

# Minutes



## Local Development Framework Panel

29<sup>th</sup> July 2009

Present:

Councillors	Present	Councillors	Present
G Butland	Yes	H J Messenger	Yes
A V E Everard	Yes	Lady Newton	Yes
N R H O Harley	Yes	Mrs W D Scattergood	Yes
M C M Lager	Yes (from 6.40pm)	Miss M Thorogood	Yes
N G McCrea	Yes	R G Walters	Yes

Councillors P J Hughes (from 6.00pm until 6.50pm) and D Mann were also in attendance.

### 15 DECLARATIONS OF INTEREST

**INFORMATION:** The following declarations of interest were made:

Councillor G Butland declared a personal and prejudicial interest in Agenda Item 5 - Alternative Growth Locations (2. - The Fritchway Settlement West of Braintree – WG Developments) as he had expressed opposition to the proposed development in his Essex County Council Election address. Councillor Butland left the meeting whilst this matter was discussed and determined.

Councillor G Butland declared a personal interest in Agenda Item 5 - Alternative Growth Locations (12. – West Tey New Settlement – The West Tey Consortium) as his daughter lived at Marks Tey.

Councillor Lady Newton declared a personal interest in Agenda Item 5 - Alternative Growth Locations (4. – Land North of Conrad Road, Witham – CWO Parker Grandchildren’s Settlement) as she knew the Parker family. Councillor Lady Newton declared a personal interest also in Agenda Item 5 - Alternative Growth Locations (12. – West Tey New Settlement – The West Tey Consortium) as she knew a landowner at Feering.

In accordance with the Code of Conduct Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the respective items were considered.

16 MINUTES

**DECISION:** The Minutes of the meetings of the Local Development Framework Panel held on 20th May 2009 and 17th June 2009 were confirmed as a correct record and signed by the Chairman.

17 QUESTION TIME

**INFORMATION:** There were five statements made, a summary of which is contained in the Appendix to these Minutes.

18 ALTERNATIVE GROWTH LOCATIONS

**INFORMATION:** Councillor P J Hughes, Ward Member for Bradwell, Silver End and Rivenhall, joined the meeting during the consideration of this item and he spoke on the proposed growth location at land North of Conrad Road, Witham. Councillor Hughes indicated his support for the inclusion of this site as a potential growth location as, in his view, it was preferable to the site off Rectory Lane, Witham (in the Parish of Rivenhall) which had already been selected as a growth location. Councillor Hughes stated that, whilst he was against the development of greenfield sites, he considered that the Conrad Road site was constrained by existing development at Elm Hall Cottages and that it would provide a safer route than other sites for children to walk to nearby schools.

Consideration was given to a report setting out the details of 14 large sites which had been submitted by landowners and agents as potential development sites, but which had not been included in the draft Core Strategy as preferred greenfield growth locations. These sites included land on the edge of both Braintree and Witham and new settlements in the countryside. The locations included those which had been identified by the Council as 'amber' sites in the Core Strategy Technical Supplement, together with other sites put forward by developers.

Members were advised that the Strategic Housing Land Availability Assessment (SHLAA) was currently being prepared to determine the amount of land allocated for residential development within existing settlement boundaries, and whether this, together with the growth locations already approved by the Council and potential sites that could come forward through the Allocations Document, would be sufficient to meet the East of England Plan requirements for the District. If the SHLAA established that insufficient land with housing potential had been identified, it would be necessary to consider the merits of one, or more additional sites. The inclusion of any sites as possible growth locations would be subject to public consultation.

