



LIGHTWOOD™

APPENDIX 2

Schedule of Email Correspondence with Braintree District Council & Relevant Attachments

February 2018

Ref	Date	Time	From	To (incl CC'd)	Summary	Attachments
Email 1	09/03/2016	17:42	Angus Hudson (Sworders)	Emma Goodings (Braintree DC) Allen Duff (GCD)	Introduces Monks Wood as single ownership. Garden Village option indicating potential settlement size of 5000-6000 units	Initial Masterplan (LW1) Ownership Plan (LW2)
Email 2	09/03/2016	21:57	Allen Duff (GCD)	Angus Hudson (Sworders) Emma Goodings (Braintree DC) Jon Hayden (Braintree DC)	Confirms that Garden City Developments (GCD) are not instructed by BDC but expresses an interest to meet	
Email 3	11/03/2016	15:13	Emma Goodings (Braintree DC)	Angus Hudson (Sworders)	Confirms Call for Sites period had ended but will be accepting new submissions as objections to Local Plan Preferred Options consultation before the pre submission plan is published in November 2016	
Email 4	15/03/2016	09:43	Angus Hudson (Sworders)	Emma Goodings (Braintree DC)	Asks for feedback on what BDC are looking for and intention to meet with GCD	
Email 5	15/03/2016	10:04	Emma Goodings (Braintree DC)	Angus Hudson (Sworders) Jon Hayden (Braintree DC)	Directs towards TCPA principles including Land Value Capture and a paper presented to Local Plan Sub Committee in February	
Email 6	20/03/2016	15:44	Angus Hudson (Sworders)	Allen Duff (GCD)	Offers dates to meet up to discuss site	
Email 7	20/03/2016	17:42	Allen Duff (GCD)	Angus Hudson (Sworders) Emma Goodings (Braintree DC) Jon Hayden (Braintree DC)	Declines meeting due to potential conflict of interest as working with and for BDC	
Email 8	29/03/2016	08:36	Angus Hudson (Sworders)	Emma Goodings (Braintree DC)	Expresses willingness to engage with BDC and sets out potential options that could be introduced in the early design stages	
Email 9	29/03/2016	15:03	Emma Goodings (Braintree DC)	Angus Hudson (Sworders)	Suggests submission within call for sites	
	June 2016		Draft Local Plan Published			
			AECOM Feasibility Reports Published			
			LUC Sustainability Appraisal Published			
			Place Services Sustainability Appraisal - Preferred Options Published			
Email 10	29/07/2016	17:41	Oliver Kubicki (Lightwood)	HCA	Submission of Expression of Interest	Monks Wood Expression of Interest (LW3)
Email 11	01/08/2016	15:56	Patrick Owen (HCA)	Oliver Kubicki (Lightwood)	Confirms submission of interest must be submitted by LPA's	
Email 12	19/08/2016	15:56	Oliver Kubicki (Lightwood)	Planning Policy (BDC)	Submission of representations to Local Plan Preferred Options	Draft Local Plan Site Submission Form (LW4)
Email 13	24/08/2016	17:17	Emma Goodings (Braintree DC)	Oliver Kubicki (Lightwood)	Confirms receipt and requests any supporting technical work. Confirms that BDC have informed DCLG they are not supportive of our GV bid	
Email 14	30/08/2016	17:42	Lennon Fionnuala (HCA)	Oliver Kubicki (Lightwood)	Confirms BDC are unresponsive of bid and therefore it will not proceed	
Email 15	29/09/2016	11:54	Emma Goodings (Braintree DC)	Oliver Kubicki (Lightwood)	Notification of call for sites reference number	
Email 16	29/09/2016	14:03	Emma Goodings (Braintree DC)	Oliver Kubicki (Lightwood)	Timetable update	
Email 17	03/10/2016	16:43	Andrew Smith (obo Lightwood)	Clr Butland (Braintree DC)	Introduces site and requests meeting	
Email 18	04/10/2016	14:45	Nicola Beach (BDC)	Andrew Smith (obo Lightwood)	Inappropriate for any councillors to meet, confirms they have access to our Local Plan Reps and directs future communication to Emma Goodings	
Email 19	06/10/2016	10:34	Emma Goodings (Braintree DC)	Oliver Kubicki (Lightwood)	Chasing supporting technical work. Confirms need to SA the site and in absence of further information will assess on basis of Expression of Interest document	
Email 20	14/11/2016	14:46	Phil Chichester (Lightwood)	Emma Goodings (Braintree DC) Clr Butland (Braintree DC)	Requests meeting. Proposes joint venture with Council, putting infrastructure before housing. Sets out our framework and identifies importance of public in considering appropriate alternatives	
Email 21	15/11/2016	13:02	Phil Chichester (Lightwood)	Jon Hayden (Braintree DC)	Introduces MW and outlines benefits. Requests meeting	
Email 22	15/11/2016	20:41	Emma Goodings (Braintree DC)	Phil Chichester (Lightwood)	Confirms assessment of MW based on Eoi document and that revised SA will be published shortly. Requests details of contacts at DCLG & HCA. Offers meeting dates	
Email 23	16/11/2016	10:44	Phil Chichester (Lightwood)	Emma Goodings (Braintree DC)	Confirms meeting 21/11/16. Flags that BDC was aware of MW prior to AECOM work and the pitfalls of multiple land ownership versus simplicity of MW ownership. Seeks confirmation BDC have evidence of minimum LV and CA's	
Email 24	18/11/2016	16:17	Phil Chichester (Lightwood)	Emma Goodings (Braintree DC)	Sends suggested meeting agenda	Meeting Agenda (LW5)
Email 25	21/11/2016	15:10	Lightwood Meeting with Emma Goodings (BDC)	Emma Goodings (Braintree DC) Jon Hayden (Braintree DC)	Precis of meeting discussion and LDF. Reiterates importance of decisions being made and failure to include MW in June reports despite being aware in March. In light of MW option being presented to the Local Plan sub-committee as a potential adjustment to the Reg 18 Plan, suggests that the public need to be presented with the full range of spatial strategy options, and that such options should be presented within Reg 18 environment before publishing a Submission Plan. Deferring to Reg 19 risks legal compliance. Confirms virtues of MW in relation to land value capture	Braintree Phasing Plans (LW6)

