

Publication Draft Braintree, Colchester and Tendring Local Plans: Section One Shared Strategic Plan

Statement of Common Ground with
R F West Ltd, Livelands, D.G.
Sherwood and Crest Nicholson
Operations Limited
(The Promoters).

DECEMBER 2017

Braintree District Council, Colchester Borough Council and Tendring District Council Section 1 Shared Strategic Plan

Statement of Common Ground

Between The Promoters and Braintree District Council, Colchester Borough Council and Tendring District Council

1. Introduction

This Statement of Common Ground has been prepared to identify the areas of agreement between R F West Limited, Livelands, D.G. Sherwood, Crest Nicholson Operations Limited (hereafter referred to as the Promoters) and Braintree District Council, Colchester Borough Council and Tendring District Council as the Local Planning Authorities (LPAs) on matters relating to the LPAs Section 1 Shared Strategic Plan.

This Statement addresses key issues raised by Andrew Martin-Planning in representations submitted to the Section 1 Shared Strategic Plan during the Publication Draft Local Plan consultation period and further commented on in hearing statements to the forthcoming examination.

2. Background: Areas of support and objection.

Andrew Martin-Planning submitted representations on behalf of the Promoters to the Section 1 Shared Strategic Plan during the Publication Draft Local Plan consultation period :

- Reference 6485 SUPPORT SP1 - Presumption in favour of sustainable development
- Reference 6486 SUPPORT SP2 – Spatial strategy for North Essex
- Reference 6487 OBJECT SP3 – Meeting housing needs
- Reference 6488 SUPPORT SP4 – Providing for employment and retail
- Reference 6489 OBJECT SP5 Infrastructure and connectivity
- Reference 6490 SUPPORT SP6 Place shaping and principles
- Reference 6492 OBJECT SP7 Development and delivery of new garden communities in North Essex
- Reference 64923 OBJECT SP9 Colchester/Braintree Borders Garden community (and attached Planning Promotion Document)

Andrew Martin-Planning also submitted representations on behalf of the Promoters in respect of Section 2 of the Local Plan for Colchester Borough.

- Reference 6497 OBJECT SS11 Marks Tey (and attached Planning Promotion Document).
- Reference 6494 OBJECT SG1 Colchester spatial strategy
- Reference 6496 OBJECT SG2 Housing delivery

AREAS OF COMMON GROUND

There is agreement between the Promoters and the Local Planning Authorities in respect of the following matters in the Section 1 Plan:

- (a) Support is extended for the presumption in favour of sustainable development and the Local Plan's approach towards considering development proposals. This accords with the NPPF (reference 6485).
- (b) The proposals for growth in Colchester that initially continue to focus on the urban area of Colchester are supported. However, in recognition that the urban area has a limited and diminishing supply of available brownfield sites, we support the proposal to meet large-scale, housing-led, mixed-use development on greenfield sites including within new Garden Communities. The increasing requirement for greenfield land to achieve the range of sustainability objectives outlined in the emerging local plan for Colchester is supported.(reference 6486).
- (c) Support has been extended for the overall objectively assessed housing need figure for Colchester Borough (920 homes per annum, and a total minimum housing supply of 18,400 in the plan period 2013 - 2033) in Policy SP3 (reference 6487). This response is updated/clarified in 'a' below.
- (d) The key objective of the Colchester Plan to strengthen and diversify local economies to provide more jobs and achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth is supported (reference 6488).
- (e) Support is extended to Policy SP6 and its objective to meet the highest standards of urban and architectural design in all new development. It is recognised that strategic scale developments may require the use of development frameworks, masterplans and design codes to guide new development. (reference 6490).

AREAS OF DISAGREEMENT

The Promoters submitted five representations of objection to the Section 1 Plan on the basis that it is not sound :

- (a) Although the Promoter's support was originally extended for the objectively assessed housing need that identified a supply of 18,400 homes over the plan period and 920 homes per annum (see 'c' above), their hearing statement to the examination confirms that on the basis of more recent housing projections and the need to accommodate higher estimated levels of migration from London, the target figure for growth needs further assessment. In addition the government has launched consultation on a proposed standardised method for calculating housing need and issued a schedule for each authority in England. The schedule shows a 19.2% rise in Colchester's housing allocation,

increasing the annual housing requirement from 920 homes per year to 1095. We argue that this gives a clear indication that the housing requirement for Colchester is going to continue to rise significantly and will need to be addressed. This will have implications for monitoring and review that will need to be addressed in policy, and which all points to the need for flexibility to be built into the Section 1 Plan.

Objection was raised to policy SP3 on the basis that the Promoters called for flexibility and the identification of more sites that are capable of delivering homes in the early years of the plan. Land at East Marks Tey was proposed as a first phase of the Colchester Braintree Borders Garden Community that could be delivered in the first five years of the plan and assist in meeting the objectively assessed need for homes in Colchester (reference 6487).

- (b) Although the Promoters support the broad objective of adopting a coordinated and integrated approach to infrastructure and delivery, they submitted that growth of the Colchester Braintree Borders Garden Community would be delayed pending road improvements in relation to the A12 and A120. The Promoters proposed a change to the plan in the form of a first phase of growth at East Marks Tey that could come forward early and be served by the existing road network (reference 6489).
- (c) The Promoters find the principle of developing new garden communities in order to meet OAN to be sound but have raised objection in terms of the delivery of the community on the Colchester Braintree Borders. The Promoters confirm support for the pro-active and collaborative working between public and private sectors including the timely delivery of infrastructure and the provision of a funding mechanism for future stewardship, management and renewal of community infrastructure and assets. However, The Promoters consider that the Council's objectives for the delivery of Garden Communities set out in the Section 1 Plan, can be achieved through traditional means of public/private partnership working that will do this with more certainty and more successfully (as advised in the recent peer review by Lord Kerslake), and does not require the complications of setting up a separate, ad-hoc Local Delivery Vehicle (representation 6492).
- (d) The Promoters have extended support for the identification on the Proposals Map of a strategic area for a new garden community on the Colchester/Braintree Borders. To accord with government guidance set out in the NPPF and PPG, on what a Local Plan should contain, and to give confidence that the new community will be delivered, a first phase of growth (which can be brought forward on land at East Marks Tey) should be allocated specifically on the Proposals map in Section 2 Plan for Colchester. A document attached to representation 6493 sets out the details of proposals for an early stage of growth to deliver up to 1,100 homes on land at East Marks Tey).

Signed:

Karen Syrett

Colchester Borough Council

Emma Goodings

Braintree District Council

Cath Bicknell

Tendring District Council

**Andrew Martin on behalf of R F West Ltd, Livelands, D. G. Sherwood and Crest
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