

Proposal to Amend the Core Strategy Sible Hedingham Regeneration Area Boundary

Portfolio Area: Cllr Harley Cabinet Member for Enterprise and Culture
Report Presented by: Eleanor Dash Planning Policy Manager

Background Papers: One District One Vision A Draft Strategy for People and Places in the Braintree District to 2025
Please refer to table at end of report.
Corporate Implications:
Options: 1. To approve the recommendation set out at the end of this report.
2. Not to approve the recommendation.
Risks: That the Core Strategy could be found unsound

Executive Summary

The owner of the Rockways factory at Station Road, Sible Hedingham wishes to move to a smaller site within the District and has approached the Premdor site agents and BDC to see if his land could be included in the proposed regeneration area for Sible Hedingham.

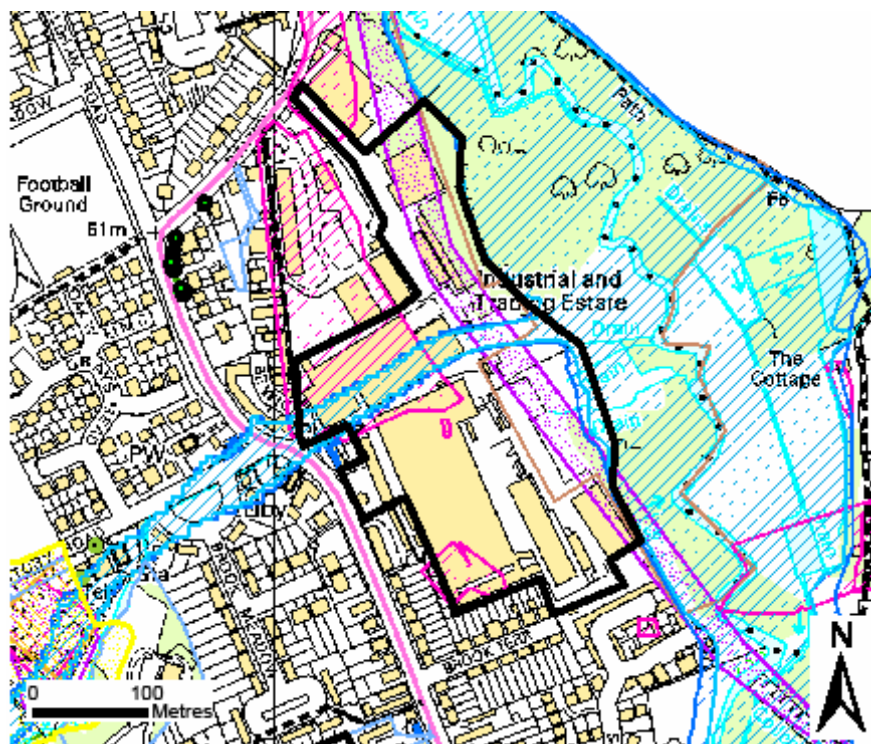
Decision

To agree to include the Rockways factory site with the Premdor site as the Sible Hedingham Regeneration area, subject to a policy in the Core Strategy which will require a comprehensive masterplan and draft S106 agreement for the whole regeneration area to be submitted before any application for planning permission.

1. Background

1.1 The Core Strategy preferred options documents set out the major growth locations and proposed mixed use regeneration sites in two Key Service Villages in the District. This included in paragraph 4.3 on page 30; *“Providing about 200 new dwellings in total on proposed mixed use regeneration sites in Silver End and Sible Hedingham”*

1.2 In Sible Hedingham this regeneration area was the site currently occupied by the Premdor factory, which closed in September this year. Map 1 shows the current boundary of the regeneration area, outlined in black.



Map1 Current Boundary of Regeneration Site

1.3 The Council has been working closely with the agents for Premdor and Sible Hedingham Parish Council over the last 18 months to put together a masterplan for the area, which the agents will use as the basis for an application for outline planning permission. The most recent masterplan includes around 190 dwellings, health centre, allotments, employment and substantial areas of open space.

