



APPENDIX 2

Schedule of Email Correspondence with Braintree District Council & Relevant Attachments

Appendices i - iv

February 2018

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Appendix i



LIGHTWOOD™

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GARDEN VILLAGES

M O N K S W O O D

BRAINTREE

EXPRESSION OF INTEREST

lightwoodPLANNING



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Monks Wood Garden Village Principles

‘A holistically planned settlement which enhances the natural environment and provides high-quality housing and local jobs in a beautiful, healthy place with diverse communities.’



Three Enabling Principles

- the value of the land to be shared fairly by the community, land owner, and future developers – providing profit for all;
- strong, local, political leadership, with a clear vision and;
- an organisation created to take responsibility for the long term stewardship of the community assets created

Six Community Principles

- a mix of homes for rent, sale, and shared ownership;
- well designed homes in beautiful landscaped settings;
- development which enhances the natural environment;
- a wide range of local jobs;
- local leisure, cultural, shopping and community facilities;
- mobility for all enabling healthy living from an integrated transport system

Project Summary

Objectives, Scale & Planning Status

- Location earmarked for transformational growth in emerging Braintree Local Plan
- Potential for significant housing numbers to future proof the long term delivery of housing
- First phase proposal of 1,500 homes and 60,000m² of commercial space
- Land Value uplift pays for relief road for the A120 and enables other local facilities to be developed.
- Enable sustainable modes of transport to increase connectivity credentials to Colchester and Braintree, alleviating pressure on one specific area which the other proposed strategic locations would do.

Monks Wood Garden Village

Governance

- Forthcoming Braintree & Wider Cumulative (Braintree, Colchester, Tendring) population growth of 16% or 17,663 persons by 2032
- Strategic Plan to explore second phase to enable up to 15,000 homes for the back end of the plan period and beyond
- Neighbourhood Plan setting out a spatial framework
- Masterplan SPD for the Garden Village to take its cue from Local Plan and local authority
- Existing track record in planning large scale housing sites, boosting land supply and enabling delivery

Delivery

- Establishment of a Development Board to oversee planning & implementation
- Developer Funded via revolving infrastructure fund
- Brokerage needed across Highways England, Environment Agency and HCA

Section 1 - Description of the Garden Village project and how it aligns with current government objectives in relation to Locally-Led Garden Villages, as set out in the prospectus

1.1.0 Introduction

1.1.1 Monks Wood presents a genuinely, credible, feasible and deliverable Garden Village concept for Braintree District Council. It will emerge and mature as a new settlement capable of delivering significant numbers of homes to the east of Braintree to serve the North Essex Housing Market Area.

1.1.2 The concept of a new settlement at this location is embedded within the AECOM North Essex Garden Communities initial submission. The report looks at several options for a new settlement of at least 5000 homes. The new settlement will include a range of neighbourhood services and facilities and 150,000m² of commercial floor space.

1.1.3 The Local Plan process, and the content of the AECOM assessments demonstrates clear local authority support for the concept of a Garden Village. The broad location (between Braintree & Colchester) as a primary growth point within North Essex is supported within the emerging New Garden Village Assessments.

1.1.4 Whilst the site does not form part of the AECOM study, it is being submitted for consideration as a reasonable alternative and/or in addition to those areas currently being assessed.

1.1.5 Braintree District Council are fully aware of the availability of the site but were unable to include it in the study as it had already been commissioned and they were unable to extend the scope. The future deliverability of housing relies on getting this right and therefore the study must be refreshed to include the only deliverable site in the area.

1.1.6 The land is in single ownership and promoted by Lightwood Strategic Ltd solely, which is unique in the North Essex region.

1.1.7 Beyond an initial phase of 1,500 homes, additional environmental capacity has been identified and can be readily assembled as required to increase the scale of development.

1.1.8 It is clear that Braintree and the surrounding local authorities are running out of space to accommodate the levels of economic growth that is envisaged and the housing needs that are likely to

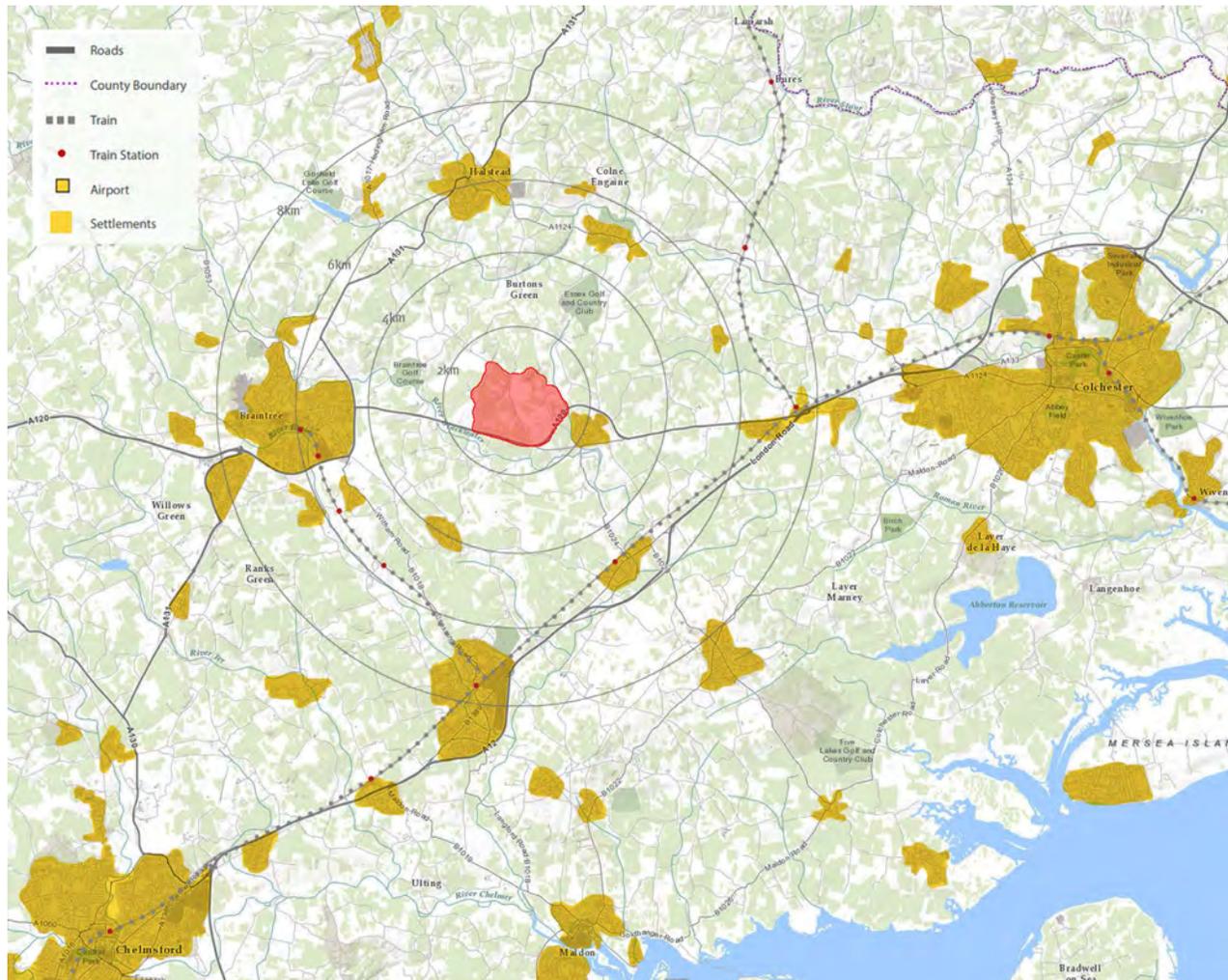
be generated. With Government backing, Monks Wood can deliver a further phase of higher quality housing for the North Essex HMA in one location.

1.2.0 Request for Support

1.2.1 A successful submission will ensure that the project can benefit from the support that is available to 'lock-in' and maximise Garden Village principles, expedite the delivery of the initial phase and build momentum in respect of a further phase in the context of the forthcoming North Essex Plan. The primary asks of Braintree Council relate to:

- i) a request for support to build capacity within the Council to expedite the master planning, application and development process
- ii) the support of ATLAS within that context, and in relation to exploring an appropriate local delivery vehicle
- iii) Brokerage across government agencies to assist project delivery, within the context of a local delivery vehicle.

PROJECT OBJECTIVES, SCALE & PLANNING STATUS



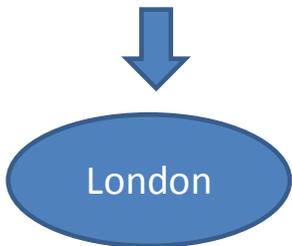
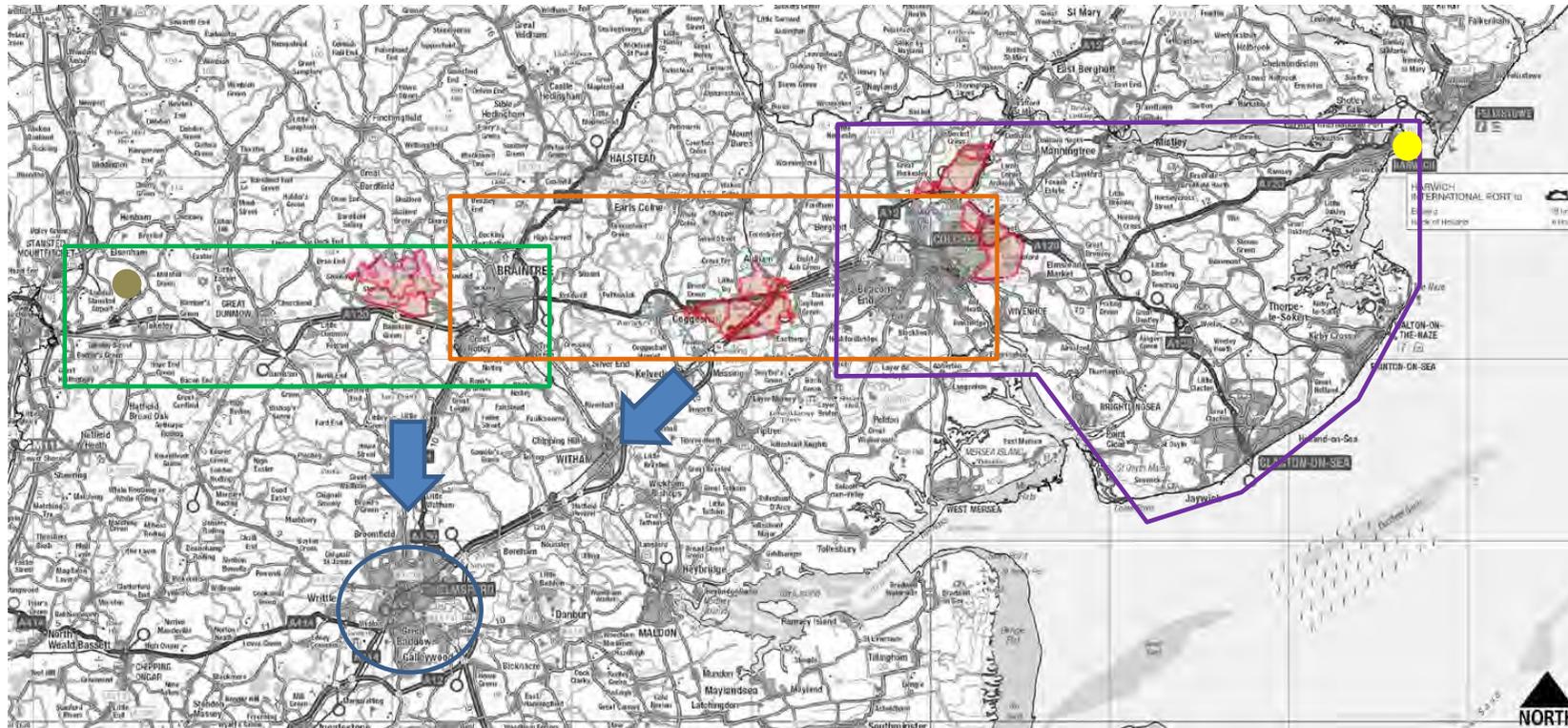
1.3.0 Strategic Context

1.3.1 The proposed site for a Garden Village is located approximately 5 kilometres to the east of Braintree and approximately 10 kilometres west of Colchester.

1.3.2 The site is situated immediately north of the A120 which links Braintree and Marks Tey. It is equidistant to the train stations serving these settlements with direct links to London Liverpool Street to the south and Cambridge to the north.

1.3.3 The A120 benefits from dual carriageway to the west of Braintree and there is an opportunity to work with Essex County Council and the Highways Agency to influence the dualling of the section of the A120 that currently adjoins this site to the south.

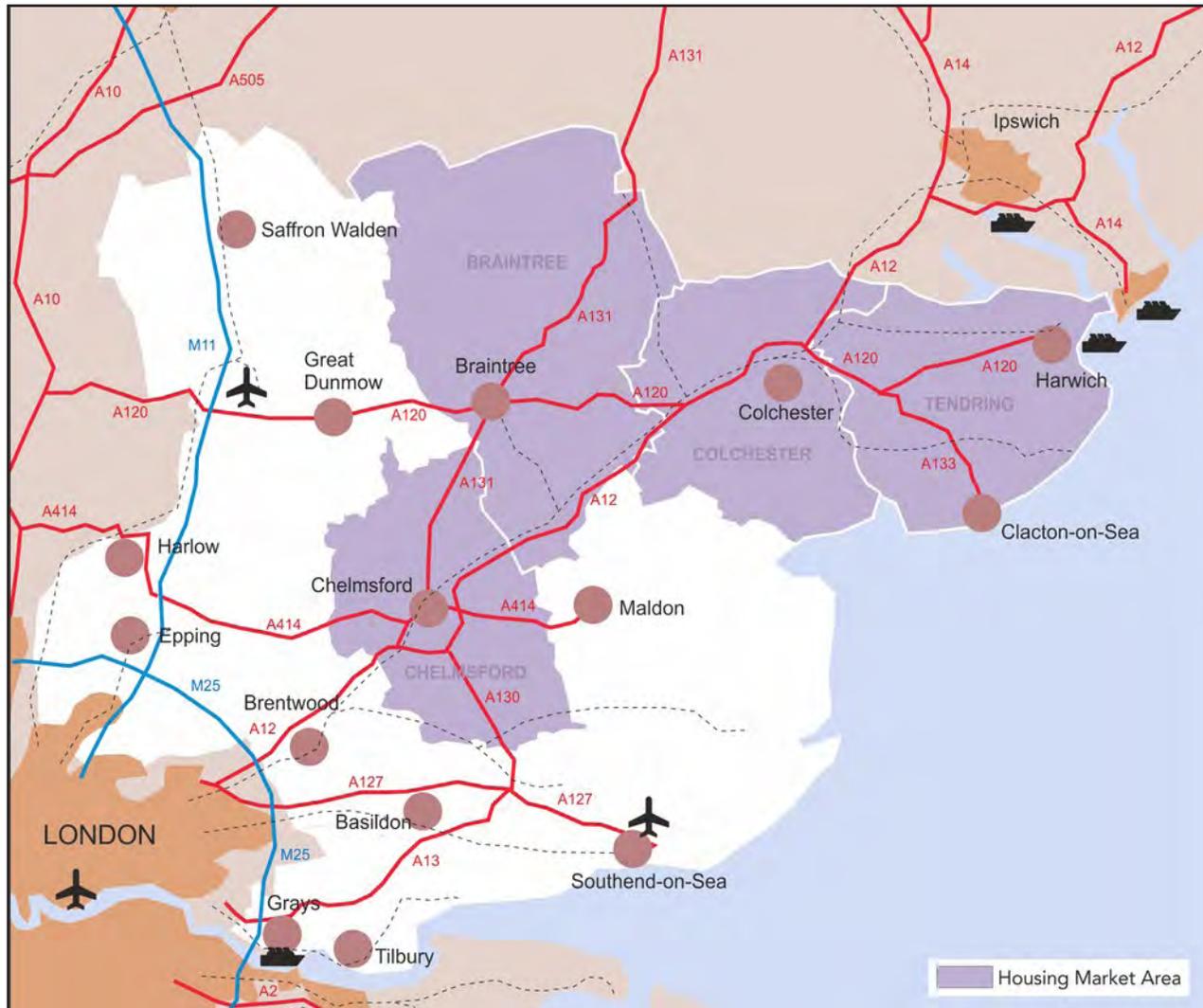
Existing North Essex Spatial Area. Source: AECOM Garden Communities Baseline Compendium Part 1



Sub Economies

- Colchester / Tendring
- Braintree / Colchester
- Braintree / Uttlesford (Stansted)
- A130 Corridor / Chelmsford
- Harwich International Port Terminal
- Stansted Airport
- ➔ Direction of Commuting Beyond A120 Corridor

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

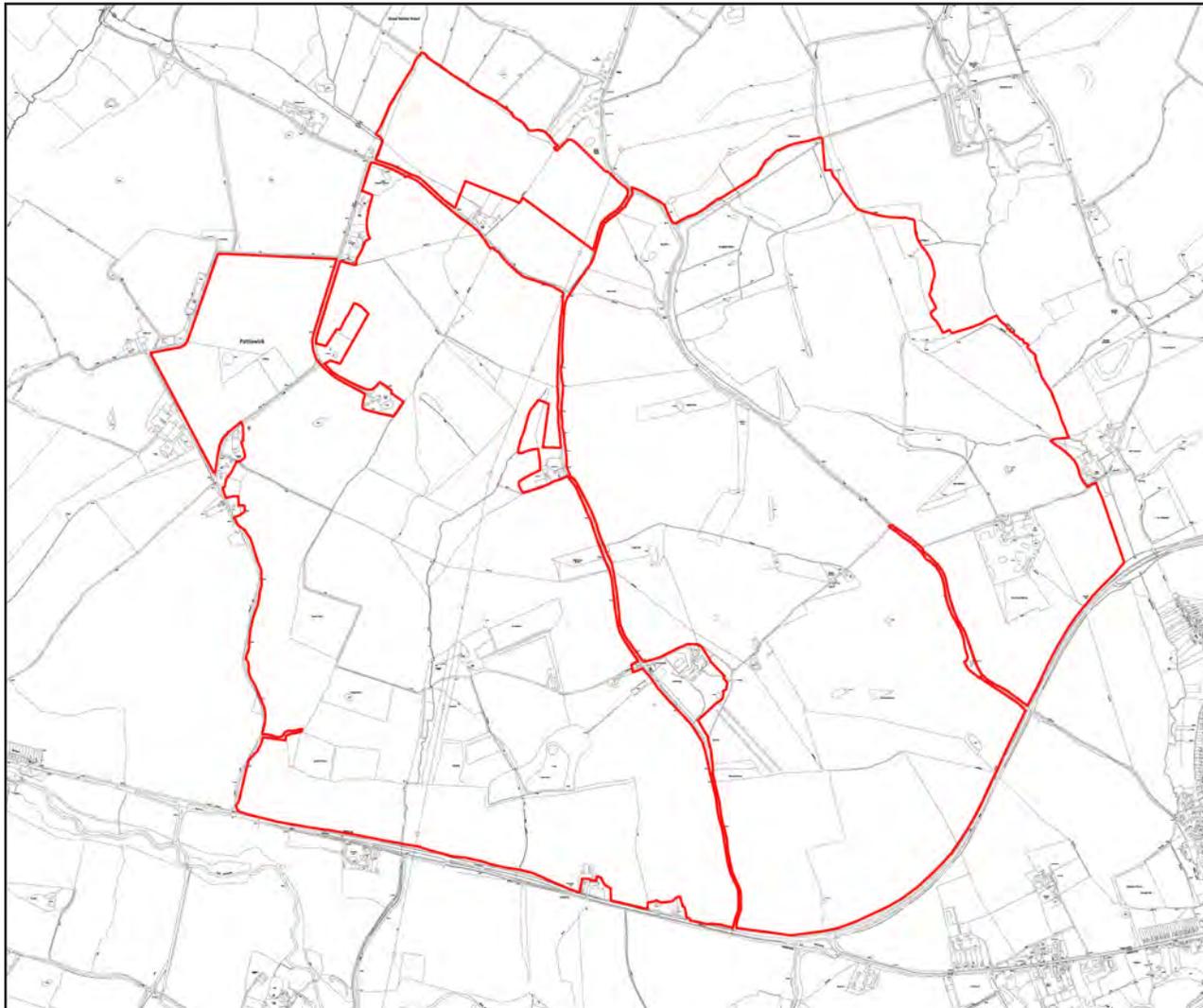


Source: Chelmsford City Council: Local Plan Issues & Options Consultation

1.4.0 Housing Market Area (HMA)

1.4.1 HMA's are areas that are defined by analysing migration, commuting patterns and house price data. HMA's tend to extend across a number of Council areas which will need to work together to assess the need.

