfied that:</p> <p style="padding-left: 40px;"><u>a. there is a demonstrable need for the facilities, as a result of existing deficiency or in the interests of regeneration or to support new development;</u></p> <p style="padding-left: 40px;"><u>b. a.</u> the scale, range, quality and accessibility of facilities are <u>appropriate for the size of the site and its location-improved;</u></p> <p style="padding-left: 40px;"><u>c. b.</u> the proposal is within or in close proximity to the community that the facilities are intended to serve;</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. e. the site is <u>in a sustainable location</u>, easily accessible by public transport, walking and cycling, impacts on the transport network are mitigated to an acceptable level, and parking provision is in line with Policy BE17 Parking Standards; andor</p> <p>e. d. the impact of any associated residential development is mitigated. <u>there is no unacceptable impact on residential amenity.</u></p>	
MM69	208	Paragraph 8.5	<p><i>Amend paragraph to read:</i></p> <p>Future growth is planned in sustainable locations to ensure that the quality of our environment is valued and sustained. Consideration for integration, conservation and enhancement of the natural and built environment to promote the health and well-being of inhabitants is paramount. This will be achieved through the considered management of development in line with the government's 25 Year Environment Strategy and NPPF <u>with a commitment to improving connectivity for wildlife and people e.g. Green and Blue Infrastructure and Open Space policies.</u></p>	Effective
MM70	209	Paragraph 8.11	<p><i>Add additional paragraph after paragraph 8.11 to read:</i></p> <p><u>The borough also contains irreplaceable habitats such as ancient woodland, ancient and veteran trees and lowland fen. These habitats would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.</u></p>	Effective
MM71	209 212	Policy NE01 Paragraph 8.19 Paragraph 8.22	<p><i>Amend Policy to read:</i></p> <p>A. The Council will support proposals which minimise the use of natural resources and proactively conserve and enhance the quality of the natural environment according to their international, national and local significance, aiming to achieve:</p>	Effective Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. ecological connections between significant sites through multi-functional green and blue infrastructure provision;</p> <p>b. biodiversity net-gain across <u>all development proposals green and blue infrastructure</u>;</p> <p>c. ecological and ecosystem restoration; and</p> <p>d. habitat and species conservation and enhancement (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status.</p> <p>B. Proposals will not be permitted if potential impacts will lead to the deterioration or loss, either direct or indirect, of the borough’s natural designated and non-designated heritage assets, including biodiversity, geodiversity, landscape character and any other aspect of ecological potential, priority habitats and/or species, water cycle, green wedges, ancient woodlands and landscapes.</p> <p>C. Development should avoid adverse impact on existing natural heritage-assets as a first principle and enable net gains <u>in biodiversity</u> by designing in landscape and biodiversity features and enhancements. Where adverse impacts are unavoidable, they must be adequately and proportionately mitigated in accordance with their international, national and local significance. Proposals must demonstrate how they have taken all necessary steps of avoidance, minimisation and then mitigation; if insufficient to fully address adverse impacts, consideration will be given to compensation measures. Following this process, a proposal will only be supported subject to the following hierarchy:</p> <p>a. where a site of international importance, being a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site, would be affected, there has to be exceptional overriding reasons of human health, public safety or environmental benefit; impact on these international (European) sites will also be subject to Policy NE02;</p> <p>b. where a site of national importance, such as a Site of Special Scientific Interest</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>(SSSI) or National Nature Reserve (NNR), would be affected, there has to be exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national and regional network of such sites; and</p> <p>c. where a site of local importance, such as a Local Wildlife Site (LWS), a protected species, a priority habitat or species, a site of local or regional importance, the achievement of water body good ecological potential, or the biodiversity value of the proposed development site as part of the wider network, would be affected, the need for and the benefits of the proposal must clearly outweigh the assessed impacts.</p> <p>D. Proposals will be required to demonstrate that all potential adverse impacts on natural heritage assets are accompanied by an appropriate appraisal, investigating all individual and cumulative potential impacts and demonstrate what measures are to take place to avoid adverse impacts. Where appropriate development proposals will be required to be accompanied by:</p> <p>a. an ecological survey and assessment as appropriate to the nature and scale of the proposal, identifying links to similar ecosystems within proximity of the development site in line with Policy BE18 Green and Blue Infrastructure;</p> <p>b. a landscape scheme detailing new planting requirements and where appropriate, replacement trees of a value commensurate or greater to that which is lost, boundary treatments and proposals for ecological enhancement;</p> <p>c. an arboricultural assessment detailing the measures to conserve and/or justification for the removal of any trees or hedgerows during on-site construction;</p> <p>d. details of landscaping maintenance arrangements; and</p> <p>e. a method statement for any land raising and/or dispersal of excavated or dredged materials.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><i>Amend paragraph 8.19 to read:</i></p> <p>The Council will take a precautionary approach where insufficient information is provided about avoidance, management, mitigation and compensation measures <u>and refuse such planning applications</u>. The Council will secure management, mitigation and compensation measures through planning conditions/obligations where necessary.</p> <p><i>Delete first bullet point of paragraph 8.22.</i></p>	
MM72	213	Policy NE02 Paragraph 8.25 Paragraph 8.27	<p><i>Remove the uppercase lettering A to C of the Policy.</i></p> <p><i>Amend paragraph 8.25 to read:</i></p> <p>Following consultation with Natural England, <u>an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) has been prepared and adopted to include all coastal European sites. The strategy identifies where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation. It is considered that development allocations in this zone of influence will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, the Colne and Blackwater Estuaries SPAs and Ramsar sites and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms are identified in the RAMS. on behalf of nine district /borough councils and Southend and Thurrock unitary authorities, to cover the Essex Estuaries SAC and Crouch together with the Roach Estuaries SPA, the Colne and Blackwater Estuaries SPAs and Ramsar sites, to clarify the area of potential impacts (within the Zone of Influence) with a view to their subsequent adoption as</u></p>	Positively prepared Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a Supplementary Planning Document (SPD) with an associated charging schedule. This work has assessed the Zones of Influence for each of the habitat sites and where residential development is proposed in these Zones, mitigation for in combination impacts is required.</p> <p><i>Amend paragraph 8.27 to read:</i></p> <p>Any residential development <u>within the Zone of Influence of the Essex Coast RAMS</u> that is likely to affect the integrity of these European sites. <u>The developer will be required to either contribute towards mitigation measures identified in the RAMS or, in exceptional circumstances, identify and implement bespoke mitigation measures at the Essex Coastal Habitats sites to ensure compliance with the Habitat Regulations.</u></p>	
MM73	214	Policy NE03	<p><i>Amend Policy to read:</i></p> <p>A. Development will not be permitted where it would have a detrimental effect on, or result in the loss of, <u>a significant landscape heritage or a feature of ecological importance, including irreplaceable habitats such as trees, ancient woodlands or hedgerows.</u></p> <p>B. A development proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge and/or hedgerow of value that would be affected by the proposed development. <u>Trees or groups of trees subject to Tree Preservation Order protection will be protected from damage or removal, including their root protection zone.</u></p> <p>C. Where potential adverse impacts on trees, woodland, hedges and hedgerows is unavoidable, a proposal must demonstrate that the impact has been investigated. Where investigations show that such adverse impacts are possible a <u>A</u> statement will be required to:</p>	<p>Effective</p> <p>Consistent with national policy</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. assess all trees, woodland, hedges and/or hedgerows that are likely to be affected by the proposal, describing and assessing their value;</p> <p>b. set out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will seek to be avoided, or if unavoidable how they will be minimised.</p> <p>D. The loss, threat or damage to any tree, woodland, hedge and/or hedgerow of visual, heritage or nature conservation value will only be acceptable where:</p> <p>a. it is addressed firstly by seeking to avoid the impact, then to minimise the impact, and finally where appropriate, to include mitigation measures; or</p> <p>b. there are sound arboricultural reasons to support the proposal.</p> <p>E. Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage.</p> <p>F. Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting, will compensate for the harm and can be implemented and established before development starts.</p> <p>G. Proposals for major scale development will be required to include additional new trees to form part of the landscaping for the proposal, the form of which will be determined by negotiation.</p> <p>H. Trees or groups of trees subject to Tree Preservation Order protection will be protected from damage or removal, including their root protection zone.</p>	
MM74	218	Policy NE05	<p><i>Amend Policy to read:</i></p> <p>A. Development is required to meet or exceed the ‘air quality neutral’ standard,</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>especially within Air Quality Management Areas (AQMAS) and where development is near to, or promotes, land uses to be used by those particularly vulnerable to poor air quality (such as children and older adults).</p> <p>B. Development proposals should minimise exposure to existing poor air quality and make provision to address local air quality exceedances through design solutions and measures such as the use of low or zero emission transport, reduced reliance on private motor vehicles, <u>inclusion of</u> buffer zones around schools and other community infrastructure, <u>and other appropriate measures that respond to local air quality conditions amongst others.</u></p> <p>C. Development proposals should give equal <u>priority weight to the consideration of</u> indoor air quality, with building design <u>solutions providing high standards of passive specifically proven and, only where absolutely necessary and unavoidable, highly efficient mechanical, ventilation systems., especially with proposals which consider energy efficient building solutions, to avoid the unintended consequences of poor indoor ventilation.</u></p> <p>D. An air quality impact assessment, based on current best practice, is required as part of <u>any the</u> planning application for:</p> <ul style="list-style-type: none"> a. major developments; b. employment led developments c. developments which will require substantial earthworks or demolition; d. developments which include education and health facilities or open space (including child play space); e. new build developments in areas of sub-standard air quality; and f. developments which propose the use of Combined Heat and Power, biomass boilers or similar solutions that might impact air quality. <p>E. Where an air quality assessment indicates that a development will cause harm to air quality or where end users <u>could would</u> be exposed to poor air quality, development will be resisted unless mitigation measures are adopted to reduce the impact to acceptable levels.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>New build developments which propose to provide any private, communal, publicly accessible open space or child play space in areas of sub-standard air quality are required to demonstrate that they have considered the positioning and design of the open space to reduce exposure of future users to air pollution.</p>	
