

Growth Locations – Land to South West of Great Notley

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. October 2008
 Representations received concerning the above Strategy.

Corporate Implications: Please refer to table at end of report.

Options:

1. To increase employment provision at the growth area to South West of Great Notley.
2. To leave the amount of employment land unchanged and seek additional provision elsewhere
3. Not to make any additional provision in the Core Strategy

Risks: A further site search could significantly delay the Local Development Framework

Executive Summary

Following the decision by Full Council to remove the proposed employment growth location at Witham – Land to the north-east off Eastways (within Rivenhall), it has become necessary to find an additional 6.0ha to enable the Council to meet its employment land requirement. The report recommends that this land can be accommodated by increasing the size of the growth location at Braintree – land to the west of the A131 at Great Notley.

Decision

It is **RECOMMENDED** that an additional 6ha of employment land be allocated at Braintree – land west of the A131 at Great Notley.

Introduction

The Draft Core Strategy has identified the growth area at land to the south west of Great Notley as an employment growth location (Appendix 1). The site is being promoted for employment use through the LDF process.

In the draft Core Strategy It is proposed that the Great Notley growth location accommodate a 12.5 hectare business park for B1 and B2 uses. The growth location at land to the North East of Eastways Witham was identified for 6.0ha of B2.

On the 24th March 2009, Members of Witham Local Committee were consulted on the proposed Core Strategy growth locations. They made the following recommendation to the LDF Panel concerning the proposed growth location at land to the North East of Eastways Industrial site Witham. "That it be recommended to the LDF Panel that the proposed employment growth location to the north-east of Eastways Industrial Estate in the Parish of Rivenhall be deleted from the Core Strategy and alternative sites investigated."

At the 20/05/09 LDF Panel meeting the recommendation from Witham Local Committee was agreed and on the 22/06/09 Full Council among other decisions recommended that the growth option to the north east of Eastways Witham be removed from the Core Strategy.

Officer Comment

In order to meet employment land requirements as set out in the strategy it is necessary to identify an additional capacity to make up the shortfall now that the Eastways site has been removed from the Core Strategy. This means that an additional 6ha of employment land needs to be identified. It is likely that the most suitable solution is to expand an existing growth area to make up this short fall.

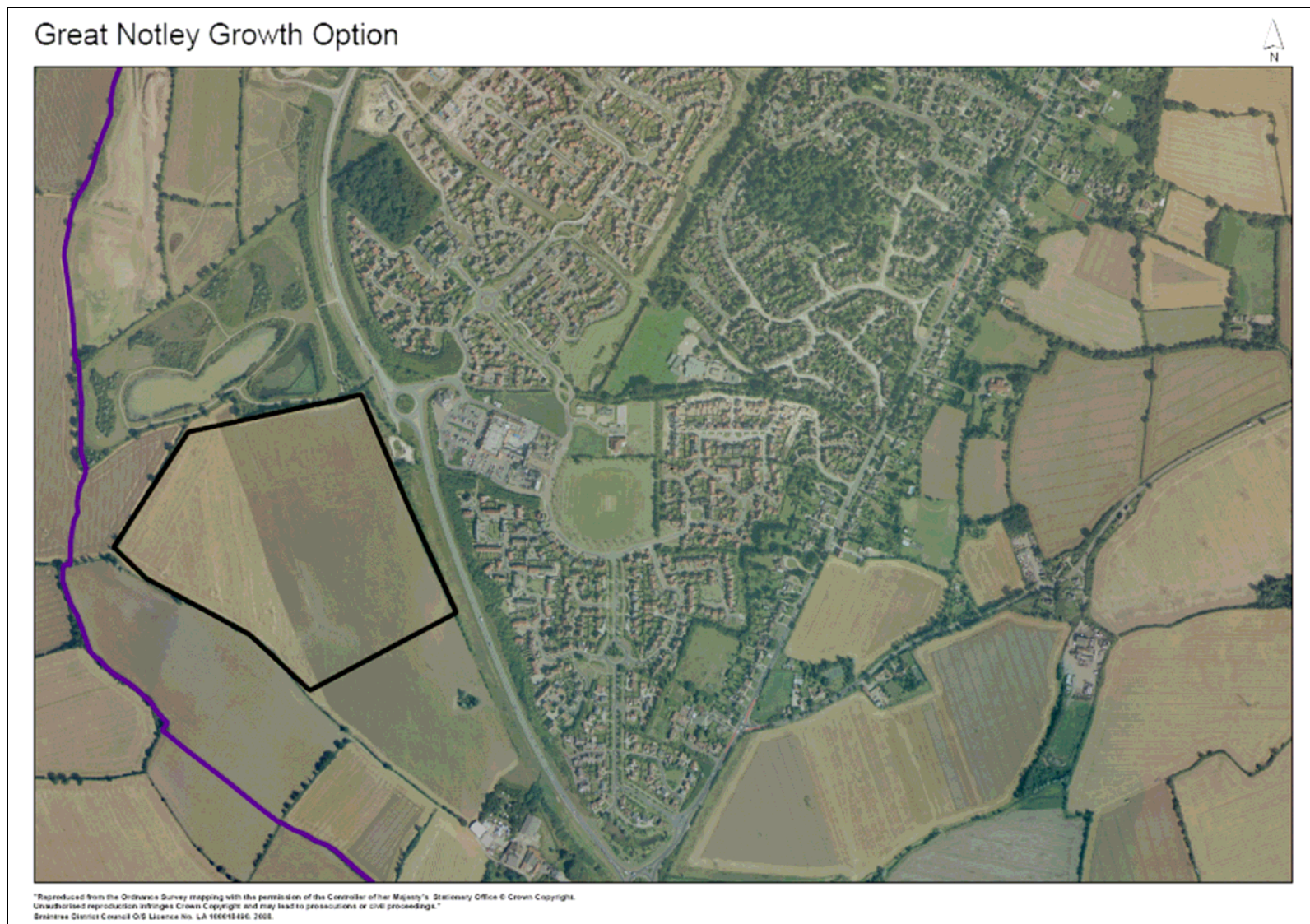
The Great Notley growth area has already been identified and agreed for inclusion within the Core Strategy. It has a number of advantages such as its existing proximity to employment uses and easy access to the A120 as well as Stansted Airport. The area had however been discounted for general industry so any additional employment land would be restricted to B1 and B2 within a business park setting. Originally, as a result of transport advice, the area had been restricted to 12.5 hectares. However further work by transport consultants has demonstrated that a larger site area can now be accommodated and this has been accepted by Essex County Council. It is therefore now possible to indicate a larger area for this location in the Core Strategy.

It will be necessary to ensure phasing of the growth area to allow for water infrastructure to be completed.

Officer Recommendation

The proposed growth location at Great Notley should be increased from 12.5ha to 18.5ha.

Appendix 1 – Great Notley Growth Option



Corporate Implications				
Financial:	Growth Locations will be funded by developers.			
Legal:	LDF Planning Policy Guidance and Regulations			
Equalities & Diversity:	N/A			
Customer Impact:	Future commercial occupiers of growth locations. Needs for future commercial properties.			
Environment & Climate Change:	New employment development at Growth Locations will be expected to be designed to minimise impacts on climate change and help to reduce unsustainable out commuting from the District.			
Consultation/Community Engagement:	Local Committees	Y	Partners	Y
	Public	Y	Staff	
Key Decision:	Yes			
Public/Private Report:	Public			
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