1.4.2 The Objectively Assessed Housing Need Study completed in July 2015 identifies that Braintree shares a HMA with Colchester, Chelmsford and Tendring Council areas.



1.5.0 Site Location

1.5.1 There is landowner and land promoter support for a potential Garden Village.

1.5.2 The land for the Garden Village is available and Lightwood Strategic Ltd control all the land that is currently proposed. The promoter is sole operator guaranteeing deliverability of the scheme which is unique to any other proposal in North Essex.

1.5.3 There are no barriers to the masterplan proposal and there is one owner with very realistic land values.

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

1.6.0 Community Benefits

1.6.1 Beyond the achievement of good urban design, as standard, the project can address the distinguishing themes that make a Garden Village stand-out from normal well designed new places. This includes:

- a) The potential involvement of the National Trust in the stewardship of a new 120 acre country park and wider green infrastructure network within the village itself
- b) The growing and local use of biomass fuel with the country park, related to flood attenuation measures and to contributing to the Governments renewable energy targets
- c) A commitment to 5% of serviced plots being available for sale to self and custom builders
- d) The initial phase of 1,500 homes can deliver 450 starter homes which would be secured in a Local Plan allocation, all by early 2018, with the further potential of other affordable homes once it has reached full maturity.
- e) The potential for Braintree District Council to take on some of housing plots to deliver its own affordable housing
- f) The ability of the project to deliver much of the social infrastructure for the area that is sought with in the emerging Local Plan and Neighbourhood Plan; such as a new sports hub.
- g) The availability of land for new free school, and thus achieving linkages with Governments Free School programme
- h) The availability of developer subsidy for the development of improving the A120
- i) The rationalisation of rail service infrastructure by virtue of offsite contributions
- j) Introduction of sustainable transport modes



Section 2 - How does the proposed Garden Village fit with strategic growth plans in the local area?

2.1.0 The Strategic Housing Need

2.1.1 Consistent with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance, housing need of the HMA as a whole has been assessed.

Demographic Starting Point = housing unit requirement based on ONS Sub-National Population Projections and DCLG conversion of population into household projections and related housing formation (new households) rates. Within this number a small assumption adjustment has been made for vacant and second homes.

OAN = housing unit requirement based on a jobs-led scenario developed by Edge Analytics using their ‘PopGroup’ model and presented in their Essex Demographic Forecasts Report (Phase 7) prepared on behalf of Essex Planning Officers Association (EPOA). This model uses the future workplace jobs, people employed, unemployment rates, economic activity and commuting ratios used in Oxford Economics East of England Economic Model (EEFM – an integrated economic, demographic and housing need forecast (autumn 2014 release; period 2011-2031).

Local Authority	Demographic Starting Point	OAN	Difference	Percentage Uplift
Braintree	686	845	159	23%
Colchester	868	920	52	6%
Tendring	480	550	70	15%
HMA Total (without Chelmsford)	2,034	2,315	281	14%

Table 1. Objectively Assessed Housing Need 2013-37 per annum

Source: AECOM Garden Communities Baseline Compendium Part 1

Local Authority	Low	High	Additional Dwelling Units at 2032 (low range)	Additional Dwelling Units at 2032 (high range)	Additional Dwelling Units at 2037 (low range)	Additional Dwelling Units at 2037 (high range)
Braintree	793	845	15,860	16,900	19,825	21,125
Colchester	903	920	18,060	18,400	22,575	23,000
Tendring	550*		11,000		13,750	
HMA Total (without Chelmsford)	2,246	2,315				

Table 2. Objectively Assessed Housing Need Study: Per Annum Housing Targets Suggested Ranges 2013-2037

Source: AECOM Garden Communities Baseline Compendium Part 1

Section 3 - High level Spatial Plan to indicate extent of the ambition

3.1.0 Site Overview & Landuse

3.1.1 The potential area for the proposed Monks Wood Garden Village comprises approximately 865 hectares (2,137 acres) of agricultural land bordered to the south by the A120, which links Braintree and Marks Tey.

3.1.2 The estate is undulating with a propensity of woodland, particularly on the perimeters, providing substantial established screening, landscaping and amenity.

3.1.3 The site is transected north to south by an existing road which could be enhanced as part of the proposal.

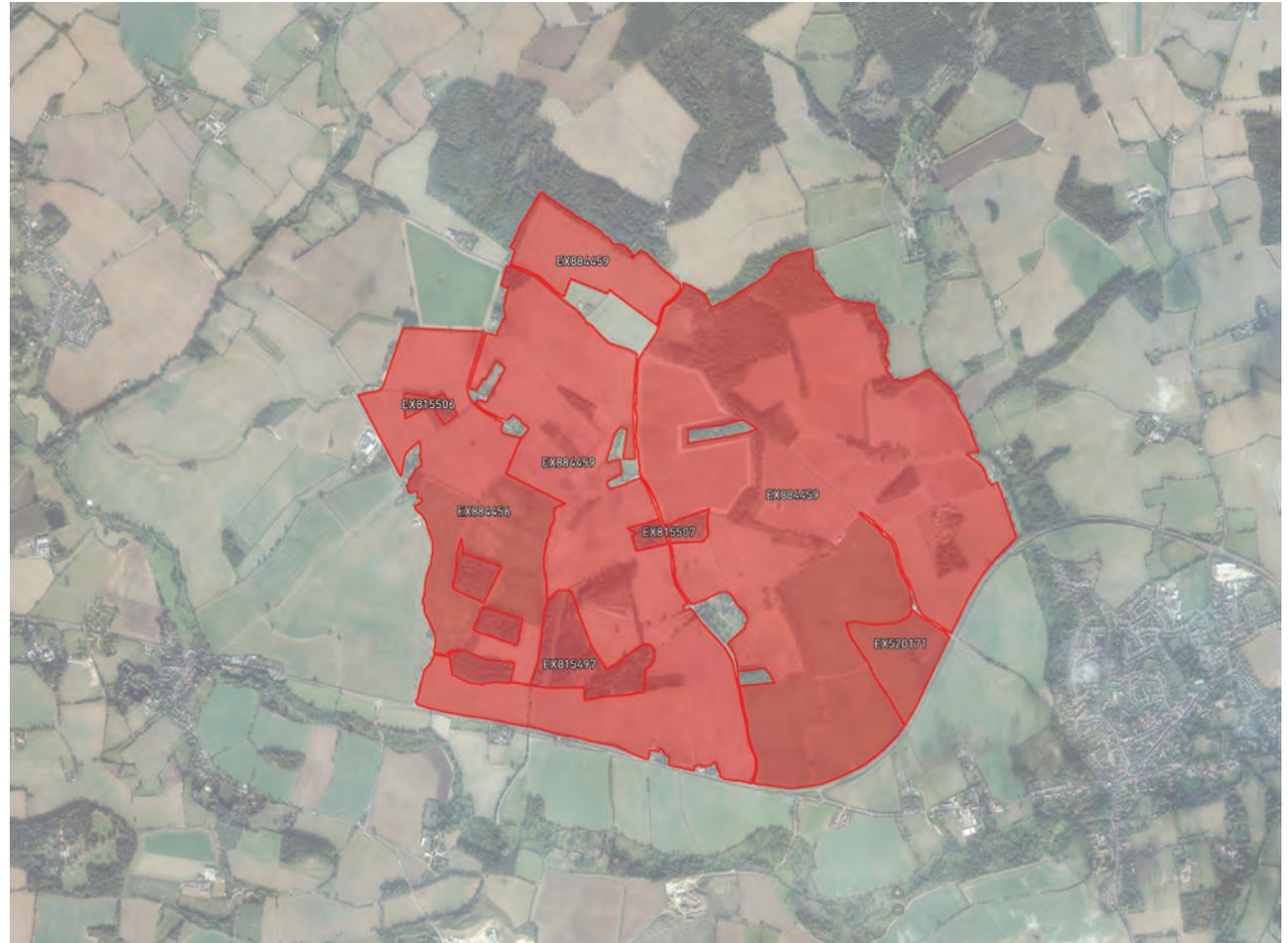


3.2.0 Ownership & Development Agreements

3.2.1 The site is made up of titles EX520171, EX815497, EX815506, EX815507, EX884456 and EX884459.

3.2.2 The estate is entirely within the ownership of the Hill family and is being promoted by Lightwood Strategic Ltd solely.

3.2.3 This opportunity is unique to other sites being promoted as Garden Villages due to the simplicity of the ownership and developer arrangement ensuring deliverability.

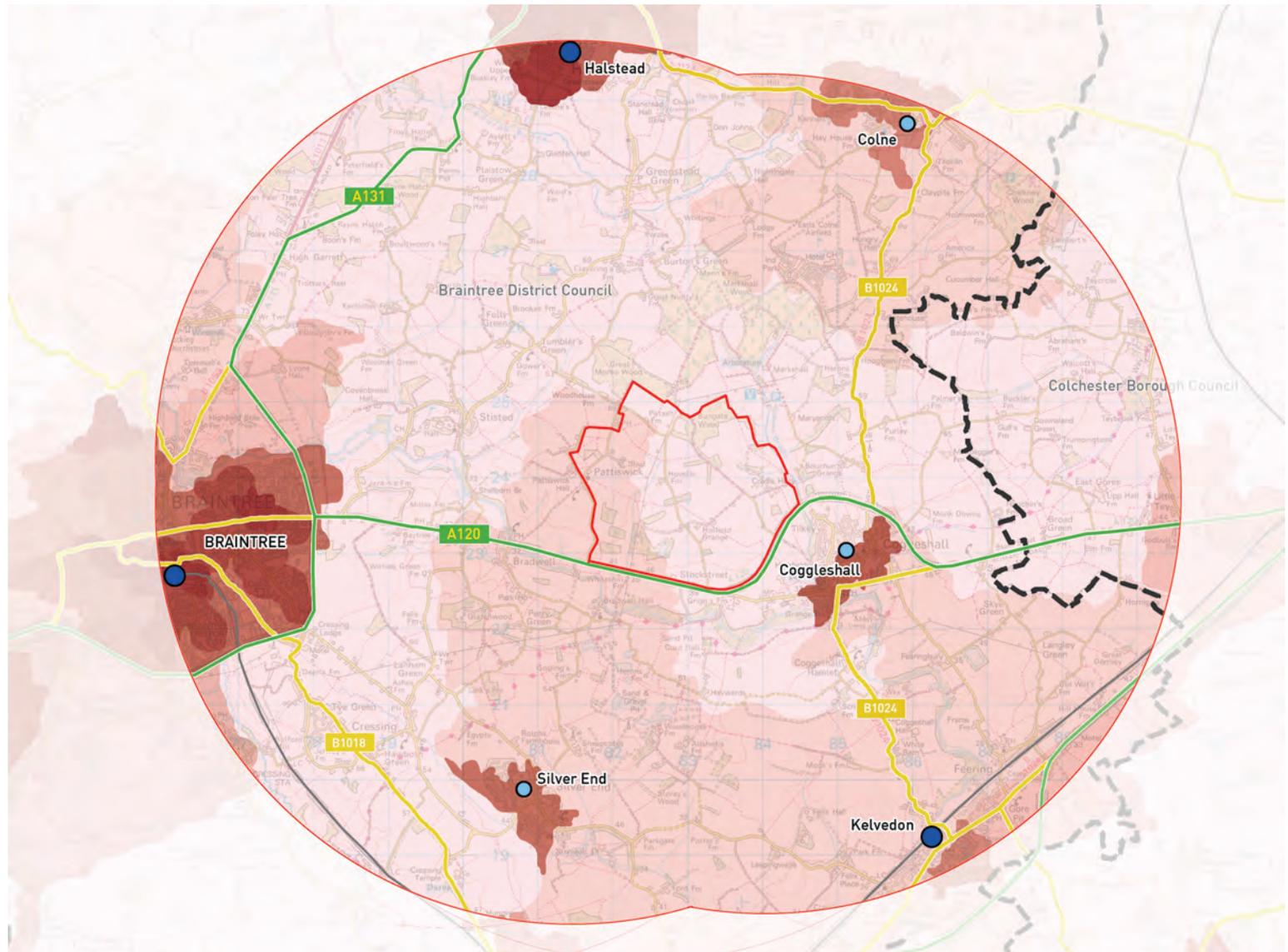


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.3.0 Surrounding Settlement Hierarchy

Legend

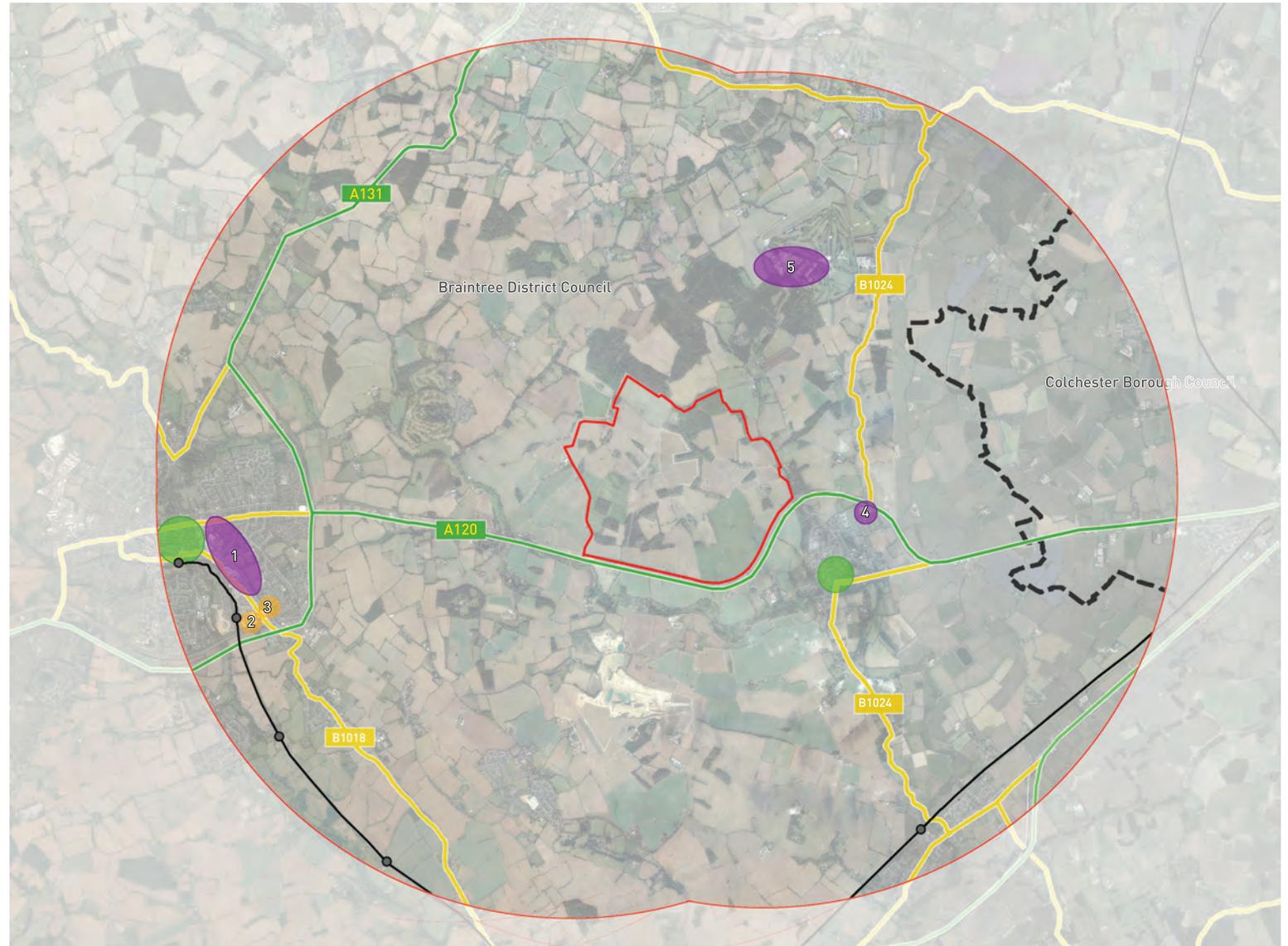
- Site Study Area
 - 5km Buffer Zone
 - District / Borough Boundary
 - A Road
 - B Road
 - Railway
 - Braintree**
 - Main Town
 - Other Village
 - Population Density**
 - 0.2 - 1
 - 1.1 - 2.5
 - 2.6 - 5.0
 - 5.1 - 7.5
 - 7.6 - 10.0
 - 10.1 - 20.0
 - 20.1 - 40.0
 - 40.1 - 70.0
 - 70.1 - 110.0
 - 110.1 - 165.0
- Population density measured as people per hectare



3.4.0 Economic Context

Legend

- Site Study Area
 - 5km Buffer Zone
 - District / Borough Boundary
 - A Road
 - B Road
 - Railway
 - Railway Station
 - Town Centre
 - Retail Park
 - Industrial Estate / Business Park
- 1 - The Colchester Centre
 2 - Freeport Village
 3 - Braintree Retail Park
 4 - Anglia Cargo Terminal
 5 - Earls Colne Business Park

