

**Terms of Reference and Site Area for Development Brief -
Dorothy Sayers Drive/Laburnum Way Shops and Rickstones Pavilion Area**

Agenda Item 6(b)

Portfolio Area: N/A
Report Presented by: Darren Roberts

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| Background Papers: | <ul style="list-style-type: none"> - Minutes of the Local Development Framework Panel 4th September 2008 - Minutes of Witham Local Committee 15th July 2008 - Planning and Development Briefs: A Guide to Better Practice 1997 - Planning Policy Statement 12 |
| Corporate Implications: | <ul style="list-style-type: none"> • The preparation of the Development Brief will be outsourced to consultants. This is to be financed from the Housing and Planning Delivery Grant 2009/2010 • Agreement of landowners will be required to any redevelopment. |
| Options: | <ol style="list-style-type: none"> 1. Agree Terms of Reference and Site Area for Development Brief 2. Amend Terms of Reference and Site Area for Development Brief |
| Risks: | <ul style="list-style-type: none"> • Insufficient funding from Housing and Planning Delivery Grant to appoint consultants to prepare Development Brief. • Increased costs from consultants associated with preparing the Development Brief. • Landowners and/ or tenants may not agree to redevelopment proposals • Viability study may demonstrate that redevelopment cannot take place in the preferred form |

Executive Summary

This report sets out the proposed Terms of Reference and Site Area for the Dorothy Sayers/Laburnum Way Shops and Rickstones Pavilion Development Brief.

Decision

It is RECOMMENDED that Members approve the Terms of Reference and Site Area for the Dorothy Sayers/Laburnum Way Shops and Rickstones Pavilion Development Brief

**Terms of Reference and Site Area for Development Brief -
Dorothy Sayers Drive/Laburnum Way Shops and Rickstones Pavilion Area**

1. At the Witham Local Committee on the 15th July 2008, members recommended to the Local Development Framework Panel that a development brief should be prepared for the Rickstones Pavilion and the surrounding area. At the Local Development Framework Panel on the 4th September 2008, the Panel agreed that the re-development of the Rickstones Pavilion area was needed and a development brief would bring consistency and order to the area. The Head of District Development was asked to include the preparation of the brief in the work programme for 2009/10 and to investigate funding via the Housing and Planning Delivery Grant (HPDG) to outsource the preparation of the document. As yet the Council has not been advised of the level of HPDG that will be awarded this year. An announcement is expected in July or August. This report sets out the proposed terms of reference and site area for the brief so that consultants can be appointed once the allocation of HPDG has been agreed.
2. The proposed site currently has no designation on the Proposals Map of the Braintree District Local Plan Review 2005. Part of the proposed site is situated within the land ownership of Braintree District Council and the remainder of the site is in private ownership. Landowners have been notified of the proposal to prepare a development brief for the site.
3. The Development Brief would be published as a supplementary planning document in accordance with the advice given in Planning Policy Statement 12 entitled 'Local Spatial Planning' The Development Brief would provide guidance for the landowners and developers to prepare plans to improve the public realm, ensuring high quality development which meets the requirements of the District Council, Highway Authority, other services and the local community. It would provide a basis for consideration and determination of any future planning applications.

Content of Development Brief

4. It is proposed that the Development Brief would include Rickstones Pavilion, The Little Elms Public House, the existing shop/takeaway and residential units and car park as identified on the plan in Appendix A. The site area is approximately 6,600 sq metres.
5. The Development Brief would investigate the potential of redeveloping the site area as a mixed-use scheme to include residential, retail and community facilities. A financial viability assessment would also be required to determine if the Development Brief could be delivered. The brief will also include principles for the design and layout of any redevelopment and improvement of the public realm.
6. Consultation with the local community landowners and tenants and the preparation of a sustainability appraisal/strategic environmental assessment will also be required as part of the brief preparation
7. The terms of reference for the brief will therefore be:
 - i) To prepare a development brief to provided guidance on how the area identified on the plan at Appendix A could be developed for mixed-uses to include residential, retail and community uses
 - ii) To indicate principles for design and layout including improvement of the public realm
 - iii) To examine the viability of the proposed development
 - iv) To carry out public consultation as part of the preparation of the brief