MM75	220 222 223	Policy NE06 Paragraph 8.59 Paragraph 8.63	<p><i>Amend Policy to read:</i></p> <p>Proposed development will be required to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change <u>in accordance with national guidance and policy</u> by:</p> <ul style="list-style-type: none"> a. applying the sequential test, directing development away from areas at risk of flooding, including those areas associated with surface water flood risk; b. if necessary, applying the exception test; c. safeguarding land from development that is required for current and future flood management; and d. using opportunities offered by new development to reduce the causes and impacts of flooding. <p>B. In areas designated as functional flood plains, or Critical Drainage Areas development will only be permitted in accordance with national policy and guidance, and then only if:</p> <ul style="list-style-type: none"> a. proposals are located in the lowest appropriate flood risk zone with regard to guidance set in the Brentwood Strategic Flood Risk Assessment as part of the sequential test; b. development would not constrain the natural function of the flood plain, either by impeding flow or reducing storage capacity; and c. development is constructed so as to remain operational even at times of flood through resistant and resilient design. <p>C. Where development is permitted within flood risk areas, it must demonstrate</p>	Effective Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>that, where required, it will reduce fluvial and surface water flood risk and manage residual risks through appropriate flood mitigation measures, including emergency planning and response. These measures may include, but are not restricted to:</p> <ul style="list-style-type: none"> a. land management, landscape and planting measures; b. SuDS, including source control techniques; c. water efficiency measures and, where appropriate, grey water use; d. strategic water storage; e. flow diversion and attenuation; and f. property level protection, which can include appropriate finished floor levels, safe area(s), emergency flood planning and flood resilience measures. <p>D. Applications will need to demonstrate that the sewerage provider has been contacted to identify whether the sewerage network has adequate capacity both on and off-site to serve the development and to assess the need to contribute to any additional connections for the development to prevent flooding or pollution of land and water courses. E. Where sewerage capacity is identified as insufficient, development will only be permitted if it is demonstrated that <u>necessary</u> improvements will be completed prior to occupation of the development.</p> <p>E. F. Where the site is located within a Critical Drainage Area (CDA) <u>and a proposed</u> development has may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site will require an individually designed mitigation scheme <u>will be required</u> to address this issue.</p> <p><i>Amend paragraph 8.59 to read:</i></p> <p>The Surface Water Management Plan for Brentwood Borough (201) used historical flood data from the flood risk assessment to determine the overall surface water flooding hotspots and then further modelling was carried out to understand the flooding mechanism and risks in more detail. The models were run with 30, 100 and 200 year rainfall events of various durations and the effects of climate change were investigated using the 100 year event. This identified a number of key areas as having significant</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>flood risk which might benefit from mitigation options. Potential mitigation measures have been discussed and indicative costings provided. <u>Updated Critical Drainage Areas were identified in 2018 and should be referenced and considered.</u></p> <p><i>Amend paragraph 8.63 to read:</i></p> <p><u>Any proposed development should take into consideration the impacts of climate change for the development lifetime.</u> Developers are encouraged to refer to the Environment Agency’s Flood Risk Standing Advice for planning applicants; early pre-application discussion with Brentwood Borough Council, Essex County Council as the Lead Local Flood Authority, and Environment Agency, is advised. <u>The EA would object to any new development in Functional floodplain (Flood Zone 3b) as this would be against policy. Water compatible development can be allowed in Functional floodplain if, in accordance with the footnotes of Table 3: Flood risk vulnerability and flood zone 'compatibility' of the PPG, for water compatible development within Functional floodplain, the applicant has designed their development to:</u></p> <ul style="list-style-type: none"> <u>- remain operational and safe for users in times of flood;</u> <u>- result in no net loss of floodplain storage;</u> <u>- not impede water flows and not increase flood risk elsewhere."</u> 	
MM76	223	Policy NE07	<p><i>Amend Policy to read:</i></p> <p>A. Development proposals involving the use, movement or storage of hazardous substances will only be permitted within employment areas</p> <p>A. B. and p Planning permission will only be granted for development on, or near to land which is suspected to be contaminated, where the Council is satisfied that:</p> <ul style="list-style-type: none"> a. there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. there will be no adverse impact on the environment and quality of local groundwater or quality of surface water; and</p> <p>c. there would be no unacceptable adverse impacts on property.</p> <p><u>B C.</u> The Council will require applicants proposing development on or near known or potentially contaminated land to submit a detailed site characterisation and tiered risk assessment and to identify any remedial measures that need to be carried out (including remedial treatment and monitoring arrangements), provided in a detailed Remediation Scheme <u>which satisfies</u> . Evidence of remediation should be to the satisfaction of the relevant statutory regulators.</p> <p><u>C D.</u> Planning permission will not be permitted for development on sites that lie near or adjacent to a hazardous substance site or notifiable installation <u>where if</u> the safety of the future occupiers of the development <u>would be put at risk could be adversely affected by the normal permitted operations of the existing uses.</u></p>	
MM77	225	Policy NE08	<p><i>Amend Policy to read:</i></p> <p>A. Development proposals involving floodlighting or any other means of illumination (other than advertisements) will only be permitted where the scheme:</p> <p>a. is appropriate for the intended use and has been appropriately designed to prevent light spillage limit inappropriate light direction and intensity;</p> <p>b. is energy efficient;</p> <p>c. provides the minimum level of light necessary to achieve its purpose;</p> <p>d. uses an appropriate light spectrum and specification that will not be harmful to nocturnal wildlife or human health;</p> <p><u>e. does not impact on minimises losses to</u> the night sky and or does not give rise to any increase in sky glow; and</p> <p>f. ensures the appearance <u>and design</u> of the installation when unlit is <u>sympathetic to the character and design of the development of which it forms part and will acceptable, provides adequate protection from glare and light spill particularly in sensitive locations, such as residential areas, sites of nature conservation</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>interest, and have no adverse effect on <u>visual</u> amenity, highway safety, landscape or <u>the</u> historic character <u>of the area</u>.</p> <p>B. Applicants will need to submit a full lighting strategy, proportionate to their application, specifying details of <u>external lights lighting, its their</u> power and type, <u>the</u> overall level and distribution of illumination and times of operation. <u>Appropriate</u> <u>C</u>conditions <u>will may</u> be imposed to restrict lighting levels and hours of use or require measures to be taken to minimise adverse effects <u>where necessary</u>.</p> <p><i>Amend paragraph 8.77 to read:</i></p> <p>Applicants should refer to the Institute of Lighting Engineers' guidance when considering the development and installation of lighting schemes. The Council will require a lighting strategy to accompany all full planning applications. The Council will require a lighting strategy to accompany all full planning applications <u>which include floodlighting or other forms of external illumination</u>.</p>	
MM78	228	Paragraph 8.88 Paragraph 8.89 Paragraph 8.90	<p><i>Remove last sentence from paragraph 8.88</i></p> <p><i>Amend paragraph 8.89 to read:</i></p> <p><u>The Proposals Map sets out the extent of the Green Belt. Within these areas the relevant Green Belt policies will be applied. It should be noted that some villages are deemed to be in the Green Belt, such as Fyerning, Great Warley, South Weald. Planning applications affecting these villages will be assessed in accordance with the Green Belt policies in the first instance; limited infilling in villages in the Green Belt may be permitted and accepted as appropriate, subject to ensuring no detrimental harm to the Green Belt, in line with policies NE9, NE10, NE11, NE12, NE14, NE15.</u></p> <p><i>Delete paragraph 8.90</i></p>	Effective
MM79	229	Policy NE09	<i>Amend Policy to read:</i>	Consistent

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
	230	<p>Paragraph 8.94</p> <p>Paragraph 8.96</p> <p>Paragraph 8.97</p>	<p>The Metropolitan Green Belt within Brentwood Borough (as defined in the Brentwood Policies Map) will be preserved from inappropriate development so that it continues to maintain its openness and serve its key functions.</p> <p>All development proposals within the Green Belt will be considered in accordance with the provisions of the NPPF; development within the Green Belt will only be permitted if it maintains <u>its the Green Belt's</u> openness and does not conflict with the purposes of the Green Belt or harm its visual amenities unless very special circumstances can be demonstrated to justify the proposed development. Planning applications will not be supported, and will be refused if they:</p> <p>a. are deemed to impact the five purposes of the Green Belt;</p> <p>b. do not contribute to the beneficial use of the Green Belt;</p> <p>c. are not considered appropriate development; and</p> <p>d. other material considerations apply.</p> <p>C. Consideration will be given to Gypsy and Traveller allocations within the Green Belt as long as it meets the requirements set out in Policy HP08 Regularising Suitable Existing Traveller Sites.</p> <p>D. Consideration will also be given to planning applications related to not inappropriate sports and recreational facilities provided they meet the following criteria:</p> <p>a. the openness of the Green Belt is not compromised;</p> <p>b. in the situation for parking facilities, where appropriate, permeable surface should be considered to avoid surface water flooding;</p> <p>c. where the relocation and/or replacement of a sport and/or recreational building is being proposed, the building footprint is to be no larger than the existing footprint; and</p> <p>d. the proposal adheres to the policy requirements as set out in BE41 Open Space, Sport and Recreational Facilities.</p> <p>E. Proposals related to sustainable energy technologies will be supported as long as it adheres to the requirements set out in this policy, Policy BE03 Carbon Reduction, Renewable Energy and Water Efficiency and Policy BE04 Establishing</p>	<p>with national policy</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>Low Carbon and Renewable Energy Infrastructure Network.</p> <p><i>Delete paragraphs 8.94, 8.96 and 8.97</i></p>	
MM80	231 233 234 235	Policy NE10 Paragraph 8.98 Paragraph 8.99 Paragraph 8.100 Paragraph 8.102 Paragraph 8.103 Paragraph 8.104 Paragraph 8.105 Paragraph 8.106 Paragraph 8.107 Paragraph 8.108	<p><i>Amend Policy to read:</i></p> <p>POLICY NE10: NEW DEVELOPMENT, EXTENSIONS, AND REPLACEMENT OF BUILDINGS IN THE GREEN BELT</p> <p>A. Within the defined Green Belt, the construction of new buildings or structures is considered inappropriate development in the Green Belt. Exceptions to this are:</p> <ul style="list-style-type: none"> a. buildings for agriculture and forestry; b. new buildings or extension for education and community uses which can demonstrate a requirement for a Green Belt location; c. <u>b. the provision of not inappropriate appropriate facilities (in connection with the existing use of land or a change of use) for, including</u> outdoor sport, outdoor recreation, cemeteries, burial grounds, and allotments; as long as <u>such facilities development</u> preserves the openness of the Green Belt and <u>does do</u> not conflict with the purposes of including land within it; and the proposal adheres to Policy NE09 Green Belt and Policy BE23 Open Space, Sport and Recreational Facilities; d. <u>c.</u> the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.; in case of a dwelling extension, the following conditions must also be met: d. <u>the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</u> e. <u>infilling in accordance with Policy NE11;</u> f. <u>limited affordable housing for local community needs;</u> g. <u>limited infilling or the partial or complete redevelopment of previously developed land in accordance with Policy NE12.</u> <p>B. <u>The following other forms of development are not inappropriate in the</u></p>	Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>Green belt provided they preserve its openness and do not conflict with the purposes of including land within it:</u></p> <ul style="list-style-type: none"> a. <u>mineral extraction;</u> b. <u>engineering operations;</u> c. <u>local transport infrastructure which can demonstrate a requirement for a Green Belt location;</u> d. <u>the re-use of buildings in accordance with Policy NE15;</u> e. <u>material changes of use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);</u> f. <u>development brought forward under a Community Right to Build Order or neighbourhood Development Order.</u> <p><u>C. Elements of renewable energy projects are inappropriate development. Such development will need to demonstrate very special circumstances, which may include the wider environmental benefits associated with increased production of energy from renewable sources.</u></p> <ul style="list-style-type: none"> i. the existing dwelling is lawful, permanent, designed and originally constructed for residential use; ii. A substantial identifiable part of the original dwelling remains in place; iii. The design of the extension is appropriate to the host building and its setting and does not harm the openness or function of the Green Belt; iv. Applications to extend domestic curtilage into the Green Belt will not be permitted; v. extension of a dwelling resulting from the conversion of a rural building will not be permitted, notwithstanding permitted development rights; vi. In addition to all the criteria above, proposals to extend dwellings within the Green Belt but outside established areas in the Green Belt as identified in Policy NE11, the total size of the dwelling as extended (including conservatories) does not exceed the original habitable floor space by more than 30%; where appropriate, a condition will be imposed to prevent this 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>habitable floorspace limitation from being exceeded through the implementation of permitted development right;</p> <p>e. