

Appendix 1

Timeline of Correspondence and Consideration of the Monks Wood Proposals

9th March 2016

Email received by Jon Hayden at BDC including a brochure produced by Sworders for the promotion of a new site. Copied in to Allen Duff and John Walker of Garden City Developments working on behalf of all the North Essex Authorities.

It noted that the total site area was some 845ha but that a masterplan had been produced which covers 540ha.

10th March 2016

Information shared with colleagues at Masterplanning group that afternoon (including representatives of all NEA) and email chain correspondence shared with Ian Vipond (Colchester), Martin Knappett (Tendring) and Andrew Cook (Essex).

11th March 2016

Email response from Emma Goodings to Sworders asking them to put forward the site formally on a call for sites form (which was already available) and would be considered when the Local Plan regulation 18 consultation began.

27th June to 19th August 2016

Consultation on the draft Local Plan in Braintree. Site submission received from Lightwood on the 19th August 2016 accompanied by an 'Expression of Interest'.

The expression of interest refers to a 1,500 first phase, a new settlement of at least 5,000 homes on an 865ha site. Included an iteration of the masterplan on the promotion agreement but still not include any indicative numbers only uses. It anticipated first completions at the end of 2018.

Site added to the interactive call for sites map and list which were (and still are) available on the BDC website.

August 2016 – March 2017

Six emails sent by Emma Goodings requesting further technical information to support site submission and clarification of site area to help aid in the assessment process.

A meeting between the authority and Lightwood took place on the 21st November 2016.

The outcome of meetings with Lightwood and the outputs from the technical information was shared with the NEA.

December 2016

AECOM commissioned to undertake review of alternative proposals at Monks Wood and Metro Town on behalf of the NEA.

1st and 17th March 2017

Two meetings held on financial side of the proposals with NEA consultants with action for Lightwood to consider model and return to consultants. Email from Lightwood **10th May 2017** noting that the spreadsheet needed to be updated to reflect latest masterplans.

31st March 2017

Lightwood submitted technical information on the Historic Environment and a concept options and evaluations exercise which includes for the first time 4 options for the site ranging from 4,070 homes to 13,621 homes.

19th April 2017

Report completed by AECOM.

8th May 2017

Concept Masterplan evaluation by John Simpson Architects. Concept masterplan for 7000 homes, noting that the unconstrained land parcels have the ability to deliver 9,000 homes. Includes confirmation they will sign up to a Public Sector led Local Delivery Vehicle.

16th May 2017

Site considered at the Local Plan sub-committee in Braintree but not included in the Submission Draft Local Plan.