

# Minutes

## Local Development Framework Sub- Committee 6th March 2014



Agenda Item 12a

Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Yes (until 6.35pm)
G Butland	Apologies	W D Scattergood	Yes
A V E Everard	Yes	C Siddall	Yes
M C M Lager	Apologies	M Thorogood	Yes
J M Money	Yes (until 6.35pm)	R G Walters (Chairman)	Yes

### 34 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interest was declared:

Councillor D L Bebb declared a non-pecuniary interest in Agenda Item 6 – ‘Maldon District Pre Submission Local Development Plan 2014-2029 – Braintree District Council Response’ as a resident of Maldon Road, Hatfield Peverel.

In accordance with the Code of Conduct, Councillor Bebb remained in the meeting and took part in the discussion when the item was considered.

### 35 **MINUTES**

**INFORMATION:** The Minutes of the meeting of the Local Development Framework Sub-Committee held on 6th November 2013 were confirmed as a correct record and signed by the Chairman.

### 36 **QUESTION TIME**

**INFORMATION:** There was one statement made. Details of the person 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.

### 37 **OPEN SPACES ACTION PLAN - 2014 UPDATE**

**INFORMATION:** Consideration was given to the 2014 update of the Open Spaces Action Plan.

The Open Spaces Action Plan outlined proposals for the provision and enhancement of open spaces in the Braintree District to which financial contributions sought from developers under the Open Spaces Supplementary Planning Document could be allocated. The Action Plan had been kept under review during 2013, including consultation with Parish and Town Councils and District Councillors. The proposals shown would require a detailed programme of works to be drawn up and, in some cases, a master plan and public consultation. As some proposals may be reliant on the availability of additional financial resources from grants and public sector resources, the timing of works would be dictated by the date at which sufficient financial resources were available.

It was noted that the content of the Action Plan was constantly being updated and Councillors were advised to report any amendments to Mr Stephen Wenlock, Landscape Architect. The Action Plan would be submitted to Cabinet for approval.

**DECISION:** That it be **RECOMMENDED to Cabinet** that the 2014 Update to the Open Spaces Action Plan be approved.

38 **MALDON DISTRICT COUNCIL PRE SUBMISSION LOCAL DEVELOPMENT PLAN 2014–2029 - BRAINTREE DISTRICT COUNCIL'S RESPONSE**

**INFORMATION:** The Sub-Committee considered a report on Braintree District Council's proposed response to Maldon District Council's Pre Submission Local Development Plan.

Maldon District Council had produced a Pre Submission Local Development Plan for its District for the period 2014–2029 which was currently subject to consultation. The Plan proposed to deliver a minimum of 4,410 dwellings across the Plan period with the majority of growth being directed towards new 'garden suburbs' at Maldon and Heybridge.

It was considered that Maldon Council was meeting its need for housing, as required by the National Planning Policy Framework; that it had fulfilled the Duty to Co-operate; and that Braintree District Council should not object to the Plan. However, serious concern had been expressed about the impact of proposed growth in the Maldon District on the transport network in the Braintree District, particularly at the junction of the B1019 and B1137 at Hatfield Peverel, and how this should be alleviated.

It was noted that a further transport study had been carried out on behalf of Essex County Council and Maldon District Council on the wider highway implications of growth in the Maldon District. This study had considered congestion on the A414 between Maldon and Chelmsford, particularly at Eves Corner, Danbury and the junction of the B1019/B1137 at Hatfield Peverel. The findings in relation to Hatfield Peverel were set out at paragraph 3.2 of the study. These indicated that there would be significant congestion at the Hatfield Peverel junction by 2026 when growth in the Maldon District had taken place and that this would have serious implications for residents and business owners using the junction. In addition to congestion and delays, there would be environmental impacts of noise and pollution from queuing traffic during peak periods. It was acknowledged that the only long-term solution to congestion at the junction would be the provision of a new road link from the B1019 outside Hatfield Peverel directly to the A12. However, this was likely to be a costly solution which could not be funded from Section 106 Agreement/Community Infrastructure Levy (CIL) contributions from the proposed developments in Maldon and Heybridge. Nevertheless,

it was considered that contributions could be sought towards the cost of a feasibility study into junction improvements.

Members acknowledged that the need for Authorities to deliver housing and employment growth targets would impact on the highway infrastructure of neighbouring Authorities. This highlighted the importance of all Authorities in Essex, Essex County Council, other infrastructure providers and the Government working together to ensure that growth proposed by individual Districts and Boroughs could be accommodated throughout the County.

Braintree District Council's proposed response to the Maldon District Pre Submission Plan was set out in section 2 of the Agenda report, including suggested amendments to paragraphs 2.67 and 2.68 of the Plan in relation to the impact of traffic on Hatfield Peverel. Members of the Sub-Committee agreed that paragraphs 2.6 and 2.7 of the report should be amended to highlight concerns regarding the safety aspects of increased traffic in Hatfield Peverel, and the options available for a new link road.