Email 26	16/12/16	16:01	Phil Chichester (Lightwood)	Emma Goodings (Baintree DC) Jon Hayden (Baintree DC) Clir Butland (Baintree DC) Paul Smith (Coichester DC) Council Leader (Tendring DC)	Resends information already submitted as well as formal letter of Lightwood's course of action given decision to proceed to Reg 19 which informs of legal counsel instruction, flags lack of proper consideration of MW and states plan is not legally compliant	Landmark Instruction Letter (LW7)
Email 27	20/12/2016	15:14	Emma Goodings (Baintree DC)	Phil Chichester (Lightwood)	Confirms delay of Reg 19 until May/June and provides link to Kerslake involvement	Leading housing expert supports Garden Communities project (LW8)
Email 28	20/01/2017	12:22	Emma Goodings (Baintree DC)	Phil Chichester (Lightwood)	Attached correspondence- in response to the consultation exercise we are continuing to review all appropriate options. This will involve an evaluation of Monks Wood.	Final Letter to Monks Wood (LW9)
Email 29	24/01/2017	13:49	Phil Chichester (Lightwood)	Emma Goodings (Baintree DC)	Attached correspondence- the Council needs to... properly identify and evaluate the sustainability of alternative spatial strategies involving Monks Wood. Will produce AECOM replica for MW and share with BDC. Confirms instruction of John Simpson and of proposed seminar.	Monks Wood Note (LW10)
Email 30	January 2017	12:05	Kerslake Peer Review Published James Sorrentino (Lightwood)	Robert Smith (HYAS) Joe Welch (Arcadis)	Again requests redacted version of Landowner agreements and reaffirms ability of MW to deliver in respect of LPA aspirations	
Email 31	14/03/2017	14:38	Emma Goodings (Baintree DC)	James Sorrentino (Lightwood)	Requesting further evidence work and masterplan for MW. Confirms commission of AECOM to assess MW	
Email 32	14/03/2017	16:08	Richard Walker (Lightwood)	A120 Consultation	Consultation submission with attachments	Peer Review Response (LW11)
Email 33	20/03/2017	17:26	Emma Goodings (Baintree DC)	Emma Goodings (Baintree DC) Robert Smith (HYAS)	Requests confirmation of site area	A120 Consultation Response (LW12)
Email 34	21/03/2017	10:13	Richard Walker (Lightwood)	Emma Goodings (Baintree DC)	Clarifies site area and reason for discrepancy. Confirms work to be supplied by end of month and updates of meeting with HYAS and Arcadis	
Email 35	21/03/2017	11:16	Emma Goodings (Baintree DC)	Richard Walker (Lightwood)	Requests attachment referred to in previous email	
Email 36	21/03/2017	11:21	Richard Walker (Lightwood)	Robert Smith (HYAS)	Sends Sworders original particulars	Sworders Particulars (LW13)
Email 37	30/03/2017	21:26	Emma Goodings (Baintree DC)	Emma Goodings (Baintree DC) Richard Walker (Lightwood)	Confirms Council has had to assess MW on basis of Eol. Sub Committee will consider standalone garden communities on 16th May.	
Email 38	31/03/2017	15:28	Richard Walker (Lightwood)	Emma Goodings (Baintree DC) Robert Smith (HYAS)	Issues supporting evidence and acknowledges that councils position can only be informed by own analysis and required in order to achieve parity. Confirms contact with Lord Kerslake.	Chapter 1- AECOM Replica (LW14) Chapter 2- AECOM Replica (LW15) Chapter 3- AECOM Replica (LW16)
Email 39	07/04/2017	17:11	Richard Walker (Lightwood)	Emma Goodings (Baintree DC) Robert Smith (HYAS)	Submission of LVA	
Email 40	08/04/2017	12:40	Richard Walker (Lightwood)	Emma Goodings (Baintree DC) Robert Smith (HYAS)	Submission of legal opinion by Christopher Boyle QC	
Email 41	09/04/2017	13:59	Richard Walker (Lightwood)	Emma Goodings (Baintree DC) Robert Smith (HYAS)	Submission of concept masterplan work and preliminary ecology assessment	
	May 2017		AECOM Monks Wood Evaluation Published			
	16/05/2017		Local Plan Sub Committee			
	June 17		Sustainability Appraisal Published			
	05/06/2017		Council consideration of the Pre Submission Draft Local Plan			

From: Angus Hudson [<mailto:Angus.Hudson@sworders.com>]
Sent: 09 March 2016 7:23 PM
To: Hayden, Jon
Cc: Goodings, Emma; allen.duff@gmail.com; johnwalker60@me.com
Subject: HIL1665 216093 New Garden Village Braintree District

Jon

I was trying to call you to pre warn you of some instructions that we obtained last week regarding promotion of an alternative site for a new settlement. Thank you for sending the message back with Alison when I tried to call, that I will need to contact Emma Goodings in the first instance and submit a Call for Sites form.

I appreciate that we will need to submit our proposal to the Call for Sites, but we would appreciate some feedback from you before we do so.

By way of background, our client and his family own an estate in a single block as shown coloured and referenced to the individual titles on the attached Ownership plan.

Please note that just the contiguous block shown, extends to circa 865 Ha or (2,137 Acres) with over 3km frontage to the A120. Therefore, as you will hopefully appreciate there is substantial scope to deliver a scheme to meet Braintree District's requirements for a new settlement. I am happy to engage with you and Emma re the finer details prior to completing the Call for Sites form and have copied Emma in.

Obviously at this stage we have not undertaken the level of third party work required in order to produce a detailed masterplan, but from my knowledge of the Estate, we have prepared an indicative one, which covers circa 540 Ha (1,334 ac).

Please note this is intended merely to give an indication of how we could deliver a sustainable settlement of circa 5,000 - 6,000 dwellings on just part of the estate even at a modest overall density of circa 10-12 dwellings per Ha. Whilst the limitations of the indicative example preliminary masterplan are acknowledged, it shows the scope for a 'landscape led' design and the potential to deliver a development with a genuine Garden Village design credentials.

The key advantages this estate has include:-

- Single family ownership
- Unencumbered with any historic options, or other restrictions
- Adjoins the A120 along a circa 3km frontage (with scope to help fund duelling of a section of the A120 as part of its delivery)
- Very well landscaped with propensity of existing woodland providing substantial screening to most of the development
- Minimal impact on existing householders in the district (and a willingness on the part of the landowner to ensure that those who are impacted, are fully consulted and attempts made to mitigate the impact of the development at the appropriate time).
- Ability (due to single ownership) to invest some proceeds from early phases, into landscaping to achieve established screening for later phases.
- Further land availability if needed to grow the settlement in the future, with a willingness to commence advance landscaping to achieve established screening for 30-50 years' time

- Willingness to work closely with Braintree and Garden City Developments and ensure that terms of a Promotion agreement subsequently entered into, do not conflict with your preferred strategy

I appreciate you started this process last summer and that we are 'behind the curve' but hopefully Allen Duff and John Walker of Garden City Developments (to whom I have also taken the liberty of copying this email) will be able to give you an indication of our ability to bring strategic sites forward at short notice (as we have done with one of the Uttlesford sites where my colleague Rachel Bryan (nee Padfield) has been working with them.

I have a slight problem with a prolapsed disc in my neck (from which I am recuperating, but more slowly than hoped) so I am working part time (mornings only) from our Warwickshire office as it is close to home. However we already have a team of five surveyors and planners working on this project, supported by an Architectural team for the master planning work so I am confident that we can very quickly 'catch up' and get a promoter on board in early course.

We circulated a number of potential promoters on Monday re the opportunity but only mentioning the District and not the site and we have already had a positive response from many.

We would expect to be interviewing potential Promoters in April/ May and aim to be appointing one in May/ June.

It would be good to have the chance to discuss this project with you and I shall look forward to hearing your comments.

