

Matter 8 Hearing Statement: Lightwood Strategic

The proposed new garden communities – specific matters (policies SP8, SP9 & SP10)

The Tendring / Colchester Borders proposed garden community (policy SP8)

21) What evidence is there to demonstrate that the Tendring / Colchester Borders proposed garden community is capable of delivering a total of 7,000 to 9,000 dwellings?

The Colchester/Braintree Borders proposed garden community (policy SP9)

25) What evidence is there to demonstrate that the Colchester / Braintree Borders proposed garden community is capable of delivering a total of 15,000 to 24,000 dwellings?

26) Why were those figures increased from the earlier figures of 15,000 to 20,000 dwellings which appeared in the Preferred Options plans (June 2016)?

The West of Braintree proposed garden community (policy SP10)

30) What evidence is there to demonstrate that the West of Braintree proposed garden community is capable of delivering a total of 7,000 to 10,000 dwellings?

31) Why were those figures reduced from the earlier figures of 10,000 to 13,000 dwellings which appeared in the Preferred Options plan (June 2016)?

Lightwood's Comments

We present above a selection of the matter 8 questions. These relate to the capacity of each proposed Garden Communities to delivery in the long term. It is considered that in respect of deliverability Matter 7 touches on the primary considerations. We interpret Matter 8 as focusing on strategic urban design considerations to test whether the capacity assumed is reliable

As our concern is the selection of the Garden Communities in-principle and the maximum level of development that should be planned for at this stage, we do not engage in the detailed policy wording of SP8,9 and 10.

However, '*capable of delivering*' can be interpreted widely, and subject to how the session on Matter 6 runs, we will determine if any additional assistance to the Inspector can be provide in respect of matter 8 8.