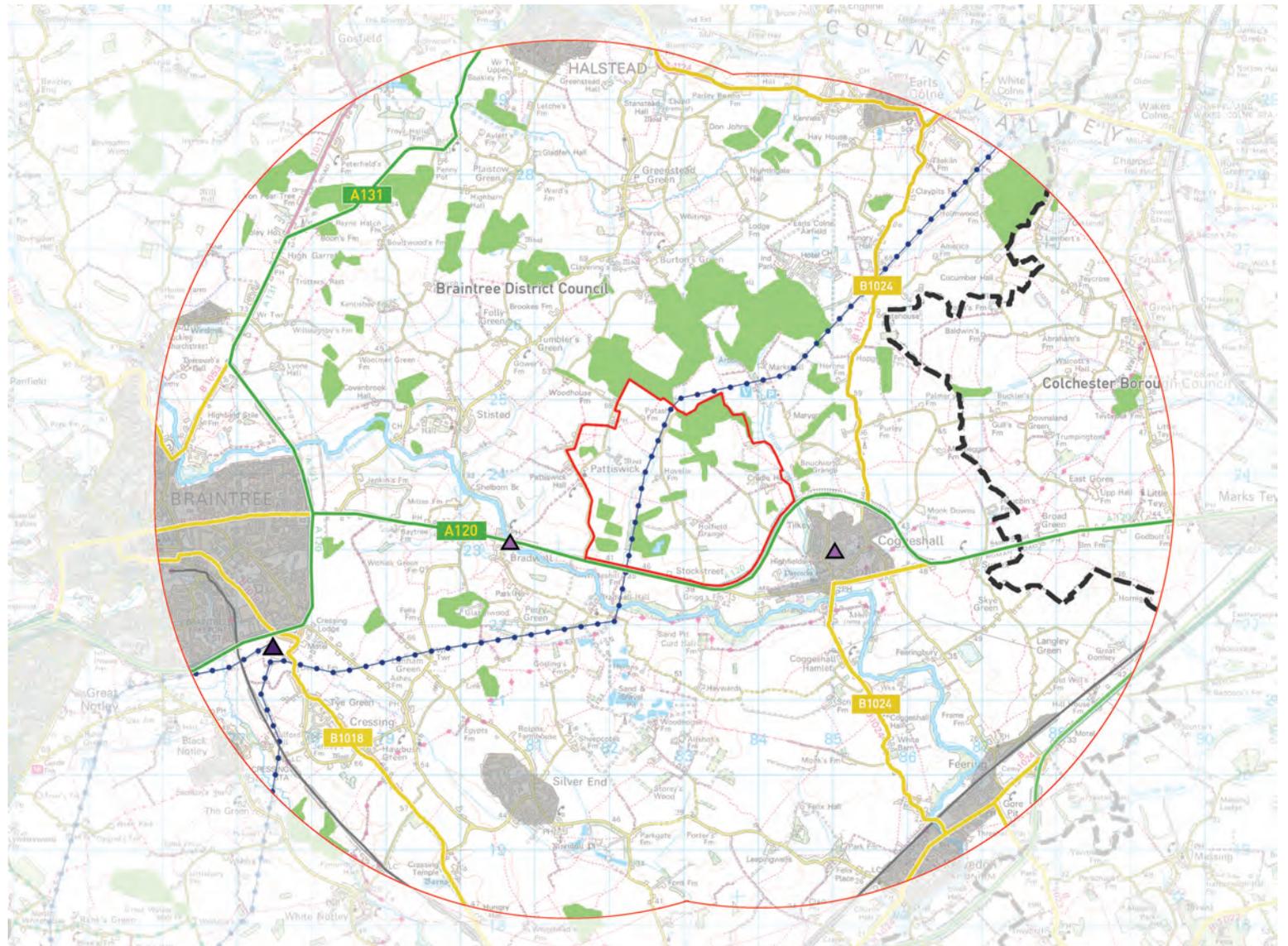


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.5.0 Utilities

Legend

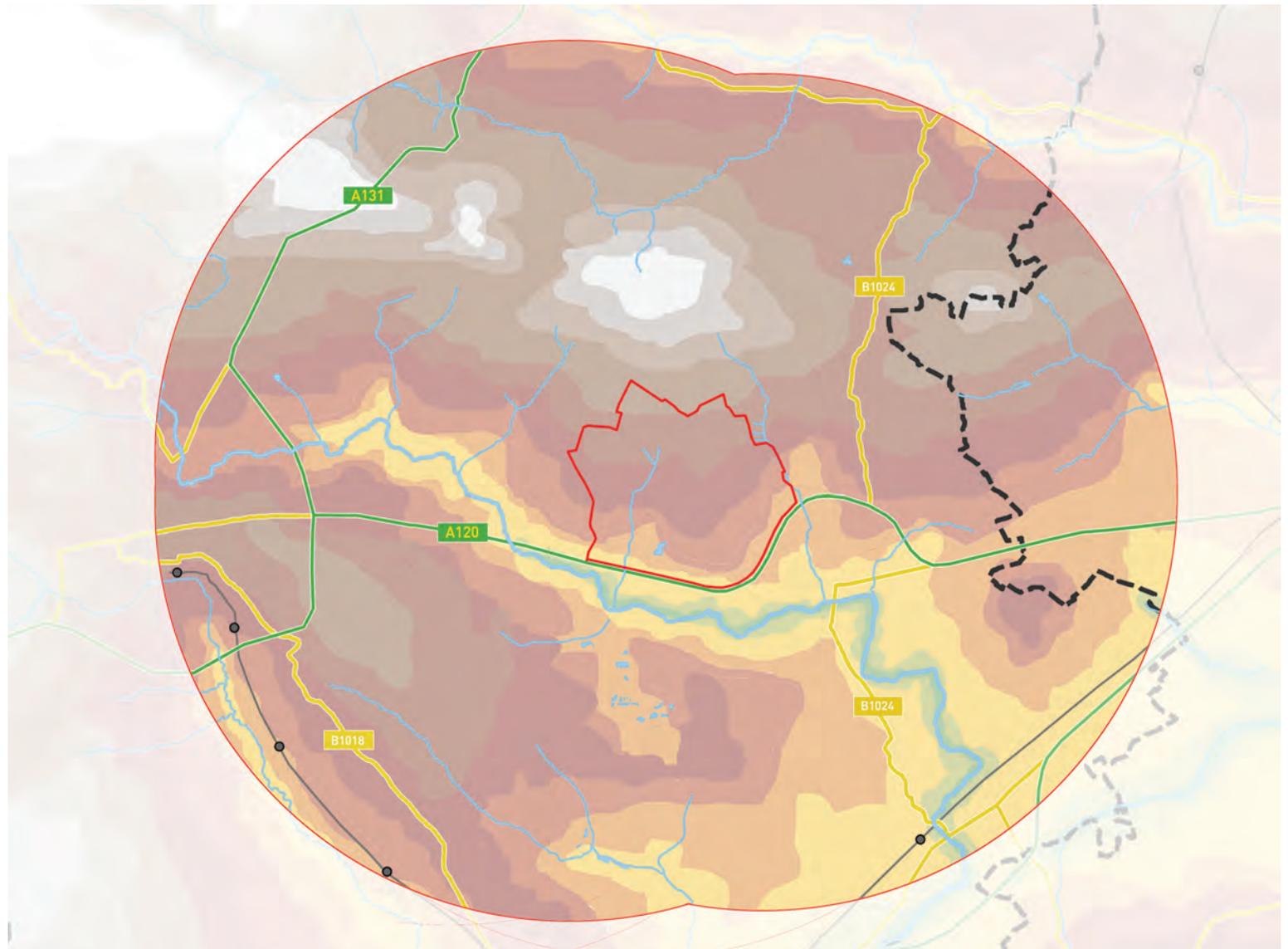
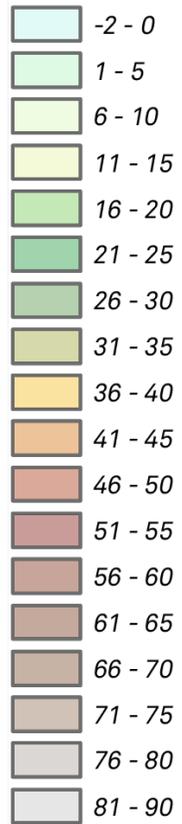
- Site Study Area
- 5km Buffer Zone
- District / Borough
- Woodland
- Urban Area
- Waterbody
- A Road
- B Road
- Railway
- Electricity Line**
- Tower Line - 132,000v
- Pole Line - 33,000v
- Overhead Line
- Electricity Substation**
- ▲ Primary Substation
- ▲ Substation

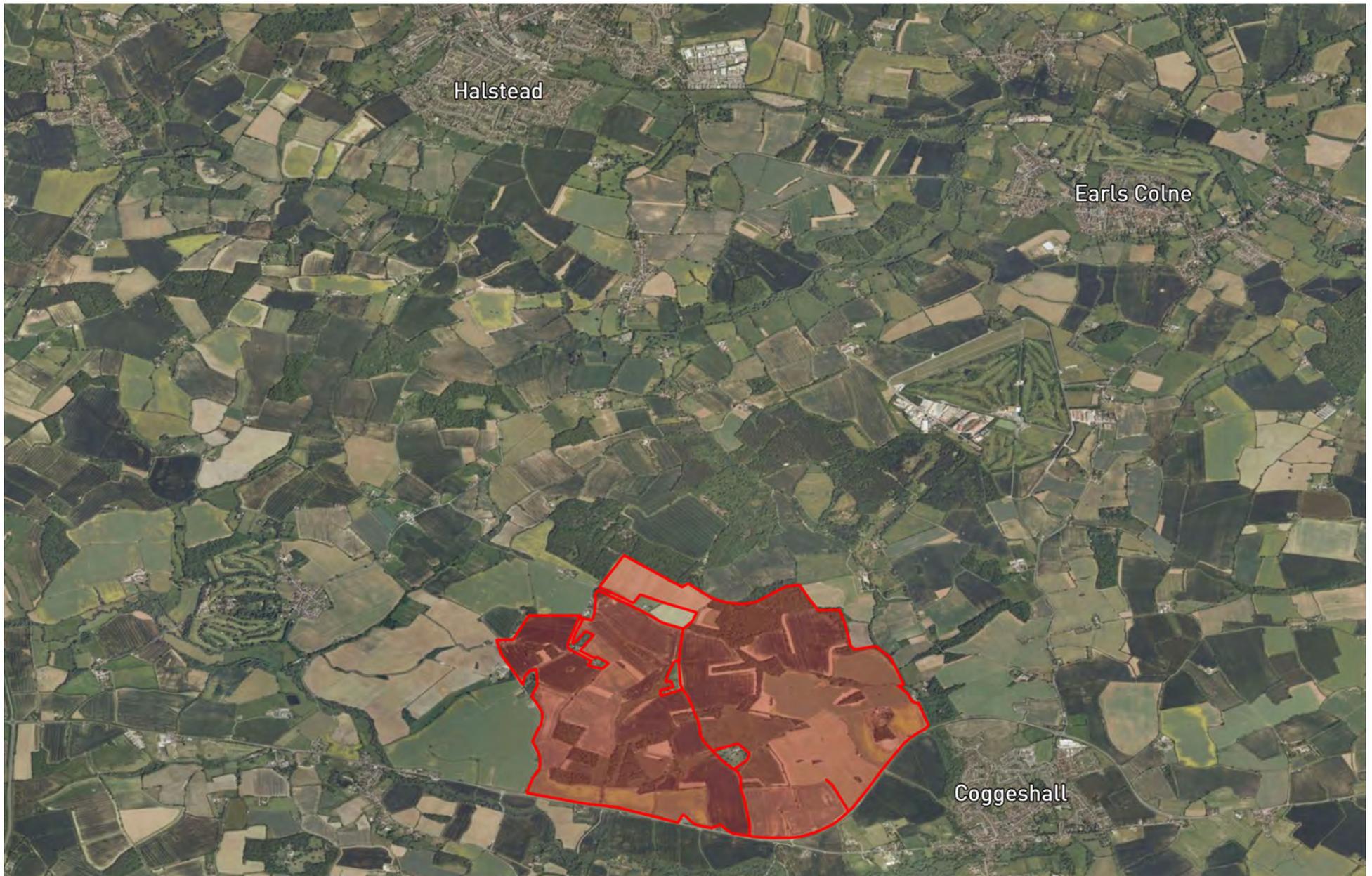


3.6.0 Landscape Character, Sensitivity & Condition

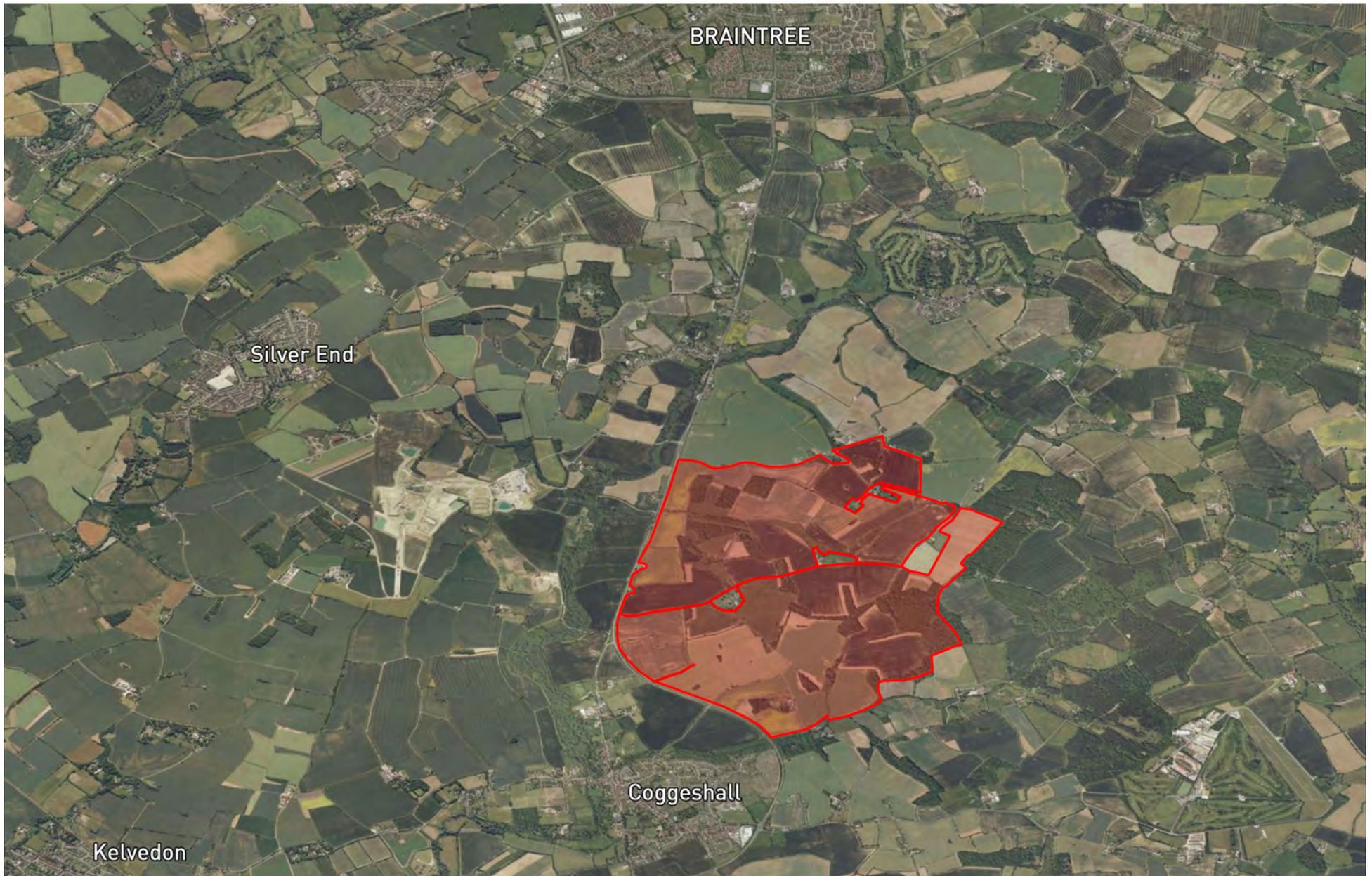
Legend

Topography (m)





View looking North across the site towards Halstead. Source: Bing Maps Bird's Eye View



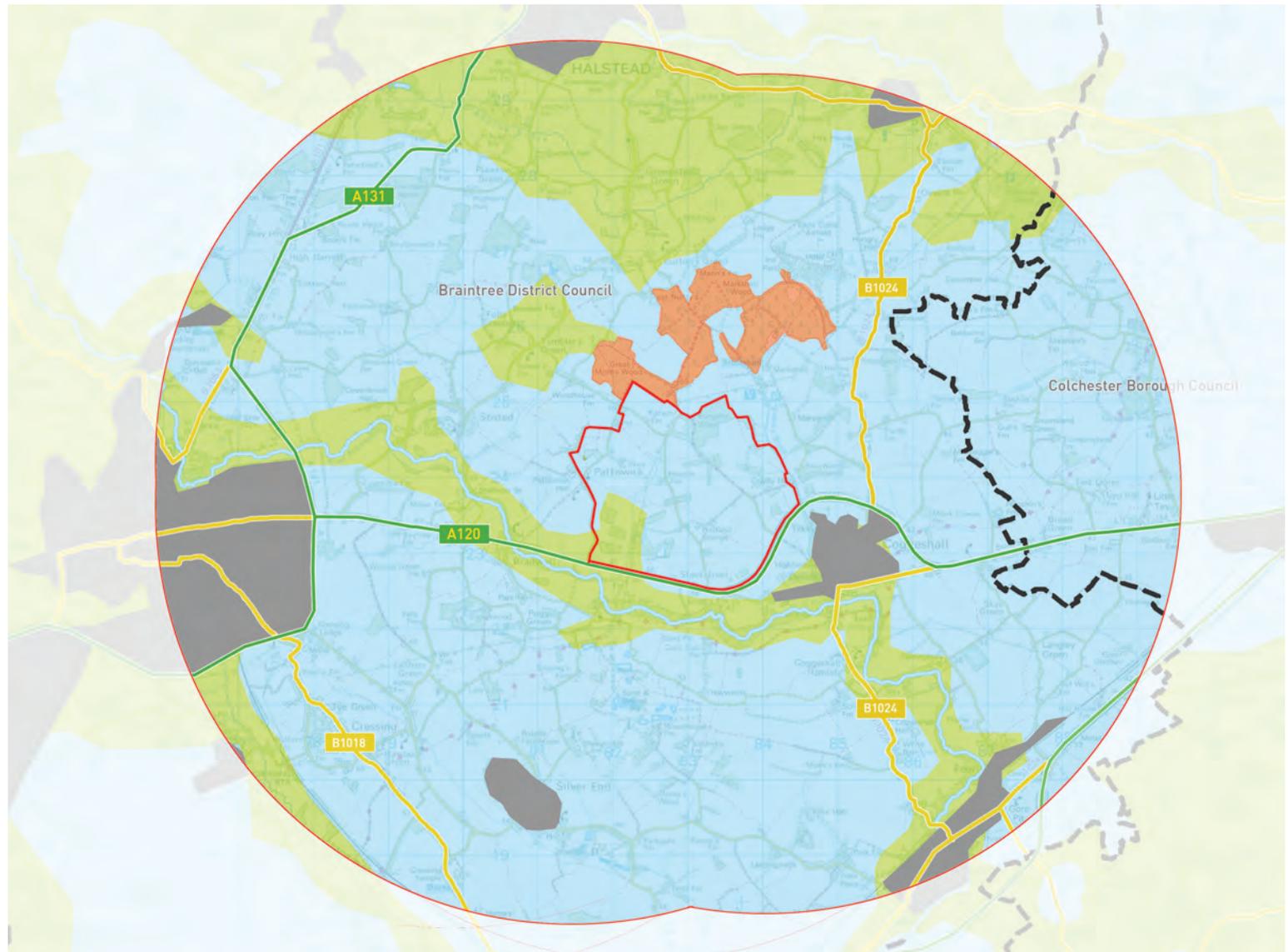
View looking East across the site towards Braintree. Source: Bing Maps Bird's Eye View

PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.7.0 Agricultural Land Classification

Legend

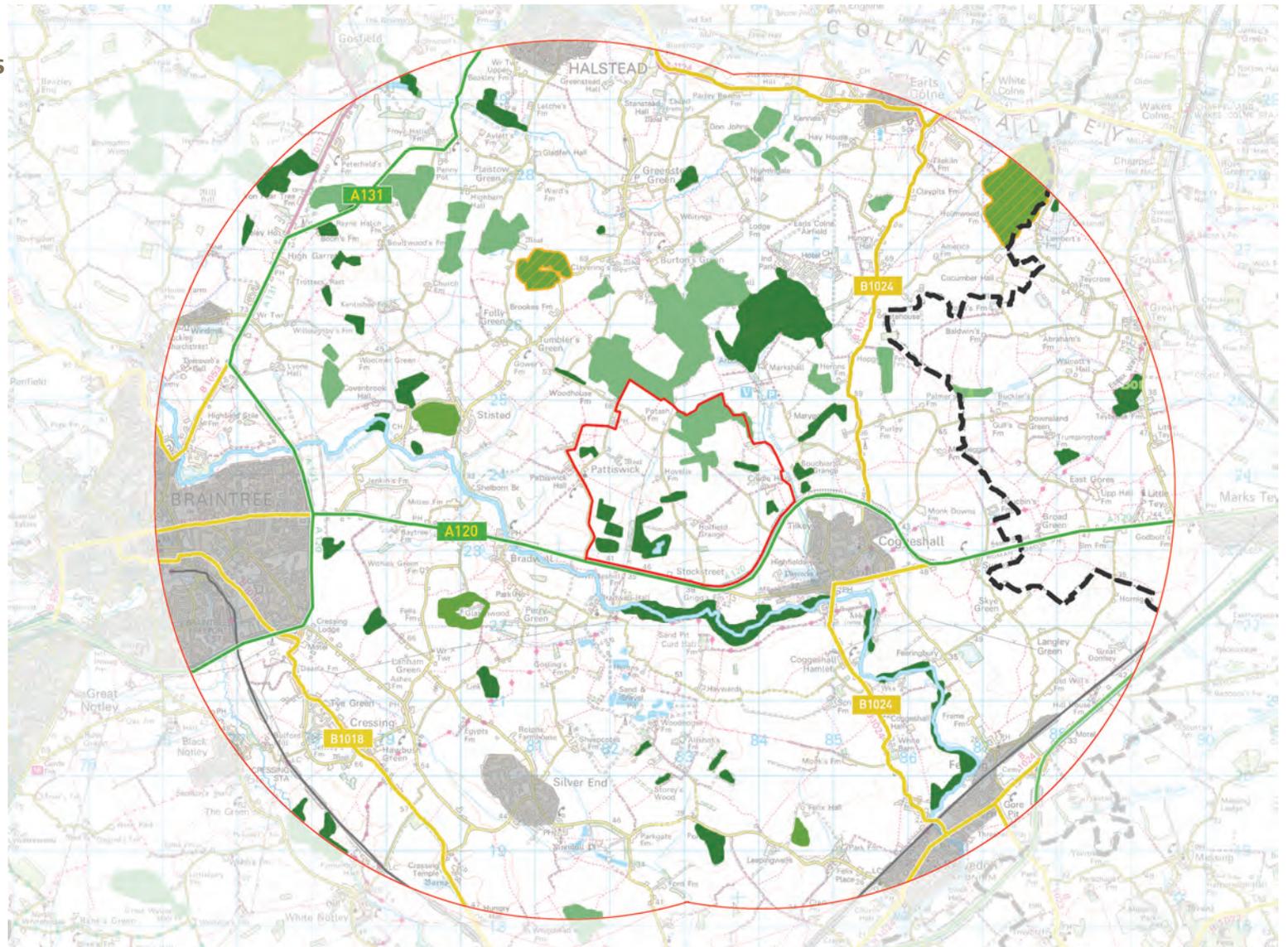
-  Site Study Area
-  5km Buffer Zone
-  District / Borough Boundary
-  A Road
-  B Road
-  Local Nature Partnership Boundary
- Agricultural Land Classification**
 -  Grade 2 - Very Good
 -  Grade 3 - Good to Moderate
 -  Non- Agricultural



3.8.0 Ecology Designations

Legend

- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Local Nature Partnership Boundary
- National Nature Reserve
- Local Nature Reserve
- Special Area of Conservation
- Special Protection Area
- SSSI
- Ramsar
- Country Parks
- Woodpasture and Parkland
- Ancient Woodland
- National Forest Inventory

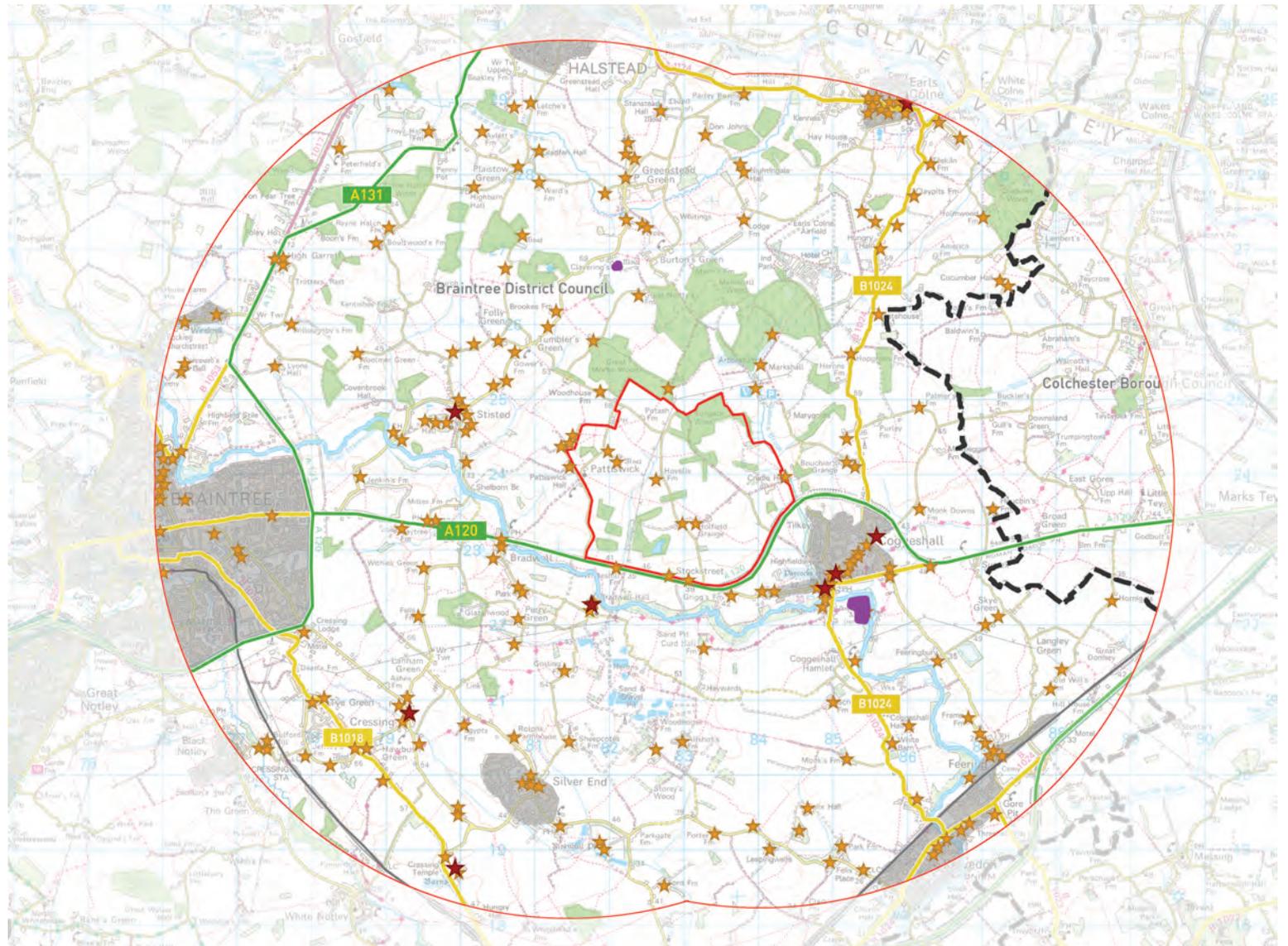


PROJECT OBJECTIVES, SCALE & PLANNING STATUS

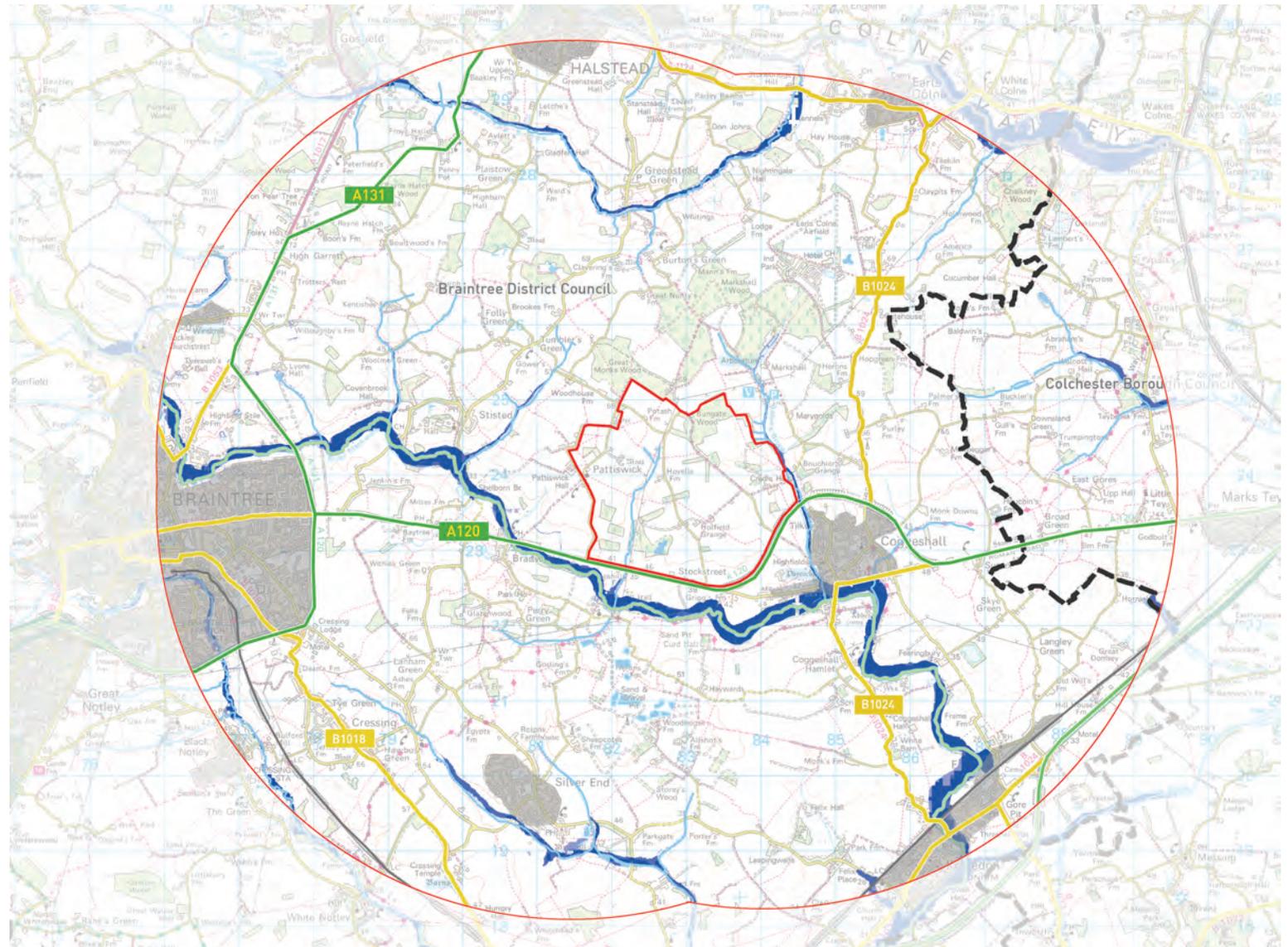
3.9.0 Parks, Recreation & Historic Environment

Legend

- Site Study Area
- 5km Buffer Zone
- District / Borough Boundary
- A Road
- B Road
- Scheduled Monument
- Registered Parks & Gardens
- Country Parks
- Listed Buildings - Grade**
- ★ I
- ★ II
- ★ II*



3.10.0 Water Cycle



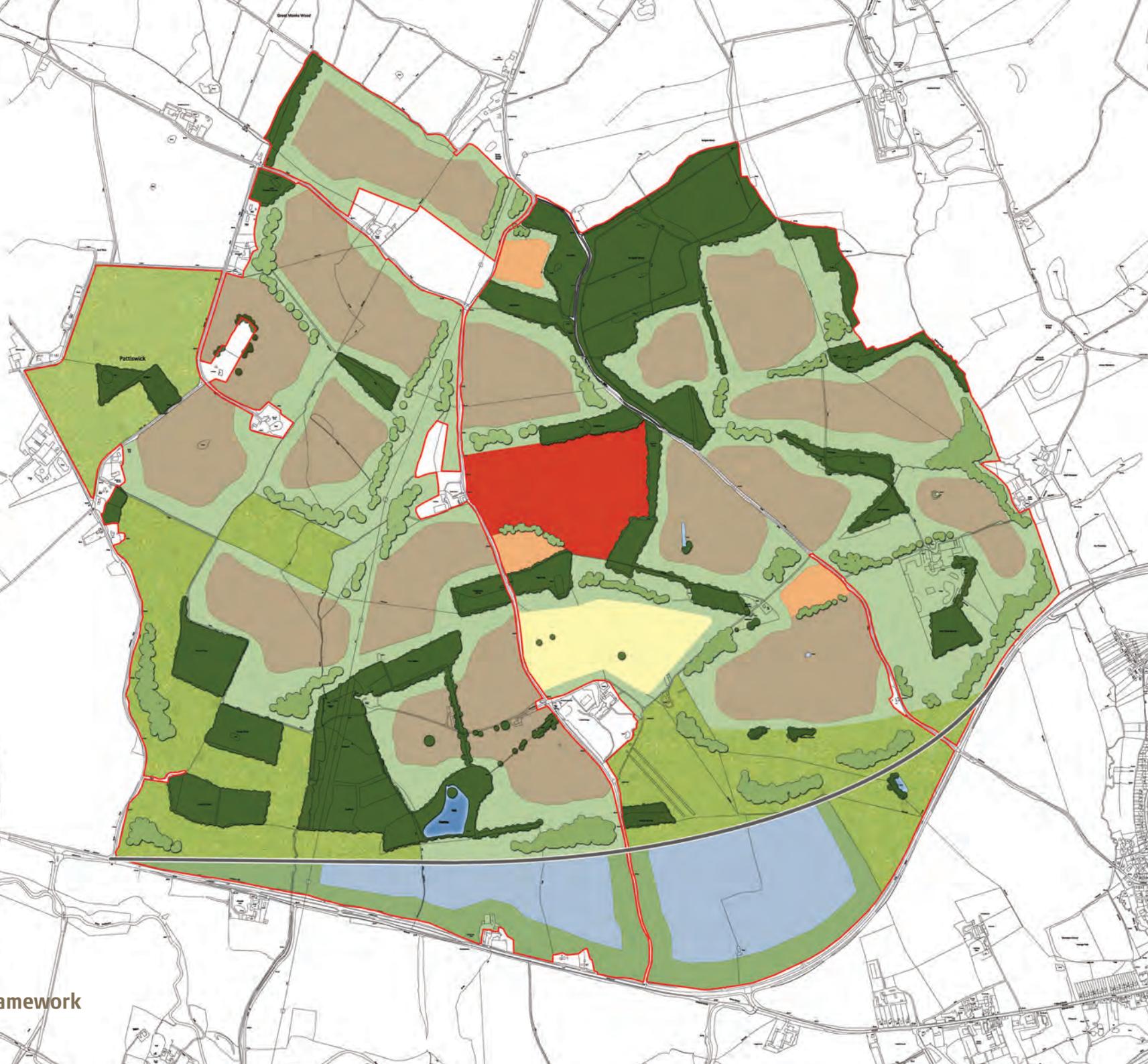
PROJECT OBJECTIVES, SCALE & PLANNING STATUS

3.11.0 Movement and Connectivity



KEY

-  SITE LOCATION (865 HA)
-  RESIDENTIAL
-  EMPLOYMENT & LEISURE
-  COMMUNITY FACILITIES
-  SECONDARY SCHOOL
-  PRIMARY SCHOOL
-  POND/LAKE
-  OPEN SPACE
-  GREEN CORRIDOR & INFRASTRUCTURE
-  EXISTING WOODLAND



Section 4 - How the Monks Wood Garden Village meets the principles of well-planned, designed and sustainable Garden Villages

4.1.0 Summary

4.1.1 Monks Wood has the potential to be an innovative and progressive Garden Village and a locally distinctive place. Parks, play areas, community facilities, open spaces and environmental systems will combine to form a holistic green infrastructure grid for the village. Local employment opportunities will be created in services for the new population, but the site's location off the A120 also enables it to facilitate wider forms of economic activity associated with the Braintree / Colchester corridor; such a distribution facilities, land for a range of business uses and the hotel and leisure sector.

4.2.0 Enabling Principles

4.2.1 Land value capture for the benefit of the community

- New Country Park, potentially under National Trust management /stewardship
- Developer A120 improvements

- Numerous aspects of emerging social infrastructure 'asks' within Neighbourhood Plans can find form on land within the Garden Village e.g. sports hub, business park, digital infrastructure etc.

4.2.2 Strong Vision, leadership and community engagement

- Braintree District Council, Colchester Borough Council and Tendring District Council are collaborating, alongside Essex County Council and supported by AECOM, to identify an agreed strategic approach to the allocation and distribution of large scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of potential "Garden Communities".

- The wider community is engaged via the statutory Local Plan process. There is a commitment to master planning engagement as a pre-requisite to a planning application being determined.

4.2.3 The long-term stewardship of assets

- The stewardship of a new Country Park could rest with The Natural Trust, who have undertaken the management/ stewardship role in connection with similar schemes and we would be looking to replicate that involvement.