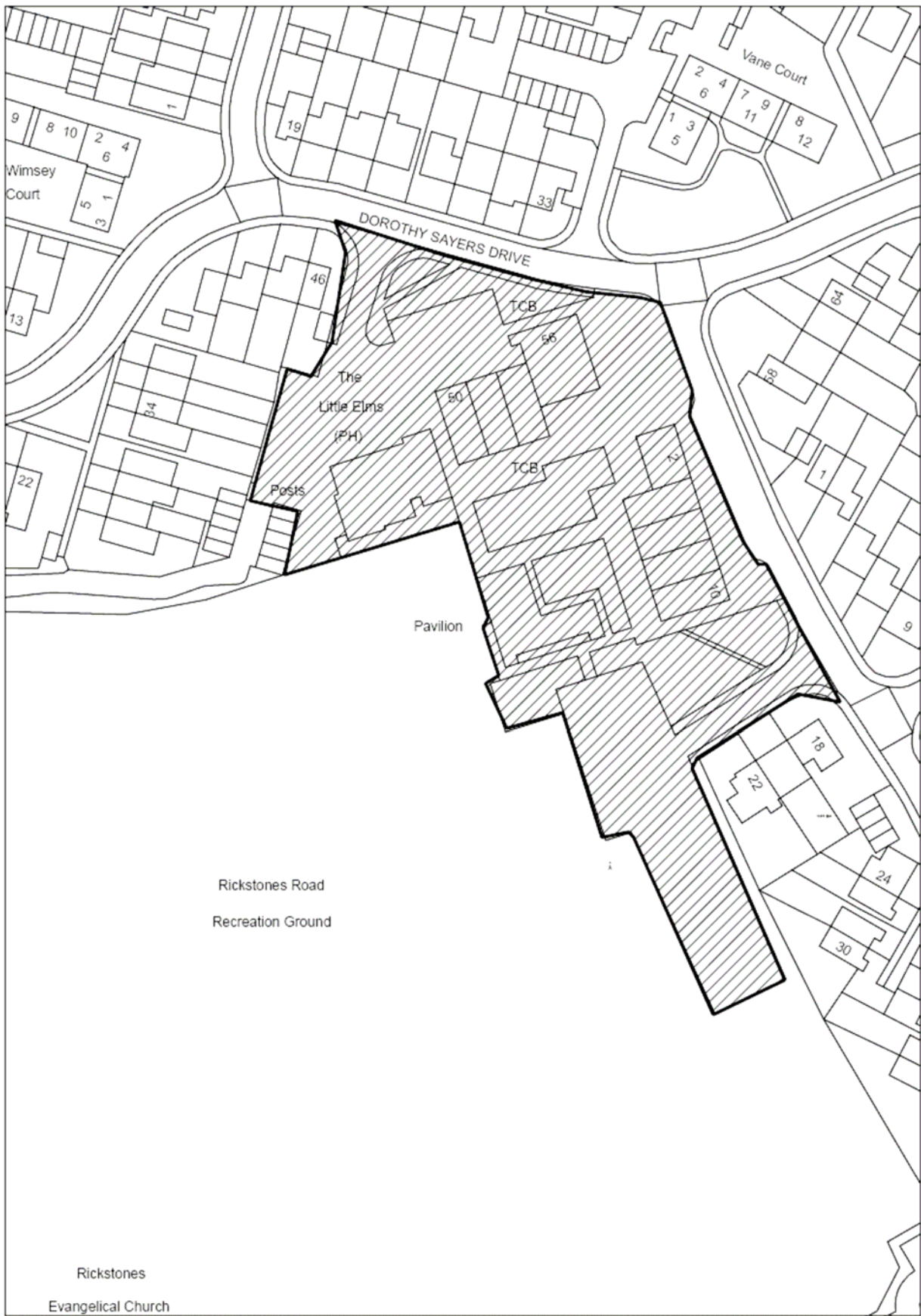
- v) To prepare a sustainability appraisal/strategic environmental assessment

Timescale for Delivery of the Development Brief

8. It is anticipated that Cabinet will decide on the allocation of the Housing and Planning Delivery Grant in September 2009. If resources are approved we propose to appoint consultants in October 2009 to prepare the Development Brief and it is anticipated that it would be completed in approximately February 2010.

Corporate Implications				
Financial:	The preparation of the Development Brief will be outsourced to consultants. This is to be financed from the Housing and Planning Delivery Grant 2009/2010			
Legal:	Agreement of landowners will be required to any redevelopment.			
Equalities & Diversity:	May be an opportunity to provide affordable housing and offer a more diverse range of shopping and community facilities (“Housing and Transport Meet Local Needs”)			
Customer Impact:	Some impacts on existing tenants and residents in the immediate area and improvements to lifestyle will hopefully result from improved facilities (“Everyone Can Enjoy a Healthy Lifestyle”)			
Environment & Climate Change:	Any new development will have to incorporate sustainable construction and maintenance methods. (“The Environment is Clean and Green”)			
Consultation/Community Engagement:	Local Committees	Y	Partners	N
	Public	Y	Staff	Y
Key Decision:	No			
Public/Private Report:	Public			
Officer Contact:	Darren Roberts			
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Appendix A



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