2. Rockways

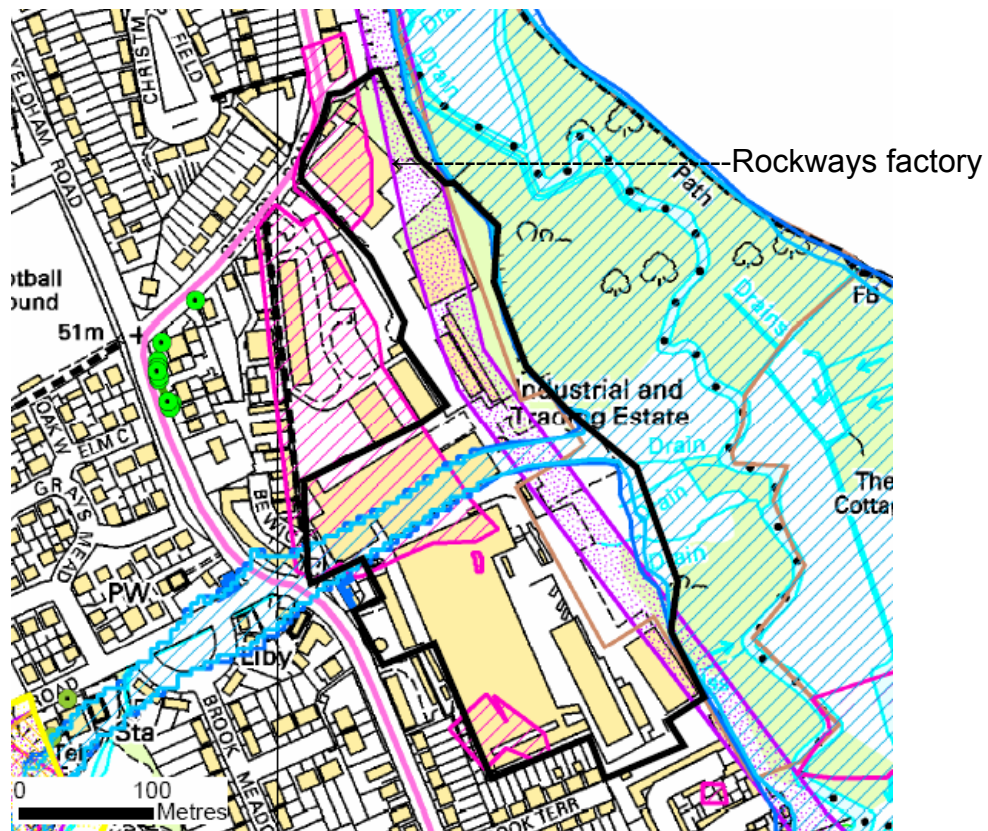
2.1 The Council and the agents for the Premdor site have been approached by the owner of the adjoining industrial site, called Rockways. Due to a change in their method of construction, the company now requires less space and is looking to relocate to a smaller site within the Braintree District.

2.2 The Rockways site is adjacent to the Premdor site at its northern end, and fronts onto Station Road between Rippers Court and Everitt Way. It is currently allocated as an employment policy area in the Local Plan Review 2005. The site is made up of a large 1960's industrial building in a poor state of repair, which is no longer fit for purpose, with storage to the rear of the site and overgrown open space sloping to the river on the eastern side of the site. The site area is around 0.5ha.

Map 2 shows the proposed Sible Hedingham regeneration area including this additional area.

2.3 Heavy goods vehicles making deliveries to Rockways used to access the site from Station Road and turn around on land owned by Premdor, as there is

insufficient room to turn within the Rockway curtilage. Since Premdor closed in September, these HGV's have to reverse out onto Station Road, which is potentially hazardous.



Map 2 Proposed Enlarged Boundary of Regeneration Area

2.3 Advantages of including Rockways within the Regeneration Area:-

The inclusion of this parcel of land could allow an overall masterplan to be developed for the whole site and would avoid problems of piecemeal development, if this site were to be developed at a later date.

The site is in a poor state of repair which will only decline if the site is to become empty.

The redevelopment of the Premdor site includes a large area of proposed Riverside Walk. Unfortunately the area of proposed riverside walk, in the ownership of Premdor, does not extend to Station Road. The inclusion of Rockway could provide a link from Station Road to the proposed Riverside Walk which would link well with the school.

A frontage onto Station Road could be provided which would allow for a better access and space for loading and lorry turning.

2.4 Disadvantages of including Rockways within the Regeneration Area:-

The redevelopment of this site would mean the further loss of employment land in the centre of Sible Hedingham

Further studies and master planning may be required which will slow down the application process for the site.

There is no guarantee that both sites will come forward together.

3. Parish Council Views

3.1 Representatives of the Parish Council have visited the site and were supportive of the inclusion of the site within the larger regeneration area, providing additional footpath links, a crossing point and a bus shelter could be provided.

4. Approach to be taken in the Core Strategy

4.1 In order to ensure that the regeneration site is not developed in a piecemeal fashion, it is proposed that the Core Strategy will include a policy on the regeneration area for Sible Hedingham which will require a comprehensive masterplan for the whole regeneration area and draft S106 agreement to be approved either before any planning permission is granted or with an application for outline planning permission

Recommendation:

1. That the Rockways site is included as part of the Sible Hedingham Regeneration Area within the Core Strategy.
2. That a policy on the regeneration area will be included in the Submission Core Strategy which will require a comprehensive masterplan and draft S106 agreement for the whole regeneration area to be approved before any planning permission is granted.

Corporate Implications				
Financial:	There are no financial implications of this approach for BDC.			
Legal:	LDF Planning Policy Guidance and Regulations			
Equalities & Diversity:	N/a			
Customer Impact:	There is no customer impact of this approach			
Environment & Climate Change:	The inclusion of this site would led to more dwellings at this location			
Consultation/Community Engagement:	Local Committees	✓	Partners	✓
	Public	✓	Staff	
Key Decision:	No			
Public/Private Report:	Public			
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