

Minutes

Local Plan Sub-Committee

26th May 2016

Present:

Councillors	Present	Councillors	Present
D Bebb	Yes	Mrs J Money	Yes
Mrs L Bowers-Flint (Chairman)	Yes	Lady Newton	Yes
G Butland	Yes	J O'Reilly-Cicconi	Apologies
T Cunningham	Yes	Mrs W Scattergood	Apologies
D Hume	Yes	Miss M Thorogood	Yes

10 DECLARATIONS OF INTEREST

INFORMATION: There were no interests declared.

11 MINUTES

INFORMATION: There were no Minutes for approval.

12 QUESTION TIME

INFORMATION: There were two statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

13 BRAINTREE DISTRICT DRAFT LOCAL PLAN FOR CONSULTATION

INFORMATION: Consideration was given to a report on the next stage of consultation on the draft Braintree District Local Plan. The Plan would guide development in the District up to 2033 and it would replace the Braintree District Local Plan Review 2005 and Braintree District Local Development Framework Core Strategy 2011.

In addition to proposed policies and development site allocations in towns and villages across the District, the Plan would include a strategic section on North Essex setting out proposals for new garden communities. It would also include new sections entitled 'Introduction and Spatial Portrait'; 'Vision and Key Objectives'; 'Housing Spatial Strategy'; 'Active Communities'; 'Implementation and Monitoring'; and 'Housing Trajectory'.

In addition to the draft Local Plan, the Council would be publishing a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). This document assessed the environmental implications of every policy and site allocation in the Local Plan and all reasonable alternatives. Due to timescales, it was proposed that approval of this document should be delegated to the Chairman of the Local Plan Sub-Committee in consultation with the Cabinet Member for Planning and Housing.

The draft Local Plan would be considered at a special meeting of the full Council on 20th June 2016 and, if approved, the Plan would be subject to public consultation for a period of eight weeks from Monday, 27th June 2016 to Friday, 19th August 2016. Consultation responses would be reported to the Local Plan Sub-Committee in the Autumn and the final draft version of the Plan would be considered by the Sub-Committee and full Council in late 2016. A further period of public engagement would then take place before the draft Plan was submitted to the Planning Inspectorate for examination.

Reference was made to amendments to the draft Plan which had been proposed at the Local Plan Sub-Committee meeting held on 25th May 2016. These included a revised Inset Map for Gosfield to incorporate Site GOSF249 and the proposed extension of the employment allocation and industrial development limit at Gosfield Airfield; and revised policies relating to 'Affordable Housing'; the 'Former Polish Campsite, Kelvedon - Employment Area'; 'New Road Infrastructure'; and 'Strategic Growth Location – Land at Feering'. The revised policies are set out below.

DECISION:

- (1) That it be Recommended to Council that the draft Local Plan for the Braintree District, as set out in Appendix 1 to the Agenda report, including all policies and allocations contained within it, is published for an eight week period of public consultation, subject to the Inset Map for Gosfield being amended to include site GOSF249 for employment use, and the revised policies set out below.

Affordable Housing

Affordable housing will be directly provided by the developer within housing schemes at the targets set out below.

A target of 30% of the total number of residential units on sites located in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham, Halstead, Sible Hedingham and development sites directly adjacent to these areas.

A target of 40% of the total number of residential units on sites in all other areas.

A threshold of 15 dwellings, or 0.50ha will apply in the main towns of Braintree (including Great Notley, Bocking and High Garrett), Witham and Halstead.

A threshold of 10 dwellings or less, with a maximum combined gross floor space of 1000sqm will apply in all other areas of the District.

On site provision should not be sought for rural developments of less than 10 dwellings.

Where it is impractical to achieve on site provision, off site provision, or a financial contribution in lieu of broadly equivalent value, may be accepted.

A mix of units to reflect the current local need will be required to be delivered on the site.

If the affordable housing targets set out in the policy cannot be met then the applicant must provide a viability appraisal which will be independently verified and the affordable housing contribution will be set at the maximum viable level.

Standalone new settlements by virtue of their size will be subject to separate viability appraisals, including on affordable housing, however the starting point should be 30% for affordable housing provision.