Maldon District Council had requested that a Statement of Common Ground be signed setting out areas of agreement with Braintree District Council and Essex County Council. It was considered that the Statement should be amended to reflect concerns about the impact of growth in Maldon on traffic in Hatfield Peverel. The draft Statement of Common Ground, including proposed amendments, was attached as an Appendix to the Agenda report. As proposed amendments to the Statement of Common Ground would have to be agreed by Essex County Council and Maldon District Council also, it was proposed that Councillor Lady Newton, as Cabinet Member for Planning and Property, should be authorised to approve the final wording of the Statement.

## **DECISION:**

- (1) That the response to the Maldon District Council Pre Submission Local Development Plan, as set out in section 2 of the Agenda report, be approved, subject to paragraphs 2.6 and 2.7 of the report being amended to read as follows:-

- '2.6 The findings of this report therefore clearly indicate that this junction will face significant congestion in 2026 when the growth from Maldon has been factored in, and this will have serious implications for the residents and businesses who use this junction and, in particular, those that are located on The Street, with congestion and delays being one issue, alongside environmental impacts of noise and pollution from queuing traffic during peak periods. Safety of the users of the road and pedestrians is also a very important concern and within 300m of the junction the pavements are very narrow. There are many local facilities situated on or just off The Street including children's nurseries, schools and local shops and facilities and hence significant pedestrian movements throughout the day. Whilst the road does offer a crossing point, 400m away, particularly with large numbers of HGV's using the road, this does pose a serious safety concern to residents. Conversely, in the night time period when traffic is lighter, speeding drivers are also an issue on this stretch of road. There are further serious safety issues regarding the close proximity of the A12 on/off slip roads, which are quite short, and the increasingly frequent number of nearby accidents which close the A12, with diversions through the village. These safety issues

will only be compounded by increased traffic using the road. Braintree District Council remains seriously concerned about these impacts and the lack of a deliverable solution to this issue at this time.

- 2.7 Braintree District Council agrees with Maldon District Council's conclusion that it is likely that the only long-term solution to the congestion at this junction is to provide a new road link from the B1019 outside Hatfield Peverel village directly to the A12. However, this is likely to be a costly solution and would not be able to be funded from Section 106 Agreement/Community Infrastructure Levy (CIL) contributions from the developments in Maldon and Heybridge. It is however considered reasonable that a Section 106 Agreement/CIL contribution is sought from the strategic growth locations in Maldon and Heybridge towards a feasibility study of options for the improvements at this junction. As the highways work already carried out has ruled out options for improvements to the existing junction, this further work will need to assess the options for providing a new link road/slip roads to the A12 and should include a detailed feasibility study of each option, including an estimated cost. Braintree District Council believes this should be set out within the CIL Regulation 123 list which is also at present out for consultation.'

- (2) That the draft Statement of Common Ground, as set out in the Appendix to the Agenda report, be approved.
- (3) That, in accordance with the Council's Scheme of Delegation, Councillor Lady Newton, Cabinet Member for Planning and Property, be authorised to approve any further minor changes to the wording of the Statement of Common Ground.

## 39 **LOCAL DEVELOPMENT SCHEME 2014**

**INFORMATION:** Members were reminded that, in accordance with the Planning and Compulsory Purchase Act 2004, the Council was required to prepare a Local Development Scheme. This set out a rolling programme for the preparation of planning documents for Braintree District's Local Development Framework/Local Plan and it identified the key stages in the preparation of Local Development Documents.

The Local Development Scheme had been updated since its last publication in February 2013 to include a timetable for the production of a new Local Plan. The Plan would incorporate the Site Allocations and Development Management Plan and would contain the strategic vision and objectives for the District, replacing the current Core Strategy. An updated version of the Scheme was attached to the Agenda.

The Local Development Scheme included a new section on Neighbourhood Planning, which had been introduced as part of the Localism Act 2011. The Scheme made specific reference to an approved Neighbourhood Planning area for Cressing and to a possible cross border Neighbourhood Plan for Bures Hamlet and Bures St Mary.

**DECISION:** That the Local Development Scheme 2014 be approved.

The meeting commenced at 6.00pm and closed at 6.37pm.

Councillor R G Walters  
(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

6TH MARCH 2014

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statement Relating to Item 6 – Maldon District Pre Submission Local Development Plan 2014-2029 – Braintree District Council Response

Statement by Councillor Graham Bushby, representing Hatfield Peverel Parish Council, Hollies, Maldon Road, Hatfield Peverel (Objector)

(Councillor Bushby spoke during Question Time as he was unable to be present when Item 6 was considered).