

Horizon 120 Local Development Order (LDO) and Design Code		Agenda No:
Portfolio Corporate Outcome:	Planning A well connected and growing district with high quality homes and infrastructure A prosperous district that attracts business growth and provides high quality employment opportunities	
Report presented by:	Councillor Mrs G Spray, Cabinet Member for Planning	
Report prepared by:	Alison Webb, Governance and Members Officer	
Background Papers:	Public Report	
Adopted Local Plan 2005 Core Strategy 2011 Draft Local Plan 2017	Key Decision: No	
MINUTE EXTRACT		
PLANNING – 3rd MARCH 2020		
97	<u>HORIZON 120 LOCAL DEVELOPMENT ORDER AND DESIGN CODE</u>	
<p>INFORMATION: Consideration was given to a report on a proposed Local Development Order (LDO) and Design Code for Horizon 120. The content of the LDO, supporting documents, Statement of Reasons and Design Code was summarised in the report.</p> <p>It was reported that the site of Horizon 120 was owned by Braintree District Council, which was seeking to deliver the development of a new Business and Innovation Park. In order to facilitate development, it was proposed that there should be an overarching LDO to establish a planning framework for the site. Members of the Planning Committee were requested to assess the content of the proposed Order on planning grounds. The overall decision would be made by Full Council.</p> <p>It was reported that an LDO made under the Town and Country Planning Act 1990 provided permitted development rights. An LDO applied to a defined area of land and enabled development to take place, subject to it meeting the criteria and any conditions set out within the LDO. If the proposed development met the requirements of the LDO, a planning application was not necessary. Instead, a Confirmation of Compliance application together with supporting plans and documents would be required, which the Local Planning Authority would have 28 days to consider and to determine if the proposed development complied with the LDO. Applications would not be subject to public, or statutory consultee</p>		

engagement. If an application was in compliance, development could proceed subject to any conditions and limitations set out within the LDO. If the Local Planning Authority did not issue a decision within 28 days, the application would be deemed to be in accordance with the LDO and development could proceed. If development was not in line with the LDO, the applicant could either revise their proposal and submit an amended Compliance application for consideration, or submit a planning application which would be processed and consulted upon in the usual way. The main benefits of an LDO was that it provided a clear framework for developers and businesses as to what could be built within a site and, provided that expectations were met, the planning process would take no longer than 28 days to complete. It was proposed that the Horizon 120 LDO should be implemented for up to 10 years to allow sufficient time for the Business and Innovation Park to establish and develop. However, the LDO could be withdrawn, modified, or a further LDO implemented.

The Horizon 120 site had been allocated in the Braintree District Local Development Framework Core Strategy 2011 and in the Braintree District Publication Draft Local Plan 2017 as a strategic employment site for B1, B2, B8 and C1 uses and, subject to the controls and restrictions set out within the LDO, it was considered that the principle of the proposed development was acceptable. The proposal would facilitate the provision of a well-connected Business and Innovation Park with the potential to create a large number of jobs both during construction and following the completion of the development, and the provision of good quality, accessible employment land. It was considered that these significant economic and social benefits weighed in favour of the proposal. The accompanying Design Code would also ensure that a Business and Innovation Park of high quality design and layout could be delivered on the site. Overall, it was considered that the proposed LDO and accompanying Design Code constituted sustainable development in an accessible and well-connected location.

DECISION: That it be **Recommended to Council** that the Local Development Order and Design Code for Horizon 120 is approved.

Recommended Decision:

That Full Council approves the Local Development Order and Design Code for Horizon 120.

Purpose of Decision:

To provide the Planning Committee views on the proposal for a Local Development Order and Design Code on the Horizon 120 site to Full Council.