4.3.0 Strategic Design Principles

4.3.1 Mixed-tenure homes and housing types that are genuinely affordable for everyone

- The Draft Local Plan embeds within it a commitment to provide serviced plots for self and custom builders (5%), and pitches for gypsies and travellers.
- Crucially, as part of overall affordable housing provision, Monks Wood Garden Village can assist in delivering the Government's target of securing the provision 200,000 Starter Homes by 2020. The initial phase of 1,500 homes at Monks Wood can deliver 450 starter homes with the further potential of other affordable homes once it has reached full maturity.

4.3.2 A robust range of employment opportunities in the Garden Village itself, with a variety of jobs within easy commuting distance

- Monks Wood Garden Village will include at least 150,000m² of commercial space for industrial, warehousing and office development. Local needs retail, the care sector, leisure and hospitality uses (e.g. motorway hotel) will also provide employment as will the (non-commercial) education sector).

4.3.3 Development which enhances the natural environment

- The proposed site for Monks Wood Garden Village incorporates ample opportunity to embed 'the country' within the new settlement and a hierarchy of open space provision.
- High Woods Country Park in Colchester is a potential model to follow. This Country Park includes woodland, open spaces, a lake and wildflower meadows alongside marshy areas, hayfields and scrubland.
- Environmental improvements based on such a concept are part of the desired outcomes for a

Garden Village and would generate a superb new recreational and educational resource for the area.

4.3.4 Strong local cultural, recreational, community and shopping facilities in walkable neighbourhoods

- Forthcoming Neighbourhood Plans at Coggeshall, Bradwell and Pattiswick could provide an overall spatial framework and desired outcomes for the area for the master planning of Monks Wood Garden Village to respond to. It provides the ideal opportunity to deliver community facilities such as a sports hub for cricket, tennis, football and rugby.

4.3.5 Integrated and accessible transport systems

- Internally the spatial framework for Monks Wood Garden Village will prioritise walking, cycling and public transport to make them the most attractive forms of movement. Walkable and cycleable neighbourhoods within the village will be based on safe and attractive routes that intersect with public transport nodes.
- The use of the private car for employment based travel at district level within North Essex

is dominant. Enhanced connectivity to main settlements by improving access for cycling and buses is essential

4.3.6 A strategic approach

- The whole concept to be addressed as part of the forthcoming Local Plan.
- Development will contribute to the strategic direction of travel proposed for the North Essex Region.
- A master planning exercise will be essential to consider all the requirements of the development in more detail, including the phasing of infrastructure.
- Key agencies will all need to be involved, this includes;



Section 5 - Governance Proposals

5.1.0 Outline of the Governance Structure

5.1.1 This will be a large innovative project and will need good project management. It will rely on many organisations working together – government agencies, Braintree District Council, Essex County Council, the health authority, utility companies and developers. They must work together and with the existing and evolving community.

5.1.2 A recognisable, transparent and effective governance structure for delivery, including project management, will help to make sure that leadership is visible and that co-ordinated action happens, is predictable and understandable, and is focussed on achieving the agreed aims and outcomes.

5.1.3 The Governance Structure for Monks Wood Garden Village is likely to take the form of a delivery board. This will be established at a local scale to deal with this proposal (with a suggested initial structure below) or alternatively could be connected to a Greater Essex Growth and Delivery Board, the potential for which is being explored as part of the wider strategic governance proposals across

the Housing Market Area. The expertise of ATLAS will be sought to advise by reference to successful structures elsewhere.

5.1.4 The ultimate governance structure for delivery must be chosen carefully and it is likely that an interim arrangement /partnership will be needed for this purpose to ensure openness and transparency.

5.2.0 Delivery Board

5.2.1 **Purpose** - Provides overall direction in respect of the project and setting up an appropriate delivery structure for Monks Wood Garden Village, subject to the plan-making process. The purpose and terms of reference of the Board would be reviewed when a decision is made to proceed with setting up a formal delivery vehicle/ structure.

5.2.2 **Membership** - The core membership would include;

- Leader / Planning portfolio holders at Braintree & Colchester.
- Lead Directors at Braintree

5.2.3 **Decisions** - Recommend the format of potential delivery structure, long term stewardship structure, longer term governance, monitoring and scrutiny arrangements, and ensure compliance with relevant statutory or administrative requirements relating to due diligence and the use of public funds in relation to the project.

5.2.4 **Financial** - Agrees annual budget until Delivery Vehicle is set up including use of any funding received from DCLG. Recommends a draft business plan for investment and delivery.

5.3.0 Steering Group

5.3.1 **Purpose** - The Steering Group will define the scope of the Garden Settlements project, take a strategic view of relevant housing market area issues and provide strategic direction to officers for taking forward the projects and work programmes related to them. It will be responsible for commissioning papers and reports to be considered by the Board and making recommendations to the Board. The core membership of the Steering Group will be focussed on key lead officers from the main

partner organisations. It may be appropriate to co-opt commercial experience onto the group at an appropriate stage.

5.3.2 Membership - Lead Directors at Braintree, Colchester, Tendering Councils and Essex County Council + advisors

5.3.3 Decisions - Define the scope of the project at relevant stages as well as;

- Direct and monitor progress
- Make recommendations to the Delivery Board in respect of delivery issues
- Sign off on a Strategic Route Map for the project and keeps it under review
- Set up project teams and working groups as appropriate to progress the project
- Sign off on project plans for the project teams / working groups and ensure effective cross-collaboration between the teams in relation to project issues
- Maintain a risk register for the project and keeps it under review
- Ensure the appropriate resources and working mechanisms are in place to deliver a co-ordinated

HMA approach to the plan-making & delivery •

- Signs off on any consultancy commissions
- Resolve any blockages and issues should they occur, if they cannot be resolved by a project team
- Provides direction on engagement with landowners / development promoters and monitor the outcomes of negotiations
- Ensure an appropriate project governance structure and is in place to meet the challenges and needs of the project
- Ensure that due diligence and appropriate decision making channels are exercised
- Provide direction on external communications related to the project

5.3.4 Financial - Recommend a business plan for the use of internal and external funding and resources to the Delivery Board until a Delivery Vehicle is set up and monitor expenditure. Provide strategic direction on potential external funding opportunities to be explored.

5.3.5 Braintree District Council to allocate phase 1 of the Garden Village in the Braintree Local Plan for 1,500 dwellings and 40,000 sqm of commercial.

5.4.0 Project Teams /Working Teams

5.4.1 To ensure that the partners are providing appropriate input to the plan-making, investment & evidence gathering / concept development aspects of the Garden Village project. A number of project teams and task and finish groups will be required. The Steering Group will make arrangements for setting these up as required.

5.5.0 Land Ownerships & Control

5.5.1 The proposed site for the initial phase of 1,500 homes is controlled by Lightwood Strategic Ltd who have a promotion agreement with the single landowner.

5.5.2 Lightwood Strategic are also in control of the additional land owned by the same family capable of accommodating significant further housing numbers.

5.6.0 Summary of Local Community Support

5.6.1 Braintree District Council, Tendring District Council and Colchester Borough Council are collaborating, alongside Essex County Council, to identify an agreed strategic approach to the allocation and distribution of large scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of potential “Garden Communities”.

5.6.2 The four councils are in agreement that the Town and Country Planning Association’s (TCPA) Garden City Principles provide a valuable initial framework for achieving new settlements that are inclusive and provide genuinely affordable, well designed homes, local jobs and schools, integrated transport systems, high standards of green infrastructure and promotion of health within and beyond the emerging local plan period for each authority of 2032/2033.

5.6.3 The Councils have commissioned AECOM to undertake a ‘Garden Communities Concept Feasibility Study’ providing a strategic overview across the three Local Authorities identifying the influencing factors affecting growth across North Essex.

5.6.4 Both Bradwell and Pattiswick Parish Council and Coggeshall Parish Council have made requests to designate the area for a Neighbourhood Plan demonstrating local interest in the creation of their sense of place.

5.7.0 Management and Stewardship Proposals

5.7.1 It is never too early to determine how, once development has taken place, public realm and community facilities will be ‘owned’ and by whom e.g. a non-profit distributing company such as a local ‘trust’. Consideration needs to be taken of maintenance and the necessary funds for this. Options for the longer term land ownership and maintenance of community assets has implications for the type of delivery arrangements that should be put in place and the type of arrangements needed with current landowners.

5.7.2 New assets will not be sustainable unless they have viable long-term management backed up by effective sources of revenue. Some of the questions that the Council has begun to ask itself are:

i) Will the landowner/’master developer’ provide an endowment in the form of money or income-producing assets?

ii) Will there be a service charge levied on all residents and businesses and ring-fenced for local facilities and services?

iii) Will a local trust own and manage local facilities? Who will form it, and when?

5.7.3 The project is not advanced to enough to have made decisions on these issues but recognises that they form part of the overall Garden Village delivery package comprehensive proposals will be put in place following consideration by delivery board. It is recognised that comprehensive proposals are required in order to ensure the garden village is both established and maintained in accordance with principles of garden settlements, quality places and community cohesion.

5.7.4 The National Trust has expressed interest in undertaking a management/ stewardship role in connection with proposed country park elements on similar schemes and we would be looking to replicate that involvement.

Section 6 - Delivery for Monks Wood Garden Village

6.1.0 Preferred Project Delivery Mechanism

6.1.1 The delivery of large-scale innovative sustainable development requires additional thought and focus over and above ‘normal processes’.

6.1.2 ‘Delivery’ includes everything from formulation of a vision and masterplan right through to having completed developments and a functioning sustainable community. It will require the implementation of a large number of interconnected activities, some of which will be sequential but also many that will be carried out in parallel.

6.1.3 Delivering Monks Wood Garden Village will be long-term commitment which needs consistent direction through periods that are much longer than election cycles or individual political administrations. People and companies who invest their lives, money and futures in the concept will do so under an implicit promise that the project will be seen through to the point where it can function effectively and sustainably. Any lesser achievement

will undermine their commitment and faith in those charged with the delivery of Monks Wood. The Garden Village represents a greater scale of development than has previously been enabled within Braintree and the Council would welcome support in determining the precise nature of that vehicle.

6.1.4 The preferred project delivery mechanism has yet to be determined but it is likely that a Local Delivery Vehicle could be put in place. It is not likely that a Public Private Venture or New Town Development Corporation will be set up.

6.1.5 The delivery vehicle option will need to take into account that the development could take decades to complete; will need to be undertaken by co-operation with the landowner; will need to find a way of ‘capturing land value for the community’; and will need to find a way of securing long term stewardship of the community assets.

6.1.6 Possible forms of delivery vehicle need to be assessed accepting that no development model has been confirmed. Braintree would propose to work

with ATLAS to:

- identify alternative models of delivery vehicles which ensures ongoing local democratic strategic control - and an “arms length” company which gives confidence to landowners to make decisions;
- discuss whether a local delivery vehicle should be established and whether it should perform the “master developer” role
- ensure that the scheme is financially viable (by using the ATLAS development model) and explore the options for forward funding all necessary infrastructure and community facilities;
- evaluate the alternatives and support the selection of a preferred model;
- ensure that any delivery vehicle builds from the strengths of existing local development organizations; and
- support efforts to establish the local delivery vehicle including negotiations with land owners

6.2.0 Market Commentary

6.2.1 Throughout the Housing Market Area, Braintree District Council should plan for housing at the higher end of the range, up to 845 and 920 dwelling units per annum respectively.

6.2.2 Understanding the demographic setting of North Essex is perhaps the single most important element in ensuring future recommendations are robust and of an appropriate type and scale.

6.2.3 The cumulative population growth of Braintree, Tendring and Colchester is 16% or 17,663 persons by 2032, with a further 4% cumulative growth between 2032 and 2037.

6.2.4 By 2037 the working age population is forecast to increase by 6% (assuming a working age of 20-64 years old). However, there is a far more significant increase of 66% in the elderly population (aged over 65 years) forecast by 2037.

6.2.5 The population is ageing: The greatest increase in age categories will be those over 60, with the biggest increase in 85+. Housing and economic strategy and future development will need to respond to ageing population requirements.

6.3.0 Timescales for Planning and Delivery

6.3.1 Planning and delivery route way to first completions

6.3.2 There is a genuine prospect that a successful Garden Village submission would enable Braintree District Council to move from capacity constrained, relatively risk adverse project management of the planning process to one that expedites the submission of a planning application. The programming of a masterplan SPD to supplement the new Local Plan policy, and which will be a pre-requisite for the determination of a planning application, can be compressed if resources become available.

6.3.3 Assuming a successful Garden Villages bid, a planning application could be prepared and submitted by Q4 2016. With a decision received in Q2 2017, commencement of development could begin in Q4 2014 with the first completions anticipated at the end of 2018.

6.3.4 Further, the confidence that a Garden Village designation would bring would enable the site to be marketed to house builders sooner and thus enable a hybrid application for the whole

scheme in outline with the first 1500 units in full. This results in a swifter process than an outline application, followed by land sale, followed by reserved matters.

6.3.5 Ensuring a continuous supply of new housing

6.3.6 The initial phase of 1,500 homes of which 450 would be starter homes would support the requirements of the Objectively Assessed Housing Need (OAN).

6.3.7 The entire site is capable of accommodating a significant number of homes, future proofing the long term deliverability of housing.

6.3.8 What makes the Monks Wood Garden Village proposal a best practice exemplar and well suited to DCLG's Locally-Led Garden Villages, Towns and Cities programme?

6.3.9 Perhaps uniquely, one owner. There are no deliverability issues with this project.

6.3.10 The project can address the distinguishing themes that make a garden village stand-out from normal well designed new places. This includes:

- i) A commitment to 5% of serviced plots being available for sale to self and custom builders.
- ii) Up to 1,000 starter homes that could be secured in a Neighbourhood Plan allocation, 500 of which would also be secured in a Local Plan allocation, all by the end of 2017/early 2018.
- iii) The potential for Braintree council to take on some of the non-starter homes affordable housing plots to deliver affordable housing itself.
- iv) The ability of the project to deliver much of the social infrastructure for the area that is sought with in the emerging Local Plan and Neighbourhood Plan –such as a new sports hub.
- v) The availability of land for new free school, and thus achieving linkages with Governments Free School programme
- vi) The availability of land value uplift developer subsidy to fund half the cost of modifications to the A120.
- vii) The potential involvement of the National Trust in the stewardship of a new 120 acre country park and wider green infrastructure network within the village itself.
- viii) The growing and local use of biomass fuel with the country park, related to flood attenuation measures and to contributing to Governments renewable energy targets.
- 6.3.11 What existing commitments, for example Local Growth Funding, have been made by local partners?**
- 6.3.12 None
- 6.4.o. The Package of Government Support that would be most beneficial to the project**
- 6.4.1 This section identifies the immediate project priorities that would benefit from support, the quantum of support needed and the timescale for expenditure. It also reflect of the assessment of infrastructure needs and how these can be met.
- 6.4.2 Local Authority Capacity Support for master planning and the planning application stage would enable the planning process to be compressed. ATLAS support is requested within this context. In addition specialist advice is requested in relation to the pursuit of a delivery vehicle and the setting up of a stewardship organisation.
- Technical work to be undertaken if successful**
- 6.4.4 A number of studies have already been resourced in order to enable a sound, deliverable solution (AECOM)
- 6.4.5 A number of studies required to enable master planning. These will be financed by the developers with the Council having an editorial role.
- 6.4.6 The Council has yet to fully scope out the full suite of studies that would be needed. Indeed one such technical study might be an early scoping exercise for the suite of evidence that is needed to inform the masterplan.
- Masterplanning**
- 6.4.7 Studies and evidence base to inform masterplanning have not yet been comprehensively commissioned. The Council does not have the resources in terms of either finance or staff capacity to complete this work. Additional evidence is needed to cover a wide range of technical aspects including:

- i) Transport and highways
- ii) Ecology & protected species
- iii) Arboricultural and hedge surveys
- iv) Cultural heritage incl archaeology and heritage assets
- v) Flood risk assessment and hydrology
- vi) Ground conditions and contamination
- vii) Air quality
- viii) Utilities and services
- ix) Topography
- x) Landscape and visual impact

6.4.8 A review of this list of required studies / evidence base is required and is likely to add to this list. It is expected the cost of this work would be met by the landowners / land promoters.

6.4.9 The production of a Masterplanning SPD for the site will be required. The Council does not have the resources in terms of either finance or staff capacity to complete this work. In addition in order to ensure delivery of an appropriate design quality it is envisaged that a design guide will also be needed and could form part of the same commission. The cost of this work would be met by the land owners / land promoters and will be extensive.

Infrastructure studies and design

6.4.10 Coordinated and sustainable transport networks are at the heart of successful places and a requirements for delivering growth in an appropriate manner.

6.4.11 Significant opportunity to enhance the A120 and provide a dual section of road to alleviate the strategic link between the M11 London to Cambridge link and Harwich to the east.

6.4.12 Detailed highway design work will be required for planning application purposes.

Viability

6.4.13 Development viability across the whole Garden Village area will require further examination. This is required to explore the relationship between housing delivery rates, infrastructure and phasing / land ownership parcels. Further viability work will also be required to explore the amount of affordable housing required to meet need, yet still retain scheme viability.

Public engagement and community liaison

6.4.14 Public engagement and community liaison on the project will be required, particularly given the locally led nature of the project.

Legal advice

6.4.15 External legal advice over matters is expected such as delivery arrangements, funding agreements, ransoms and land assembly matters.

Availability of funding locally

6.4.16 The Council does not have a budget for the project, nor funds set aside or available in order to undertake the activities required. The land owners/ land promoters will invest financially in commissioning work and studies necessary to bring the project forward.

Timescale for expenditure

6.4.17 Expenditure will take place within the requirements of the prospectus and hence be over the next few financial years in order to maximise acceleration of delivery.

Brokerage across Government

6.4.18 It is evident in this submission that the successful and timely implementation of Monks Wood Garden Village will require the support of a number of government agencies on the following issues

- A120 – Highways England and Environment Agency.
- Master planning – Environment Agency regarding drainage strategy and attenuation within the new Country Park
- Braintree, Kelvedon and Marks Tey Stations – Network Rail in respect of improvements to the existing railway stations and network.
- Starter Homes - Homes and Communities Agency

Access to Government Fund Streams

6.4.19 The nature of the project as expressed in this submission would benefit from access to Government housing funding streams, not least in relation to starter homes.

6.4.20 Other government funding sources in relation to the free schools programme, road and rail capital programmes, including improvements to the rail station fund, also have resonance for Monks Wood Garden Village.

Planning Freedoms

6.4.21 In committing to a Garden Village Braintree would welcome the Liverpool approach to assessing 5 year housing land supply – pinned against an agreed housing trajectory, reflecting the lead in times required to deliver large scale projects that account for the majority of housing land supply.

6.4.22 The agreement of a trajectory would also affect the assessment of whether there had been any persistent under delivery during the plan period, for 5 year land supply purposes. This would affect the applicability of a 5% or 20% buffer.

