



## **Martin Herbert Speech Uttlesford PPWG 20/11/2018**

### **Agenda Items 3 & 5**

My name is Martin Herbert. I represent Galliard Homes which is one of the principal promoters of the West of Braintree Garden Community. I would just like to make some comments on Item 3 of the agenda, which concerns the Strategic Growth Development Plan Documents.

We have expressed the view before that the delivery of homes in the Garden Communities is being held back by an unnecessarily lengthy sequence of planning procedures. This is demonstrated in paragraph 13 of the Report where it is stated that the process has been made to fit the trajectory. In the case of West of Braintree, that trajectory has not been discussed with Galliard.

We believe homes can be delivered more quickly than the Council's trajectory suggests. In paragraph 15, reference is still being made to the first homes anticipated in 2025/6, when we have suggested this could be 2 years earlier. It isn't Galliard that is putting less emphasis on early delivery. There is no reason for the timing to be different just because the Community is being planned with Braintree. With effective co-operation between the 2 authorities this shouldn't be an obstacle. Galliard is certainly working in co-operation with the other principal landowner and has been for several years.

Just two principal landowners shouldn't be any sort of barrier to delivery either. What is being consistently ignored is that Galliard is the one company involved in promoting the garden communities that actually builds homes. It can operate very effectively as master developer. Possibly this could be in partnership with other builders to ensure a wide range of housing is provided, and certainly this can be in partnership with the North Essex Garden Community Company, or other public sector organisation, as is being suggested.

We recognise the programme is dependent on the NEA examination timetable, but this is no reason for there being less emphasis on early delivery or imposing the Council's trajectory. Nor the purely theoretical capacity of 970 homes in the plan period. It's disappointing that all the representations made on the West of Braintree DPD Issues and Options, including our own, made a year ago, have not even been looked at yet.

Galliard has said before it is fully committed to creating a new place that reflects the Town and Country Planning Association's garden city principles. There is no need for public sector involvement beyond the planning system to ensure these standards are met. However, there may be an important role for the public sector as infrastructure provider; that is



where the partnership comes in. Leave the promoter to do what it knows best; building homes.

We do find there appears to be disproportionate emphasis on the process and not enough on outcome or delivery.

Having said this, it's our view that it's an extremely ambitious timetable for revising the Sustainability Appraisal and should be reviewed. It's surely better to take a bit longer addressing the extensive recommendations from AECOM and increase the certainty that this important aspect of the Plan is sufficiently robust, rather than risk the outcome experienced by Braintree and its neighbours earlier this year.