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces and the following conditions are met:</p> <p>i. the proposal would not lead to an expansion or intensification of the activity on the site;</p> <p>ii. Any replacement dwelling will be expected to be located in the position of the existing dwelling, except where the local planning authority considers an alternative sitting to be more appropriate in Green Belt or amenity terms;</p> <p>iii. Where the existing dwelling is a bungalow, it should be replaced by a bungalow;</p> <p>iv. Extensions to replacement dwellings will only be permitted where the habitable floorspace of the replacement dwelling and the total habitable floorspace of any extensions permitted would not be greater than 30% above the original habitable floor area of the previous dwelling which had been replaced;</p> <p>vii. In addition to all the criteria above, the replacement or substantial rebuilding of permanently occupied dwellings within the Green Belt but outside established areas in the Green Belt as identified in Policy NE11 will only be allowed subject to the following criteria:</p> <p>(i) — where the existing dwelling has not been previously extended or where it has been extended by less than 30% above the original habitable floor space: the floor space of the replacement dwelling will be no larger than 30% above the original habitable floor space; or</p> <p>(ii) — where the existing dwelling has been extended by more than 30% above the original habitable floor space: the replacement habitable floor space of the replacement dwelling will be no larger than the existing habitable floor space;</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>(iii) — where appropriate, a condition will be imposed removing permitted development rights to extend the building, use the roof space for habitable purposes and erect walls, fences or further out-buildings, in order to prevent this habitable floorspace limitation from being exceeded;</p> <p>(iv) — the visual mass of the replacement dwelling should be no greater than that of the existing dwelling;</p> <ul style="list-style-type: none"> e. limited infilling in villages and limited affordable housing for local community needs in accordance with other policies set out in this Plan; f. limited infilling, or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development; and g. local transport infrastructure which can demonstrate a requirement for a Green Belt location and would preserve the openness of the Green Belt and not conflict with its purposes. <p>B. — The Council will encourage the beneficial use of the Green Belt, through opportunities to improve access, outdoor sport and recreation; retain and enhance landscapes, visual amenity and biodiversity; or improve damaged and derelict land.</p> <p>C. — The following settlements are excluded from the Green Belt as identified on the Brentwood Policies Map: Blackmore, Brentwood, Doddinghurst, Herongate, Hook End, Hutton, Hutton Mount, Ingatestone, Ingrave, Kelvedon Hatch, Mountnessing, Pilgrims Hatch, Shenfield, Stondon Massey, West Horndon and Wyatts Green.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. — Microgeneration integral to individual new development are encouraged and may be acceptable under permitted development. Where permitted development does not apply, the renewable energy installations should not impact on the openness, function and permanence of the Green Belt or conflict with the purpose of the land within it. Proposals for larger scale renewable energy projects in the Green Belt will need to demonstrate very special circumstances.</p> <p>E.(i) — This policy is not intended to relate to uses created via the re-use of rural buildings.</p> <p><i>Delete paragraphs 8.98, 8.100, 8.103, 8.105, 8.106, 8.107, 8.108</i></p> <p><i>Amend remaining paragraphs to read:</i></p> <p>New Buildings</p> <p>8.99 The Council <u>acknowledges that due to the extent of the Green Belt in Brentwood there may be instances where supports, in principle, the provision of new buildings for related to community or educational uses may be proposed e.g. a new village hall, ancillary buildings related to an existing school. In accordance with the NPPF, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.</u> that can demonstrate a requirement for a Green Belt location. This is likely to be due to the location of the community or facility in which it serves. These types of buildings will only be permitted where they are required to serve the immediate local community and are not inappropriate; it is not intended for ‘regional centre’ type facilities to be located in the Green Belt.</p> <p>8.102 The policy reference to ‘original <u>building</u>’ means the <u>dwelling building</u> as existing on 1 July 1948, <u>or if built after this date, as originally built even if the original dwelling has since been replaced. Where no dwelling existed on the date, then ‘original’ means the dwelling as first built.</u> Extensions will only be allowed under the policy where the <u>building dwelling</u> proposed to be extended remains intact</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>on site.</p> <p><u>Extensions will be considered to be disproportionate where the floorspace of the extension would be greater than 30% above the original floor area of the buildings.</u> For the purposes of calculating floor space, gross internal measurements are used in all cases. This means measuring from the inside of external walls and includes the area of internal partitions, but excludes any stairwell area above ground floor.</p> <p>Replacement <u>Buildings Dwellings</u></p> <p>8.104 Where <u>a replacement results in a new dwellings dwelling are being</u> permitted in the Green Belt, the Council will consider removing permitted development rights for <u>future</u> extensions and outbuildings to prevent future additions where these adding to the cumulatively cumulative would add to the impact of the development on the Green Belt. Proposals to extend or erect outbuildings to such dwellings will not be permitted.</p> <p><u>For the purposes of this policy in respect of replacement buildings ‘materially larger’ will be considered to be greater than 30% above the floorspace of the building to be replaced. For the purposes of calculating floor space, gross internal measurements are used in all cases. This means measuring from the inside of external walls and includes the area of internal partitions, but excludes any stairwell area above ground floor.</u></p>	
MM81	236	Policy NE11	<p><i>Amend Policy to read:</i></p> <p>POLICY NE11: ESTABLISHED AREAS OF DEVELOPMENT AND STRUCTURES INFILLING IN THE GREEN BELT</p> <p>A. Within <u>the</u> established areas of <u>frontage</u> ribbon development included within the Green Belt listed below, <u>the construction of new buildings as infills planning permission for change of use to residential, new residential development on genuine infill plots, replacement of existing dwellings, or extensions to existing</u></p>	Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>dwellings will be allowed subject to criteria set down in other policies in this Plan being satisfied. Relevant frontages are:</p> <ul style="list-style-type: none"> a. 39-47, 51-109 Coxtie Green Road; b. 1-19 Bellhouse Lane; c. Between Coppersfield and Greenoaks, Doddinghurst Road (Parkwood); d. 1-13 (excluding 2), 21-56 (excluding 24, 26) Nags Head Lane; e. the Thorns/ the Briars, Ongar Road; f. 54-88 Billericay Road; and g. 554-664 Rayleigh Road. <p>B. New buildings and extension for education and community uses which can demonstrate a requirement for a Green Belt location should refer to Policy NE10 New development, Extension and Replacement of Buildings in the Green Belt.</p>	
MM82	237	Policy NE12	<p><i>Amend Policy to read:</i></p> <p>A. Proposals for <u>limited infilling or the partial or complete</u> redevelopment of previously developed sites (brownfield) <u>land, whether redundant or in continued use (excluding temporary buildings)</u> within the Green Belt will be permitted where redevelopment <u>such proposals would:</u></p> <ul style="list-style-type: none"> a. contributes towards local housing needs or provides new jobs; <u>ab. would not have a significantly greater impact on the openness of the Green Belt than the existing development;</u> <u>b. not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Brentwood administrative area</u> c. improves the setting of the Green Belt through more appropriate landscaping; 	Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. provides community benefits to both the new and existing local community;</p> <p>e. supplies or improves travel links to nearby existing communities, such as villages; and</p> <p>f. contributes to the borough's sustainable development principles as set out in other policies in the Plan.</p> <p>B. The Council will assess the proposed development based on the following:</p> <p>a. the size, scale, massing and spread of new development compared to the existing;</p> <p>b. the visual impact of the development compared to the existing;</p> <p>c. the activities / use of the new development compared to the existing; and</p> <p>d. whether the location of the site is sustainable and appropriate to the type of development proposed.</p>	
MM83	238	Policy NE13 Paragraph 8.114 Paragraph 8.115 Paragraph 8.116 Paragraph 8.117	<i>Delete Policy and paragraphs 8.114 to 8.117</i>	Effective Consistent with national policy
MM84	241	Policy NE15 Paragraph 8.126 Paragraph 8.127	<i>Amend Policy to read:</i> POLICY NE15: RE-USE AND RESIDENTIAL CONVERSION OF RURAL BUILDINGS A. The Council will support the re-use, conversion or adaptation of rural buildings for other <u>uses, such as</u> employment generating uses, tourism, leisure, community or	Consistent with national policy

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>residential uses, provided the development proposal meets all the following criteria:</p> <p>a. it does not have a greater impact on <u>preserves</u> the openness of the Green Belt and the purpose of including land within it the Green Belt than the original or current lawful use;</p> <p>b. the new use should not require elements which might conflict with the openness and function of the Green Belt;</p> <p>c.b. the applicant <u>it</u> can be demonstrate <u>demonstrated</u> that the <u>existing</u> building is of permanent and substantial construction;</p> <p>d.c. the conversion of the building would not result in <u>substantial</u> a major or complete reconstruction; and</p> <p>e.d. the proposed re-use should not have an unacceptable detrimental impact on the fabric and character of the building due to unsympathetic changes to or the introduction of features such as windows, door openings and chimneys.</p> <p><u>Proposals affecting buildings of heritage value will additionally have to meet the requirements of Policy HP19: Conservation and enhancement of historic environment, Policy HP20: Listed Buildings, Policy HP21: Conservation Areas, Policy HP22: Local Heritage Assets, Policy HP23: Scheduled Monuments and archaeological remains.</u></p> <p>B. In the case of traditional rural buildings, the proposed use must be compatible with the historic character and significance, and structural integrity of the building. A historic building assessment of the structures may be required as part of the planning application with the potential for a full historic record to be completed as a condition of the application prior to conversion.</p> <p>C. Where appropriate, conditions will be imposed removing permitted development rights to extend the property, alter the external appearance, construct buildings or structures (including walls/fences) within the curtilage, and change the use.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. Permission will not be granted for the re-use of an agricultural building erected under class A of Part 6 of Schedule 2 of the General Permitted Development Order as amended within 10 years of its substantial completion.</p> <p><i>Amend paragraph 8.126 and 8.127 to read:</i></p> <p>8.126 In the case of traditional rural buildings, the proposed use must secure its historic fabric and integrity; and in the case of listed buildings, development will need to comply with Policy HP20 Listed Buildings. It is essential to ensure that a residentially converted rural building does not <u>result in the loss of the original character of the building.</u> have the appearance of a new dwelling or set a precedent for new residential development in the Green Belt. The building must be capable of conversion without the creation of a When considering the openness of the Green Belt the impact of the proposed residential curtilage <u>will also be taken into account, including having a harmful effect on the building and the surrounding countryside due to the unacceptable intrusiveness of increased activity and domestic</u> additions such as garaging, sheds, clothes lines, play equipment, walls and fences, patios and hardstandings.</p> <p>8.127 Residential re-use is a concern due to; the large number of properties involved, the loss of rural business premises for which there may be a need in future and which may be uneconomic or otherwise hard to replace, the impact on the rural character of the Green Belt, and the need to facilitate new housing within or well connected to existing settlements. The Council will generally apply a presumption in favour of employment generating uses. Residential conversions will only be permitted where every reasonable effort has been made to secure a suitable business use, or the residential use is a subordinate part of a business re-use, or the use is required for an agricultural or forestry worker. Residential conversions may be appropriate in certain circumstances including where they are adjacent to, or within, existing groups of buildings. A financial contribution will be sought by the Council towards the provision of affordable housing elsewhere within the respective Parish. Where appropriate, conditions will be <u>imposed removing permitted development rights to extend the building, change their use, alter the external appearance, and construct buildings or structures</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>(including walls/fences) within the curtilage of new dwellings.</u></p>	