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lightwoodPLANNING





Appendix ii



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MONKS WOOD, BRAINTREE

FRAMEWORK AND PHASING PLANS

November 2016 | P16-0415

lightwoodSTRATEGIC

MONKS WOOD, BRAINTREE

FRAMEWORK AND PHASING PLANS



INTRODUCTION

This document presents a phased delivery strategy for the development of Monks Wood, Braintree

PHASING PLANS

Three core phases of development are listed below and are identified in the plans and trajectory in this document

Phase 1 - Central Neighbourhood

Phase 2 – Northern Neighbourhood

Phase 3 - Southern Neighbourhood

- These would represent the earliest phases of a very long term garden settlement project.
- Critically the Monks Wood concept involves one owner and one master developer (Lightwood). Unified control is desirable for good delivery – otherwise plans may become distorted by working round areas not yet committed to the chosen form of development, or by having to appease landowners who decide not to co-operate in the development. This may result in unnecessary planning or delivery compromises and/or being held to ransom by non-co-operating landowners. Control over the land can be the most positive force for good delivery, especially if it is aligned with the use of planning powers and investment funds. Ownership of land also facilitates forward-funding by underpinning borrowing to provide infrastructure which can then be repaid when the land is sold for its full development value. A single private sector landowner can use the land in a similar way, acting as a 'master developer'.

- A housing trajectory is provided for each phase showing what the phase can deliver at a net density of 35 dph and 40 dph
- The trajectories are based on 150-200 dwellings per annum, once development is fully underway (3-4 outlets).
- At a net density 35-40 dph the following delivery profile is presented in the trajectories.
- Phase 1 as a whole can deliver around 1,750 - 2,000 dwellings within the plan period
- Phase 1 includes land identified for a secondary school, primary school (within the northern neighbourhood), local centre, park and other strategic open space.
- Phase 2 as a whole can deliver around 930-1060 dwellings and could be partly mobilised within the plan period (if required) as a contingency to deliver a further 300-375 dwellings. A primary school is located in this neighbourhood but would be delivered within phase 1 land.
- Phase 3 could provide a further 455-520 dwellings and could come forward from the mid-2030s
- Land within phase 3 would also enable a strategic employment site to come forward, particularly given a new southern A140 alignment.
- The total residential capacity of these phases, assuming the level of employment land presented, is 3,130-3,580 dwellings
- The estate as a whole can deliver significantly more as part of a very long term garden settlement opportunity.
- The ownership advantages of Monk Wood would enable a £20,000 per dwelling levy to raise funds for infrastructure (A140). The first 3 phases would yield £63m - £75m (with £35m -£45m in phase 1)

FRAMEWORK PLAN



KEY

- SITE BOUNDARY
- 'VILLAGE GREEN' CHARACTER
- 'BOULEVARD' CHARACTER
- 'PARKLAND' CHARACTER
- LOCAL CENTRE
- RESIDENTIAL
- PRIMARY SCHOOL
- SECONDARY SCHOOL
- PRIMARY LINK ROAD
- POTENTIAL NEW A120 ALIGNMENT

SCHEDULE

	USE	AREA (HA)	35 DPH	40 DPH
PHASE 1	RESIDENTIAL	50	1750	2000
	LOCAL CENTRE	4.19		
	SECONDARY SCHOOL	10.81		
PHASE 2	RESIDENTIAL	26.51	928	1060
	PRIMARY SCHOOL	2.35		
PHASE 3	RESIDENTIAL	12.99	455	520
	EMPLOYMENT	45.66		
	PRIMARY SCHOOL	2.17		
TOTAL RESIDENTIAL			3133	3580



PHASE 1

KEY DELIVERABLES		
AREA (HA)	@35dph	@40dph
RESIDENTIAL		
50	1750	2000
LOCAL CENTRE		
4.19		
SECONDARY SCHOOL		
10.81		



PHASE 2

KEY DELIVERABLES		
AREA (HA)	@35dph	@40dph
RESIDENTIAL		
26.51	928	1060
PRIMARY SCHOOL		
2.35		

PHASE 3



KEY DELIVERABLES		
AREA (HA)	@35dph	@40dph
RESIDENTIAL		
12.99	455	520
EMPLOYMENT		
45.66		
PRIMARY SCHOOL		
2.17		

MONKS WOOD - RESIDENTIAL PHASING TRAJECTORY AT 35 DWELLINGS PER HECTARE

PHASE	NET RESI AREA	DPH	DWELLINGS	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	40/41	41/42
PHASE 1	50	35	1750					75	125	150	150	150	150	150	175	175	150	150	150									
PLAN PERIOD			1750																									
PHASE 2	26.5	35	928														75	100	125	150	150	150	150	28				
CONTINGENCY OR POST PP			928																									
PHASE 3	13	35	455																			50	75	100	125	105		
POST PLAN PERIOD			455																									
CUMULATIVE TOTAL			3133					75	200	350	500	650	800	950	1125	1300	1525	1775	2050	2200	2350	2550	2775	2903	3028	3133	3133	3133

MONKS WOOD- RESIDENTIAL PHASING TRAJECTORY AT 40 DWELLINGS PER HECTARE

PHASE	NET RESI AREA	DPH	DWELLINGS	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	40/41	41/42
PHASE 1	50	40	2000					75	125	150	150	175	175	175	200	200	200	200	175									
PLAN PERIOD			2000																									
PHASE 2	26.5	40	1060														100	125	150	150	150	150	150	85				
CONTINGENCY OR POST PP			1060																									
PHASE 3	13	40	520																			75	100	110	125	110		
POST PLAN PERIOD			520																									
TOTAL			3580					75	200	350	500	675	850	1025	1225	1425	1725	2050	2375	2525	2675	2900	3150	3345	3470	3580	3580	3580

A120 FUNDING TRAJECTORY

PHASE		NET RESI AREA	DPH	DWELLINGS	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	40/41	41/42
PHASE 1		50	35	1750					75	125	150	150	150	150	150	175	175	150	150	150									
PLAN PERIOD				1750																									
A120 Contribution (Per Unit)				£20,000					£1.5m	£2.5m	£3.0m	£3.0m	£3.0m	£3.0m	£3.0m	£3.5m	£3.5m	£3.0m	£3.0m	£3.0m									
Total				£35.0m					£1.5m	£4.0m	£7.0m	£10.0m	£13.0m	£16.0m	£19.0m	£22.5m	£26.0m	£29.0m	£32.0m	£35.0m									
PHASE 2		30	35	1050														75	100	125	150	150	150	150	28				
CONTINGENCY OR POST PP				928																									
A120 Contribution (Per Unit)				£20,000														£1.5m	£2.0m	£2.5m	£3.0m	£3.0m	£3.0m	£3.0m	£.6m				
Total				£18.6m														£1.5m	£3.5m	£6.0m	£9.0m	£12.0m	£15.0m	£18.0m	£18.6m	£.0m	£.0m	£.0m	£.0m
PHASE 3		18	35	630																			50	75	100	125	105		
POST PLAN PERIOD				455																									
A120 Contribution (Per Unit)				£20,000																			£1.0m	£1.5m	£2.0m	£2.5m	£2.1m	£.0m	£.0m
Total				£9.1m																			£1.0m	£2.5m	£4.5m	£7.0m	£9.1m	£9.1m	£9.1m
TOTAL				3133					75	200	350	500	650	800	950	1125	1300	1525	1775	2050	2200	2350	2550	2775	2903	3028	3133	3133	3133

Total Housing	3133
Total Contribution	£62,660,000

PHASE		NET RESI AREA	DPH	DWELLINGS	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	40/41	41/42
PHASE 1		50	40	2000					75	125	150	150	175	175	175	200	200	200	200	175									
PLAN PERIOD				2000																									
A120 Contribution (Per Unit)				£20,000					£1.5m	£2.5m	£3.0m	£3.0m	£3.5m	£3.5m	£3.5m	£4.0m	£4.0m	£4.0m	£4.0m	£3.5m									
Total				£40.0m					£1.5m	£4.0m	£7.0m	£10.0m	£13.5m	£17.0m	£20.5m	£24.5m	£28.5m	£32.5m	£36.5m	£40.0m									
PHASE 2		30	40	1200														100	125	150	150	150	150	150	85				
CONTINGENCY OR POST PP				1060																									
A120 Contribution (Per Unit)				£20,000														£2.0m	£2.5m	£3.0m	£3.0m	£3.0m	£3.0m	£3.0m	£1.7m				
Total				£21.2m														£2.0m	£4.5m	£7.5m	£10.5m	£13.5m	£16.5m	£19.5m	£21.2m	£.0m	£.0m	£.0m	£.0m
PHASE 3		18	40	720																			75	100	110	125	110	125	60
POST PLAN PERIOD				705																									
A120 Contribution (Per Unit)				£20,000																			£1.5m	£2.0m	£2.2m	£2.5m	£2.2m	£2.5m	£1.2m
Total				£14.1m																			£1.5m	£3.5m	£5.7m	£8.2m	£10.4m	£12.9m	£14.1m
TOTAL				3765					75	200	350	500	675	850	1025	1225	1425	1725	2050	2375	2525	2675	2900	3150	3345	3470	3580	3705	3765

Total Housing	3765
Total Contribution	£75,300,000

Appendix iii



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North Essex Garden Communities Peer Review

Response of Lightwood Strategic in support of a new
settlement at Monks Wood, Pattiswick Estate, Braintree
March 2017

Purpose of document

To introduce the Monks Wood new settlement proposal, which has the potential to address numerous issues highlighted in the North Essex Garden Communities Peer Review (Jan 2017) led by Lord Bob Kerslake

Around 40,000 homes are being planned for North Essex to the early 2030's

The Peer Review was undertaken to strategically assess the approach adopted by Braintree, Colchester and Tendring Councils in planning for and delivering Garden Communities in North Essex. The review assessed the three Garden Communities being proposed in the region. Around 40,000 homes are being planned for North Essex to the early 2030's. Each settlement will begin during the current plan period and continue well into the future. Planning decisions made now will therefore be of enduring significance.

The Peer Review was not instructed to perform an overall 'soundness check' of the emerging spatial strategy and there are many interested parties, with a range of perspectives, who contest the emerging strategy. Rather, its task was to advise the Councils on their approach to delivering Garden Communities in North Essex, if that is what they wished to continue to pursue as a matter of principle.

Given this agenda, Lightwood Strategic wishes to bring to Lord Kerslake and his team's attention a site that was spuriously omitted from the remit of the review; The Monks Wood settlement, which is a uniquely deliverable site that has the potential to deal with many of the infrastructure challenges that face North Essex over this plan period and beyond. Lightwood Strategic is concerned that if this site is overlooked, the plan, which has 'strategic national importance' runs the risk of being inhibited before it gets started. This Monks Wood option has the potential to deliver infrastructure and housing more quickly, with less risk, with less public subsidy and with better prospects for the achievement of an enduring legacy.

The Pattiswick Estate / Monks Wood

Monks Wood is the proposed garden settlement name for the Pattiswick Estate, which comprises of in excess of 900ha (2,244 acres) held in a single ownership.

**...ensuring deliverability
of a comprehensive
vision for North Essex
is paramount**

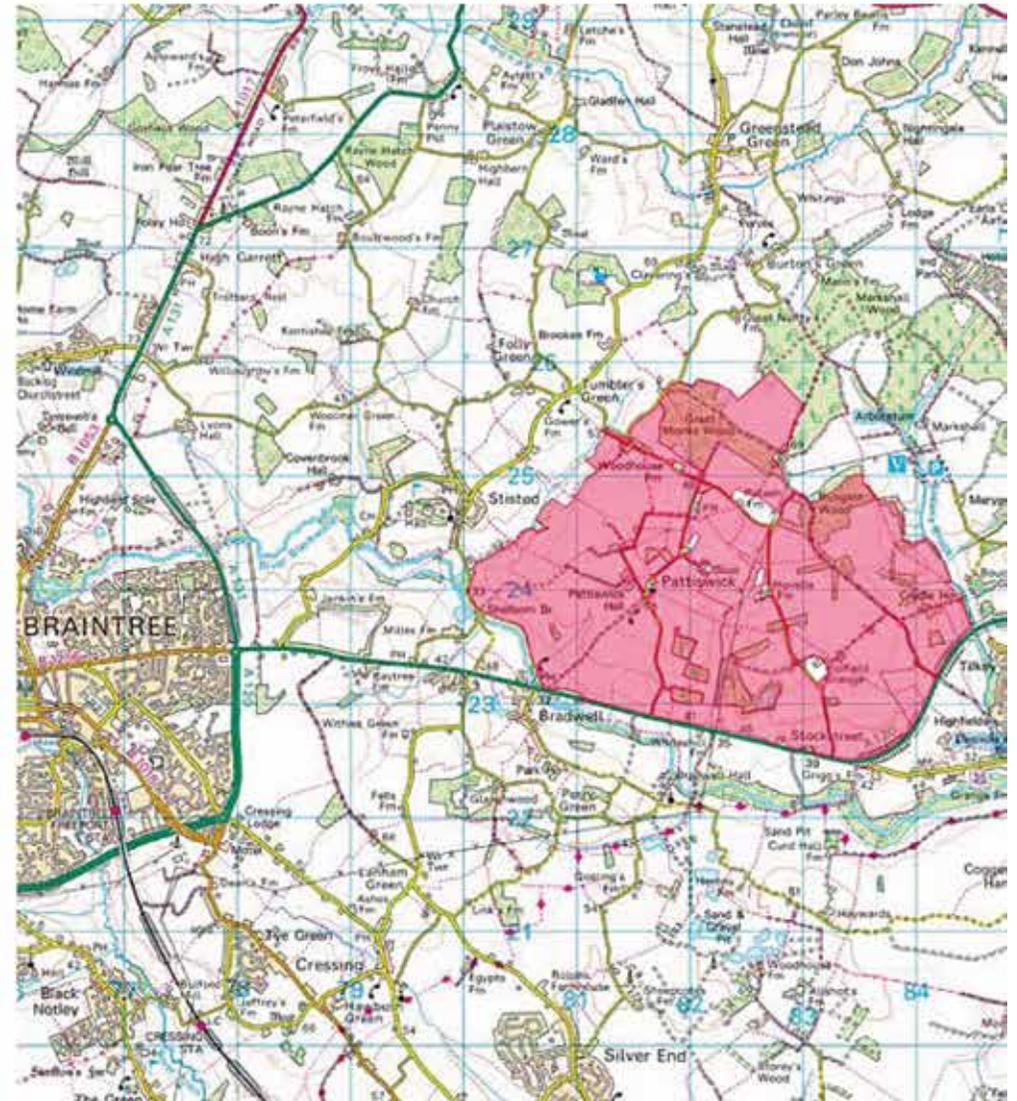
The site is located approximately 5 kilometres to the east of Braintree and approximately 10 kilometres west of Colchester and is situated immediately north of the A120, which links Braintree and Marks Tey. It is equidistant to the train stations serving these settlements with direct links to London Liverpool Street to the south and Cambridge to the north.

The estate, in excess of 2,000 acres, is in single ownership and Lightwood Strategic act as the sole promoter of the land for planning, a situation which is unique to any of the other options in North Essex. The result of this is that the entirety of the land can be master planned optimally without the constraints of ownership lines or the need for further equalisation or collaboration agreements. In addition the contractual position between the landowner and promoter includes a low minimum land value to trigger the release of land for development, which will allow an unfettered commitment to ensure that Monks Wood will be a genuine form of garden settlement. Furthermore, this set up permits flexibility in development for both this plan period and far beyond as well.

In short, this is as good a canvas for the development of a new settlement as one could hope to achieve.

Despite being known to the Council in early March 2016, the Monks Wood was not presented publically in the Regulation 18 phase of plan preparation that was conducted during the summer of 2016. It did not feature in the main consultation document, the evidence base, the sustainability appraisal or notably the AECOM study of potential options. The attributes of Monks Wood against alternative options within a wider strategy have therefore not been properly considered or presented for consultation to specific and other statutory consultees. It was not presented to the Peer Review as a reasonable alternative in the November 2016 strategy..

Site Location: Pattiswick Estate / Monks Wood



Infrastructure is critical to new housing

The Peer Review recognises the importance of understanding the interdependence between infrastructure and housing.

...upgrading the A120 (alongside the A12) is essential to unlocking greater economic potential in Essex, and the wider South East

The Review states:

“Major investment is required to deliver the new communities in full, including substantial improvements to parts of the A120 and A12. The councils need to be clear on the phasing of the delivery of each piece of infrastructure that will unlock aspects of sites for housing in each of three major new settlements. The project team should map these dependencies in order to develop a detailed understanding of what they need to deliver this development and in what order. This includes being very clear about who is responsible for funding or delivery of each element, in particular of infrastructure.”

Lightwood Strategic strongly agree with this statement and are entirely of the view that joined up thinking on infrastructure and housing is essential. Once again Monks Wood presents a viable and exciting prospect to assist with this challenge.

Essex County Council has shortlisted five A120 options for the upgrading of the route between Braintree and Colchester. Essex County Council’s consultation on the potential options concludes on March 11th 2017. This project is of paramount significance to strategic growth in North Essex and has many advocates, not least the Haven Gateway Partnership, as presented in its A120.co.uk campaign. This is a fundamental part of the strategic narrative for North Essex that needs to drive the spatial strategy.

Option 1 of the five shortlisted A120 routes uses land in the southern part of Monks Wood to bypass Bradwell and to dual the existing alignment of the A120 as it approaches and bypasses Coggeshall. This option performs very well in terms of time savings, build costs and other economic benefits when considered against the other four options. The northern route is the clear front runner in a cost benefit analysis.

Therefore, Monks Wood has the ability to gift a significant amount of the land required for the road improvements. Yet, furthermore, the financial viability of the site enables the scheme to contribute to infrastructure costs through a master developer roof tax in the region of £60M from the initial 3,000 homes. When currently there is no agreed funding model to deliver the infrastructure improvements that are essential for North Essex. Monks Wood is the key to unlocking the deliverability of North Essex's growth plan.

In order to illustrate the significance of Monks Wood in infrastructure delivery, we have mapped out 2 scenarios in which housing and infrastructure is led by Monks Wood, with supporting roles from Marks Tey and an east of Braintree extension (Option A) or solely from new settlements (Option B).

