

Committee: Uttlesford Planning Policy Working Group

Agenda Item

Date: 23 February 2015

9

Title: Braintree Local Plan: Issues and Scoping

Author: Sarah Nicholas, Senior Planning Officer

Summary

1. Braintree District Council is at early stages of preparing a Local Plan to replace their adopted Core Strategy and is currently consulting on Issues and Scoping. Comments need to be received by 6 March 2015.
2. Braintree Council undertook a call for sites in 2014 which is informing the new local plan which needs to provide an average of between 750 and 950 homes per year between 2014 and 2033.
3. The consultation considers what the main aims and objectives are going to be for the Local Plan and discusses creating a prosperous district, creating better places and protecting the environment.
4. A summary booklet and map showing the results of the call for sites are attached. More detailed information is available on the Braintree Council website (www.braintree.gov.uk/localplanscoping).

Recommendations

5. That Uttlesford respond to the consultation by supporting Braintree's aim of meeting their full objectively assessed housing need together with the supporting infrastructure.
6. To confirm that Uttlesford will work closely with Braintree in the evaluation of proposals close to or straddling the district boundary.

Financial Implications

7. None

Background Papers

8. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Braintree District Council: Local Plan: Issues and Scoping January 2015
Braintree District Council Call for Sites

Impact

- 9.

Communication/Consultation	Consultation is being undertaken by Braintree DC in accordance with their SCI
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	Braintree DC has undertaken a sustainability appraisal which is available on their website.
Ward-specific impacts	ALL but with specific reference to Stebbing and Felsted
Workforce/Workplace	N/A

Situation

10. It is anticipated that the Braintree Draft Local Plan will be on consultation in late 2015, pre-submission consultation in spring 2016 followed by submission in summer 2016, with the aim of the plan being formally adopted in early 2017.
11. The Council is considering a range of requirements for the number of new homes. At this stage it is expected that the District will need to accommodate an average of between 750 and 950 homes per year between 2014 and 2033. The new Local Plan will need to plan for this growth to be supported by infrastructure, jobs and community facilities.
12. In relation to Housing the consultation lists the following issues and asks are these the issues that impact upon where new homes should be built; are there any other issues that need to be included?
 - Large numbers of new homes are required in the District to support the growing population;
 - The District may not have enough brownfield sites (those where buildings have previously been located) to accommodate the new homes that need to be provided;
 - The Council must balance new homes with protection of the natural and historic environment;
 - Everyone should have the opportunity for a decent home, which they can afford;
 - New Gypsy and Traveller provision needs to be made in the District at appropriate locations.

13. The options being proposed are as listed below and the consultation asks if this is a suitable range of options to address the issues raised and are there any other options which should be considered.
- New homes should be focused on the existing towns and larger villages;
 - New homes should be built in one or more new villages;
 - New homes should be dispersed between all areas of the District;
 - New homes should be built in areas where they can provide funding for major infrastructure projects such as new roads;
 - New homes should be built on the existing public transport/rail network to encourage sustainable travel;
 - The District will ensure that land is available in the District for people to build their own homes;
 - Bring forward sites for affordable housing only;
 - Include some market housing on affordable housing exception sites in rural areas to ensure they are delivered; and
 - The criteria for identifying new Gypsy and Traveller pitches in policy CS3 of the Core Strategy should be retained.
14. Braintree Council undertook a Call for Sites between August and October 2014 which will inform the preparation of the New Local Plan. The attached map shows the sites submitted which are close to the Uttlesford/Braintree border.
15. The following two sites, submitted to Braintree, both straddle the boundary and are of a scale to provide a new settlement.
- GRSA269 Land centred on Saling Airfield, between Stebbing and Rayne, Braintree; promoted by Andrewsfield New Settlement consortium (ANSC) for a Garden Village
 - GRSA270 Boxted Wood, promoted by Galliard Homes as a new settlement.

Conclusions

16. Uttlesford supports Braintree Council's approach of looking to meet its objectively assessed need in full. Uttlesford suggest that in order to achieve this Braintree will probably need to consider providing housing through a range of the options listed from focussing on existing settlements to the creation of new settlements. Focusing on existing towns and villages has the benefit of utilising and improving existing infrastructure whilst new settlements are of a scale to fund infrastructure projects.
17. The timetable for the preparation of the Uttlesford Local Plan is very similar to that for the Braintree Local Plan. Uttlesford will be undertaking a Call for Sites and consulting on the sites received and different housing distribution strategies during the year. Uttlesford needs to work with Braintree Council to meet the duty to cooperate on cross-boundary strategic issues, such as meeting housing need. Uttlesford will need to work with Braintree to evaluate those proposals which straddle the district boundary and whether they could

potentially form part of a cross-boundary development to assist in meeting the housing needs of each authority. Uttlesford will consider and consult on such proposals.

Risk Analysis

18.

Risk	Likelihood	Impact	Mitigating actions
That Uttlesford and Braintree fail to meet their duty to cooperate on cross-boundary strategic issues.	1 - Low	Respective local plans will be found unsound.	Continuation of regular meetings between officers, and if appropriate, Councillors.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.