

Minutes

Local Development Framework Panel

15th April 2009

Present:

Councillors	Present	Councillors	Present
Miss L Barlow	Apologies	H J Messenger	Yes
G Butland	Apologies	Lady Newton	Yes
N R H O Harley	Yes	Mrs W D Scattergood	Yes
M C M Lager	Yes	Miss M Thorogood	Yes (until 6.50pm)
N G McCrea	Yes	R G Walters	Yes (until 7.35pm)

59 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

60 MINUTES

DECISION: That the Minutes of the meeting of the Local Development Framework Panel held on 5th February 2009 be approved as a correct record and signed by the Chairman.

61 QUESTION TIME

DECISION: There were four statements made, a summary of which is contained in the Appendix to these Minutes.

62 CORE STRATEGY

INFORMATION: Consideration was given to a report summarising the representations of objection and support in respect of the One District - One Vision Core Strategy which had been submitted during the period of public consultation in November and December 2008. The report covered Parts 1 to 4 Alt 7 of the Core Strategy, excluding the proposed growth locations, and included the Officers' recommended changes to the Core Strategy.

DECISION: That the following amendments be made to the relevant sections of the Core Strategy:-

Title and Commitment to the Strategy

- (1) That technical studies, including the Sustainability Assessment and Strategic Housing Land Availability Assessment, be presented to the Local

Development Framework Panel and changes made to the Core Strategy where necessary and as recommended by these studies.

- (2) That the on-line consultation response form be amended to include a 'comment' option in addition to the agree/disagree options.

Part 1 – Introduction and Background

- (1) That a list of all the evidence base studies be included in the final submission document and the documents made available for public viewing.
- (2) That a comprehensive monitoring and review framework be included in the final submission document.
- (3) That data on ethnicity and disability rates be included in the Portrait of the District section and more emphasis given to the problem of out-commuting.
- (4) That the submission document should be the Core Strategy and not a joint Core Strategy and Sustainable Community Strategy.

Part 2 – A Portrait of Braintree District

- (1) That influences on the District from service centres, growth locations and major employment centres in the areas of neighbouring authorities be included in Part 2.
- (2) That data on ethnicity and disability rates and age profiles be included in the Portrait of the District Section.
- (3) That reference be made to the fact that the East of England Plan housing provision figures are a minimum requirement.
- (4) That reference be made to the nature of the District being one of rural isolation.

Part 3 – A Vision for the Braintree District, Aims and Objectives

Box 1 - The Vision

That the Core Strategy Vision be made more place specific setting out the vision for specific parts of the District, including the main towns and rural areas, in more detail. This should be based upon the concentration of services and development in the main towns and the need to provide rural sustainability and to protect the environment.

Content of the Vision

That revised wording for the Vision for the Braintree District be prepared (to be discussed with GO- East) along the following lines:-

'By 2026 a more sustainable future will have been secured for all the people and places in the Braintree District.

The development, growth and regeneration of Braintree, Halstead and Witham will have delivered most of the housing, jobs and services needed for the District, including shopping, health, education and leisure.

Our villages and rural areas will have been made more sustainable by delivering regeneration where needed and acting on local needs by supporting the provision of local housing, jobs and services.

All development across the District will have been built to the highest design and energy efficiency standards, it will have enhanced our historic towns, villages, buildings and countryside and minimised our impact on the local and global environment.'

Aims

That the issue of addressing climate change be included as an additional aim.

Key Objectives

- (1) That the aims, key objectives and guiding principles be rationalised and, where possible, combined, made more locally specific to the Braintree District and more measurable.
- (2) That the aims, key objectives and guiding principles remain compatible with those in the Sustainable Community Strategy.
- (3) That the detailed points raised in the consultation responses be included in the Strategy where possible, with the exception of those relating to the proposed new settlement at Boxted Wood, subject to editing as referred to in the report.

The Three Guiding Principles

Policy GP1 – Promoting and Delivering a Sustainable Future

- (1) That the word 'policy' be removed and that it be asserted that this is a principle that underlines later policies.
- (2) That more specific information relating to the Braintree District be included to avoid repeating national/regional Government guidance.

Policy GP2 – The Protection and Enhancement of the Environment in the District

The no changes be made to the Core Strategy.

Policy GP3 – Delivering the Development We Need

- (1) That the period covered by the Plan be extended to 2026 to allow for a 15 year Plan period from the date of adoption of the document.
- (2) That clarification be sought as to whether the jobs target is up to 14,000, as set out in the Cambridge Econometrics report, or if it should be

expressed as contributing towards the 54,000 jobs in the rest of Essex, as set in the East of England Plan.

- (3) That the basis for the proportion of growth allocated in Braintree and Witham be set out.
- (4) That reference to the provision of infrastructure being a pre-condition to growth in housing be included.

Part 4 - Planning for the Future Growth of Braintree District

Paragraph 4.5 – Key Service Villages

That a reference to the Allocations Development Plan document and its potential to review development boundaries in Key Service Villages, be included. That no green-field development be proposed around the edges of Key Service Villages.