The 14 sites considered by the Panel were as follows:-

The Fritchway Settlement, West of Braintree – WG Developments  
(Two 'amber' sites - Land West of Pods Brook Road, Braintree and Land East of Pods Brook Road, Braintree)

Land between Broad Road and the A131, North of Braintree – Crest Strategic Projects  
(‘Amber’ site – Land East of Broad Road, Braintree)

Land North of Conrad Road, Witham - CWO Parker Grandchildren’s Settlement  
(‘Amber’ site – Land North of Conrad Road, Witham)

Land at Rayne Lodge Farm, Rayne Road, Braintree – Capel House Property Trust Ltd  
(‘Amber’ site – Land West of Springwood Industrial Estate, Braintree)

Dorewards Hall, Braintree – Harold Good Farm Trust  
(Land to the North-East of Broad Road, Braintree and to the South of Bocking Church Street, Braintree)

Towerlands and Land to the South, Braintree – UNEX Towerlands  
(Land to the North-West of Braintree, South of Deanery Hill and West of Panfield Lane)

Hayeswood Farm, Great Notley – Bloor Homes  
(Land East of the existing Great Notley residential area and South of the A120)

Land between Rayne, Great Notley and Braintree – Mr Hayes, Mrs Cass and family  
(Land to the North-West of Great Notley and to the South of Rayne)

Land Between Hatfield Peverel and Witham, South of the A12 – Ultings Overseas Trust  
(Land East of Hatfield Peverel)

The former IFF industrial complex – Redding Park Developments  
(Land West of Long Melford (Land to the South of the River Stour in the Braintree District and Parish of Liston/Land to the North of the River Stour in the Babergh District))

West Tey New Settlement – The West Tey Consortium  
(Land to the West of Marks Tey between the A12 and A120 (partly in the Braintree District and Parish of Feering and partly within Colchester Borough))

Boxted Wood New Eco-Settlement – Galliard Homes  
(Land to the North of the B1256 (the old A120) bordered by Stebbing Green to the West and Blake End to the East (partly within Uttlesford and Braintree Districts))

Andrewsfield New Settlement – Andrewsfield New Settlement Consortium  
(Land to the South of Great Saling, to the West of Panfield and Rayne and to the East of Stebbing)

## **DECISION:**

- (1) That the following sites be retained for further consideration as potential growth locations if the Strategic Housing Land Availability Assessment identifies a shortfall of sites with housing potential:-

The Fritchway Settlement, land West of Braintree  
Land between Broad Road and the A131, North of Braintree  
Land North of Conrad Road, Witham

- (2) That the following sites be rejected as potential growth locations for housing:-

Land at Rayne Lodge Farm, Rayne Road, Braintree (due to its proximity to an existing employment area).  
Land at Dorewards Hall, Braintree  
Land at Towerlands and land to the South, Braintree  
Land at Hayeswood Farm, Great Notley  
Land between Rayne, Great Notley and Braintree  
Land between Hatfield Peverel and Witham, South of the A12  
The former IFF site, West of Long Melford  
The West Tey new settlement, land to the West of Marks Tey  
The Boxted Wood new eco-settlement, land to the West of Blake End  
The Andrewsfield new Settlement, land to the South of Great Saling and to the West of Panfield and Rayne

## 19 OPEN SPACE – SUPPLEMENTARY PLANNING DOCUMENT

**INFORMATION:** The Chairman reported that this item had been withdrawn from the Agenda and that it would be discussed at a future meeting of the Panel.

## 20 EMPLOYMENT ALLOCATION – LAND TO THE SOUTH-WEST OF THE A131, GREAT NOTLEY

**INFORMATION:** Members of the Panel were advised that following its decision to remove the proposed employment growth location at land to the North-East off Eastways, Witham (within Rivenhall Parish) the Council was required to identify 6.0 hectares (ha) of land elsewhere to meet its employment land requirement. It had been suggested that this could be achieved by increasing the size of the proposed employment growth location at land to the South-West of the A131 at Great Notley, which had been included in the draft Core Strategy as a 12.5 ha business park for B1 and B2 uses.

It was noted that the Great Notley growth area had a number of advantages, including its proximity to existing employment uses and easy access to the A120 and Stansted Airport. However, the use of the area for general industry had been discounted and any additional employment land would be restricted to B1 and B2 uses within a business park setting. Originally, as a result of transport advice, the area had been restricted to 12.5 ha. However, further work by transport consultants had demonstrated that a larger site

area could be accommodated and this had been accepted by Essex County Council. It had been suggested therefore that the proposed growth location at Great Notley should be increased from 12.5ha to 18.5ha. Development of the growth area would have to be undertaken in phases to enable water infrastructure works to be completed.