Many thanks

Regards










Angus

Angus Hudson BSc MRICS FAAV

Direct email: Angus.Hudson@sworders.com

Attachment

Initial Masterplan
Ownership Plan

- KEY:
-  NEW SECTION A120 DUAL CARRIAGE WAY
 -  COMMERCIAL AREAS
 -  PRIMARY SCHOOLS
 -  SECONDARY SCHOOLS
 -  RESIDENTIAL AREAS
 -  GARDEN VILLAGE CENTRE
 -  NEW PLANTING AREAS
 -  OPEN SPACE AND GREEN LINKS
 -  EXISTING WOODLANDS



PRELIMINARY

NO.	DATE	DESCRIPTION
1	15/01/2018	PRELIMINARY
2	15/01/2018	PRELIMINARY
3	15/01/2018	PRELIMINARY
4	15/01/2018	PRELIMINARY
5	15/01/2018	PRELIMINARY
6	15/01/2018	PRELIMINARY
7	15/01/2018	PRELIMINARY
8	15/01/2018	PRELIMINARY
9	15/01/2018	PRELIMINARY
10	15/01/2018	PRELIMINARY



SWORDERS CONSULTANTS
 2000 WOODHURST ROAD, WOODHURST, BRISTOL, AVON, BS32 9JN
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 WWW.SWORDERSCONSULTANTS.CO.UK

PROJECT: PATTISWICK HALL & HOLFIELD GRANGE ESTATE
 BRAINTREE CM17 8BH

MASTER PLAN
 HOLFIELD GARDEN VILLAGE

DATE: 15/01/2018
 DRAWING NO: 216093DWG101
 SHEET NO: 1

Notes:

- Title A -EX520171
- Title B -EX815497
- Title C -EX815505
- Title D -EX815507
- Title E -EX884455
- Title F -EX884459



PRELIMINARY

REVISION	DATE	AMENDMENT
A	MAR 2016	ADDITIONAL LAND REGISTRY INFORMATION COLOURED
/	MAR 2016	FIRST ISSUE

SWORDERS
 Agricultural Commercial Residential

SWORDEYERS PLANNERS ARCHITECTS
 THE GATEHOUSE, HADHAM HALL, LITTLE HADHAM, WARE, HERTS, SG11 2EB
 Phone (01299) 771188 fax (01299) 771187 E-mail post@sworders.com

SCHEME:
Pattiswick Hall & Holfield Grange Estate
BRAINTREE CM77 8BH

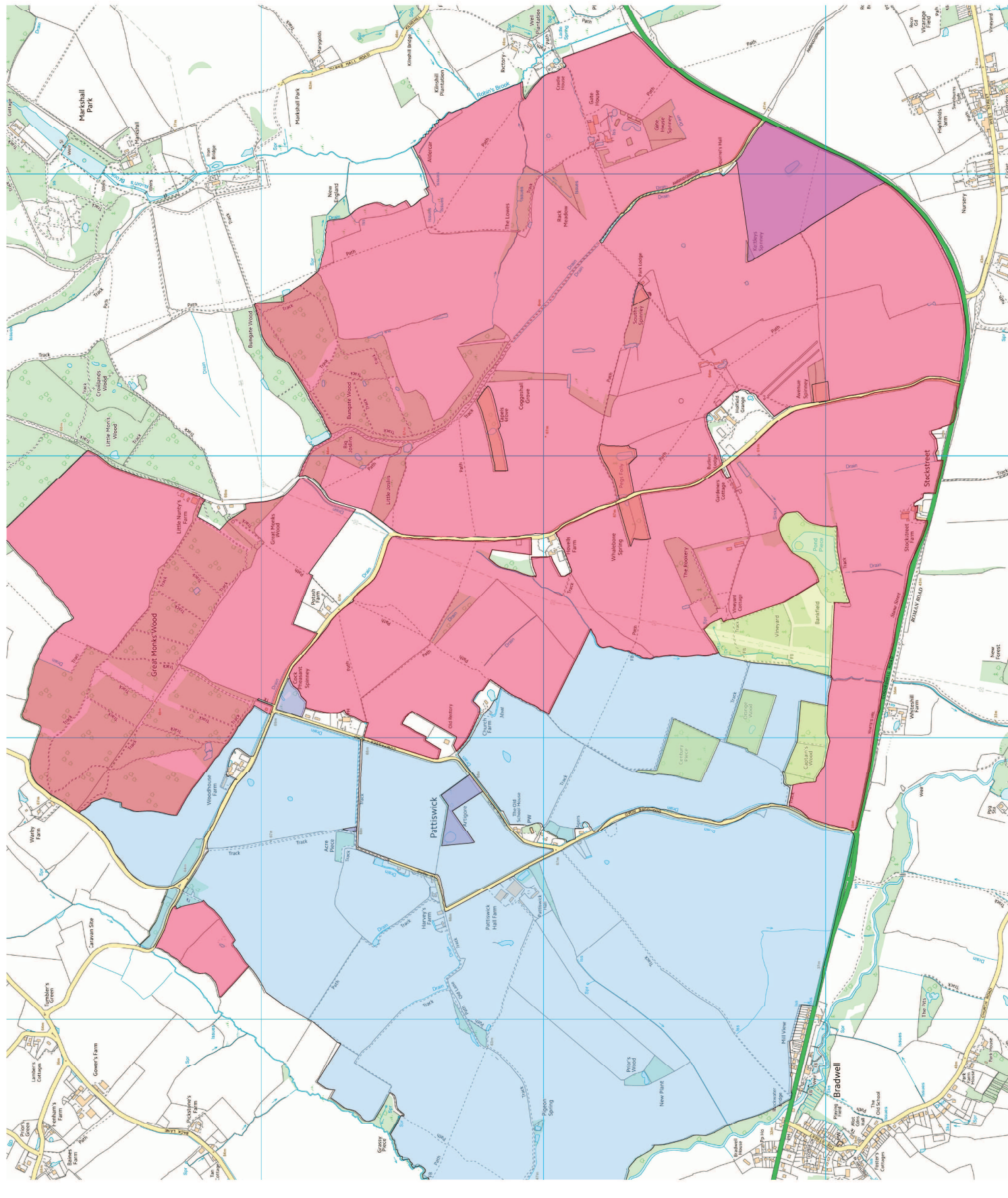
OWNERSHIP PLAN

TITLE:

CLIENT NO. **HIL1665**

DRAWING NO. **215152DWG100**

REVISION **A**



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From: Allen Duff [<mailto:allen.duff@gmail.com>]

Sent: 09 March 2016 21:57

To: Angus Hudson <Angus.Hudson@sworders.com>

Cc: Jon Hayden <jon.hayden@braintree.gov.uk>; Emma Goodings <emma.goodings@braintree.gov.uk>; John Walker <johnwalker60@me.com>

Subject: Re: HIL1665 216093 New Garden Village Braintree District

Dear Mr Hudson,

Thank you for copying John Walker and myself in on this. We have no instructions or authority in this matter and could not comment on any planning matters relating to the potential development of your clients' land.

