



NORTH ESSEX AUTHORITIES SHARED STRATEGIC (SECTION 1) PLAN

FURTHER HEARING SESSIONS, JANUARY 2020

INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

FURTHER RESPONSE AND CLARIFICATION ON BEHALF OF GALLIARD HOMES

MATTER 4 BUILD OUT RATES

We are submitting this Response Statement principally to clarify a point made in our previous Hearing Statement submitted to the Inspector on 2 December 2019.

In our Matter 4 Statement, in answer to Q1a), we said

"In response to the formal public consultation, Galliard drew attention to the experience of Taylor Wimpey at its sites at Berryfields, Aylesbury and Great Western Park, Didcot....."

To clarify, the 'formal public consultation' referred to is our response to Matters 7 and 8 of the Inspectors' MIQs – The Proposed New Garden Communities - at the Uttlesford Local Plan Examination. The reference to Taylor Wimpey developments appears at paragraph 8.17 on page 14 for Matter 7, and paragraph 1.8 on page 20 for Matter 8.

We are attaching our full response to the Inspectors' MIQs at the Uttlesford Local Plan Examination, for your assistance and context.

All these comments are relevant, we suggest, as the proposed new Garden Community is cross-border. We are particularly concerned that the reduction in total homes in Uttlesford at West of Braintree, during the plan period, was proposed to be reduced from 970 to 640 in the course of the Examination. Galliard has objected strongly to this. When you take into account also the proposed Modification 95 that is now suggested for the Braintree Local Plan, which shifts the emphasis of housing provision firmly in favour of Braintree, we are not far from the point where Uttlesford could by default drop out of this proposal altogether. In our view this is a situation that should not be allowed to occur as Uttlesford provides an entrance to the new Community of equal standing to Braintree, and this strategic proposal can be a worthy example of cross-border co-operation between the two authorities to deliver much needed housing and infrastructure for both.



MATTER 5 DELIVERY MECHANISMS AND STATE AID

We attach our Statement for Matter 5, on behalf of Galliard Homes. We apologise for not enclosing earlier this with the rest of our Statements as we mistakenly provided the wrong attachment. We hope this tidies things up and has not caused too much inconvenience.