

Gladman Developments Ltd

**Matter 7 Hearing Statement
North Essex Joint Strategic Plan**

The Spatial Strategy for North Essex



December 2017

1. MATTER 7 – THE SPATIAL STRATEGY FOR NORTH ESSEX

1.1. Q1. Taking account of the Sustainability Appraisal and other relevant evidence, is the spatial strategy in Policy SP2 justified as the most appropriate development strategy for North Essex, when considered against reasonable alternatives?

- 1.1.1. With regard to the specific provision of Policy SP2, Gladman support the fact that growth will effectively come from development in and around existing settlements and through the new garden communities allocated in the plan. We also support the policy in recognising that the level of growth to be apportioned to a settlement will depend on the needs of that settlement and that in particular the diversification of the rural economy will be important. It will be important for the spatial strategies of the individual local plans to have these issues in mind when allocating sites and considering planning applications.
- 1.1.2. Gladman's experience is that the best way in which to ensure the delivery of housing targets is to maintain a good spread of sites and site typologies across the districts. When considering the housing needs in North Essex (and with one eye to the next plan period) it is reasonable for the Council to consider new settlements. Gladman would contend however, that there is an additional level of sites which could require further consideration by the Councils to ensure they can meet their short and medium term housing needs. Whilst the new garden communities will help meet housing demands in the medium/long term, the level of infrastructure required to deliver the sites is costly and substantial. They are therefore likely to take time to implement.
- 1.1.3. On the other end of the scale the smaller allocations in the plan will no doubt deliver quickly. To fill the gap between the two, Gladman consider that the Council may wish to further assess proposals for new garden villages. These new settlements of typically 1,000-1,500 dwelling can be developed in places where there is considerable existing infrastructure and can be brought forward relatively quickly. Such proposals, if carefully selected, can contribute dwelling completions within the first 5-10 years of a plan period, thus giving the Council more of a buffer.
- 1.1.4. It is our view therefore, that the spatial strategy needs to recognise new garden villages as well as the larger garden communities. These, in addition to the smaller allocations, will help the plan soundly meets its housing targets.