

Minutes

Local Development Framework Panel

24th September 2008



Councillors	Present	Councillors	Present
Miss L Barlow	Yes	H J Messenger	Yes
G Butland	Yes arrived 6:20	Lady Newton	Yes
N R H O Harley	Yes	Mrs W D Scattergood	Apologies
M C M Lager	Yes arrived 6:32	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

Dave Cookson, Planning Policy Consultant, Development Services

Melanie Ward, Locality Support Officer (Minute Clerk)

Councillor John Gyford, Ward Member for Witham North

Councillor David Mann, Ward Member for Bocking North

31. DECLARATIONS OF INTEREST

No interests declared.

32. MINUTES

The minutes of the Local Development Framework Panel meeting held on 4th September 2008 were agreed as correct records and signed by the Chairman.

33. QUESTION TIME

Cllr Gyford drew the panels' attention to an extract from the Witham Local Committee minutes of 23rd September. A draft copy was circulated. It highlighted that in the absence of evidence, analysis or reasoning of the conclusions for growth location proposals the Witham Local Committee were unable to give an informed response.

Cllr Mann wanted to reiterate that land proposed for development to the northern part of the Panfield Lane Area should not be considered for relocation/development. The Local Development Green Space Strategy states that outdoor provisions would be insufficient by 2010 and that Braintree District Council's own policy was to not sell off these spaces. The proposed area for development North of Panfield Lane had been adopted by the Council as green space and should therefore not be sold off.

The Panel agreed that both matters raised would be responded to within the Core Strategy item of the agenda.

34. DRAFT HIGHWAYS ASSESSMENT OF IMPACT OF POTENTIAL LOCAL DEVELOPMENT FRAMEWORK SITES ON EXISTING JUNCTIONS.

A preliminary report on the findings from Mouchel's Study of Highways Assessment of Potential sites on existing junctions was received.

The Study considered the effects of potential growth areas in Braintree and Witham upon junctions and concluded that some amendments to junction layouts would be required to accommodate the proposals especially the A12 junctions.

The Core Strategy infrastructure requirements will need to include highway infrastructure improvements that are required to accommodate the growth location proposals. Once growth locations have been agreed by the Council, these can be examined in more detail and costed following further discussions with the Highways Agency and Essex Highways Authority. An appendix would be included with the report to note development impact on junctions. New developments would be required to include the provision to part fund improvements to junctions highlighted in the report. Problems already identified would be discussed at a further meeting between the Highways Agency and Mouchel.

The full Draft report is available on the Council's website following links to Planning/ Planning Policy/Local Development Framework /Evidence Base.

Decision: The Panel noted the contents of the report.

35. DRAFT BRAINTREE DISTRICT SUSTAINABLE COMMUNITY AND CORE STRATEGY.

The Panel were asked to recommend the draft 'One District – One Vision' document, which sets out the overall principles of direct growth for public consultation. It would be for the Council to approve the LDF Core Strategy elements of the report and for the Local Strategic Partnership to agree the Sustainable Community Strategy elements.

The draft joint Strategy had been sent for the views of the Local Committees. Braintree had raised concerns over the development East of Panfield Lane and its impact upon the BMX Club and Sporting 77 uses. Halstead had reiterated the need for a bypass. Witham had pointed out that there had not been enough detail in the report for them to comment on. Concern was also expressed at Witham Local Committee about proposed development in Rivenhall and the effect this would have on the village.

Paul Munson the Deputy Director of District Development acknowledged that the reports sent to the Local Committees had not explained the background to the choice of the growth locations but pointed out that pages 46-47 of the Draft Consultation gave a general reasoning of factors leading to the strategy proposals. A supplementary technical document including a more detailed site selection matrix would be issued as a Technical Supplement to the joint Strategy. This would be submitted to the Panel at the next meeting.

The Panel agreed the following amendments: -

P.68 Growth Location table: 'Witham – land to the north-east off ~~Forest Road East Ways~~'.
P.78 bullet points. **Delete** '~~A threshold of 3 dwellings or .1ha with a percentage of 40% affordable~~'; **Alter** 'A threshold of 5 dwellings or ~~.16ha~~ 0.2ha with a percentage of 40% affordable'; **Add** the sentence above the paragraph following the bullet points, '*However it will be necessary to undertake a viability study in order to ensure that sites can come forward for development*'

This was due to a recent High Court judgement against another Council for not having tested the viability of implementing the policy.

P.82 half way down the page:

- A threshold of ~~3 dwellings or 0.1~~ 5 dwellings or 0.2 hectares with a percentage of 40% affordable.

And

- On sites below ~~3~~ 5 dwellings a tariff will be charged to contribute towards the delivery of affordable housing across the District.

The Panel agreed that the draft joint strategy approval process should be allowed to continue and the report be recommended to Cabinet on the 9th October and Full Council for their approval on the 20th before going out for public consultation on the 31st October. The Technical Supplement, which is currently in preparation, would be presented at an additional Panel meeting on the 23rd October. The results of the public consultation will be reported to the Panel in the New Year, together with suggested amendments in response to the comments received.

Decision: The Panel agreed to approve the LDF Core Strategy elements of the Draft Braintree District Sustainable Community and Core Strategy report for recommendation to Cabinet on the 9th October, Full Council on the 20th and public consultation on the 31st.

36. CONSULTATION ARRANGEMENTS FOR THE DRAFT SUSTAINABLE COMMUNITY AND CORE STRATEGY

Arrangements for Public consultation were presented in a report. The Strategy would be published on the 31st October. The consultation would be a six-week period. Members agreed that the consultation events should be public events rather than having specific times for invited persons to attend.

Decision

The Panel approved the public consultation dates to all be public events.

37. ANY OTHER BUSINESS

No items for inclusion.

38. PRIVATE SESSION

No items for inclusion.

39. DATE OF NEXT MEETING

An additional Local Development Framework Panel meeting has been arranged for **Wednesday 23rd October 2008 in the Council Chamber at the Town Hall Centre starting at 6.00pm. (*Please note this change of venue.*)**

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

N G McCrea (Chairman)