

North Essex Authorities – Publication Draft Local Plan Examination

Statement of Common Ground agreed between North Essex Authorities (Braintree District Council, Colchester Borough Council and Tendring District Council) and Uttlesford District Council

Introduction

This Statement of Common Ground has been prepared jointly between the parties consisting of Braintree District Council, Colchester Borough Council, Tendring District Council (collectively known as the North Essex Authorities) and Uttlesford District Council.

The Statement sets out the confirmed points of agreement between the North Essex Authorities and Uttlesford District Council with regard to the submitted Publication Draft Local Plan Section 1 (2017) (The Plan).

Background

Uttlesford District Council is a neighbouring authority to Braintree District Council and are therefore a statutory consultee for The Plan.

- Uttlesford District Council submitted representations to the Local Plan Section 1 which have been given the response numbers S1173/577

Duty to Co-operate

The authorities confirm that there has been active, constructive engagement on an ongoing basis between Uttlesford District Council and the North Essex Authorities and hence the Duty to Co-operate has been met.

Strategic Housing Market Areas

The authorities confirm that they agree that Uttlesford and the North Essex Authorities are within separate housing market areas. The Objectively Assessed Need for Homes will be met for each constituent authority.

Strategic Issues - Transport

The authorities recognise that strategic infrastructure improvements made in one District can support growth, development and economic prospects in other Districts. The local authorities will continue to work with Essex County Council and Highways England to deliver necessary improvements to the M11 junction 8 and the A120 between Braintree and the A12.

West of Braintree Garden Community

Uttlesford District Council acknowledge the allocation of a new garden community within the North Essex local authorities Plan to the West of Braintree, which is located on the border with Uttlesford.

An extension of the West of Braintree Garden Community westwards into Uttlesford was proposed in the Uttlesford regulation 18 Local Plan which was subject to public consultation between 12 July and 4 September 2017.

Uttlesford District Council are yet to make a decision on the contents of their Regulation 19 Local Plan. This is expected in late spring 2018. Subject to this t

he Councils are also committed to develop a 'boundary blind' community where the development would take place on the most appropriate part of the site, regardless of its location within one local authority area or another.

To facilitate the above point, as work progresses on the masterplanning and phasing of the community through the Development Plan Document, a mechanism will be agreed between Braintree District Council and Uttlesford District Council to apportion the homes completed on the site in an equitable manner. Officers will work jointly to prepare this mechanism for formal consideration by both Councils.

Work undertaken as part of the Development Plan Document will also include how the garden community can operate as a single community, and not one split down local authority boundaries.

Without prejudice to any decision taken by Uttlesford District Council on the Regulation 19 Local Plan, the Councils are committed to working together, to ensure that the proposed Garden Community would come forward as a single coherent new community. To this end the Councils have worked together to produce an Issues and Options Development Plan Document for the West of Braintree Garden Community which is currently the subject of a ten week consultation period.

Signed on behalf of Braintree District Council		
Name and position	Signature	Date

Signed on behalf of Colchester Borough Council		
Name and position	Signature	Date

Signed on behalf of Tendring District Council		
Name and position	Signature	Date

Signed on behalf of Uttlesford District Council		
Name and position	Signature	Date