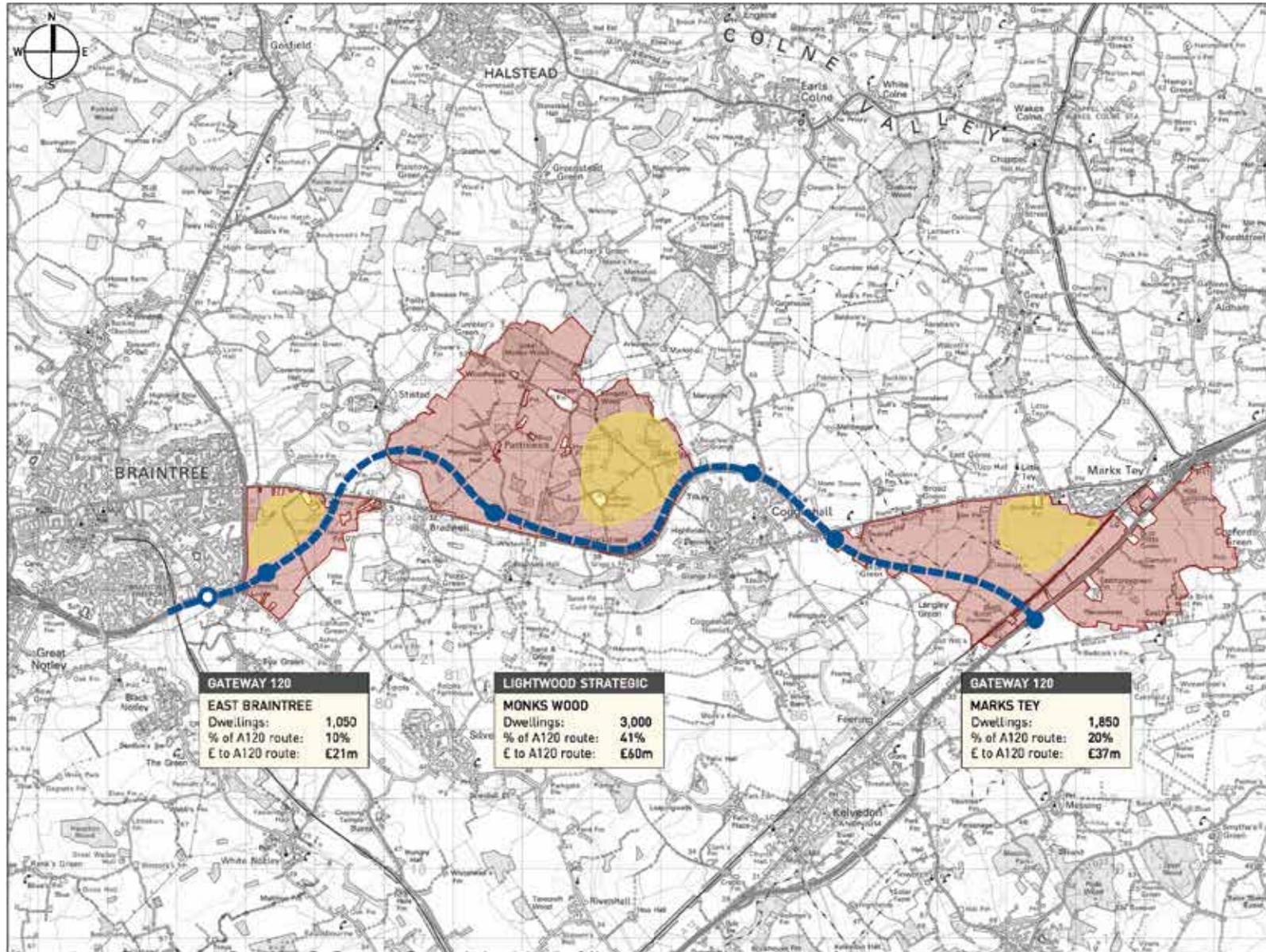
As can be seen from the following plans, **Lightwood Strategic** and Gateway 120 control around 70% of the land covered by A120 route Option 1, and both are promoting long term strategic developments along this corridor and the A12. The other 30% of route Option 1 comprises a small stretch of a proposed bypass for Bradwell and a section around Coggeshall that largely utilises the existing alignment of the A120. This highlights the undeniable need to explore the opportunities at Monks Wood in order to make sure that housing and infrastructure are not considered in isolation.

To facilitate delivery of the development, **Lightwood Strategic** will gift the Monks Wood land to the A120 project thus reducing acquisition costs and projected lead-in times. **Lightwood Strategic** believes that Gateway 120 can do the same.

Monks Wood is able to raise a roof tax of £20,000 per dwelling (in addition to other CIL or S106 contributions) to raise £60m towards the construction of the upgraded route. This would be used to pay back the up-front public cost of the A120 project, with funds available in tranches as housing development phases are sold. If Gateway 120 replicates this offer, by via Option 1 or 2, then a total of £118m can be made available.

These scenarios address directly the advice given in the Peer Review to 'look at the infrastructure dependencies and clearly identify their impact on the local plan' and to be clear about 'who is responsible for funding or delivery of each element.' **Lightwood Strategic** is concerned that because Monks Wood was excluded from the Regulation 18 preparation work due consideration has not been granted to these scenarios and funding models.

Option 1



- KEY**
- AREAS OF SEARCH
 - INDICATIVE DEVELOPMENT AREA
 - NEW A120 ALIGNMENT
 - FULL MOVEMENT JUNCTION
 - RESTRICTED MOVEMENT JUNCTION

GATEWAY 120

EAST BRAINTREE	
Dwellings:	1,050
% of A120 route:	10%
£ to A120 route:	£21m

LIGHTWOOD STRATEGIC

MONKS WOOD	
Dwellings:	3,000
% of A120 route:	41%
£ to A120 route:	£60m

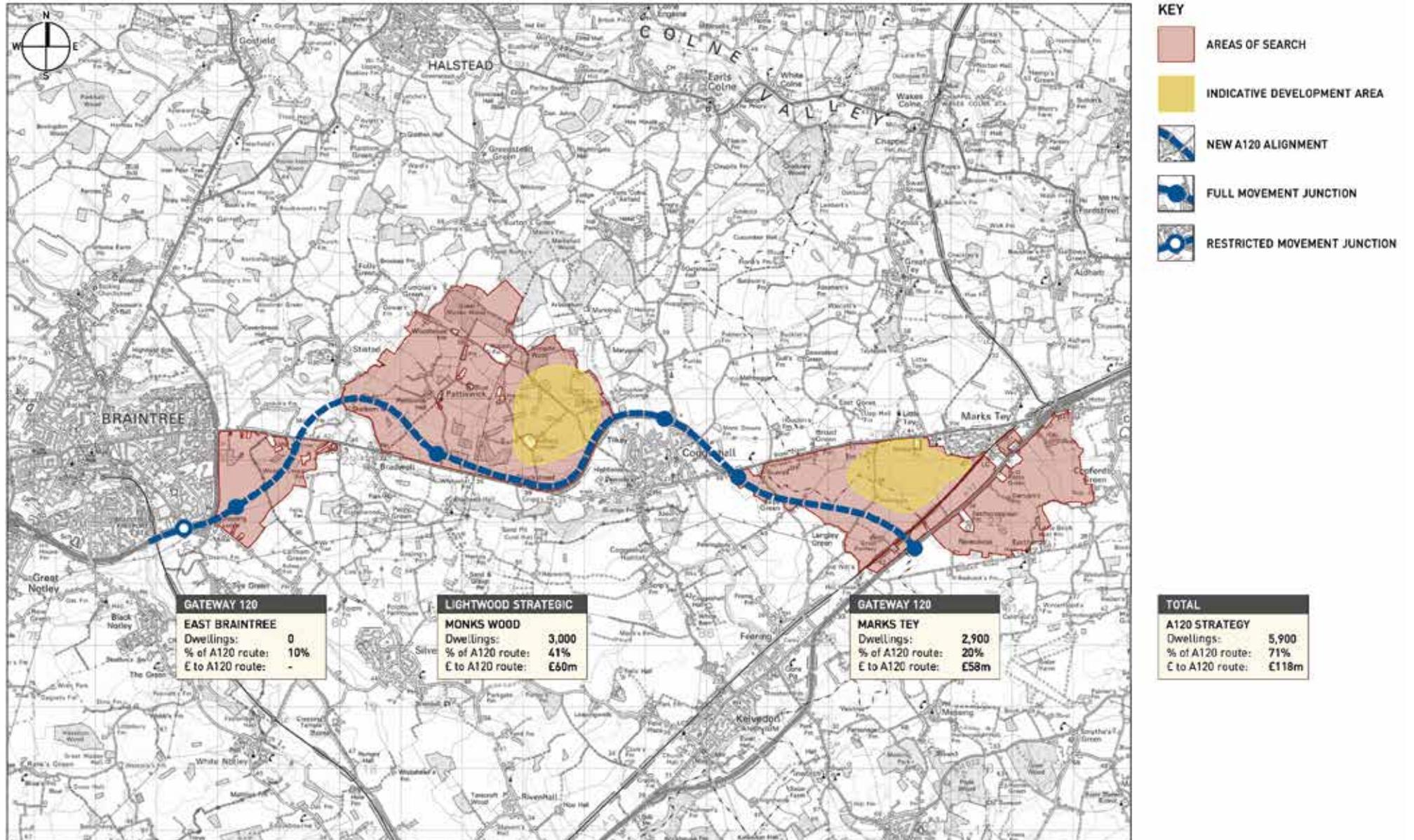
GATEWAY 120

MARKS TEY	
Dwellings:	1,850
% of A120 route:	20%
£ to A120 route:	£37m

TOTAL

A120 STRATEGY	
Dwellings:	5,900
% of A120 route:	71%
£ to A120 route:	£118m

Option 2



Revision of the Delivery Timetable

The Peer Review highlighted that the timetable for the local plan was ambitious and cautioned that care should be taken that this should not impede production of a 'sound' plan.

Braintree District Council was set to agree a Regulation 19 proposed submission Plan for consultation in February 2016. This Plan would have continued with the strategy of the draft Plan and would have been based on similar evidence. Due to the Peer Review, the Council has pushed back its meeting to agree the proposed submission plan to June 2017.

It is remarkable that production of the Draft Local Plan in 2016 came in advance of and independently to the consultation on the A120. It is worrying that the Council was geared up to consult on a Submission Plan in early 2017. The deliverability and sustainability of the three new garden communities, and the Plan as a whole, can therefore not have been critically assessed.

In addition, discussions with Essex County Council have indicated that it has no overall preference for the A120 upgrade (beyond the 5 shortlisted routes) but that it seeks to achieve access to the Government's road investment strategy for 2020-2025. Indeed, this is vital for

the overall vision and housing trajectory for North Essex to be realised. It is therefore highly likely that in Autumn 2017 it will indicate its preference to DfT for the most implementable solution in relation to land assembly and the optimum solution in term of cost-benefits; A critical piece on information for the drafting and consultation for the local plan.

Lightwood Strategic is concerned that this time leading up to June 2016 will simply be used to bolster the justification for the draft strategy as opposed to fully considering, with an open mind,

a more sustainable and more deliverable Plan. The emerging Plan for North Essex as a whole, and as it relates to the three proposed Garden communities, fails to provide a deliverability mechanism to deliver the new/upgraded route of the A120. This infrastructure is fundamental to the area's ability to support more housing and economic growth. With no additional infrastructure there can be no effective growth plan to meet future housing needs. Therefore we strongly feel more time should be allowed to explore all housing opportunities in connection with the infrastructure timeline.



The project is of paramount significance to strategic growth in North Essex

Conclusion

Monks Wood is viable and deliverable scheme, within single ownership, which is the key to unlocking a streamline plan for both housing and infrastructure.

...Monks Wood is the fulcrum or keystone of the long term strategy that also enables a speedier response to housing and infrastructure

By virtue of the simplicity of Lightwood's current contractual arrangements with the landowner and minimum land values, the 'land value capture' will be considerable ensuring the deliverability of a genuine garden settlement. The site has the long term capability to accommodate a garden town, growing first into garden village and then maturing. There are significant differences between the new settlement options that are available within North Essex, which have implications for the pace of delivery and ability of each to contribute to infrastructure.

Monks Wood provides part of a credible financial and deliverable strategy for the A120 improvements. Its ability to contribute substantially to the land take required to achieve the new route, in conjunction with significant financial assistance borne out of a roof tax from phased development makes it a frontrunner when compared to the other garden community areas.

By failing to include Monks Wood in their Regulation 18 phase of plan preparation, Braintree Council has missed the opportunity to significantly enhance the deliverability of the combined vision for North Essex and have been defective in their duty-to-cooperate with their neighbours. We would assume that Colchester district would be very interested in a proper evaluation of the Monks Wood option against the drivers set out here and referred to in the Peer Review.

Section 4 of the appendix to the Peer Review requires the Council to assess and present how garden villages fit in with the 'big picture' for North Essex. In our assessment Monks Wood is the fulcrum or keystone of the long term strategy that also enables a speedier response to housing and infrastructure. We see a supporting role for Marks Tey in the A120 upgrade and a role for an east of Braintree extension. We question the comparative contribution of the West of Braintree location to the overall growth package for this sub-region.

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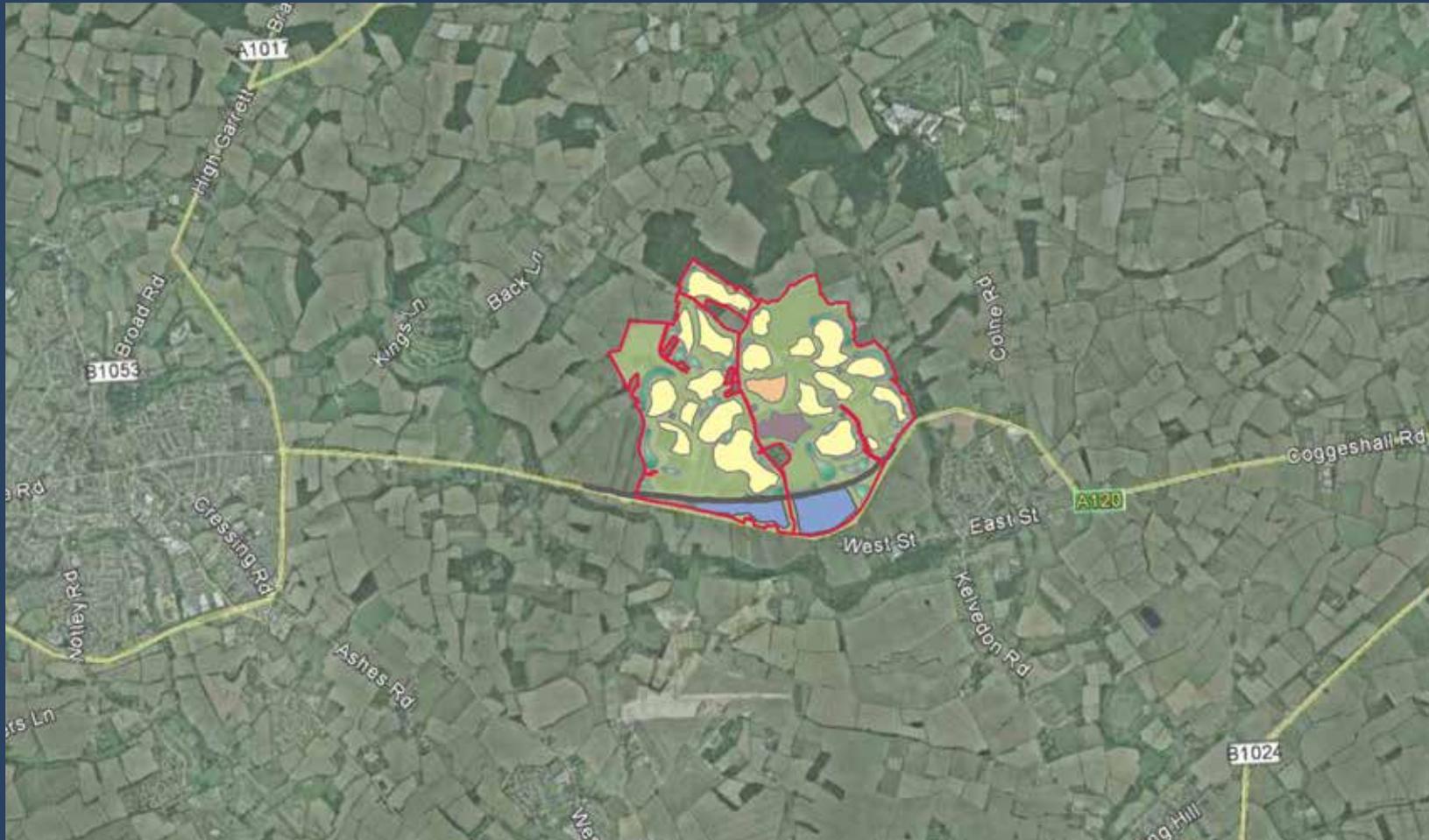


Appendix iv



LIGHTWOOD™

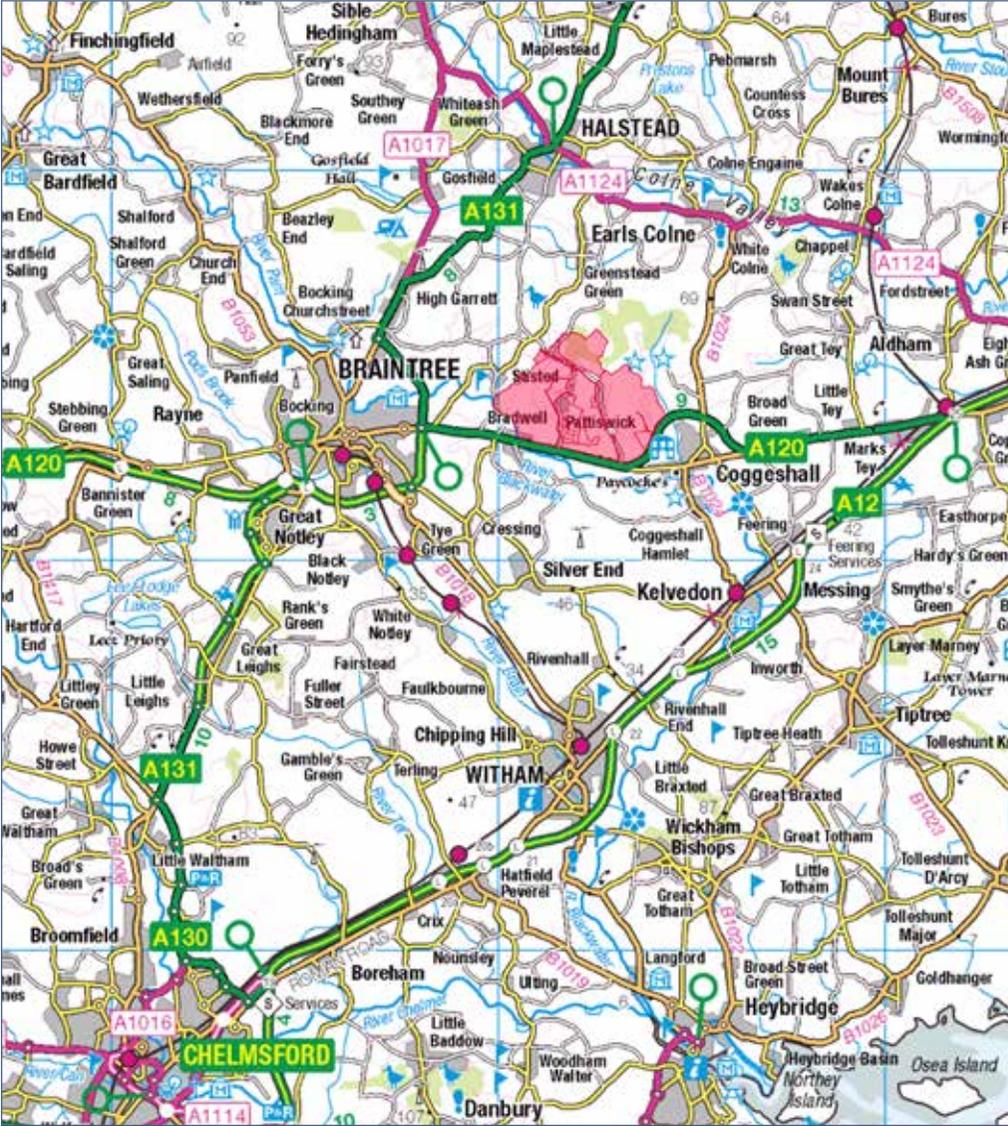
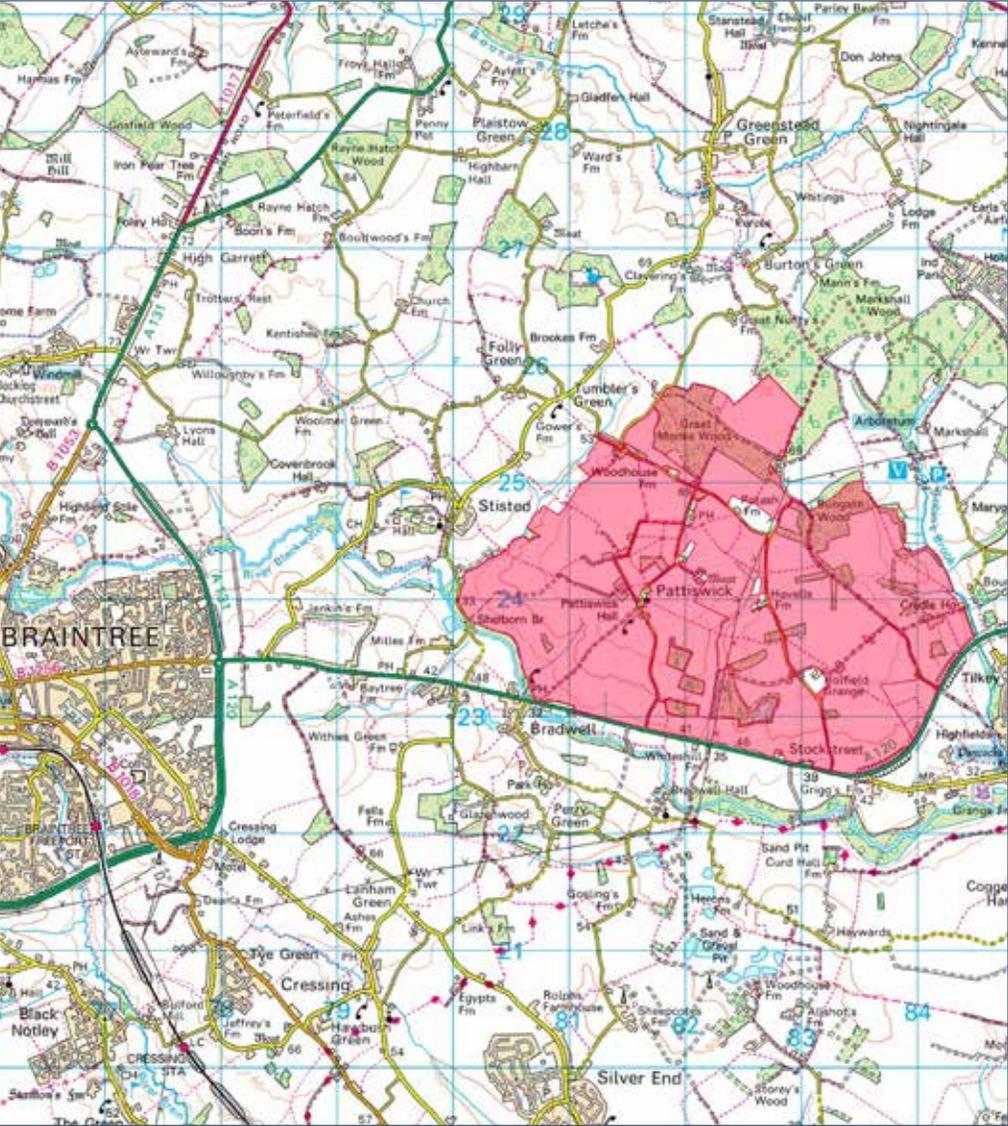
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A NEW GARDEN VILLAGE OPPORTUNITY

