

**Committee:** Planning Policy Working Group

**Agenda Item**

**Date:** 17 October 2017

**4**

**Title:** West of Braintree Garden Community Plan:  
Issues and Options

**Author:** Stephen Miles, Planning Policy Team  
Leader

Item for decision:  
No

---

## Summary

1. The Draft Regulation 18 Uttlesford Local Plan and the Draft Regulation 19 Braintree Local Plan propose a single new Garden Community on land at West of Braintree. A Draft Regulation 18 Issues and Options Document providing further information about the proposed Garden Community has been prepared and is now proposed for public consultation between 13 November 2017 and 8 January 2018. A copy of the document is appended to this report.
2. Cabinet is due to consider the appended document on 18 October 2017 and any comments made at the Working Group will be reported to the Cabinet to inform their deliberations.

## Recommendations

3. For information

## Financial Implications

4. None – any costs can be met from existing budgets.

## Background Papers

5. There are no background papers.

## Impact

- 6.

Communication/Consultation	The Issues and Options Document will be subject to a full public consultation programme.
Community Safety	N/A
Equalities	The public consultation arrangements will comply with the Council's Statement of Community Involvement. The policy documents that arise from the public consultation will be subject to an equalities

	impact assessment.
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	A Sustainability Appraisal has been undertaken. This document is currently to follow and will be published in advance of the meeting.
Ward-specific impacts	Felsted & Stebbing, Flich Green & Little Dunmow, Great Dunmow North, Thaxted and the Eastons, The Sampfords.
Workforce/Workplace	Existing staff resources

## Situation

7. The appended Issues and Options document for the West of Braintree Garden Community Plan is a Development Plan Document prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The document is subordinate to the emerging Local Plans of both this District and also Braintree. Each Local Plan is at differing stages in the statutory process and it is for this reason that the document includes two options for development; one with a single settlement only within Braintree and the second with a single settlement straddling the district boundary.
8. It is important that the joint Issues and Options document is published for public consultation before the Braintree Local Plan is subject to Examination (currently expected during January 2018). It is expected that the processing of representations will take place after the Regulation 19 Uttlesford Local Plan has been considered by Full Council. This will ensure that the primacy of the Local Plan is maintained and that the Garden Community Plan follows the Local Plan.
9. Public consultation responses to the Issues and Options document will assist the District Councils in making informed decisions about the proposed Garden Community.

## Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
The Garden Community Plan may be found to	1: The Plan will be prepared in	3: If the Garden Community is	Manage the Plan process effectively.

be unsound.	accordance with the regulations and best practice.	found to be unsound this will cause delay and uncertainty	
-------------	--	---	--

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.