

**Local Development Framework Panel
6th February 2012**



Report on Proposed Master Plan for Great Notley Employment Growth Location		Agenda No: 5
Corporate Priority:	Environment is clean and green, business is encouraged and local economy prospers.	
Report presented by:	Eleanor Dash	
Report prepared by:	Covering report- Eleanor Dash. Master Plan - Countryside Properties.	
Background Papers	Braintree District Council Core Strategy. Master Plan, Land west of A131, Great Notley accompanies this report.	Public Report Yes
Options: To approve, or not approve, the Master Plan for the Employment Growth Location on Land West of the A131, Great Notley.		Key Decision: No
Executive Summary: The Master Plan for the proposed business park at Great Notley has been prepared by Countryside Properties. It is in accordance with the Core Strategy and sets out the principles for the development of this strategic employment site and the structural landscape proposals for the site.		
Decision: To approve the Master Plan for Land west of the A131, Great Notley as a material planning consideration.		
Purpose of Decision: To approve the Master Plan as a material planning consideration to enable development proposals to be progressed for this site.		
Corporate implications [should be explained in detail]		
Financial:	Land values relating to development proposed. S106 payments related to proposed development.	
Legal:	The approved Master Plan must be in conformity with the Core Strategy. The approved Master Plan will be a material planning consideration in the development of this strategic site.	
Equalities/Diversity	Proposed development and protection of the environment have an impact upon equality/diversity	
Customer Impact:	Impact of planning proposals and future planning decisions	
Environment and Climate Change:	Report makes recommendations relating to development of land and protection of land for structural landscaping, which will have effects upon the environment and climate change.	
Consultation/Community Engagement:	The public were consulted on the principle of employment development in this location when the Core Strategy was prepared. Countryside held a public consultation on the Master Plan proposals.	
Risks:	Risk of Master Plan not being approved.	

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The Master Plan is provided as a separate document accompanying this report.

1. Policy Background

1.1 The Council recognised the need for the allocation of strategic sites for employment in the Core Strategy, in order to aim to meet the target of providing 14,000 additional jobs in the District between 2001 and 2026. The Core Strategy therefore identified two strategic sites for employment; this site to the west of the A131 at Great Notley and part of the mixed use strategic site north of Springwood Drive/ off Panfield Lane in Braintree. The boundary of the Great Notley employment area is defined on Inset 1b of the Core Strategy and is now set out as the boundary of the Master Plan.

1.2 The Core Strategy policy CS4 specifies that the Great Notley site would be an 18.5 hectare business park, with light industrial, business and general industrial, storage and distribution and hotel uses, plus 7 hectares of structural landscaping and wildlife corridor. It also specifies that the overall amount of storage and distribution use on the site is restricted to no more than 40% of the total floor area and the size of the largest unit is restricted to 7,500 sq metres.

1.3 The Master Plan, which has been prepared by Countryside Properties, sets out the boundaries of the employment area and of the structural landscaping and wildlife corridor, in accordance with the requirements of the Core Strategy. The Master Plan includes an indicative layout and indicative parameters plan showing maximum building heights for different parts of the site. However, such details are purely indicative and are not for approval as part of the Master Plan. These issues, together with sustainability issues, detailed design, use of materials, travel plan and lighting, will all be considered in subsequent planning applications.

1.4 The Core Strategy states that the Master Plan should be approved by the Council as a material consideration. This means that it will be taken into consideration when development proposals are prepared and when planning applications are determined for this site.

2. Masterplan Proposals

2.1 This location west of the A131 is an important gateway to the District, adjacent to the Great Notley Garden Village. It is also adjacent to the Country Park and one of the key issues, which was considered in the preparation of the Master Plan, was ensuring an appropriate relationship with neighbouring uses.

2.2 The Master Plan sets out key issues and constraints and identifies opportunities for approximately 2,000 jobs at the Business Park, which could reduce out-commuting from the District. There have been detailed discussions with Council officers concerning the proposals and public consultation on the options. The site is well related to the A120 and to the A131. Access to the site is from the Cuckoo Way (Tesco) roundabout. The Master Plan identifies indicative footpath and cycleway links and refers to provision of public transport and a green travel plan.

2.3 It sets out the three landscape framework options that were considered. The selected solution proposes a landscaping approach which buffers the site on its countryside edge, but also enables some appreciation of development, which will need to be to a high quality design in views from the A131. It also provides an area of woodland between the Country Park and the Business Park.

2.4 The layout and sections through the site are only indicative and these details will be considered as part of the determination of planning applications for the site. The Preferred Master Plan Framework setting out the details of the structural landscaping is on page 16 of

the Master Plan. Officers consider that the Master Plan is in accordance with the Core Strategy requirements, has appropriate structural landscaping and will provide a good basis for future detailed development proposals for the Business Park.