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# **Emerging Braintree Local Plan Part 2: Matters, Issues and Questions Consultation**

Main Matter 5: A Prosperous District – Homes – Policy LLP 17

June 2021

**Emerging Colchester Local Plan Part 2:  
Matters, Issues and Questions Consultation**

**Main Matter 5: A Prosperous District – Homes – Policy LPP 17**

<b>Project Ref:</b>	31855/A5/P4/MH/SO	31855/A5/P4/MH/SO
<b>Status:</b>	Draft	Final
<b>Issue/Rev:</b>	01	02
<b>Date:</b>	June 2021	June 2021
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Ref: 31855/A5/P4/MH/SO  
File Ref: 31855/P4/BLPMM5/MH  
Date: June 2021

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## **1.0 INTRODUCTION**

- 1.1 These representations have been prepared by Barton Willmore LLP on behalf of L&Q, Cirrus Land and G120 Land Ltd (the 'Promoters'). The Promoters have been respondents through both the Draft Local Plan Sections 1 and 2 process through their promotion of the sites known as West Tey (Section 1) and referred to in this document as 'Temple Border' (Section 2) (Site Appraisals ref: CRE13). As such, they are key stakeholders in the overall Braintree spatial strategy.
- 1.2 Representations were previously made to the Regulation 19 Braintree Local Plan Part 2 (BLP 2) BLP 2 consultation and therefore as a key land owner stakeholder and respondent through the Local Plan examination process, we believe that their attendance in the Examination of BLP 2 is essential.
- 1.3 Furthermore, the Promoters remain fully committed to the proposed development site at Temple Border for up to approximately 2,500 dwellings with associated infrastructure. The Site is located to the eastern side of Braintree and is bordered along its northern and western boundaries by the A120, which links the A12 junction at Marks Tey to the east with Bishops Stortford via Stansted Airport to the west. The scheme is fully viable and deliverable in parallel with the A120 preferred option D and would facilitate the critical infrastructure required for the new road.
- 1.4 The representations submitted in respect of Main Matter 2 represent the bulk of the comments submitted to the Matters Issues and Questions consultation closing 27 of June 2021, and our attendance is therefore proposed for the discussion of that matter only. In addition to the Main Matter 2 representation also submitted, this statement is made in respect of Main Matter 5: A Prosperous District – Homes – Policy LPP 17 and directly in response to questions raised by the Inspectors in the Matters, Issues and Questions consultation.

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**2.0 QUESTION 1: DOES BLP SECTION 2 AND IN PARTICULAR POLICY LPP 17 HOUSING PROVISION AND DELIVERY DEMONSTRATE AN ADEQUATE SUPPLY TO MEET BRAINTREE'S HOUSING REQUIREMENT AS SET OUT IN BLP SECTION 1 (14320 NEW HOMES) AND ITS TIMESCALE FOR DELIVERY WITHIN THE PLAN PERIOD 2013 - 2033?**

**Managing Housing Supply**

- 2.1 The removal of Garden Communities from BLP 1 creates a substantial change to the number of new dwellings projected and anticipated during the plan period. Omitting these previously proposed new communities removes a total of 3,650 dwellings from the 2017 BLP 2 Housing trajectory, and based on the full existing commitments and potential dwelling supply at 31 March 2020, figures suggest an approximate figure of 2,810 dwellings having been removed from the period of 2020-2033.
- 2.2 Whilst these figures point to a marginal supply of houses across the plan period, and main modifications can allocate additional sites previously assessed but discounted, this must not be at the detriment of or undermine a more optimal sustainable site allocations strategy that could be achieved through an immediate plan review. The marginal supply also results in the loss of flexibility and choice of sites in securing sufficient housing land supply and any delays in the delivery of dwellings could result in the loss of a 5 year housing land supply. The priority therefore must be to secure a swift adoption of the plan and immediate review to facilitate the opportunity for large scale sustainable development to come forward alongside critical new infrastructure.

### **3.0 SUMMARY AND CONCLUSIONS**

3.1 This Statement has been produced on behalf of L&Q, Cirrus Land and G120 Land Ltd in response to the questions posed by the Inspectors in Main Matter 5: A Prosperous District – Homes – Policy LPP 17. We have the following key points to make:

- The removal of Garden Communities from BLP 1 results in a marginal position with regard to housing supply during the plan period.
- An immediate plan review would enable a more optimal sustainable site allocations strategy

3.2 As a solution to the above concerns, it is proposed that a policy be inserted into the BLP 2 requiring an immediate review of the Plan and a revised policy could thereby replace Policy LPP 17 identifying additional Strategic Growth Locations within an updated Local Plan. Suggested text for such a review policy is included in our representation in regard of Main Matter 2.

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