

<b>Report on Preparation of the Site Allocations and Development Management Plan and Proposed Allocations at Black Notley and High Garrett</b>		<b>Agenda No: 7</b>
<b>Corporate Priority:</b>	Environment is clean and green, business is encouraged and local economy prospers, housing and transport meet local needs	
<b>Report presented by:</b>	Eleanor Dash	
<b>Report prepared by:</b>	Juliet Kirkaldy, Alan Massow	
<b>Background Papers:</b>	Local Plan Review Village Inset Plans. Correspondence from landowners and agents proposing development sites. Correspondence with Parish Council's discussing draft Village Inset Plans. Local Development Framework Sub Committee report and Minutes 7 <sup>th</sup> December 2011.	<b>Public Report</b> Yes
<b>Options:</b>	<ol style="list-style-type: none"> <li>1. To approve or not approve the recommendations set out in this report relating to site allocations in Black Notley and High Garrett, as part of the preparation of the Site Allocations and Development Management Plan.</li> <li>2. To amend the recommendations.</li> <li>3. To request further discussion with Parish Councils, or other persons, on the draft allocations.</li> </ol>	<b>Key Decision:</b> No
<b>Executive Summary:</b> This report sets out recommendations concerning proposed additional allocations in Black Notley and allocations in High Garrett, which were not considered by the LDF sub Committee in December 2011.		
<b>Decision:</b> To approve the recommendations not to amend the draft Site Allocations Plan.		
<b>Purpose of Decision:</b> To approve the contents of the draft Site Allocations and Development Management Plan which, together with the Core Strategy, will allocate development sites and protect other areas in the District from development over the next fifteen years.		
<b>Corporate implications</b>		
<b>Financial:</b>	Costs of LDF Evidence and Site Allocations and Development Management Plan Preparation and Examination. Land values relating to development proposed. New Homes Bonus payment is related to housing development. Infrastructure costs. S106 and CIL payments will be related to future development.	
<b>Legal:</b>	Plan preparation and adoption process follows legal procedures	

<b>Equalities/Diversity</b>	Proposed development and protection of the environment have an impact upon equality/diversity
<b>Customer Impact:</b>	Impact of planning proposals and future planning decisions
<b>Environment and Climate Change:</b>	Report makes recommendations relating to development of land and protection of land for open space, allotments and other uses, which will affect the environment and climate change.
<b>Consultation/Community Engagement:</b>	Parish Councils and local ward members have been consulted on the preparation of Village Inset Maps. The public will be consulted when the draft plan has been prepared, subject to the draft plan being approved by the Council.
<b>Risks:</b>	Risk of Site Allocations and Development Management Plan not being adopted.
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## 1. Black Notley Background

1.1 The majority of the sites submitted for Black Notley were considered by the Local Development Framework Sub Committee on the 7<sup>th</sup> December 2011, when Members approved the Black Notley Map 2 (Appendix 2 of this report). However, sites BLA 6 and BLA 14 were unfortunately missed and therefore need to be considered by the Local Development Framework Sub Committee.

1.2 Following consultation with the Parish Council in November 2011, they did not support amendment or extension of the envelope and did not support any of the sites submitted by landowners/developers. Black Notley Parish Council have confirmed that they do not support development of BLA 6 or BLA 14.

### Representations for sites put forward by landowners/developers:

Sites	Details
<b>Site Ref:</b> BLA 6  <b>Site Address/Name:</b> Land at 169 London Road, Braintree	<b>Summary of Proposals:</b> Erection of 3 dwellings  <b>Gross Site Area Ha:</b>
<b>Site Ref:</b> BLA 14  <b>Site Address/Name:</b> Land south of 119 London Road, Braintree	<b>Summary of Proposals:</b> To be included within defined development boundary.  <b>Gross Site Area Ha:</b>

Black Notley Map 1 in Appendix 1 identifies the location of sites BLA6 and 14.

## 2. Officer Comments

2.1 The extension of the development boundary, to include site BLA 6 to the rear of properties on London Road, is considered to be unacceptable as it would allow an awkward protrusion of the existing boundary into the open countryside. It could also

potentially set a precedent in the future for further extension of the development boundary in depth along this side of London Road, which is mainly frontage development only.