MM85	252	Policy R01(I)	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>A. 1. In line with Policy SP02, land at Dunton Hills (east of the A128, south of the A127 and north of the C2C railway line, approximately 259.2 ha in size) is allocated for residential-led development to deliver Dunton Hills Garden Village.</p> <p>B. 2. The development will deliver a mix of uses to comprise around 2,770 2,700 homes in the plan period (as part of an overall indicative capacity of around 4,000 homes <u>with the remainder</u> to be delivered beyond 2033) together with the necessary community, employment, utility, transport and green and blue infrastructure (GBI) to support a self-sustaining, thriving and healthy garden village.</p> <p>C. 3. <u>Successful development of the site allocation will require: Development proposals shall accord with, an approved the site specific planning guidance, to be underpinned by Garden Community principles and qualities so as to deliver a distinctive and well-designed garden village that has been locally-led and co-designed with stakeholders to ensure the consistent quality and delivery across the site over the delivery period.</u></p> <p>4. <u>The site specific planning guidance shall set the overall layout and design parameters and:</u></p> <p>a. <u>provide a framework for the allocated development (as identified below) including the phasing of development, the phasing of associated transport and social infrastructure, spatial and design parameters, layout, landscaping, parking, the provision of open space and the treatment of historical and natural assets.</u></p> <p>b. <u>provide the basis upon which detailed design can achieve high levels of connectivity and legible street layouts;</u></p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>c. proposals to creatively innovatively address the key site constraints and sensitively respond <u>positively</u> to the unique qualities and opportunities afforded by the historic landscape setting and to preserve, and where possible, enhance heritage assets and their settings, meeting the related spatial strategic aims and objectives for Dunton Hills Garden Village, and environmental setting to deliver a distinctive and well designed garden village in line with the Vision and Strategic Aims and Objectives for Dunton Hills Garden Village; and</p> <p>d. a holistic and comprehensive locally-led and approved masterplan and design guidance to be developed, co-designed with relevant stakeholders to frame and guide the consistent quality and delivery across the site by different contractors over the delivery period.</p> <p>D. The proposed development will be required to deliver all the necessary supporting spatial components and infrastructure to address the specific site constraints, potential impacts of development and harness the site opportunities as set out by the strategic Dunton Hills aims and objectives. Permission for mixed-use development will be granted subject to the parameters and components specified below:</p> <p><u>5. Development proposals will deliver delivery of at least 2,700 dwellings in the plan period providing a balanced an appropriate variety of housing typologies types and tenure in accordance with the Borough’s identified needs and the specific needs of Dunton Hills Garden Village, and includes including the</u> provision of:</p> <ul style="list-style-type: none"> a. self-build plots in line with Policy HP01; b. specialist accommodation in line with Policy HP04; and c. affordable housing in line with Policy HP05; and d. the provision of a minimum of 5 serviced Gypsy and Traveller pitches, in line with Policy HP07(b) <u>HP08(C)</u>. <p><u>6. In addition to the above, development proposals will deliver the following components:</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> a. land (5.5 ha) for approximately 5.5 hectares of Class E and appropriate B class uses employment land, space (in line with Policy PC03) coming within Class E, distributed across suitable for a vibrant <u>the village and surrounding neighbourhoods. Employment Land uses should be complimentary to a predominately residential area to ensure a vibrant village. within and a predominantly residential area, including use class A1-A5 and appropriate B class uses;</u> b. land (circa 7.9 hectares) for a co-located secondary school (Use Class D1) b. <u>site for one secondary school (Class F1) (circa 7.9 hectares) with capacity for a co-located primary school;</u> c. land (circa 2.1 hectares each) for two co-located primary school and early years and childcare nurseries (Use Class D1) c. <u>sites for three co-located primary schools and early years and childcare nurseries (Class F1) (circa 2.1 hectares each;</u> d. land (circa 0.13 hectares) for two <u>one</u> stand-alone early years and childcare nursery (Class F1) (Use Class D1) e. community and health infrastructure proportional to the scale of development, and in line with best practice principles of healthy design; e. <u>necessary community and health facilities and related infrastructure to support the development and its future occupiers;</u> f. green and blue infrastructure to be (a minimum of 50% of the total allocated area) <u>land area which includes landscaping, planting, biodiversity areas, woodlands, open space, play areas, allotments, amenity spaces, residential gardens and sustainable drainage features, including green roofs;</u> g. the <u>provision of main town centre uses</u> in the form of a 'District Shopping Centre' with additional Local Centre(s) in line with Policy PC08, as appropriate to the scale and phasing of the development. h. the provision of new and enhanced transport infrastructure to mitigate the impacts of development and to support sustainable modes of 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>transport to travel to ensure connectivity to key destinations, increase transport choice, support changes in travel behaviour, and to minimise the impact of traffic on the local and wider network, in accordance line with Policy BE16 and as detailed in R01(ii) G-J; and</p> <p>i. strategically designed (and appropriately phased) infrastructure, employing the most up to date technologies to provide: ensure a smart,</p> <ul style="list-style-type: none"> i. sustainable and a resilient basis for drainage and flood management in line with Policy BE08; ii. water management (including potable/ non-potable and opportunities for grey water harvesting) in accordance line with BE03; iii. efficient and cost saving energy networks in line with Policy BE04; <p>superfast broadband in line with Policy BE10.</p>	
MM86	254 261	Policy R01(II)	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>A. 1. The locally led garden village will be developed collaboratively to achieve a high quality Dunton Hills Garden Village development. Consent for Planning permission will be granted only if it can be demonstrated how the spatial vision, design principles (as well as Policies HP12 - HP18 on securing high-quality of place-making) will be is achieved to guide through a coherent phased development across the whole of the allocation allocated site, and if development proposals accord with the approved site specific planning guidance</p> <p>Distinctive Character, Harmonic Design, Compact Density</p>	<p>Justified</p> <p>Consistent with national policy</p>

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>B. 2. Proposals <u>should</u>: must demonstrate how they will meet and embed key qualities to ensure distinctive, harmonic and popular design is achieved, by ensuring:</p> <ul style="list-style-type: none"> a. <u>respect</u> the unique character of Dunton Hills is informed by its distinct spatial, landscape and heritage qualities <u>of the site and its surroundings</u>; b. <u>ensure that</u> the design of sub-neighbourhoods and streets that may take on their own unique character are harmoniously integrated to form an overall Dunton Hills Garden Village identity - through the coherent and complementary use of materials and design of the public realm in line with Policy HP18. c. provide an appropriate range of densities are achieved across the site to ensure a compact and highly networked, walkable and fine-grained environment with a highly connected street-based layout. This should be demonstrated by an accompanying density plan <u>in conjunction with a land uses plan</u>. <p>Ecological Networks, Biodiversity Net Gain, Green Infrastructure and Public Realm</p> <p>C. 3. A green and blue infrastructure (GBI) plan should be submitted that demonstrates how the design of GBI will be an integral part of the masterplan layout to achieve multi-functional, coherent and connected GBI in line with Policy BE18. The GBI plan should be informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessment. The GBI Plan should incorporate the following:</p> <ul style="list-style-type: none"> a. a highly connected and biodiverse ecological network that incorporates existing habitats of value and natural features, and where relevant new habitats such as 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>trees, tree lines and hedges, hedgerows, ponds and lakes, among others, in line with Policy NE01, NE03 and NE04;</p> <p>b. a variety of activity nodes and treatments for recreation and leisure opportunities throughout the GBI, including public natural parkland, pockets of village greens, local nature reserve, allotment sites, sports pitches and fields;</p> <p>c. a streetscape that continues the green infrastructure through the residential areas and village centre with creative landscape schemes including tree-lined streets, grass verges and rain gardens;</p> <p>d. an appropriate amount and depth of green infrastructure screening adjacent to A127, A128, rail tracks railway to mitigate noise and air pollution;</p> <p>e. well-designed interfaces between the green open space and the built structures should ensure passive surveillance, with coherent and gradual transitions and clear boundaries and vistas; and</p> <p>f. <u>a green infrastructure buffer on the eastern boundary to achieve visual separation of Dunton Hills Garden Village from Basildon and to significantly improve the landscape and habitat value by reinforcing the existing woodland, trees and hedgerows with new planting.</u></p> <p>f. a green infrastructure buffer / wedge on the eastern boundary with Basildon Borough to achieve visual separation to help significantly improve the landscaped and habitat value thus reinforcing the beneficial purpose and use of the green belt in that zone.</p> <p>Sport, Recreational, Leisure and Public Open Space</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>D. 4. The provision for leisure, recreation and sport opportunities must be an integral part of the GBI Plan; it should incorporate as a minimum the following provision:</p> <ul style="list-style-type: none"> a. an appropriate amount of sports and recreation provision to provide a variety of pitch sizes and facilities in line with Policy BE23; b. the GBI following Nightingale Lane should incorporate a heritage trail with signage and history information boards; c. pathways through the GBI network shall will be made of permeable material and follow a coherent treatment throughout the village. The pathways shall will all connect into a circular walk, with interconnected shortcut routes and be signposted offering directions to key destinations destination points; and d. an appropriate number of play spaces shall be incorporated throughout the GBI network, with an emphasis on high quality natural play provision to encourage outdoor adventure play and learning. <p>Views</p> <p>E. 5. Key views shall be safeguarded and maintained and become distinctive features on the development. This should be informed by a key views assessment and proposals should demonstrate the following:</p> <ul style="list-style-type: none"> a. how the urban layout will incorporate safeguarded views in terms of the structure, morphology and how the streets and avenues are orientated to maintain the landscape visual corridors; b. how visual separation between Dunton Hills Garden Village and Basildon will be achieved on the eastern boundary of the site; and 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>e. how the settlement orientations might also take advantage of opportunities for passive heating and cooling.</p> <p>Embedding Heritage Assets</p> <p>F. 6. Development should <u>take account of the desirability to sustain and enhance the significance of</u> heritage assets <u>and their settings</u> to provide an attractive and distinctive garden village in line with Policies HP19, HP20 and HP22. Incorporation of these assets should be informed by a Landscape Character Assessment and Heritage <u>Impact Assessment Statement, taking into account the need having key consideration for the following provisions:</u></p> <ul style="list-style-type: none"> a. protection and enhancement of <u>to protect and enhance</u> existing public rights of way; b. <u>to ensure that</u> the historic core and listed buildings of the farmstead are well integrated as part of the Dunton Hills <u>Garden</u> Village centre; and c. protection of <u>to protect</u> listed buildings during the construction phase <u>and during any retrofitting to ensure the structures are fit for purpose for new uses.