In discussing this item, Members wished to ensure that there would be a clear gap between the proposed employment area and Great Notley Country Park and that, ideally, access to the site should be from the A131 rather than the 'Tesco' roundabout where traffic flows were already heavy and likely to increase following the approved expansion of the Tesco store. In the circumstances, it was agreed that this matter would need further consideration and that a decision should be deferred.

**DECISION:** That this item be deferred to the next meeting of the Panel.

21 DATE OF NEXT MEETING

**INFORMATION:** Members were advised that it would be necessary to hold an additional meeting of the Panel.

**DECISION:** That an additional meeting of the Local Development Framework Panel be held on Tuesday, 2<sup>nd</sup> September 2009 at 6.00pm.

The meeting commenced at 6.00pm and closed at 7.25pm.

N G McCrea

(Chairman)

## APPENDIX

### LOCAL DEVELOPMENT FRAMEWORK PANEL

29<sup>TH</sup> JULY 2009

### PUBLIC QUESTION TIME

#### Summary of Questions Asked / Statements Made During Public Question Time

#### 1. Statements Relating to Agenda Item 5 – Alternative Growth Locations

##### (i) Statement by Mr R Wright, 303 Rickstones Road, Rivenhall

Mr Wright referred to the proposed growth location sites at Forest Road and Conrad Road, Witham. Mr Wright indicated that although the Council had supported the Forest Road growth location, he considered that the Conrad Road site was better, particularly as it was closer to the railway station, it provided a better access route out of Witham, it was closer to local schools and it provided a safer route for people accessing the schools. In concluding his statement, Mr Wright handed to the Council letters of representation from local people containing 40 signatures.

##### (ii) Statement by Mr Jack Prime, Chairman of Rivenhall Parish Plan Steering Group, 475 Rickstones Road, Rivenhall

Mr Prime made reference to the published Rivenhall Parish Appraisal and Village Design Statement. Mr Prime indicated that it had taken a long time to prepare these documents and it had been believed that they would help to prevent large scale development opposed by local people. However, Mr Prime considered that the views of local people had been overridden by Braintree District Council and he felt that the Council should clarify the status of such documents.

##### (iii) Statement by Mr George Harris, Glebe Farm Cottage, Rectory Lane, Rivenhall

Mr Harris referred to the decision of the Local Development Framework Panel on 20<sup>th</sup> May 2009 not to support the Forest Road, Witham proposed growth location and to the contrary decision of the Council on 22<sup>nd</sup> June 2009 to approve the site and he expressed concern about the process.

##### (iv) Statement by Mr John McLarty, Bidwells, Number One, Legg Street, Chelmsford

(Councillor Butland declared a personal and prejudicial interest in this item and he left the meeting whilst the following statement was made).

Mr McLarty referred to the extensive consultation process which had taken place regarding the Fritchway Settlement proposal and to the well-attended public exhibition which had been held. Mr McLarty stated that the views expressed had been noted and a revised statement and concept had been lodged with Braintree District Council. A copy of this would be sent to the Members of the Panel. Mr McLarty explained that the proposed site would provide approximately 11 hectares of leisure and employment land and 20 hectares of residential land.

(v) Statement by Mr John Getty, The Old Rectory, Rivenhall

Mr Getty expressed concern about the protection of The Old Rectory from future development proposals and he questioned the reasoning behind the choice of the preferred growth locations in and around Witham.

*In response to the matters raised during Question Time, the Chairman of the Panel and the Head of District Development explained briefly the Local Development Framework process and, in particular, the opportunity which people would have to make their views known to the independent Inspector who would be appointed to determine the matter. It was reported that the anticipated date for the Examination of the Core Strategy was Spring 2010.*