

# Minutes

## Local Development Framework Panel

4<sup>th</sup> September 2008



Councillors	Present	Councillors	Present
Miss L Barlow	Yes	H J Messenger	Yes
G Butland	Yes	Lady Newton	Apologies
N R H O Harley	Yes	Mrs W D Scattergood	Yes
M C M Lager	Apologies	Miss M Thorogood	Yes
N G McCrea (Chairman)	Yes	R G Walters	Yes

### **Others in attendance:**

Eleanor Dash, Planning Policy Manager  
Paul Munson, Deputy Director of District Development  
Melanie Ward, Locality Support Officer (Minute Clerk)  
Councillor John Gyford, Ward Member for Witham North  
Councillor David Mann, Ward Member for Bocking North  
Alan Bell, Resident of Panfield Lane  
Olivier Spenser, Town Planner for Andrew Martin Associates

### **21. DECLARATIONS OF INTEREST**

Cllrs G Butland and Cllr M Thorogood declared an interest in item 7 of agenda. Cllr Butland as resident of Great Notley. Cllr Thorogood as acquaintance of members of Sporting Club 77.

### **22. MINUTES**

The minutes of the Local Development Framework Panel meeting held on 25<sup>th</sup> June 2008 were agreed as correct records and signed by the Chairman.

### **23. QUESTION TIME**

A statement was received from Alan Bell a resident of Panfield Lane.  
Mr Bell requested that the Core Strategy Growth Option proposals, in item 7 of the Agenda, takes into consideration the facilities that already exist in the Panfield Lane area and whether there was a need for so many new proposals to be facilitated to this one area. Paul Munson responded that further consultations were still to be undertaken to assess proposals to prioritise the need and correct development of all proposed areas of development and to amend these where necessary.

### **24. DEVELOPMENT BRIEF FOR THE RICKSTONES PAVILION AREA**

Cllr Gyford presented a request on behalf of the Witham Local Committee for the preparation of a Development Brief for the Rickstones Pavilion area. The pavilion was in a dilapidated state and had a limited lifespan. The site had also been linked to

redevelopment with the Forest Road Pavilion. A number of the shops remain empty leaving the area prone to anti social behaviour. A consistent plan for the buildings in the area would enhance the visual aspect and carefully planned re-development would sustain the community use of the area.

**Decision:** The Panel agreed that re-development of the Rickstones Pavilion area was needed. A carefully thought out Development Brief would bring consistency and order to the area.

**Action:** Paul Munson to include a Development Brief for the Rickstones Pavilion and surrounding area into the LDF work programme for next year and to investigate funding via the Housing Delivery Grant to outsource the preparation of the document.

## **25. LOCAL DEVELOPMENT FRAMEWORK AND SUSTAINABLE COMMUNITY STRATEGY.**

Paul Munson put forward proposals to produce a single document to combine the Joint Consultation stage of the Local Development Framework And Sustainable Community Strategy in line with the “One District One Vision Proposals”. This would overcome consultation fatigue of the statutory agencies. Braintree Local Strategic Partnership, which involves the Police and Health Authorities, were keen to have the documents combined for ease of reference. The Government Office was also happy for a joint consultation to be carried out up to the submission stage when the LDF document has to be submitted separately.

**Decision:** The Panel agreed that the Local Development Framework And Sustainable Community Strategy should be produced as a single joint consultation document.

## **26. LOCAL DEVELOPMENT GREEN SPACE STRATEGY**

The Green Space Strategy forms a comprehensive survey, which audits and sets standards for the provision, quality and accessibility of green spaces in the District. Local standards are to be developed and applied to assess evidence of areas. This Strategy would form a good base for future planning.

It is proposed that the Council undertakes the statutory requirements to enable the Strategy be used as a Supplementary Planning Document to be adopted as an evidence base for future green space planning policies in the Local Development Framework and future management and maintenance plans produced by the Council.

### **Decision**

The Panel agreed:

1. That the Green Space Strategy should be used as evidence base for future green space planning policies in the Local Development Framework and for future management and maintenance plans produced by the Council.
2. That the Council undertakes the statutory requirements to enable the strategy to be adopted as a Supplementary Planning Document.