However, we are interested in the prospect of any major development in the area where we are working and believe it would be advantageous to you to have a brief discussion with us before you went too far with the appointment of a Promoter. If Jon Hayden has no objection and the pain in the neck is not too bad, perhaps either John Walker or myself or even both of us, could call in to see you in your Warwickshire office shortly after Easter. If this is acceptable perhaps you could give us some dates when you (or one of your colleagues) might be available to meet with us.

With many thanks,

Allen

From: Goodings, Emma [<mailto:emmgo@braintree.gov.uk>]
Sent: 11 March 2016 15:13
To: Angus Hudson <Angus.Hudson@sworders.com>
Subject: RE: HIL1665 216093 New Garden Village Braintree District

Dear Mr Hudson,

Thank you very much for your email, which Jon Hayden has asked me to deal with.

The Council held a substantial call for sites period in August to October 2014 and received over 300 site submissions during that time. These sites are currently being progressed for assessment in the draft Local Plan and the Sustainability Appraisal and were considered in the now published Strategic Housing Land Availability Assessment.

The call for sites period has now been closed. However we will accept site submissions as objections to the Local Plan Preferred Options consultation which is intended to start in June 2016 for an 8 week period. During that time we will accept new submissions and consider new submissions and any supporting information for them, before the pre submission plan is published in November 2016.

The call for sites forms and guidance notes are still available on the website at <https://www.braintree.gov.uk/callforsites>, and are linked in the purple box on the side. If you wish to fill in and return those forms now, we will add you to the consultation database and hold these forms until the consultation begins.

Kind Regards

Emma Goodings

Planning Policy and Land Charges Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

From: Angus Hudson [<mailto:Angus.Hudson@sworders.com>]
Sent: 15 March 2016 9:43 AM
To: Goodings, Emma
Subject: FW: HIL1665 216093 New Garden Village Braintree District

Emma

Many thanks for your email all of which is noted and appreciated.

As you may have seen from the earlier exchange of emails, we are hoping to meet with GDC after Easter and as mentioned in my original email it would be good to have some feedback as to what Braintree are seeking before we finalise the call for sites forms.

I fully appreciate that you and Jon may feel unable to provide this and will endeavour to get a better understanding of the position from GDC.

Many Thanks

With Regards

Angus

Angus Hudson BSc MRICS FAAV

Direct email: Angus.Hudson@sworders.com

From: Goodings, Emma [<mailto:emmgo@braintree.gov.uk>]
Sent: 15 March 2016 10:04
To: Angus Hudson <Angus.Hudson@sworders.com>
Cc: Hayden, Jon <jonha@braintree.gov.uk>
Subject: RE: HIL1665 216093 New Garden Village Braintree District

Angus,

I would suggest that you look at the TCPA principles as a starting point for the Garden City principles including land value capture for the benefit of the community in the long term. A paper was presented to our Local Plan Sub Committee in February, which is available on the website and is webcast and which sets out the what we are working towards and so I suggest you use that as a starting point. More work will also emerge prior to the preferred options consultation in June.

GDC are a consultancy working for BDC and neighbouring authorities and at present would not be able to provide you with any information in relation to the work that they have been commissioned to undertake on our behalf in North Essex.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

On 20 Mar 2016, at 15:44, Angus Hudson <Angus.Hudson@sworders.com> wrote:

Allen

Many thanks' for your speedy reply and apologies for mine not being quite so speedy!

Assuming Jon Hayden has no objection, I am very grateful for your offer for you and John to come and see me in our Warwickshire office. You requested some dates after Easter and Michael Hudson, George Percy and I would all be able to meet with you on any of the following mornings of 30th or 31st March or 4th, 6th or 8th April.

Jon, Emma or anyone else from Braintree would also be welcome to join us, although I appreciate that the venue may not be ideal and therefore I would be very happy to catch up with them at any following meeting.

Many thanks

With regards

Angus

Angus Hudson

Sworders Tel: 01279 771188 www.sworders.com

From: Allen Duff [<mailto:allen.duff@gmail.com>]

Sent: 20 March 2016 17:42

To: Angus Hudson <Angus.Hudson@sworders.com>

Cc: Jon Hayden <jon.hayden@braintree.gov.uk>; Emma Goodings <emma.goodings@braintree.gov.uk>; John Walker <johnwalker60@me.com>

Subject: Re: HIL1665 216093 New Garden Village Braintree District

Dear Angus,

With apologies I'm afraid I must defer meeting with you for the time being.

We are working with and for Braintree District Council and they are anxious that we (in Garden City Developments) do not engage in premature and uncoordinated discussions in respect of any planning proposals - on reflection I realise they are absolutely right and there will be plenty of opportunity in due course for us to explain our role whenever the Council is ready.

Sorry to waste your time and hope you are on the mend.

Best wishes

Allen

From: Angus Hudson [mailto:Angus.Hudson@sworders.com]
Sent: 29 March 2016 08:36
To: 'Emma Goodings'
Cc: 'Jon Hayden'
Subject: FW: HIL1665 216093 New Garden Village Braintree District

Emma

I note and appreciate that Allen was probably getting ahead of himself in offering to come and see us rather than taking his lead from you as the instructing Local Authority. However, I remain very willing to engage with you and Garden City Developments at the appropriate time.

For clarity, I would like to repeat my offer to have a chat with you about your aspirations for a garden village generally (i.e. not specific to our site), merely so I can better understand what to submit in the Call for Sites. For example, we have currently done an indicative masterplan that shows a proportion of commercial, a secondary school, primary schools and local retail. It would be helpful to have feedback as to the level of employment you would seek and whether it would be helpful to include a retirement village or extra care facilities. Certainly, as I am sure you are aware, new garden villages provide the perfect opportunity to introduce creative and innovative thinking on masterplanning and it would be good to introduce some specialist provisions into the site.

Examples of these are numerous but one example that I feel would be really beneficial would be to introduce what I would describe as 'health pods'. Taking the example of dementia, we could include a specialist dementia facility with 24 hour care as a central hub and it could be surrounded by and linked to individual homes. Those homes could be rented (or a long term interest acquired) by married couples where one of them is diagnosed with dementia and the other is healthy. That would be a highly sustainable location for them to live, giving them both the chance to 'put down roots' in a local community whilst the one with dementia is in early of medium stages and ultimately the one without dementia the freedom to live in a home that faces onto a well masterplanned garden village. They can spend quality time with their other half when they are able, but know that their other half is in familiar surroundings when they need to go to work, etc.

The above is just one of many examples but it is inspirational details like this that can be introduced in the early design stages that give the best opportunity for sustainable and well masterplanned developments.

Perhaps you or Jon could kindly let me know if you feel able to engage at this stage. Otherwise, if you feel we should merely submit the Call for Sites through the formal processes, we will arrange to do so and will make our own assumptions and arrange to submit it in due course (or possibly depending on the timing of appointing a promoter and pass that responsibility to them).

Many thanks.

Angus Hudson BSc MRICS FAAV

Direct email: Angus.Hudson@sworders.com

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]
Sent: 29 March 2016 15:03
To: Angus Hudson
Subject: RE: HIL1665 216093 New Garden Village Braintree District

Good afternoon Angus thank you for your email.

