

**Examination of the North Essex Authorities
Shared Strategic (Section 1) Local Plan**

Andrewsfield New Settlement Consortium & Countryside Properties

Matter 2: Employment Provision for the Proposed Garden Communities

Question 6: Is there clear justification for selecting the comparator locations on p55 of EXD/052, rather than other comparator locations ?

Answer 6: The comparator locations selected within the CEBR report at page 55 are appropriate and justified, rather than other comparator locations. The comparator locations all benefit from strong, resilient and diverse local and sub-regional economies and hence do not represent dormitory locations. The comparator locations also exhibit similar characteristics to the location of the proposed Garden Communities within North Essex, which benefit from strong employment provision locally at Braintree (including at Skyline 120, Notley Garden Village) and Stansted, and further beyond at Chelmsford, Colchester and Cambridge, as well as providing quite reasonable commutable access to London. The selected comparator locations also all share some dependency on proximity to and interaction with London and each location acts as a commuter location benefiting from reasonably strong and relatively quick access to the range of specialist services available within London.

Question 7: Is it reasonable to assume that, in the inward investment-led scenario, North Essex increases its employment-to-population ratio to that of the comparator regions by 2036 (para 2.4 of EB/081, p116 of EXD/052) ?

Answer 7: It is a reasonable assumption that where the inward investment-led scenario applies to the North Essex Garden Communities then this will increase employment-to-population ratios in line with comparator regions, such as Cambridgeshire or West Essex, by 2036. The three proposed North Essex Garden Communities will have a policy led approach of achieving one job per house within easy commuting distance of the new Garden Communities. In the case of the West of Braintree Garden Community (WBGC), provision shall be made for significant new employment development to complement existing employment provision in the immediate locality within the WBGC area of search, as well as at Skyline 120 at Notley Garden Village, Braintree town, and associated employment land uses existing and planned at Stansted, as well as a range of employment opportunities within the County town of Chelmsford.

Question 8: Is the percentage mix of employment sectors shown in Table 2 of EB/081 justified, having regard to the sectoral GVA shares identified in EXD/052, pp125-127 ?

Answer 8: The percentage mix of employment sectors identified in Table 2 of EB/081 relating to the West of Braintree Garden Community (WBGC) is justified having regard to the sectoral GVA shares in EXD/052. The WBGC assumed sector shares are very similar to the 'West Essex' employment sector GVA shares with 'Business Service Activities' and 'Distribution, transport, accommodation and food' representing the two largest employment sectors assumed for the WBGC and West Essex. Similarly, 'Agriculture, mining, electricity, gas, water and waste' alongside 'Financial and insurance activities' represent two of the smallest employment sector shares for the WBGC and West Essex. Indeed, apart from 'Real Estate Activities', each of the employment sector shares are similar between the WBGC and West Essex. It is entirely appropriate that the North Essex and assumed WBGC employment provision by sector is aligned closely to the West Essex employment sector, with employment focussed along the A120 growth corridor, having access to Stansted Airport and within similar commuting distances to London.

Word Count (Answers): 434

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