## **27. CORE STRATEGY DRAFT GROWTH LOCATION PROPOSALS.**

This report sets out the strategic principles determining future development in the District, the proposed settlement hierarchy and proposed growth locations.

Members were asked to agree proposed growth locations and consider three key issues, which would be the subject of consultation with the three local committees: -

- What level of growth provision should be put forward in the Core Strategy?
- In which settlements should the future growth be located?
- What locations are appropriate for growth?

A report setting out the three local committees comments, on the Core Strategy growth proposals, would be submitted to Members of the LDF Panel on 24<sup>th</sup> September 2008.

Growth requirements for the District are set out in the East of England Plan. Housing supply is based on the current Local Plan allocations, existing planning permissions, the regeneration of existing sites and growth locations. Studies had been undertaken of housing need and employment land provision.

Members agreed that linking housing and employment land provision should form a very important part of the strategy. Paul Munson stated that a provision could be included to bring forward employment land together with new housing development as part of Section 106 requirements. It was also suggested that school provision be included at this stage.

Growth Location plans for the area off Panfield Lane in Bocking, which is mostly agricultural, also includes land currently being used for a BMX track and football pitches used by the Sporting 77 club. Due to the size and usage of these existing sites, issues of alternative sites would need to be addressed. Members agreed to keep options open for these facilities and that if relocated, alternative sites would need to provide better facilities and be in close proximity to their existing sites. Traffic problems would need to be addressed around the site proposals.

Eleanor Dash stated that a consultants report, that would form part of the evidence base, was currently being assessed by Essex County Council and the Highways Agency. This included details of predicted traffic effects of growth areas on road junctions. Panfield Lane/Springwood Drive had been proposed as a suitable development location for the Braintree Football Club as it is in a less prominent position than an alternative location adjacent to the A120, which was also in more than one land-ownership.

Land south of the Country Park in the Great Notley area was proposed for a business park, this location was closely related to the A120. Members agreed that this was a good location for this proposed use.

In Witham. A growth area south-west of Witham was proposed as a residential growth area as it was close to employment land within the Maltings Lane development. Traffic impact would need to be discussed with ECC and the Highways Agency. Rivenhall sites have been proposed for residential, open spaces and community facilities with an employment area accessed from Eastways. Improvements could result in more flexibility for development of additional employment areas. Paul Munson stated that the LDF is flexible and the Strategy could be adjusted to accommodate needs.

There are no growth locations proposed in Halstead. However the Urban Capacity Study identified capacity for further housing within the existing town boundary. Employment land at Bluebridge has already been approved for expansion.

Regeneration in Sible Hedingham and Silver End will provide affordable housing and employment. A master plan of these regeneration locations will include a highways study.

Members felt that the Highways Agency needed to address current traffic problems and be more pro active with existing problems.

Other villages development would be small scale based on community needs.

The Strategy can be amended in the light of comments from the Local Committees before being submitted to Full Council and Cabinet for approval.

The Allocations document would consider smaller scale landowners and developers proposals in the next 12-18 months.

Members requested that the open countryside be given greater consideration, including the renovation of existing derelict sites and regeneration/expansion of existing businesses to minimise out commuting and create supplementary employment. Paul Munson stated that the Development Control Policy Document would provide new policies relating to this issue.

### **Decision**

Members agreed:

1. To approve the strategic principles and the settlement hierarchy for inclusion in the Core Strategy and to include parameters for the provision of linking the sustainability of employment land with new housing development.
2. To approve consultation with the Local Committees on the provision of dwellings and employment land in Braintree District up to 2025 for the Growth Areas as listed in the Growth Location Proposals Report.

### **28. ANY OTHER BUSINESS**

No items for inclusion.

### **29. PRIVATE SESSION**

No items for inclusion.

### **30. DATE OF NEXT MEETING**

The next Local Development Framework Panel has been arranged for **Wednesday 24<sup>th</sup> September 2008** in **Committee Room 1** starting at **6.00pm**.

The meeting commenced at 6:00pm and closed at 7:18 pm

N G McCrea

(Chairman)