I think it would be appropriate for you to put forward your ideas as an indication of your landowner/developer thoughts within the call for sites which could then be a basis for discussion later on in the process.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

From: Oliver Kubicki [mailto:oliver@lightwoodproperty.com]
Sent: 29 July 2016 17:41
To: 'locallyledgardencities@communities.gsi.gov.uk'
Subject: Monks Wood Garden Village - Expression of Interest Submission

Dear Sir/Madam,

Please find attached an expression of interest submission in relation to Garden Villages for consideration.

If you require any additional information please do not hesitate to contact us.

Kind regards

Oliver Kubicki



Thames House 77a High Street Esher Surrey KT10 9QA
Tel: 01372 464 819 : www.lightwoodproperty.com

Attachment

Monks Wood Expression of Interest (**Appendix i**)

From: Patrick Owen [mailto:Patrick.Owen@communities.gsi.gov.uk]
Sent: 01 August 2016 12:09
To: 'garden.villages@hca.gsi.gov.uk'; 'Oliver Kubicki'
Cc: Andrew Appiah
Subject: FW: Monks Wood Garden Village - Expression of Interest Submission

Oliver,

Thanks for this. Forwarded to the correct email account, though note that the prospectus requires expressions of interest to be submitted by the local authority.

Patrick

Patrick Owen
Garden Cities, Towns and Villages
Land and Housing Delivery Division
Department for Communities and Local Government
Fry Building
3rd Floor SE Quarter
2 Marsham St
London
SW1P 4DF
0303 4443666

From: Oliver Kubicki [mailto:oliver@lightwoodproperty.com]
Sent: 19 August 2016 15:56
To: planningpolicy@braintree.gov.uk
Cc: George Percy; James Sorrentino; Phil Chichester
Subject: Draft Local Plan 2016- Site Submission Form

Dear Sir/ Madam,

Please find attached electronic copies of our representations along with our promotional document; hard copies of which have been sent to you today.

We will be delighted to discuss the proposal further with Braintree District Council at the appropriate time to promote this exciting project that is in the ownership of one sole party.

If you have any queries on receipt, then please do not hesitate to contact me.

Yours sincerely

Oliver Kubicki



Thames House 77a High Street Esher Surrey KT10 9QA
Tel: 01372 464 819 : www.lightwoodproperty.com

Attachment

Draft Local Plan Site Submission Form



Braintree District Council

Draft Local Plan - 2016

Site Submission Form

If you have a site you wish to be considered through the Council’s Local Plan, **which you have not already submitted into the process**, please complete this form, and provide as much detail as you can. **Please use one form per site**. If you are providing updated details on a previously submitted site, please include the sites reference number.

A map must be included showing the site with a red line around its boundary.

Please return your completed form/s by e-mail to planningpolicy@braintree.gov.uk, or by post to Braintree District Council, Causeway House, Braintree, Essex, CM7 9HB.

All submission should be received no later than 5pm on the 19th August 2016. Late submissions may not be accepted.

If you have any questions please contact planning policy 01376 552525 (ext.2567) or via the e-mail above.

Disclaimer – Please note that your submission and any information provided, including supporting documents, will be available for public inspection.

Office Use Only

	Date/Reference
Received	
Site Reference Added	
Acknowledge	
Added to Database	

1. Personal Details

Title	Mr
First Name	Oliver
Family Name	Kubicki
Job Title (If applicable)	Planning and Land Manager
Organisation (If applicable)	Lightwood Strategic
Address Line 1	Thames House
Address Line 2	77a High Street
Address Line 3	Esher
Address Line 4	Surrey
Post Code	KT10 9QA
Telephone Number	01372 464 819
Mobile Phone Number	
E-mail Address	oliver@lightwoodproperty.com

2. Agent Details (If applicable)

Title	
First Name	
Family Name	
Job Title	
Organisation	
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Post Code	
Telephone Number	
Mobile Phone Number	
E-mail Address	

3. Developer Details (If applicable)

Title	
First Name	
Family Name	
Job Title	
Organisation	
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Post Code	
Telephone Number	
Mobile Phone Number	
E-mail Address	

4. Are you (tick)

Site Owner	
Developer	✓
Planning Consultant	
Parish Council	
Amenity or Community Group	
Registered Social Landlord	
Local Resident	
Other (please specify)	

5. Has the site previously been submitted through the Core Strategy or Site Allocations and Development Management Plan? If so please provide site reference number i.e. BOB20.

No. The site does not appear in the previous call for sites.

6. Site Ownership

Do you...	Yes/No	Details (if applicable)
..own the site in full?	No	The site is all within the ownership of the Hill family
..part own the site (please provide details of other owners)		The relevant titles are EX520171, EX815497, EX815506, EX815507, EX884456 and EX884459
..do not own the site		
..have an option to buy the site	Yes	The site is being promoted solely by Lightwood
..other (i.e. Executor)		

7. Site Information (Please include a site map separately)

Location of site (Address/postcode)	Monks' Wood Garden Village, east of Braintree and north of the A120
Site Area (Hectares)	865 hectares
Current Use (Including any structures)	mainly agricultural
Is the site Previously Developed or Greenfield?	Greenfield, with existing farm and residential buildings
Site Access (Vehicular + other modes)	A120, Coggeshall Road

Public Rights of Way	For local routes and public rights of way, see report
Natural Features (TPO's LNR etc.)	See accompanying report, subject to further studies
Gradient	See accompanying report, subject to further studies
Flooding (Flood Zone)	See accompanying report, subject to further studies
Surface Water Drainage	See accompanying report, subject to further studies
Historic Assets (Listed buildings etc.)	See accompanying report, subject to further studies
Archaeological Assets	See accompanying report, subject to further studies
Contamination	See accompanying report, subject to further studies
Legal Constraints (ransom strips, access rights etc.)	See accompanying report, subject to further studies
Current use needs to relocate	See accompanying report, subject to further studies
Other	

8. Does the site have any relevant planning history? If so please provide details (i.e. application numbers, dates of permissions e.t.c.)

There is no planning history that is relevant to the Garden Village proposal

9. What use are you proposing?

Use (Tick all that apply)	Yes	Details (Number of units proposed, floor space etc.)
Residential	✓	At least 5,000 homes, to include starter and affordable homes and self-build plots.
Affordable Housing	✓	An initial phase of 1,500 homes would include 450 starter homes, with more in later phases.
Care home, Sheltered housing, Institutional Uses	✓	A comprehensive mix of housing types and tenures can be accommodated.
Gypsy and Traveller/Travelling Show Persons site	✓	Pitches for Gypsies and Travellers are proposed as part of the housing mix.
Employment B1	✓	At least 150,000 sq m of space for industry warehouses and offices plus local facilities

Use (Tick all that apply)	Yes	Details (Number of units proposed, floor space etc.)
Employment B2	✓	Details will be subject to market requirements and detailed planning.
Employment B8	✓	Details will be subject to market requirements and detailed planning.
Employment (other)	✓	Details will be subject to market requirements and detailed planning.
Retail (Convenience)	✓	Details will be subject to market requirements and detailed planning.
Retail (Comparison)	✓	Details will be subject to market requirements and detailed planning.
Retail (Other)	✓	Details will be subject to market requirements and detailed planning.
Education	✓	The Garden Village can accommodate local authority schools and land for Free Schools
Community Facility (E.g. Open Space, sports provision)	✓	The Garden Village will include comprehensive local community facilities in the village centre.
Renewable Energy Production	✓	Opportunities for renewable energy production will include solar power and biomass fuels.
Other.	✓	Green infrastructure will include landscaping, a hierarchy of recreational open spaces, wildlife habitats, woodland and water features linked by green corridors.