PROMOTION AGREEMENT OFFERED ACROSS UP TO 865 HECTARES
UPON LAND TO THE EAST OF BRAINTREE

LOCATION PLANS



OWNERS' AGENT



SWORDERS

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Hertfordshire, SG11 2EB
T: 01279 771188
E: michael.hudson@sworders.com
E: george.percy@sworders.com

OWNERS' SOLICITOR



TEES SOLICITORS

Tees House, 95 London Road,
Bishop's Stortford,
Hertfordshire, CM23 3GW
FAO: Govan Bramley / David Miller
T: 01279 755200
E: gb@teeslaw.co.uk

PROMOTION AGREEMENT

ACROSS THE PATTISWICK AND HOLFIELD GRANGE ESTATES, BRAINTREE, CO6 1NU

- Up to 865 hectares or (2,137 acres)
- In a single family ownership and offered as a whole under a Promotion Agreement
- Braintree are seeking a new settlement for a sustainable garden village
- Over 3km road frontage to the A120
- Superbly screened estates, facilitating a landscape led masterplan

OFFERED AS A WHOLE UNDER A PROMOTION AGREEMENT

VIEWING STRICTLY BY APPOINTMENT WITH THE OWNERS' AGENT



THE LAND

The contiguous block of the Pattiswick and Holfield Grange Estates as identified on the accompanying plan extends to circa 865 Ha or (2,137 Acres) and the Estate is all held within a single Family ownership and the titles are all registered and available from the Owners' Agent. Following instruction of Sworders in March 2016 the site has only recently been put forward to Braintree for consideration as a new Garden Village Sustainable Settlement as part of their Local Plan process.

PROMOTION AGREEMENT

A Promotion Agreement is sought upon the whole or such parts of the land as may be required by prospective Promoters. The Promotion Agreement will provide for the land to be sold upon grant of a satisfactory planning consent and the proceeds divided between the Promoter and the Owners in a pre-agreed percentage split. Promoters are invited to submit offers for a specified percentage or a range of percentages linked to specific factors. A draft set of Promotion Agreement terms will be available from the Owners' Agent following an expression of interest, along with further guidance and timetable.

OWNERSHIP

The land available for promotion comprises the following titles: EX520171, EX815497, EX815506, EX815507, EX884456 and EX884459. These titles are all within the same Family ownership.

TENURE

Vacant Possession of the site will be available when required following planning approval being obtained as the site is currently farmed in hand by the Family owners.

LOCATION

The site is located approximately 2 miles to the east of Braintree and situated immediately north of and adjoining the A120 as shown on the location plan. The A120 benefits from dual carriageway to the west of Braintree and there is an opportunity to work with Essex Country Council and the Highways Agency to influence the dualling of the section of A120 that currently adjoins this site to the south.

The indicative masterplan shown within these particulars is purely indicative and illustrative of the type of 'landscape led' Garden Village design that could be achieved and shows the A120 as a dual carriageway through the estate with employment land to the south. However, this is only one of a number of potential layouts that could be provided.

LAND USE

Currently the land is used for agriculture and occupied in hand by the family. The Estate is undulating with a propensity of woodland particularly at the perimeters providing substantial existing screening, landscaping and amenity.

ACCESS

In excess of 3km of the Estate adjoins the A120, there is ample scope for access. Detailed Highways work has not been undertaken but from a preliminary view it is considered that it would be feasible to dual the A120 as shown indicatively on the masterplan to shorten its length and move it within the Estate to the north of its current route. A new full junction could then be provided in a single central location. The current A120 could form the slip road to Coggeshall and commercial for westbound traffic. Similarly going westbound from Coggeshall and the commercial area the current A120 could provide a slip road onto the dual carriageway to the west.

Promoters would be expected to instruct highways engineers at an early stage.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Please refer to the title pack for details of these. The land is crossed by a number of footpaths and bridleways and a copy of the Essex definitive map is available from the Agents with the information pack.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The Promoter will be deemed to have full knowledge of the boundaries and neither the landowners nor the agent will be responsible for defining any boundaries.

LOCAL AUTHORITIES & UTILITIES

Anglian Water – 0345 799155
Braintree District Council – 01376 552525
UK Power Networks – 0845 601 4516
Essex and Suffolk Water – 0845 604 7468
National Grid – 0800 0745 788

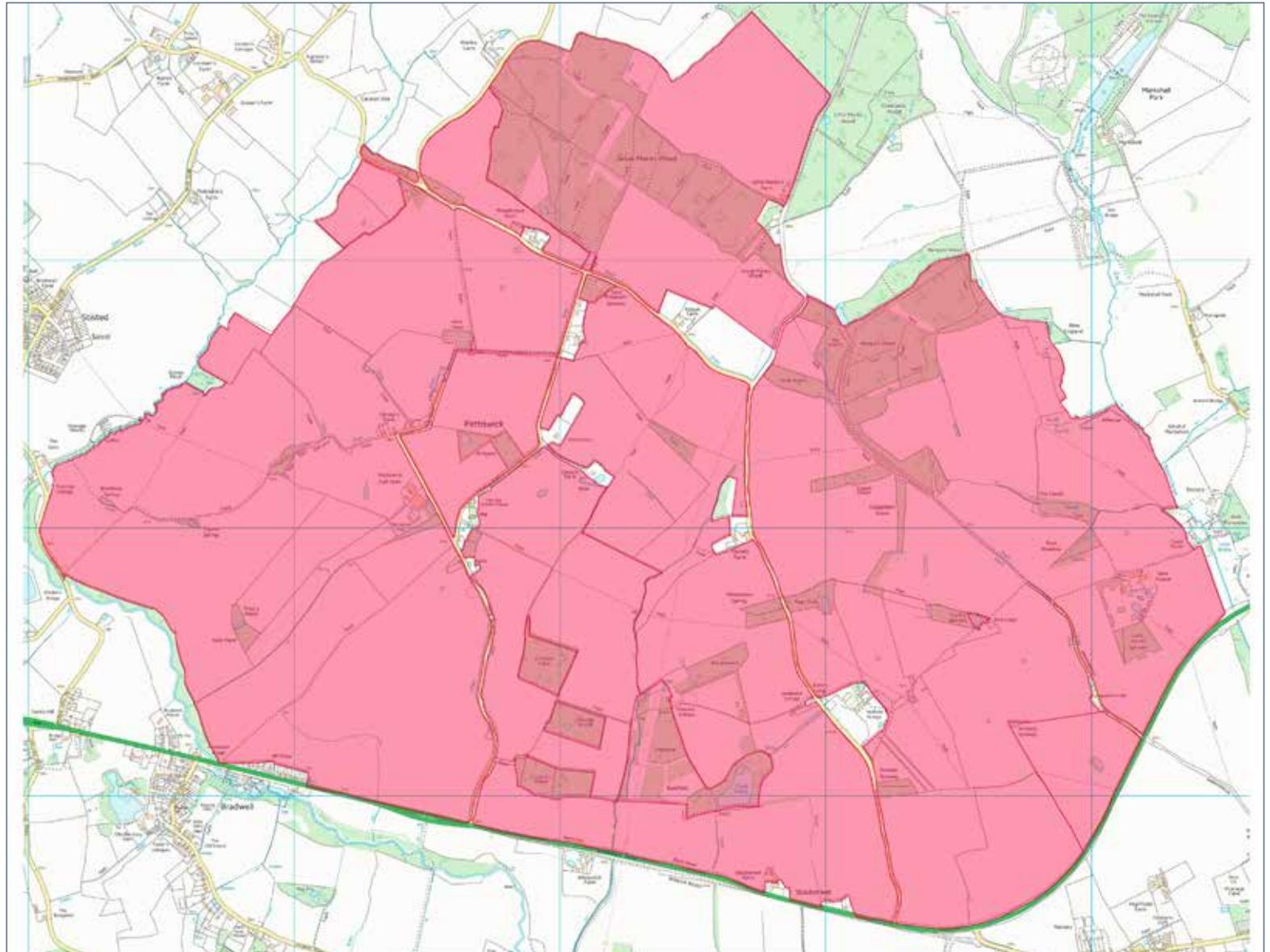
VIEWINGS

Interested parties should be able to form a preliminary view from inspection via public highway footpaths and bridleways. If you wish to view in further detail subsequently such must be strictly by appointment only with the Owners' Agent.

T: 01279 771188
E: michael.hudson@sworders.com
E: george.percy@sworders.com

DIRECTIONS

From Braintree take the A120 towards Coggeshall. Before reaching Coggeshall a left hand turn can be taken up through Pattiswick.





BRAINTREE LOCAL PLAN

The current Local Plan was adopted in 2005. At a Full Council meeting on 30th June 2014, Councillors took the decision not to submit their Site Allocations and Development Management Plan to the Planning Inspectorate for examination, but instead to begin work immediately on a new Local Plan which will set out the Council's strategy for future development and growth up to 2033, this was primarily in order to boost their housing supply.

It is our understanding that the Council, in collaboration with Authorities in Colchester and Tendring, Essex County Council and community interest company Garden City Developments, wrote to landowners in July asking them to promote their ideas for a new town.

There appear to be four other sites currently being considered and these are west of Braintree, north of Colchester at Langham, west of Colchester at Marks Tey and east of Colchester near the university, albeit there may be others (like this one) yet to appear in the public domain.

The New Local Plan will include all major planning policy for the District and will need to meet the requirements of the National Planning Policy Framework (NPPF). Once complete it will replace both the Core Strategy (2011) and the Local Plan Review (2005).

One of the main requirements in the NPPF is for Local Authorities to significantly boost their supply of housing and this applies across the Country. The Strategic Housing Market Assessment (SHMA) estimates that Braintree need to be building between 761 to 883 new homes per year. A range of housing need requirements was considered by the Council in

September 2014 and further evidence on whether this is achievable will be collected before a decision on a precise number as part of the draft Plan to be published in Autumn 2015.

The Council's website confirms that "As we have to plan for a larger number of new homes in the District, the Council will need to look at larger sites. This could include urban extensions like Great Notley which was built in the early 2000s, or new settlements which could follow Garden City or Garden suburb designs."

The most recent timetable for the Local Plan advises that it is anticipated that it will be adopted in September 2017.

GARDEN CITY DEVELOPMENTS

Braintree District Council have agreed to work with Garden City Developments, which is a consultancy working with neighbouring Authorities. Although the site has only been submitted to them on 9th March 2016, initial indications show a willingness to consider it as part of their emerging plan process.

INDICATIVE MASTERPLAN

We have prepared an indicative masterplan, purely to illustrate the potential of the Estate to deliver a new Garden Village. The one shown in these particulars covers a circa 540 Ha (1,334 ac) eastern part of the estate.

PROMOTION TEAM

To avoid potential conflicts of interest, it is Sworders' policy not to act for Promoters in undertaking the planning work on schemes where Sworders are involved in the appointment. Promoters are therefore free to put forward the team that they consider will be most appropriate for the proposed new settlement.

SUMMARY

We consider that the site provides an almost unique opportunity that is within a single land ownership unconstrained by access, title or other issues for a Sustainable Garden Village in a District who along with Garden City Developments are embracing the prospect of such a new settlement.

ADDITIONAL INFORMATION PACK

Additional information is available free of charge on request from the Sworders' dataroom.

IMPORTANT NOTICE

Sworders for itself and the Owners of this property give notice that the particulars are a general outline only for the guidance of intending Promoters and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending Promoter should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only.

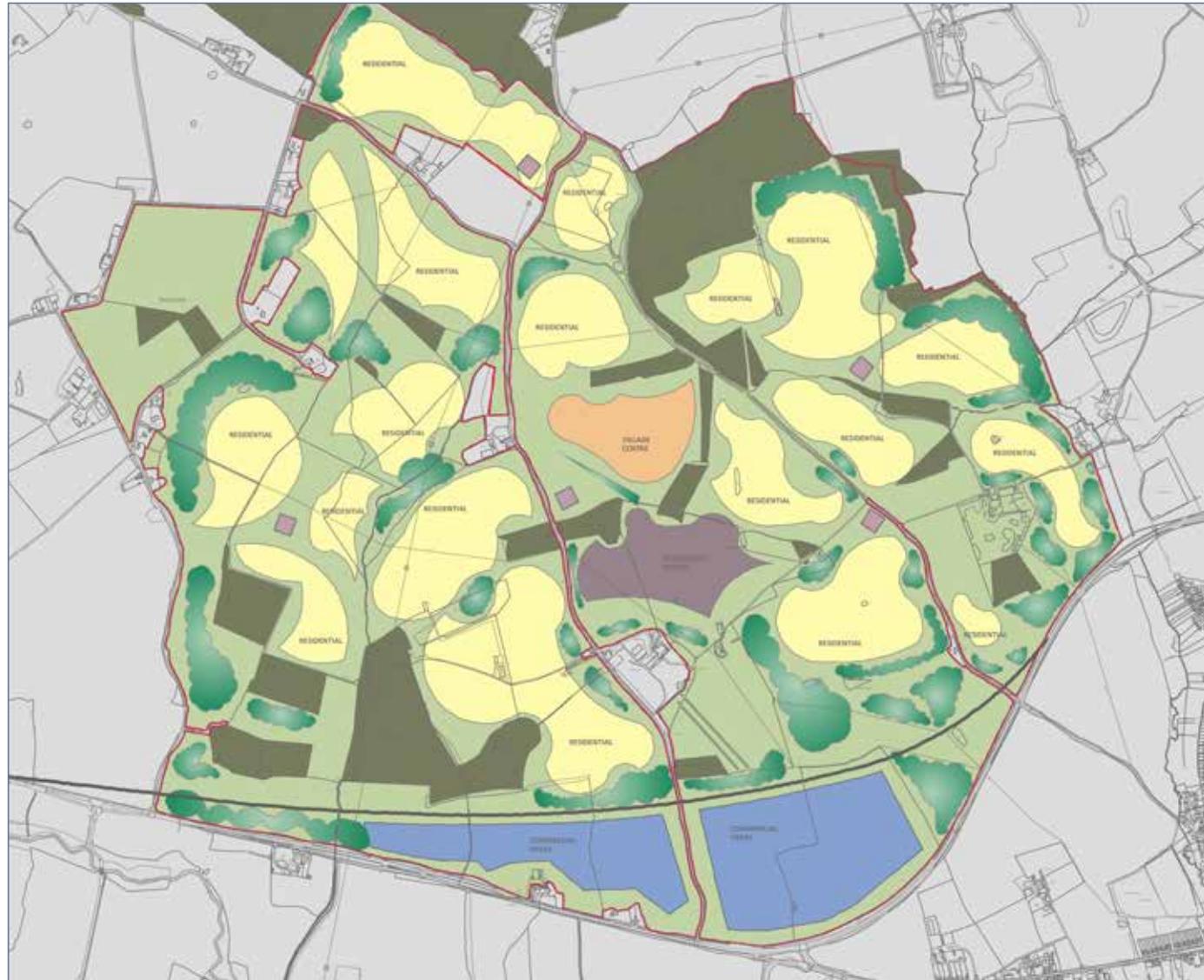
No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Promoters in this matter.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

Instructions received: March 2016.

Photographs taken: March 2016.

Particulars and masterplan prepared: March 2016



- KEY:
- NEW SECTION A120 DUAL CARRIAGE WAY
 - COMMERCIAL AREAS
 - PRIMARY SCHOOLS
 - SECONDARY SCHOOL
 - RESIDENTIAL AREAS
 - VILLAGE CENTRE
 - NEW PLANTING AREAS
 - OPEN SPACE AND GREEN LINKS
 - EXISTING WOODLANDS



SURVEYORS | PLANNERS | ARCHITECTS

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