</u> <p>Sustainable Travel</p> <p>G. 7. Priority should be given to <u>virtual mobility</u>, cycle and pedestrian movements and access to public transport. Development should therefore:</p> <ul style="list-style-type: none"> a. promote and incorporate sustainable transport measures in line with Policy BE12, Policy BE13, and Policy BE14; 	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. the development will be required to integrate 'Active by Design' measures throughout the street network to promote healthy travel options;</p> <p>c. the development will be required to incorporate a dedicated segregated cycle lane network to ensure cycling is safe for all ages and to help discourage car use for short internal trips. Where appropriate, this should be integrated with the off-street cycle routes throughout the GBI network to ensure safe routes to schools and to other recreation facilities and key destinations.</p> <p>Transport Impact Mitigations Improvements</p> <p>H. 8. The development shall will be required to mitigate any predicted adverse transport impacts consistent with measures identified in Policies BE11 and BE16. This should be informed by the latest Transport Assessment, which should be monitored and re-evaluated throughout the lifespan of the build-out, to account for changes in transport technology and wider strategic transport network changes. As a minimum, mitigation improvement measures shall will include:</p> <p>a. new junctions to access the garden village along with junction improvements where appropriate on the highway network (including any necessary traffic calming measures at key gateways), to create a sense of arrival;</p> <p>b. a potential dedicated bus route(s) or Demand Responsive Travel wherever possible, connecting the development with West Horndon station, nearby employment locations and other key social infrastructure;</p> <p>c. financial contributions to provide the necessary bus service to nearby school facilities prior to the delivery of on-site school facilities;</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. <u>financial contributions towards</u> improvements at West Horndon station for vehicular, segregated cycle and public transport access from surrounding developments as well as cycle storage and a bus interchange facility;</p> <p>e. <u>delivery of a sustainable transport hub; and</u></p> <p>f. illustrative plans to indicate key connections to the surrounding green infrastructure destinations and key nearby employment sites.</p> <p>Clean Vehicle Alternatives</p> <p>I. <u>9.</u> The development should <u>shall</u> promote car-limiting and clean vehicle alternatives in line with Policies BE12 and BE15. <u>Proposals shall incorporate Emphasis will be given to:</u></p> <p>a. Incorporating car sharing clubs and the <u>promotion of</u> electric <u>vehicles;</u></p> <p>b. time limiting car parking in the central locations; Village Centre and Local centres; and</p> <p>c. clean air zones around the <u>main</u> schools and community buildings.</p> <p>Street Hierarchy</p> <p>J. <u>10.</u> The street hierarchy shall be designed to promote a highly connected, permeable garden village that promotes walking and cycling, yet accommodate the accommodating vehicular <u>accessibility requirements for servicing access for service,</u> refuse <u>collection,</u> emergency access and bus routing. Proposals should demonstrate how they are incorporating the following provisions <u>In addition:</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. the development shall be a 20 mile an hour zone ensuring the safety of the to <u>ensure a safe</u> public realm;</p> <p>b. main street(s) into the garden village from the main arterial routes (A127/A128) will adopt a tree-lined boulevard approach and be designed to slow down the vehicular traffic making it clear that it is now <u>consistent with</u> a neighbourhood zone;</p> <p>c. the development shall enhancement of <u>enhance where possible existing public footpaths</u>, public rights of way routes (such as Nightingale Lane) and any bridleways throughout the GBI and network, to coherently connect back to the residential pedestrian links; and</p> <p>d. residential streetscape should <u>shall</u> be designed to incorporate grass meridians, verges and trees/ tree lined avenues to help slow down the traffic and give the road an instant <u>reinforce a</u> village feel <u>character</u>.</p> <p>Village Centre(s) – Retail Town Centre, Community and Employment Opportunities</p> <p>K. 11. Proposals for the placement <u>The location</u> and design of the village centre(s) should <u>shall</u> be informed by an appropriate retail hierarchy study that assesses village centre the needs based on the demand of the <u>new community taking into account existing provision in the</u> surrounding area. As a minimum this should incorporate the following <u>In this regard:</u></p> <p>a. the location and design of the main village centre should incorporate <u>emphasise the relationship with</u> the historic farmstead in the centre of the site, creating a reinforcing its heritage legacy for the village centre;</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. the village centre(s) should shall be designed to be mixed-use, with a range of commercial and community uses along ground floor frontages and a mix of uses on upper floors including residential and small-scale employment;</p> <p>c. the village centre(s) should shall provide localised opportunities for employment with a variety of work spaces, including flexible incubator/affordable spaces that are complementary to district-level service centre uses; and</p> <p>d. delivery of the design of employment spaces should demonstrate shall adopt a healthy-by-design approach, informed by leading industry guidance on the design of healthy and productive workplaces.</p> <p>Social Infrastructure</p> <p>L. 12. Proposals for the design of social infrastructure such as schools, health facilities and community spaces must demonstrate how they have incorporated key learning points and knowledge from the interior design sectors to shall deliver environments that are conducive to human health and social wellbeing in accordance with current good practice in design. Design proposals which demonstrate the following Proposals will be supported if:</p> <p>a. the design is informed by and incorporates the latest knowledge and principles of human-centred design, biophilic design, and sustainable healthcare;</p> <p>b. design which demonstrates the adoption of they adopt relevant industry standards, such as BREAM BREEAM or WELL standard; and</p> <p>facilities that are designed to be flexible to allow for wider community uses; for example, the use of the school in out-of-school hours for activities such as adult</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			learning classes, other community activities, or the use of the school playing fields for community sports.	
MM87	259	Policy RO1 (III)	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Locally-led Garden Village</p> <p>A. 1. As a locally led <u>The design of the</u> garden village <u>shall be produced the private sector should work pro actively and</u> collaboratively with the public sector to plan and design the masterplan and design principles for the Dunton Hills site allocations. This will require <u>This requires:</u></p> <ul style="list-style-type: none"> a. community involvement to inform the design and delivery requirements from the outset. the approach should be outlined in <u>This shall be achieved by the production of</u> a supporting Community Engagement Strategy from the outset and partnership working with key industry and public sector stakeholders is encouraged, especially to inform the evolution of the masterplan and determine the complex infrastructure requirements <u>as required at local and in line with</u> county level requirements; and b. implement the implementation of a Jobs Brokerage Scheme to ensure that new jobs created on site go <u>so far as possible</u> to local people. <p>Development Phasing</p> <p>B. 2. The development and phased delivery of DHGV must <u>The phasing of the development shall</u> ensure the timely delivery of the required on-site and off-site infrastructure to address the impact needs of the new garden village development and help the early establishment of a cohesive community. Proposals</p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>should be accompanied by a phasing plan <u>Delivery Statement</u> to demonstrate how delivery the development will be phased <u>and managed infrastructure provided accelerated and governed, without compromising quality in order to maximise delivery rates without detriment to the quality of the development.</u></p> <p>Stewardship</p> <p><u>3. At the appropriate time, planning applications must, Proposals shall</u> include a supporting statement setting out the long-term sustainable governance and stewardship arrangements (management, maintenance and renewal) for the community assets including green-blue infrastructure, the public realm and community and other relevant facilities to be funded by the developer. Considerations should be given to devices such as legal covenants in deeds to establish responsibilities over certain matters of care, such as front gardens, communal garden, public realm.</p>	
MM88	259	Paragraph 9.24	<p><i>Insert new paragraph above paragraph 9.24:</i></p> <p><u>The Dunton Hills Garden Village Framework Masterplan Document, together with the adopted Dunton Hills Garden Village Design Supplementary Planning Document will comprise the site specific planning guidance that will be material considerations for future planning applications and reserved matters submissions.</u></p>	Effective
MM89	261	Paragraph 9.36	<p><i>Insert new paragraph above paragraph 9.36:</i></p> <p><u>In accordance with the Golf Course Needs Assessment and the Golf Feasibility Assessment, the loss of entry level golf at Dunton Hills Garden Village should be mitigated by an appropriate financial contribution being secured through a planning obligation that would be used towards enhancements to the Borough Council’s Hartwood Golf Course.</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM90	267	Paragraph 9.72	<p><i>Amend paragraph 9.72 to read:</i></p> <p>Strategic Objective DH02b (all through learning) will deliver an exemplar all through school with a design that fosters a learning environment for all <u>education facilities that meet the needs of all</u> types of learners and through life, from nursery through to adult learning opportunities.</p>	Effective
MM91	269	Policy R02	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at West Horndon Industrial Estate, as shown in Appendix 2, is allocated for residential development. Development proposals should consider the following:</p> <ol style="list-style-type: none"> 1. Amount and Type of Development <p><u>Development should provide:</u></p> <ol style="list-style-type: none"> a. Provision for around 580 new homes of mixed size and type, including affordable housing; b. Provision for a residential care home (around 60 bed <u>residential care home scheme as part of the overall allocation;</u> c. provision for 5% self-build and custom build housing across the entire allocation area; and d. provision of 2ha of land for employment purposes; and e. <u>comply with Policy BE23 to ensure adequate open space and recreation is provided on site; and</u> <ol style="list-style-type: none"> 2. Development Principles 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>Proposals should:</u></p> <ul style="list-style-type: none"> a. <u>be accompanied by a</u> comprehensive masterplan and phasing strategy to be prepared and considered as planning application <u>inform detailed proposals as they</u> comes forward; b. <u>provide</u> vehicular access via Station Road and Childerditch Lane; c. create creating a new village centre, connected by sustainable links to West Horndon station, and which comprises retail and supporting community facilities; d. <u>provide</u> new and enhanced links with West Horndon station and the wider area; and e. provide well-connected internal road layouts which allow for good accessibility; f. provide provision for new multi-functional green infrastructure, including public open space <u>in accordance with Policies BE18, BE22, and BE23;</u> g. provide for appropriate landscaping and buffers along sensitive boundary adjoining the railway line; <u>and</u> b. <u>ensure any potential heritage impact is considered part of future development.</u> <p>3. Infrastructure Requirements</p> <ul style="list-style-type: none"> a. provision of for improved bus service; b. provision of for health facilities; and <p>as the site is located within a Critical Drainage Area. This development may have the potential to impact on the Critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM92	271 273	Policy R03 Paragraph 9.100	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land north of Shenfield, as shown in Appendix 2, known as Officer's Meadow and surrounding land is allocated for residential development. Development proposals should consider the following:</p> <ol style="list-style-type: none"> 1. Amount and Type of Development <ul style="list-style-type: none"> <u>Development should provide:</u> <ol style="list-style-type: none"> a. Provision for around 825 new homes of mixed size and type, including affordable housing; b. Provision of land (circa around 2.1 hectares) of land for a co-located primary school and early years and childcare nursery (Use Class D1); c. Provision for a residential care home (around 60 bed residential care home scheme as part of the overall allocation); d. Provision for 5% self-build and custom build housing across the entire allocation area; and e. Provision of 2ha of land for employment purposes. 2. Development Principles <ul style="list-style-type: none"> <u>Proposals should:</u> <ol style="list-style-type: none"> a. be the subject of a comprehensive masterplan and phasing strategy to be prepared and considered as planning applications to inform detailed proposals as they come forward; b. site is identified as a key gateway location and development should be of a design quality and layout that reflect reflects this in terms of design quality particularly its key gateway location, particularly on land near to Junction 12, A12; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> c. provide vehicular access via Chelmsford Road (A1023) and Alexander Lane; d. allow if possible potential for the diversion of Alexander Lane to creating create a quiet lane for pedestrians and cyclists, with the provision for new and improved route through the development site linking to Chelmsford Road; e. enhancing enhance sustainable links with Shenfield station and local services and facilities in the wider area; f. provide well-connected internal road layouts which allow for good accessibility; g. provision provide new multi-functional green infrastructure including public open space in accordance with Policies BE18, BE22, and BE23; h. maintain and enhance Public Right Rights of Way within the site and to the wider area; and i. protect and where appropriate enhance the Local Wildlife Site (Arnold’s Wood); and j. provide for appropriate landscaping and buffers along sensitive boundaries adjoining the A12 and railway line. <p>3. Infrastructure Requirements</p> <p><u>Proposals should:</u></p> <ul style="list-style-type: none"> a. provide pedestrian and cycle crossing points across Chelmsford Road (A1023) where appropriate; and b. provision for provide an improved bus service.; and c. the site is located within a Critical Drainage Area. This development may have the potential to impact on the Critical drainage Area in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue. <p>4. <u>Drainage</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. <u>As the site is located within a Critical Drainage Area proposals should be accompanied by an individually designed mitigation scheme to address this issue.</u></p> <p><i>Amend paragraph 9.100 as follows:</i></p> <p>Given the scale of development, a wide range of new community services and facilities including a new co-located primary school and early years and childcare nursery, open space and play facilities are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development.</p>	