10. Utilities – Please indicate which of the following are available for the site and any details pertaining to how they would be provided (i.e discussion with relevant provider).

	Yes	No	Comments
Main Water Supply			All main services for the Garden Village will require detailed consultations with the utility companies.
Mains Sewerage			All main services for the Garden Village will require detailed consultations with the utility companies.
Electrical Supply			All main services for the Garden Village will require detailed consultations with the utility companies.
Gas Supply			All main services for the Garden Village will require detailed consultations with the utility companies.
Public Highway			All main services for the Garden Village will require detailed consultations with the utility companies.
Telecommunications			All main services for the Garden Village will require detailed consultations with the utility companies.

Public Transport			All main services for the Garden Village will require detailed consultations with the utility companies.
Other			All main services for the Garden Village will require detailed consultations with the utility companies.

11. Viability

Do you consider the site to be viable?	Yes, it is a viable location for a Garden Village
Please provide any details of issues you consider could impact on the viability of the site	Advantages of this site include an area of 865 ha in a single ownership; with commitment to the Council's aims for a Garden Village and a Local Delivery Vehicle to achieve a collaborative, inter-agency approach to implementation.

12. Timescales (Please indicate what timescale you think the site could come forward in, factoring in outstanding ownership issues, legal issues, ownership issues, site remediation and the planning process.)

	Yes/No	Details
Up to 5 years	Yes	A phased delivery programme will include an initial phase of 1,500 homes, including 450 starter homes.
5 to 10 years	Yes	Subsequent phases will deliver additional housing, employment, green infrastructure and other facilities.
10 to 15 years	Yes	The Garden Village will continue to deliver housing, employment and facilities for the Local Plan period.
15 years or longer	Yes	The Garden Village will continue to deliver housing, employment and facilities after the Local Plan period.

13. Delivery rate – Please indicate the likely annual delivery rate for the development and time period over which the development is likely to take place (i.e. dwellings/Floor space constructed per year, and estimated start and completion period)

Delivery rates will be subject to market analysis and detailed masterplanning, but delivery rates of 500 or more homes per annum would be achievable by the operation of more than one housing delivery outlet within the Garden Village.

14. Other relevant information

Other information – Please provide any other information which you would consider useful when considering the sites suitability for development.
This large site (865 ha) is in the single ownership of the Hill Family and is promoted solely by Lightwood Strategic Ltd. Co-ordination with the Council and other agencies for planning and delivery will therefore be much simpler than for some other sites that have been promoted for Garden villages in North Essex. The owners and promoters are committed to the Council's objectives for the Garden Village and its implementation through a Local Delivery Vehicle that will help to channel increases in land value to finance infrastructure and community facilities, in a collaborative, multi-agency approach. The site is large enough to accommodate the required land uses and infrastructure in a phased approach with a number of development outlets to deliver housing, employment and facilities to meet demand throughout the Local Plan period.

Other information – Please provide any other information which you would consider useful when considering the sites suitability for development.

Please refer to the attached report by Lightwood Planning ('Monks Wood Braintree, Expression of Interest') for further details about the site and the proposed Garden Village, including Project Objectives, Scale and Planning Status, Governance and Delivery. The report includes some mapping of physical opportunities and constraints, and indicates where there is a need for further studies.

New garden communities are at the heart of the strategic vision for North Essex (paragraph 3.28), including a proposal by Colchester BC and Tendring DC east of Colchester, as well as two proposals in the Braintree Local Plan.

Draft Local Policy LPP 16, Housing Provision and Delivery, includes contributions of 3,650 dwellings from two proposed New Garden Communities' towards the delivery of a minimum of 14,365 new homes between 2016 and 2033. Policy SP7 is the draft local plan policy for the new garden communities.

'The two garden communities will be shown as areas of search on the Proposals Maps as they will start delivering homes after the first five years. The detail of the communities will be set out in a Masterplan Framework which will be developed jointly, where appropriate, and will involve the local residents in its production.'

Monks Wood Garden Village has the potential to help achieve that strategic vision: to start delivering housing, employment and related facilities within the early years of the plan and to continue delivery beyond the Local Plan period, with or without the other New Garden Communities.

This site was not considered by AECOM in their North Essex Garden Communities Concept Feasibility Study which was published in June 2016 shortly before the start of consultation on the Draft Plan (on 27 June 2016). The process of selecting the options for detailed consideration is not clear. AECOM reports that the selection was made by the Councils, following a call for sites.

In particular, it is not clear whether the Councils and AECOM were aware of the potential availability of the site that is now being proposed for the Monks Wood Garden Village and its advantages.

As the availability of this site is now clear, its suitability should now be considered by the local planning authority alongside the options currently proposed. These options are not necessarily mutually exclusive, although the Monks Wood Garden Village proposal has advantages over other options in several respects, particularly in terms of its delivery by a single land owner.

An updated AECOM study should therefore be commissioned before the submission version of the Local Plan is prepared and published for consultation. Amendments would then be required to Policy LPP 16 and Policy SP 7 to incorporate Monks Wood Garden Village.

Signature

Print Name Oliver Kubicki

Date 19th August 2016

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]
Sent: 24 August 2016 17:17
To: 'oliver@lightwoodproperty.com'
Subject: Monks Wood

Dear Mr Kubicki,

Thank you for your site submission for Monks Wood garden village which we have received. Once this has been processed you will get formal notification and we will let you know how we intend to look at the site. Presumably there is some technical work that backs up the document that can also be sent on to us to aid this?

For your information we are aware that you submitted this under a bid to the DCLG garden communities project. We have informed DCLG that we cannot be supportive of this bid given that we were not aware that you were submitting it and the site is not within the draft Local Plan and has not been assessed.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

From: Fionnuala Lennon [mailto:Fionnuala.Lennon@hca.gsi.gov.uk]
Sent: 30 August 2016 17:42
To: oliver@lightwoodproperty.com
Cc: Louise Wyman; patrick.owen@communities.gsi.gov.uk
Subject: Monkswood Garden Village - epxression of interest submission

Oliver

Thank you for submitting an EoI under the Garden Village prospectus for Monks Wood Village near Braintree.

To be eligible to bid under the prospectus, expressions of interest must be led by local authorities. I have checked with Braintree DC and understand that only very limited initial discussions have taken place with them on this proposal and that they are not supportive of this bid. On that basis, I'm afraid that we cannot process your bid.

I would suggest that you contact Braintree DC to explore if the council would be interested in undertaking exploratory discussions about the Mons Wood proposal.

Please do give me a call if you would like to discuss the above.