Former Polish Campsite, Kelvedon - Employment Area

The Former Polish Campsite is allocated for employment use and structural landscaping. Due to this site's rural nature, redevelopment will be considered appropriate subject to the following criteria;

Any application would be accompanied by an external lighting scheme which would need to demonstrate that the site would not cause unnecessary light pollution and would be appropriate to the rural setting of the site;

A full landscaping scheme would be required to be included with any planning application;

Structural landscaping is protected from development and any new proposals will provide suitable additional landscaping which minimises the development's impact on the countryside.

New Road Infrastructure

The following schemes are proposed in the District and will be safeguarded from development.

A131 Halstead Bypass (the bypass route has not been subject to recent survey, or design and is therefore shown as a diagrammatic corridor only, which would be subject to change)

A131 Sudbury Western Bypass as it passes through the District

A new road connecting Springwood Drive with Panfield Lane, Braintree

Second road access into Witham Station Car Park from Station Road

A new road link to Cut Throat Lane/Albert Road, Witham

A new link road between Inworth Road and the A12 Kelvedon North junction and improvements to the A12 junctions as required by Highways England

Strategic Growth Location - Land at Feering

A strategic growth location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

Up to 1,000 new homes of a mixed size and type appropriate to the area

Affordable housing as per the Council's requirement

Appropriate employment uses to support the new community

Location for a new primary school, or community centre

Community facilities including a contribution to, or location for, new NHS facilities

Public open space and informal and formal recreation including a new country park to the south of the A12

Retail provision

Safe cycle and pedestrian access between all parts of the development and the village

Provision for a Gypsy and Traveller site

A new link road between Inworth Road and the A12 junction, improvements to the A12 junction and local road improvements as required by Essex County Council and Highways England.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Development proposals which would compromise the delivery of an identified strategic growth location will be resisted.

- (2) That approval of the Sustainability Appraisal/Strategic Environmental Assessment of the draft Braintree District Local Plan be delegated to the Chairman of the Local Plan Sub-Committee in consultation with the Cabinet Member for Planning and Housing.

14 **BRAINTREE DISTRICT DRAFT LOCAL PLAN – PROPOSED CONSULTATION STRATEGY**

INFORMATION: Consideration was given to a report on the proposed Strategy for the forthcoming public consultation on the draft Braintree District Local Plan. Consultation would take place over an eight week period from 27th June 2016 to 19th August 2016.

In addition to contact with statutory consultees, Parish Councils, neighbouring Authorities, landowners, businesses, and people on the Local Plan database, the consultation process would include a series of exhibitions across the District; a special edition of the Council's Contact magazine to be sent to every household; and site notices. The draft Local Plan and details of forthcoming events would be publicised in local newspapers and via social media, and copies of the draft Plan would be available to view on the Council's website, at Causeway House, Braintree and at local libraries.

Respondents would be encouraged to submit comments via the online consultation portal 'objective', although alternative written responses would also be accepted. Consultation responses, together with any further sites put forward, or proposed changes would be reported to the Local Plan Sub-Committee in the Autumn. A final round of public consultation would then take place before the Local Plan was submitted to the Planning Inspectorate for examination.

DECISION: That the Consultation Strategy for the draft Braintree District Local Plan, as set out in the Agenda report, be approved.

At the close of the meeting, thanks were extended to the Chairman and Members of the Local Plan Sub-Committee and to Officers in the Local Plan; Marketing and Communications; and Governance and Member Services Sections of the Council for their work on the draft Local Plan.

The meeting commenced at 6.00pm and closed at 6.40pm.

Councillor Mrs L Bowers-Flint
(Chairman)

APPENDIX

LOCAL PLAN SUB-COMMITTEE

26TH MAY 2016

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Agenda Item 5 – Braintree District Draft Local Plan for Consultation (Site COGG180 - Land at West Street, Coggeshall)

Statement by Mr Simon Butler-Finbow, Pigeon Investment Management Ltd, Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk (Supporter)

- 2 Statement Relating to Agenda Item 5 – Braintree District Draft Local Plan for Consultation (Policy LLP20 Strategic Growth Location - Land at Feering and Policy LLP40 New Road Infrastructure)

Statement by Councillor Mrs Katherine Evans, for Feering Parish Council, c/o Mr Kevin Money, Clerk to Feering Parish Council, Feering Community Centre, Coggeshall Road, Feering