MM93	274	Policy R04 and R05	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend the Policy to read:</i></p> <p>The Ford Headquarters and Council Depot, Warley, as shown in Appendix 2, is allocated for residential development. Development proposals should consider the following:</p> <p>1.Amount and Type of Development</p> <p><u>Developments should provide:</u></p> <ul style="list-style-type: none"> a. Provision for around 473 new homes of mixed size and type, including affordable housing; b. Provision for a residential care home (around a 60 bed <u>residential care home scheme as part of the overall allocation</u>); c. Provision for 5% self-build and custom build <u>housing</u> across the entire allocation area; and 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>d. Provision of 2ha of land for employment purposes.</p> <p>2. Development Principles</p> <p><u>Proposals should</u></p> <p>a. <u>be accompanied by a</u> comprehensive masterplan and phasing strategy to be prepared and considered as planning applications <u>inform detailed proposals as they</u> come forward;</p> <p>b. <u>provide</u> vehicular access via Eagle Way and The Drive;</p> <p>c. provide well-connected internal road layouts which allows for good accessibility;</p> <p>d. integrate existing community facilities within new development provision for new multi-functional green infrastructure including public open space;</p> <p>e. <u>provide for new multi-functional green infrastructure including public open space in accordance with Policies BE18, BE22, and BE23;</u></p> <p>f. consideration of <u>respect and respond to its</u> historic context for the area;</p> <p>g. preserve <u>and where possible enhance</u> the setting of two listed buildings on adjoining land to the west; and</p> <p>h. protect and where appropriate enhance the Local Wildlife Sites (Barrack Wood/Donkey Lane Plantation); and</p> <p>i. <u>provide an improved bus service.</u></p> <p>3. Drainage Infrastructure Requirements:</p> <p>a. Provision for improved bus service; and</p> <p>a. the site is located within a Critical Drainage Area. This development</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is located within a Critical Drainage Area proposals should be accompanied by an individually designed mitigation scheme to address this issue.</p>	
MM94	276	Policy R06	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land off Nags Head Lane, Brentwood, as shown in Appendix 2, is allocated for housing development around 125 new homes. Development proposals should consider the following:</p> <p>A. Amount and type of Development:</p> <p>a. provision for around 125 new homes of mixed size and type.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> A. <u>provide</u> vehicular access via Nags Head Lane; B. provision provide for good pedestrian and cycle connections <u>to routes identified within the Brentwood Cycle Action Plan or other relevant evidence;</u> C. provision provide for public open space <u>in accordance with policies BE18, BE22, and BE23; and</u> D. provide for sensitive landscaping along the north and eastern boundaries adjoining existing commercial development and residential dwellings; <u>and</u> 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>E. <u>ensure any potential heritage impact is considered part of any future development.</u></p> <p>2. <u>Drainage Infrastructure Requirements:</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the Critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to required <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM95	277	Policy R07	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Sow and Grow Nursery, Pilgrims Hatch, as shown in Appendix 2, is allocated for housing development. <u>38 new homes.</u> Development proposals should consider the following:</p> <p><u>A.Amount and Type of Development</u></p> <p>a. provision for around 38 new homes of mixed size and type, including affordable housing.</p> <p>a. Development Principles</p> <p><u>Proposals should</u></p> <p>i. <u>provide</u> vehicular access via Ongar Road;</p> <p>ii. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified within the Brentwood Cycle Action Plan or other relevant evidence;</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> iii. preserve the setting of the Historic Park and Garden site (South Weald Park) to west of the site; and iv. provide for sensitive landscaping along the south western boundary adjoining the allotments. <p>b. <u>Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the Critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM96	278	Policy R08	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at Mascalls Lane, Warley, as shown in Appendix 2, is allocated is allocated for housing development. <u>for 9 new homes.</u> Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p>a. provision for around 9 new homes of mixed size and type.</p> <p>Development Principles</p> <p><u>Proposals should</u></p> <p>a. <u>provide</u> vehicular access via Mascalls Lane; and</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. provide for appropriate landscaping along sensitive landscaping along the north, east and western boundaries adjoining existing residential dwellings.</p> <p>2. Drainage Infrastructure Requirements</p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require is located within a Critical Drainage Area proposals should be accompanied by an individually designed mitigation scheme to address this issue.</p>	
MM97	279	Policy R09	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land off Warley Hill, Warley, as shown in Appendix 2, is allocated for housing development. around 43 new homes. Development proposals should consider the following:</p> <p>A. Amount and Type of Development</p> <p>a. provision for around 43 new homes of mixed size and type, including affordable housing.</p> <p>1. Development Principles</p> <p><u>Proposal should</u></p> <p>a. provide vehicular access via Pastoral Way;</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> b. preserve <u>and where possible enhance</u> the setting of nearby listed buildings; <u>and</u> c. provide for sensitive landscaping throughout the site and consider the need for the retention of some existing trees on site where appropriate. <p>2. <u>Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM98	280	Policy R10	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Brentwood Railway Station car park, as shown in Appendix 2, is allocated for housing development. <u>around 100 new homes.</u> Development proposals should consider the following:</p> <p>M. Amount and Type of Development</p> <ul style="list-style-type: none"> a. provision for around 100 new homes of mixed size and type, including affordable housing. <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>Provide</u> vehicular access via St. James Road; 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>b. provision provide for good pedestrian and cycle connection <u>to routes identified within the Brentwood Cycle Action Plan or other relevant evidence;</u></p> <p>c. provision provide for public open space <u>as required by Policy BE22 and BE23; and</u></p> <p>d. development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing parking on site, in order to ensure that the current level of Town Centre public parking spaces is maintained <u>on site.</u></p> <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM99	282	Policy R11	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land off Westbury Road, Brentwood, as shown in Appendix 2, is allocated for housing development. <u>around 45 new homes.</u> Development proposals should consider the following:</p> <p>A. Provision for around 45 new homes of mixed size and type, including affordable housing</p> <p>1.Development Principles</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Westbury Road; b. site is identified as a key opportunity area within the Town Centre Design Plan and development should reflect this in terms of design quality; <u>be designed to a high standard to meet the objectives of the Town Centre Design Plan as part of a key opportunity area;</u> c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified within the Brentwood Cycle Action Plan or other relevant evidence;</u> d. preserve and where <u>appropriate possible</u> enhance the character and appearance of the <u>adjoining</u> Conservation Area which adjoins the site and its setting; e. preserve <u>and where possible enhance</u> the setting of nearby listed buildings; f. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic core of Brentwood; and g. development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing parking on site, in order to ensure that current level of <u>Town Centre</u> public parking spaces is maintained <u>on site</u>. <p><u>2. Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM100	283	Policy R12	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at Hunter House, as shown in Appendix 2, is allocated for housing development around 48 new homes. Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 48 new homes of mixed size and type, including affordable housing.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Western Road; b. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified within the Brentwood Cycle Action Plan or other relevant evidence</u>; and c. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic core of Brentwood. <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM101	285	Policy R13	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Chatham Way car park, Brentwood, as shown in Appendix 2, is allocated for housing development around 31 new homes. Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 31 new homes of mixed size and type, including affordable housing.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Chatham Way; b. provision <u>provide for good</u> pedestrian and cycle connections; c. possible retention <u>retain of as much</u> public car parking <u>as possible along with Westbury Road and William Hunter Way Housing sites</u>; d. preserve and where appropriate <u>possible</u> enhance the character and appearance of the Conservation Area which the site is situated within <u>the site</u>; e. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic core of Brentwood.; and f. development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing parking on site, in order to ensure that the current level of Town Centre public parking spaces is maintained <u>on site</u>. 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>2. Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM102	286	Policy R14	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>William Hunter Way car park, Brentwood, as shown in Appendix 2, is allocated for <u>housing and retail development around 300 new homes and retail. Development proposals should consider the following:</u></p> <p><u>A.Amount and Type of Development</u></p> <p>a.provision for around 300 new homes of mixed size and type, including affordable housing; and</p> <p>b.provision for retail use.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via William Hunter Way; b. site is identified as a key opportunity area within the Town Centre Design Plan and development should reflect this in terms of design quality; <u>be designed to a high standard to meet the objectives of the Town Centre Design Plan as part of a key opportunity area;</u> 	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<ul style="list-style-type: none"> c. <u>be the subject of a</u> comprehensive masterplan to be developed <u>to inform detailed proposals as they come forward, to include with</u> full consideration of the sensitive site edges; d. provision provide for good pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence;</u> e. preserve and where appropriate possible enhance the character and appearance of the adjacent Conservation Area <u>and its setting which adjoins the site;</u> f. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic core of Brentwood.; and g. development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing parking on site, in order to ensure that the current level of Town Centre public parking spaces is maintained <u>on site.</u> <p><u>2. Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM103	288	Policy R15	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Wates Way Industrial Estate, Brentwood, as shown in Appendix 2, is allocated for <u>around 80 new homes housing</u> and retail development. Development proposals</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>should consider the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 80 new homes of mixed size and type, including affordable housing; and</p> <p>b.provision for retail/ commercial use.</p> <p>1.Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Ongar Road; b. provision <u>provide for</u> public open space <u>as required by policies BE22 and BE23</u>; c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence</u>; and d. <u>be accompanied by a heritage assessment</u> consideration of historic context for the area. <p><u>2. Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM104	289	Policy R16 & R17	<i>Remove capital letters and replace them with numbers.</i>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><i>Amend Policy to read:</i></p> <p>Land off Doddinghurst Road, Pilgrims Hatch and Brentwood as shown in Appendix 2, is allocated for <u>around 200 new homes. residential development. Development proposals should consider the following:</u></p> <p><u>A. Amount and Type of Development</u></p> <p><u>a.provision for around 200 new homes of mixed size and type, including affordable housing.</u></p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Doddinghurst Road; b. <u>provision provide for</u> public open space <u>as required by policies BE22 and BE23;</u> c. <u>provision provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence; and</u> d. provide for appropriate landscaping and buffers along sensitive boundary adjoining the A12; <u>and</u> e. <u>Provide improved bus service</u> <p><u>2.Drainage Infrastructure Requirements</u></p> <p><u>a.provision for improved bus service; and</u></p> <p><u>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM105	290	<p>Policy R18 Paragraph 9.165</p>	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land off Crescent Drive, Shenfield, as shown in Appendix 2, is allocated for <u>around 35 new homes</u>. housing development. Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p style="padding-left: 40px;">B. provision for around 55 new homes of mixed size and type, including affordable housing.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Crescent Drive; b. provision for public open space <u>as required by policies BE22 and BE23;</u> c. protect and enhance landscape boundaries to the south west of the site; d. protect existing site trees within the development site; and e. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence.</u> <p><u>2. Drainage Infrastructure Requirements</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site <u>is likely to require is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p> <p><i>Amend paragraph 9.165 to read:</i></p> <p>This site is located in the south west of Shenfield on land adjoining Brentwood Community Hospital off Crescent Drive. The site is adjoined by residential dwellings on the north, east and southern boundaries. The site will provide for around 55 <u>35</u> homes, anticipated to be delivered between 2021/22 and 2023/24. It will provide a mix of size and type of homes including affordable in accordance with the Council's policy requirements.</p>	
MM106	292 293	Policy R19 Paragraph 9.171 Paragraph 9.175 New paragraph following para 9.175	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at Priests Lane, Shenfield, as shown in Appendix 2, is allocated for <u>around 45 new homes and a care home to provide around 40 bed spaces.</u> residential development. Development proposals should consider the following:</p> <p>A. Amount and Type of Development</p> <p>A. provision for around 75 new homes of mixed size and type, including affordable housing; and</p> <p>B. potential for the provision of a care home (around 40 bed scheme as part of the overall allocation).</p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>1. Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access points via Priests Lane; b. provision <u>provide for</u> public open space <u>as required by policies BE22 and BE23 or a financial contribution towards other open space improvements within the borough;</u> c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence.</u>; and d. provision <u>provide land</u> for Endeavour School expansion. e. <u>Provide replacement playing filed provision in the form of an appropriate financial contribution being made towards new or enhanced playing field projects within the Borough.</u> <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require is <u>located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p> <p><i>Amend paragraph 9.171 to read:</i></p> <p>This site is located to the south of Shenfield on land off Priests Lane. The site adjoins the railway line on the south eastern boundary and residential dwellings on the north, east and southern boundaries. The site will provide for around 75 <u>45</u> homes, anticipated to be delivered between 2021/22 and 2022/23. It will provide a mix of size and type of homes including affordable and older persons housing in accordance with the Council's</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>policy requirements.</p> <p><i>Amend paragraph 9.175 to read:</i></p> <p>The Endeavour School (a Special Educational Needs school), which adjoins the site to the south, is seeking to expand to accommodate a 6th form. <u>Essex County Council welcomes this proposal and intends to commission some of the places for local children with an Education Health and Care Plan. The 6th form provision will enable local children to continue their education within their community and reduce travel time to specialist establishments elsewhere.</u> The school does not currently have the available land to expand. Land adjoining the school within the development site should be utilised to accommodate the expansion.</p> <p>Add new paragraph to follow para 9.175 to read:</p> <p><u>The development of the site will result in the loss of land last used as Brentwood Ursuline School’s detached playing fields and was also used by local football clubs. The Councils’ Playing Pitch Strategy identifies deficiencies in playing pitch provision and recommends that the loss of this site be mitigated through the development of replacement facilities elsewhere in the Borough. Development of this site will therefore be expected to mitigate the loss of the playing fields through an appropriate financial contribution being secured towards the delivery of off-site playing field projects.</u></p>	
MM107	293	Policy R20	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at The Eagle and Child Pub, Shenfield, as shown in Appendix 2, is allocated for <u>around 20 new homes. housing development. Development proposals should</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>consider the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 20 new homes of mixed size and type, including affordable housing.</p> <p>1.Development Principles</p> <p><u>Proposals should</u></p> <p>a. <u>provide</u> vehicular access via Chelmsford Road (A1023).</p> <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM108	294	Policy R21	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land south of Ingatestone, comprising former garden centre and A12 works site, as shown in Appendix 2, is allocated for <u>around 161 new homes. housing development.</u> Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a.provision for around 161 new homes of mixed size and type.</p> <p>1.Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Roman Road; b. provision <u>provide</u> for public open space <u>as required by policies BE22 and BE23;</u> c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence;</u> d. provide for appropriate landscaping and buffers along sensitive boundary adjoining the A12 and railway line; and heritage assessment taking account of archaeological potential for the proximity to Roman Road e. <u>be accompanied by a heritage assessment taking account of archaeological potential for the proximity to Roman Road.</u> <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a. the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM109	295	Policy R22	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land adjacent to the A12, Ingatestone, as shown in Appendix 2, is allocated for <u>around 57 new homes. housing development. Development proposals should consider</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 57 new homes of mixed size and type.</p> <p>1.Development Principles</p> <p><u>Proposals should</u></p> <ul style="list-style-type: none"> a. <u>provide</u> vehicular access via Roman Road; b. provision <u>provide for</u> public open space <u>as required by policies BE22 and BE23</u>; and c. provide for appropriate landscaping and buffers along sensitive boundary adjoining the A12; <u>and</u> d. <u>ensure any potential heritage impact is considered part of any future development.</u> <p><u>2.Drainage Infrastructure Requirements</u></p> <p>a.the site is located within a Critical Drainage Area. This development may have the potential to impact on the critical Drainage Area in respect of surface water flooding. As a result of this, the site is likely to require <u>is located within a Critical Drainage Area proposals should be accompanied by</u> an individually designed mitigation scheme to address this issue.</p>	
MM110	297	Policy R23	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend policy to read:</i></p> <p>Brizes Corner Field, Kelvedon Hatch, as shown in Appendix 2, is allocated for <u>around 23 new homes. housing development. Development proposals should consider</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 23 new homes of mixed size and type.</p> <p>1.Development Principles</p> <p><u>Proposals should</u></p> <p>a. <u>Provide</u> vehicular access via Blackmore Road; and</p> <p>provision <u>provide for</u> public open space <u>as required by policies BE22 and BE23.</u></p>	
MM111	298	Policy R24	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land off Stocks Lane, Kelvedon Hatch, as shown in Appendix 2, is allocated for <u>around 30 new homes.</u> housing development. Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p>a.provision for around 30 new homes of mixed size and type.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <p>a. <u>provide</u> vehicular access via Blackmore Road; and</p> <p>provision <u>provide for</u> public open space <u>as required by policies BE22 and BE23.</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
MM112	299 300	Policy R25 Paragraph 9.197 Add new paragraph following para 9.197 Paragraph 9.199	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land north of Blackmore, as shown in Appendix 2, is allocated for <u>around 30 new homes</u>. housing development. Development proposals should consider the following:</p> <p>A. Amount and Type of Development</p> <p>a.provision for around 40 new homes of mixed size and type;</p> <p>b.a minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age. These dwellings should comprise affordable housing. A person with a strong local connection should meet one of the following criteria:</p> <p>i.existing local residents requiring separate accommodation; or ii.close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or iii.people whose work provides an important and necessary local service.</p> <p>In the context of this policy “local” means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.</p> <p><u>1.</u> Development Principles</p> <p><u>Proposals should:</u></p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>a. <u>Provide a minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age.</u></p> <p>b. <u>provide</u> vehicular access via Redrose Lane <u>or Nine Ashes Road</u>;</p> <p>c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence</u>;</p> <p>d. provision <u>provide</u> for public open space <u>as required by policies BE22 and BE23</u>; and</p> <p>e. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic settlement of Blackmore.</p> <p><i>Amend paragraph 9.197 to read:</i></p> <p>The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. Residential properties adjoin the site on the southern boundary. The site will provide for around 40 <u>30</u> homes anticipated to be delivered between 2023/24 and 2024/25. It will provide a mix of size and type of homes including affordable in accordance with the Council's policy requirements.</p> <p><i>Add an additional paragraph following paragraph 9.197 to read:</i></p> <p><u>25% of the new homes are reserved for people with a strong local connection. This would include:</u></p> <ul style="list-style-type: none"> • <u>existing local residents requiring separate accommodation; or</u> • <u>close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or</u> • <u>people whose work provides an important and necessary local service.</u> <p><u>In the context of this policy "local" means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><i>Amend paragraph 9.199 to read:</i></p> <p>The development will consider an appropriate main vehicular access via Redrose Lane <u>or Nine Ashes Road.</u></p>	