Regards

Fionnuala

From: Johnson, Carolyn [mailto:carjo@braintree.gov.uk]
Sent: 29 September 2016 11:54
To: 'oliver@lightwoodproperty.com'
Subject: Braintree Draft Local Plan Site Submission

Dear Mr Oliver Kubicki

We can confirm that we have now processed your site submission to the Braintree Draft Local Plan Consultation.

The site name and reference number are:

Reference: COGG 641
Address: North West Coggeshall

For your client: Hill family

Please quote this reference number in all future correspondence with the Council on this matter.

All the sites submitted to us are available to view on our interactive at;

www.braintree.gov.uk/callforsites

Further work and assessments are now underway.

The information you have submitted will also be used to update the Strategic Housing Land Availability Assessment (SHLAA).

A Pre-Submission Consultation will take place in early 2017 and we will be in touch again shortly to provide you the details of this consultation and how to get involved.

If you have any questions please contact planning policy.

Yours faithfully,



Emma Goodings
Planning Policy Manager

From: Local Plan [mailto:localplan@braintree.gov.uk]
Sent: 29 September 2016 14:03
To: oliver@lightwoodproperty.com
Subject: Braintree Draft Local Plan Consultation

Dear Agent,

Following the closure of the Braintree Draft Local Plan consultation period all responses have now been processed and are now available to view on the Council's [consultation portal](#)

Officers in the planning policy team are now reviewing all the comments and a summary of those relating to each town and village, policies and chapters will be considered by the [Local Plan Sub Committee](#) (agendas published at least 5 working days in advance) with an officer recommendation for changes to the Draft Local Plan. As before this will take place over a series of meetings which are currently scheduled in as;

5th October 2016
 31st October 2016
 28th November 2016
 15th December 2016.

All meetings start at 6pm in the Council Chamber at Causeway House, Braintree. All meetings are also [webcast](#) live and available for viewing at a later date.

Future agendas have not been finalised, however it is intended that the meeting on the 5th October will consider a number of papers but will also include a summary of responses received to the Draft Inset Maps for the villages of;

Alphamstone	Middleton
Birdbrook	Ovington
Borley	Pentlow
Colne Engaine	Belchamp Otten
Fairstead	Belchamp Walter
Foxearth	Belchamp St Paul
Gestingthorpe	Toppesfield
Audley End	Twinstead Great and Little Henny
Helions Bumpstead	Sturmer East & West
Iamarsh	Little Maplestead
Iiston	

In January and February 2017 the Submission Draft Local Plan will be considered by the Local Plan Sub Committee and Council and, if approved, will be subject to a further round of public consultation shortly thereafter, before being submitted to an Independent Planning Inspector for examination. All responses to this Plan at this stage are sent directly to the Planning Inspector for consideration.

Watch out for our quarterly Local Plan update and keep checking back to our website for further updates and latest news.

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Andrew Smith
Sent: 03 October 2016 16:43
To: cllr.gbutland@braintree.gov.uk
Subject: Urgent meeting request

Dear Cllr Butland

Can I please organise an urgent meeting with you and my client to discuss a very important and pressing matter?

My client - Lightwood Strategic - is promoting land in Braintree district as a site for the new garden village. The site has a number of significant benefits, not least that it is under single ownership, and its deliverability is assured. All of the land - part of a well known rural estate - is within Braintree District Council area. The development has no major housebuilders involved (pushing for quick applications) and could come forward as and when BDC is ready.

Given the advantages of this site, I feel it would be sensible to explain the situation to you in more detail. The vision my client has for the site is of a Poundbury for Essex.

Can you kindly let me know if you are able to meet in the next couple of weeks - and when you are available. My client is more than happy to meet at your convenience.

Kind regards

Andrew

Andrew Smith
Director
07450 194116
www.conversationpr.co.uk

conversation^{PR}

From: Beach, Nicola
Sent: 04 October 2016 14:45
To: andrew.smith@conversationpr.co.uk
Cc: Goodings, Emma; DeBoos, Jo
Subject: RE: Urgent meeting request

Dear Andrew

Thank you for your email below which Cllr Butland has asked me to respond to on his behalf. At this time it is not appropriate for Cllr Butland, or indeed other councillors who are members of the Local Plan Sub-Committee, to meet with your client directly. However, Cllr Butland, along with other members, does have access to the submission made as part of the recent Draft Local Plan consultation which sets out your proposals.

At this time the most appropriate contact for you would be Emma Goodings, the Council's Planning Policy Manager, who will be assessing the site as part of the Local Plan and I suggest you contact her directly. I have copied her into this email for your convenience.

Kind regards
Nicola

Nicola Beach,
Chief Executive
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
01376 557700 | www.braintree.gov.uk | Nicola.beach@braintree.gov.uk

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]
Sent: 06 October 2016 10:34
To: oliver@lightwoodproperty.com
Subject: Pattiswick

Dear Oliver,

Further to my email of a month or so ago I have not heard anything from you on the site submission made at 'Monks Wood' Pattiswick.

We need to assess site suitability and SA the site and urgently need any further technical information that you have which might have on the site to help us in that process. If I do not hear from you, we will just assess on the basis of the information submitted in the prospectus.

You may already be aware that the site is generating significant public opposition which I'm sure your PR company will be keeping you informed of.

Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Phil Chichester [<mailto:phil@lightwoodstrategic.com>]
Sent: 14 November 2016 14:46
To: Goodings, Emma
Cc: Butland, Graham; James Sorrentino
Subject: Monks Wood Garden Village Proposal

Dear Emma,

Further to our previous correspondents we would welcome a meeting to discuss our proposals. Over the past few weeks we've been working with the land owner on the masterplan and delivery mechanism, as a direct result of feedback from the Estate residents and CAUSE our proposals have evolved. Our proposal is to either gift first phase land to the local authority, or run an initial non-profit phase with monies utilised for the required infrastructure. The proposal would see a joint venture with the local authority, with the ability to put infrastructure before housing.

We are discussing the proposition with DCLG and the HCA to ensure the proposals are compliant and deliverable, the feedback to date is positive.

In readiness for the local plan consultation we have appointed independent planning consultants to carry out a sustainability appraisal of the site, we are also reviewing the sustainability appraisals for the competing sites. Could you let us know when the local authority suitability assessment will be available please? Landmark Chambers will be running a critique of the appraisals to ensure consistency and that our site is treated appropriately.

Whilst we are aware that serious consideration of the site at this stage of the plan has caused political concern, we firmly believe that the opportunity must be considered appropriately and the public must be given the opportunity to understand our approach and the benefits of the scheme via an appropriate plan consultation. Our site is the only option which can be truly local led and deliver infrastructure ahead of housing.

We look forward to hearing from you.

