



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

Statement of Common Ground with  
Gateway 120, Cirrus Land Limited and  
L&Q New Homes Limited

**JANUARY 2018**

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

**Statement of Common Ground**

**Between Gateway 120, Cirrus Land Limited and L&Q New Homes Limited and Braintree District Council, Colchester Borough Council and Tendring District Council**

1. This Statement of Common Ground has been prepared to identify the areas of agreement between Gateway 120, Cirrus Land Limited and L&Q New Homes Limited 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 and the representations submitted by Gateway 120 (G120), Cirrus Land Limited (Cirrus) and L&Q New Homes Limited (L&Q) concerning that document.

This Statement addresses all of the issues raised by Gateway 120, Cirrus and L&Q in the representations submitted to the Section 1 Shared Strategic Plan during the Publication Draft Local Plan consultation period. There are no unresolved issues.

2. General Matters

Representations were submitted on behalf of Gateway 120, Cirrus and L&Q to the Section 1 Shared Strategic Plan during the Publication Draft Local Plan consultation period (Colchester Borough Council representation numbers S1.110/ 7119 and S1.110/ 7120. Braintree District Council representation number S1185/ 522).

Gateway 120, Cirrus and L&Q support Section 1 of the Local Plan in the following areas:

- (a) We support the production of a new Local Plan in principle and have worked closely with the Councils to date in the delivery of the Local Plan. In particular we support the Section 1 Plan, with particular regard to Policies SP7 and SP9.

3. Representations

Gateway 120, Cirrus and L&Q submitted two representations to Colchester Borough Council, to policies SP7 (S1.110 / 7119) and SP9 (S1.110 /7120). The same representation was submitted to Braintree District Council, to policy SP9 (S1185/ 522).

The summary of all representations is:

We support the production of a new Local Plan in principle and have worked closely with the Councils to date in the delivery of the Local Plan. In particular we support the Section 1 Plan, with particular regard to policies SP7 & SP9. We feel there are a number of areas the Councils need to strengthen their evidence base to ensure

a sound and legally compliant Local Plan is demonstrated. We are happy to continue working with the Councils in delivering this.

Gateway 120, Cirrus and L&Q state in their representations that:

Whilst we feel the principle of the Local Plan to date has been sound and legally compliant, there are a number of areas detailed within the representations where further evidence is required. We will continue to work with the Councils to ensure this evidence is delivered.

#### 4. Areas of agreement

- The garden community model is appropriate to bring forward the delivery of comprehensive, sustainable, well-planned development that aligns housing, employment and infrastructure.
- We are committed to the principles established by the Councils within the NEGC Charter.
- Land under control of Gateway 120, Cirrus and L&Q comprises approximately 889ha and is contained within the area of search identified within Policies SP7 and SP9 and identified on the policies map.
- Land under control of Gateway 120, Cirrus and L&Q is secured within a single promotion entity and there is no impediment to delivery. Gateway 120, Cirrus and L&Q consider that under land that they control a total of around 17,000 homes could be built.
- Gateway 120, Cirrus and L&Q agree that the planned growth requirements of Policies SP7 and SP9 can be met.
- The delivery of 2,500 dwellings is the minimum that can be delivered within the Plan period.
- Technical evidence demonstrates Policies SP7 and SP9 are deliverable regardless of any combination of options being chosen for the A120 or A12 upgrades currently being consulted on by ECC and HE.
- There is no impediment to the viable delivery of utilities to serve Colchester Braintree Borders garden community.
- Both the Councils and L&Q have the ability to access the funding necessary to deliver the garden community, including the early provision of infrastructure under a Master-Developer role.
- L&Q is a proven delivery partner on major development projects which align housing, employment and infrastructure provision with specific reference to Barking Riverside.
- The proposed development is viable and deliverable.
- Both the Councils and L&Q have access to long term stewardship/governance models which will be formed at an initial stage in any proposal.

Signed:

Karen Syrett

Colchester Borough Council  
Council

Emma Goodings

Braintree District Council

Cath Bicknell

Tendring District

Gateway 120

Cirrus Land Limited

L&Q New  
Homes Limited