Paragraph 4.5 – Other Villages

That no change be made to the list of Key Service Villages set out in the Core Strategy.

Paragraph 4.12 – Where should growth be located?

That no change be made to the Core Strategy.

Box 2 – The Preferred 'Spatial Policy Statement' for the Braintree District

That clearer reference be made to previously developed land in the last bullet point of Guiding Principle 1.

Paragraphs 4.24/4.25 – The Other Villages

That no change be made to the Core Strategy.

Paragraphs 4.26/4.28 – The Countryside

That no change be made to the Core Strategy.

ALT7 – New Settlements

That no change be made to the Core Strategy.

63 BRAINTREE TOWN CENTRE STRATEGY – PRELIMINARY DEVELOPMENT ANALYSIS

INFORMATION: Members of the Panel were advised that as part of the preparation of the evidence base for the Local Development Framework, Cushman and Wakefield had been commissioned to advise on the scope for providing additional shopping floorspace in Braintree town centre. Representatives of Cushman and Wakefield attended the meeting to present their report and its findings.

The report indicated that based on the retail study carried out by GVA Grimley in 2006, there was capacity for an additional 8,136 square metres of comparison goods floorspace in Braintree town centre for the period to 2021. The potential of the following eight sites had been examined in particular – Somerfield and adjoining car parks, Rayne Road/ Pierrefitte Way; Sainsbury's store and adjoining car park; Bus Park, Manor Street car park and adjoining land; Tesco Store and adjoining car park; Causeway House and adjoining land; Telephone exchange and warehouse, Silks Way; allotments off Bunyan Road and land at Rayne Road/Panfield Lane; and the former Government offices, Panfield Lane. The report concluded that the main opportunity for development was at the Somerfield site and car park together with the George Yard car park, which had the capacity to deliver up to 5,300 square metres net increase in comparison retail floorspace by 2021. Three different development options had been put forward for this site.

DECISION:

- (1) That the Braintree Town Centre Preliminary Development Analysis be endorsed as part of the evidence base for the Local Development Framework and consultation carried out with key stakeholders.
- (2) That further detailed work is carried out on the Somerfield and adjoining car parks site at Rayne Road as follows:
 - A full architectural site option analysis and viability appraisal to understand fully the potential quantum of development which can be accommodated on the site and its viability
 - The preparation of a car parking strategy for the town centre to assess the overall quantum of car parking required both now and in conjunction with the potential redevelopment proposal
 - A full financial appraisal
 - Detailed discussions with the site owners

64 EAST OF ENGLAND PLAN

INFORMATION: The Head of District Development presented a verbal report on the review of the East of England Regional Plan.

It was reported that the East of England Regional Assembly was currently undertaking various studies and that the Regional Planning Panel would be considering an options report in June 2009 when it would determine whether consultation could commence. If so, the Regional Assembly would consider the matter in July 2009, prior to public consultation in September 2009. This would enable the Council to comment on the level of growth proposed for the District for the period up to 2031.

It was reported that a meeting between Essex County Council and Braintree District Council Members and Officers would take place following the Essex County Council Election in June 2009, in order to discuss the approach to be taken with respect to the Plan and its implications for the Braintree District.

DECISION: That the report be noted.

The meeting commenced at 6.00pm and closed at 8.00pm.

N G McCrea

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK PANEL

15TH APRIL 2009

PUBLIC QUESTION TIME

Summary of Questions Asked/Statements Made During Public Question Time

1. Statements Relating to Agenda Item 5 - Core Strategy

(i) Statement by Councillor J E Abbott, Chairman of Rivenhall Parish Council, 1 Waterfall Cottages, Park Road, Rivenhall

Councillor Abbott spoke against the proposed growth locations in the Parish of Rivenhall and he referred to the considerable local opposition to these sites. Councillor Abbott stressed the importance of protecting the countryside from development.

(ii) Statement by Councillor S Brailey, Rivenhall Parish Council

Councillor Brailey spoke against the proposed growth locations in the Parish of Rivenhall and he requested that the views of the Parishioners of Rivenhall, who were against the proposals, be taken into account.

(iii) Statement by Councillor R Wright, Rivenhall Parish Council, 303 Rickstones Road, Rivenhall

Councillor Wright stated that as part of the preparation of the village plan and a public consultation process, the majority of people living in the Parish of Rivenhall had indicated that they did not want large scale development in the Parish. However, Councillor Wright felt that this was being ignored by the District Council.

2. Statement by Ms L Croft, Indigo Planning, Swan Court, Worples Road, London SW19 4JS Agenda Item 6 - Braintree Town Centre Strategy – Preliminary Development Analysis

Ms Croft indicated that she represented Sainsbury and she referred to the discussions which had taken place with Officers of the District Council regarding the improvement of the Sainsbury store in Braintree. Ms Croft stated that Sainsbury wished to be involved with the process of planning for future retail growth in the town and she requested that, at this stage, Cushman and Wakefield's report should be endorsed for consultation purposes only and not yet formally adopted as part of the Local Development Framework.