MM113	300 301	<p>Policy R26</p> <p>Paragraphs 9.201 and 9.203</p> <p>Add new paragraph following para 9.201</p>	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend policy to read:</i></p> <p>Land north of Orchard Piece, Blackmore, as shown in Appendix 2, is allocated for <u>around 20 new homes.</u> housing development. Development proposals should consider the following:</p> <p>A. Amount and Type of Development</p> <p>a.provision for around 30 new homes of mixed size and type.</p> <p>b.A minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age. These dwellings should comprise affordable housing. A person with a strong local connection should meet one of the following criteria:</p> <p>(i) existing local residents requiring separate accommodation; or</p> <p>(ii) close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or</p> <p>(iii) people whose work provides an important and necessary local service.</p> <p>In the context of this policy “local” means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.</p>	Justified Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>1. Development Principles</p> <p><u>Proposals should:</u></p> <ol style="list-style-type: none"> a. <u>Provide a minimum of 25% of the proposed dwellings to be reserved for people with a strong and demonstrable local connection or those over 50 years of age;</u> b. <u>provide</u> vehicular access via Redrose Lane, <u>Orchard Piece or Fingrith Hall Lane;</u> c. provision <u>provide for good</u> pedestrian and cycle connections <u>to routes identified in the Brentwood Cycle Action Plan or other relevant evidence;</u> d. provision <u>provide for</u> public open space <u>as required in policies BE22 and BE23;</u> and e. <u>be accompanied by a</u> heritage assessment taking account of archaeological potential for the historic settlement of Blackmore. <p><i>Amend paragraph 9.201 to read:</i></p> <p>The site is located to the north of Blackmore on land off Redrose Lane and Woollard Way. Residential properties adjoin the site on the southern boundary. The site will provide for around 30 <u>20</u> homes anticipated to be delivered between 2021/22 and 2022/23. It will provide a mix of size and type of homes including affordable in accordance with the Council’s policy requirements.</p> <p><i>Add an additional paragraph following para 9.201 to read:</i></p> <p><u>25% of the new homes are reserved for people with a strong local connection. This would include:</u></p> <ul style="list-style-type: none"> • <u>existing local residents requiring separate accommodation; or</u> 	

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			<ul style="list-style-type: none"> • <u>close relatives of existing local residents who have a demonstrable need to either support or be supported by them; or</u> • <u>people whose work provides an important and necessary local service.</u> <p><u>In the context of this policy “local” means a parish or ward, or in exceptional circumstances, adjacent parishes or wards.</u></p> <p><i>Amend parargaph 9.203 to read:</i></p> <p>The development will take its <u>consider an appropriate</u> main vehicular access from <u>via</u> Redrose Lane, <u>Orchard Piece or Fingrith Hall Lane</u>. It will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network.</p>	
MM114	302	Policy E11	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land south east of M25 Junction 29, as shown in Appendix 2, is allocated to provide high quality employment development and significant number of jobs. <u>Development proposals should consider the following: for at least 26.0 ha of land for offices (within Class E), B2 and B8 development. Other subsidiary employment generating development within classes C1, E and F1 (or other sui generis employment generating development) may be permitted as a means of supporting these principal employment uses.</u></p> <p>A.Amount and Type of Development</p> <p>a.at least 25.85 ha of land for employment use (principally use classes B1, B2, B8 and any associated employment generating sui generis uses) taking</p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>account of market needs along with ancillary and supporting uses.</p> <p>N. Supporting On-site Development</p> <p>a. ancillary uses, for example:</p> <p> i. use class C1 hotel;</p> <p> ii. use classes A1 to A4 including small shops and eateries; and/or</p> <p> iii. use class D1 including day nurseries, creches and health services.</p> <p>1. Development Principles</p> <p><u>Proposals should</u></p> <p>a. landscaping and earthworks within the gross site area and in particular in the southern part of the allocated area, will enable the formation of a developable site and <u>be accompanied by a high quality landscaping scheme (including a scheme of maintenance) for the site as a whole with the objective also to</u> provide improved visual amenity between the site and surrounding land. Landscaping provided is to be retained thereafter;</p> <p>b. site is identified as a key gateway location and development should reflect this in terms of design quality <u>be of a high quality in terms of its design and layout to reflect its status as a key gateway site;</u></p> <p>c. <u>consider the protection</u> protect and where appropriate <u>possible</u> enhance the adjoining Local Wildlife Site (Hobbs Hole); and</p> <p>d. preserve and where appropriate <u>possible</u> enhance <u>the</u> Public Right of Way through the site;</p> <p>2. Infrastructure Requirements</p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>Proposals should:</u></p> <ul style="list-style-type: none"> a. Land <u>provide 2 separate (circa 0.13 hectares each) of land</u> for two stand-alone early years and childcare nurseries (Use Class D1) (within class E); b. highway works including potential access points via M25 Junction 29 and Warley Street (B186) and associated slip roads <u>provide access where possible via M25 Junction 29 and Warley Street (B186);</u> c. provide well-connected internal road layouts which allows good accessibility for bus services; d. provision <u>provide for</u> new public transport links with the surrounding area; and e. provision <u>provide for</u> good walking and cycling connections within the site and to the surrounding area. 	
MM115	304	<p>Policy E12</p> <p>Add new paragraph following para 9.214</p>	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at Childerditch Industrial Estate, as shown in Appendix 2, is allocated for <u>20.64 ha of employment use land (within Class E), B2 and B8. Other subsidiary employment generating development within classes C1, E and F1 (or other sui generis employment generating development) may be permitted as a means of supporting these principal employment uses.</u> Development proposals should consider the following:</p> <p><u>A.Amount and Type of Development</u></p> <p><u>a.20.64 ha of employment land (principally use classes B1, B2, B8 and any</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>associated employment generating sui generis uses), including elements of landscaping to improve visual amenity.</p> <p>1. Development Principles</p> <p><u>Proposals should:</u></p> <ul style="list-style-type: none"> a. <u>provide</u> access via eastbound A127; b. provision <u>provide for improved good</u> walking and cycling links connections <u>with within</u> the <u>site and</u> surrounding area; c. consideration for improvements to A127 junction; <u>and</u> d. provides opportunity to expand an existing the employment site and improve site layout; <u>and</u> e. <u>ensure any potential heritage impact is considered part of future development.</u> <p>Add a new paragraph following paragraph 9.214 to read:</p> <p><u>The proposed development area is at potential risk of flooding from surface water as shown on the Environment Agency surface water flooding maps. Any development within this area should be directed away from areas of existing flooding and, where possible, should have a positive impact on existing areas of flood risk downstream of the development. It should be ensured that any development within this area complies with flood risk mitigation measures outlined in the Essex SuDS guide.</u></p>	
MM116	305	<p>Policy E10</p> <p>Add new paragraph following para</p>	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land north east of M25 Junction 29 is allocated for <u>9.6 ha of</u> employment use <u>land</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
		9.219	<p><u>(within Class E) B2 and B8 development</u> as shown in Appendix 2. <u>Other subsidiary employment generating development within classes C1, E and F1 (or other sui generis employment generating development) may be permitted as a means of supporting these principal employment uses.</u> Development proposals should consider the following:</p> <p>A.Amount and Type of Development</p> <p style="padding-left: 40px;">a.9.6 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses); and</p> <p style="padding-left: 40px;">b. 8.0 ha of land to provide for landscaping, amenity, access and ancillary uses to support the sustainability of the site.</p> <p>1.Development Principles</p> <p><u>Proposals should:</u></p> <p>a. <u>provide</u> access via M25 Junction 29 <u>and/or Warley Street (B186)</u>;</p> <p>b. <u>preserve the setting</u> protect and where appropriate enhance of the adjoining Local Wildlife Site (Codham Hall Wood);</p> <p>c. preserve and where <u>possible appropriate</u> enhance the Public Right of Way through <u>the</u> site; and</p> <p>d. <u>provision provide of improved good</u> walking and cycling connections with within the site and to the wider surrounding area.</p> <p>Add new paragraph following paragraph 9.219 to read:</p> <p><u>The proposed development area is at potential risk of flooding from surface water as shown on the Environment Agency surface water flooding maps. Any development within this area should be directed away from areas of existing flooding and, where possible, should have a positive impact on existing areas of</u></p>	

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>flood risk downstream of the development. It should be ensured that any development within this area complies with flood risk mitigation measures outlined in the Essex SuDS guide.</u></p>	
MM117	306	<p>Policy E13</p> <p>Add new paragraph following para 9.244</p>	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land at East Horndon Hall is allocated for <u>5.5 ha of employment land (within Class E) B2 and B8 development. Other subsidiary employment generating development within classes C1, E and F1 (or other sui generis employment generating development) may be permitted as a means of supporting these principal employment uses. employment use. Development proposals should consider the following:</u></p> <p><u>A.Amount and Type of Development</u></p> <p><u>a.5.5 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses), including elements of landscaping to improve visual amenity.</u></p> <p>1. Development Principles</p> <p><u>Proposal should:</u></p> <p>a. <u>provide</u> improved sustainable links to Dunton Hills Garden Village proposals and west Horndon Station;</p> <p>b. <u>provide</u> access via Old Tilbury Road;</p> <p>c. <u>provision provide for improved good</u> walking and cycling connections within the site and to the <u>wider surrounding</u> area;</p> <p>d. <u>be accompanied by a full traffic assessment and Travel Plan;</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>e. preserve protect and enhance the setting of nearby listed buildings, East Horndon Hall and All Saints Church; and</p> <p>f. <u>ensure a Heritage Impact Statement is prepared for East Horndon Hall ahead of any future planning application.</u></p> <p>Add new paragraph following paragraph 9.224 to read:</p> <p><u>The proposed development area is at potential risk of flooding from surface water as shown on the Environment Agency surface water flooding maps. Any development within this area should be directed away from areas of existing flooding and, where possible, should have a positive impact on existing areas of flood risk downstream of the development. It should be ensured that any development within this area complies with flood risk mitigation measures outlined in the Essex SuDS guide.</u></p>	
MM118	307 308	Policy E08 Paragraph 9.227	<p><i>Remove capital letters and replace them with numbers.</i></p> <p><i>Amend Policy to read:</i></p> <p>Land adjacent to A12 and slip road, Ingatestone is allocated for <u>2.06 ha of employment use land (within Class E) B2 and B8 development. Other subsidiary employment generating development within classes C1, E and F1 (or other sui generis employment generating development) may be permitted as a means of supporting these principal employment uses. Development proposals should consider the following:</u></p> <p><u>A.Amount and Type of Development</u></p> <p><u>a.2.06 ha of employment land (principally use classes B1, B2, B8 and any</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p>associated employment generating sui generis uses).</p> <p>1. Development Principles</p> <p><u>Proposals should:</u></p> <p>a. <u>provide employment that delivers job opportunities, taking account of market needs;</u></p> <p>b. <u>provide safe and suitable access(es) for all highway users, including pedestrians and cyclists to be achieved in consultation with, and subject to the satisfaction of the Highway Authority, and Highways England who control the A12 and its slip roads access via Roman Road (B1002) with potential highway improvements;</u></p> <p>c. provision <u>provide for improved good</u> walking and cycling connections within the site and the surrounding area; and</p> <p>d. <u>be accompanied by a</u> full traffic assessment and Travel Plan to accompany an application.</p> <p>Amend paragraph 9.227 to read:</p> <p><u>The development should achieve safe and suitable access(es), for all highway users, including pedestrians and cyclists. This will need to be undertaken in consultation with ECC as the Highway Authority, and Highways England who control the A12 and its slip roads. The development will take its main vehicular access from Roman Road (B1002).</u> It will be expected to adequately mitigate its likely impacts on the performance of the local and strategic road network.</p>	
MM119	362	Appendix 3 (Monitoring Framework)	<p><i>Insert the following text after the third sentence in 'indicators' column for Policy NE01:</i></p> <p><u>Increase in Positive Conservation Management of Local Sites (LoWS and LoGS)</u></p>	Effective

Ref	Page	Policy / Paragraph Reference	Suggested Modification	Reason for Modification
			<p><u>for reporting to Government SDL 160-00</u></p>	
MM120	378	Appendix 6 (Glossary)	<p><i>Amend 'Heritage Asset' as follows:</i></p> <p>Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways and highways; public transport; drainage, SuDs and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband and facilities for specific sections of the community such as youth or the elderly.</p> <p><u>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).</u></p>	Consistent with national policy