2.2 Furthermore, the Landscape Character Assessment identifies the area around Black Notley as partially being within the Felsted Farmland Plateau and the Brain Valley, which is summarised as having moderate to high sensitivity to change, due to the many key characteristics and landscape elements.

2.3 The inclusion of BLA 14, opposite the King William Public House on London Road, within the development boundary is not supported as there are Tree Preservation Orders covering a large proportion of the site. It would also reduce the gap between the bypass and the London Road properties.

### **Recommendation**

**To not support the inclusion of sites BLA 6 and BLA 14 within the development boundary for Black Notley.**

## **3. High Garrett Background**

3.1 High Garrett is not designated in the Core Strategy as a separate settlement. However there is a development boundary around the majority of houses in High Garrett. Its proximity to Braintree provides the residents with the majority of its services and employment opportunities. The area is also on a bus route linking Braintree with Halstead.

### **Representations for sites put forward by landowners/developers:**

<b>Sites</b>	<b>Details</b>
<b>LDF Site Ref:</b> GOG1 <b>Site Address/Name:</b> Land at Sunnyfields Road High Garrett	<b>Gross Site Area Ha:</b> 4.1 <b>Type of Development:</b> Residential
<b>LDF Site Ref:</b> GOG2 <b>Site Address/Name:</b> Land to the rear of "Kings", 114-115 High Garrett	<b>Gross Site Area Ha:</b> 0.21ha <b>Type of Development:</b> Commercial
<b>LDF Site Ref:</b> GOG3 <b>Site Address/Name:</b> Land adj Crematorium, Halstead Road, High Garrett	<b>Gross Site Area Ha:</b> 2ha <b>Type of Development:</b> Residential/Care home or mixed use.

High Garrett Map 1 in Appendix 1 identifies the location of sites Gog 1 to 3. As this is an unparished area, there are no Parish Council views on these sites.

## **4. Officer Comments**

4.1 Site GOG1 at Sunnyfields Road is located adjacent to the development boundary for High Garrett and is currently used for grazing. Sunnyfields Road to the rear of the site is identified as a protected lane. No public rights of way run through the site, but there is one running along the boundary to the east. The site does not have any planning history. A planning appeal is currently awaiting determination on land on the opposite side of Sunnyfields Road for the construction of a 12,000 bird free range egg production unit.

4.2 The existing housing in High Garrett is mainly a ribbon of housing along the A131 lacking a village centre. Development in depth would be inappropriate in this unsustainable location due to the lack of facilities in High Garrett and the effect upon the countryside.

4.2 Site GOG2 is land to the rear of The Chapel in High Garrett and has been put forward for commercial use. The change of use of the former Chapel was permitted for A1 retail –home furnishings (07/01070/COU), as this made use of an existing building. However, The Chapel is outside the development boundary for High Garrett and including it within the boundary would potentially extend the ribbon of development. It would be inappropriate to allocate this site at the rear of the Chapel for commercial development, as it is a greenfield site comprising part of a larger field as shown on the aerial photograph in the Appendix and including it would not be a logical extension to the development boundary. Access from The Chapel would also be restricted by a number of tree preservation orders, which are identified on the aerial photograph.

4.3 Site GOG3 is located on main A131 Halstead Road, at the front of the Three Counties Crematorium and is undeveloped land. White Ash Wood an ancient woodland and Local Wildlife Site is located in close proximity to the north and east of the site, but is separated by the crematorium complex to the north and an agricultural field to the east. To the west is the entrance to the crematorium, a radio mast and residential properties on Halstead Road. To the east and south is undeveloped land with an occasional isolated property including one directly opposite. Site GOG3 has no planning history. The site has been suggested for either mixed residential development, including affordable housing or some form of residential/care home establishment, or a mixture of these uses. Inclusion of the site for development would not be supported as it set at some distance from the development boundary and would not be a natural extension to the development boundary for High Garrett.

### **Recommendation**

**To not support the inclusion of sites GOG1, GOG2 and GOG3 within the development boundary for High Garrett, or their allocation for development.**