Thanks
Phil

Phil Chichester
Director

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From: Phil Chichester [mailto:phil@lightwoodstrategic.com]
Sent: 15 November 2016 13:02
To: 'jon.hayden@braintree.gov.uk' <jon.hayden@braintree.gov.uk>
Subject: Monks Wood Garden Village Proposal

Dear Jon,

Further to a conversations with Emma Gooding and Allan Maser (planning policy) & Andrew Epsom (asset management) I believe it would be beneficial to set up a meeting and discuss our joint venture proposal with the local authority. The proposal, which was submitted to the Housing Communities Agency for a Garden Village, is being promoted as an alternative new settlement to the proposed Marks Tey and West of Braintree strategic sites. The site at the Pattiswick Estate, which we have called 'Monks Wood', is over 2500 acres, in one single ownership. In simple terms the land owner wants to deliver the 'Poundbury' of North Essex, with the council leading the development, ensuring design, infrastructure and sustainability are at the forefront.

Lightwood have advised the land owner that the only way to address the serious local concerns on the current options (Marks Tey & West of Braintree) over infrastructure delivery and fear of mass homogenous housing is to ensure the resultant settlements are locally led.

To ensure that our site is genuinely considered as potential option, and demonstrate the owners commitment to deliver a truly locally led scheme, we are proposing either gifting substantial first phase land to the council or a facilitating a non-profit first phase where the revenue could be used to front load infrastructure. We're are in talks with the HCA and DGCL on a delivery mechanism, but the feedback so far is very positive. Joint land ownership or substantial first phase infrastructure contributions would allow the local authority to deliver a scheme on its terms, establishing design codes and phasing plans with an infrastructure delivery mechanism which could be immediately deliverable.

Over the course of the next few months the concept will be heavily promoted locally and nationally, interest is growing in the site and we're planning several local workshops and consultation events to ensure local people are aware there is an alternative option. Gifting land/ infrastructure monies to the council and establishing a joint venture will be at the forefront our message. The site is free from any contractual commitments and in single ownership, the alternative option of a local authority controlled scheme is, and could be, deliverable should the authority wish.

We'd welcome a meeting to discuss the site prior to engaging with the local communities.

Thanks
Phil

Phil Chichester
Director

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From: Goodings, Emma [<mailto:emmgo@braintree.gov.uk>]
Sent: 15 November 2016 20:41
To: 'Phil Chichester' <phil@lightwoodstrategic.com>
Subject: RE: Monks Wood Garden Village Proposal

Dear Mr Chichister,

Thank you for your email below, however I must say things are significantly progressed and the submission draft Local Plan and the evidence to support it is almost completed. Given that your site was submitted a year after the call for sites was closed, I requested immediate technical information to help us make our assessment of your site over a month ago and received no response. We have therefore had to continue with our technical evidence and assessment based on the brochure which you submitted to the Local Plan consultation.

The draft sustainability appraisal and other evidence supporting the draft Local Plan was published and consulted on with the draft Plan in the summer and is available on the Council's website. As with the Local Plan the SA is currently being revised in light of consultation comments and will be published shortly.

A revised LDS is also published on our website setting out the timescale of the final stages of the production of the Local Plan and you will see that there is a further stage of consultation scheduled for February and March next year, where whatever the decision of the Council re your site you will be able to present information in that consultation period which will be published by us and go direct to an independent Inspector for consideration. You should note however that despite not in any consultation period, to date we have received over 100 letters of objection to the Plan directly, and a similar number which have been forwarded on from the local MP, Priti Patel.

In terms of your comments re land ownership a paper and press release is being released this week on the legal and land ownership side of the north Essex garden community project which you may find of interest.

Could you also provide us with the contact you have been discussing this with at the DCLG and HCA and the communication regarding this please. BDC is the local planning authority and all discussions with the DCLG and HRA should be through the local authority. Indeed both bodies are already heavily involved in the North Essex Garden Communities project, but our contacts are unaware of any of your discussions.

In terms of the opportunity to present your approach to officers I could offer a meeting at BDC on Monday 21st at 2pm or on Friday 25th at 11am.

Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Phil Chichester [mailto:phil@lightwoodstrategic.com]
Sent: 16 November 2016 10:44
To: 'Goodings, Emma' <emmgo@braintree.gov.uk>
Cc: James Sorrentino <james@lightwoodproperty.com>
Subject: RE: Monks Wood Garden Village Proposal

Dear Emma,

Thank you for your email, as suggested could we book in the 2pm slot on the 21st please. I'm tied up until late this afternoon but will call to confirm.

We fully understand the need for the local authority to proceed with the evidence base given the LDF timetable. However, as the site was brought to the attention of the local authority and the Garden City Developments team back in March, prior to the publication of the AECOM feasibility reports on the competing sites, we believe the site must be considered as reasonable alternative to the current options. We appreciate our site has received negative feedback from CAUSE and immediate local residents, but reading through the local plan representations it is no different from any of the other strategic sites.

Our HCA bid followed the methodology of the AECOM assessments of the Marks Tey and West of Braintree sites, this should provide a consistent basis to assess the merits of the site.

In term of our dialogue with the HCA and DCLG, our contacts are Paul Brockway and Christopher Caine. We are developing a garden village scheme in the South West, which expands on an existing draft allocation, for circa 5000 units. We've run through our of funding/ delivery ideas and as stated in my previous email, we believe our unique proposals can be delivered and would be supported by the HCA funding process. Lightwood were invited to the New Garden Village event held by Gavin Barwell and Lord Mathew Taylor last month, Jams Turner (Lightwood Director attended with Mid Devon), we're also attending all the future workshops and bespoke consultation events to discuss the main delivery issues surrounding Garden Villages. We've not specifically talked about Braintree, it the methodology we are proposing which has been the subject of positive feedback.

Delivery of Garden village proposals is a critical determinate, which is why we believe our site should be considered. In our experience of large SDLs any involvement of multiple landowners needs to be endorsed with a collaboration agreement and crucially a low expectation of minimum value. The mistakes of many promoters and developers is to land grab and sign agreements with abandon to the consideration of value. The misimpression is that housing will create extraordinary value and landowners can be paid off, despite the practicalities of getting several people to agree to what is complex and expensive decisions.

In our case we have one landowner contract and a very low minimum price expectation. We learnt through our other garden village schemes, also supported by the HCA, that infrastructure delivery is at the forefront of consideration and deliverability.

In view of meeting next Monday, We're keen to understand in your assessment of the deliverable sites that you have requested evidence of collaboration agreements and minimum value expectations.

It is our intention to present to you on Monday, not only evidence of the above, but also our view of phased delivery, infrastructure delivery including the A120 improvements and critically the 106 package that we can assist you levy in relation to contributions to such infrastructure. In short the message from us is work with us to help you to make this happen. We guarantee no other site can or will be willing to deliver as much.

We fully appreciate we are very late to the table, we do not wish cause problems, but would like our proposition to be given appropriate consideration.

Thanks
Phil

Phil Chichester
Director

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M + 44 (0) 7723 031 812

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From: Phil Chichester [mailto:phil@lightwoodstrategic.com]
Sent: 18 November 2016 16:17
To: 'Goodings, Emma' <emmgo@braintree.gov.uk>
Cc: James Sorrentino <james@lightwoodproperty.com>
Subject: Suggested Agenda

Dear Emma,

Please see suggested agenda for Mondays meeting. We'll bring a projector to present the scheme, if possible we need a blank wall or a screen?

Thanks
Phil

Phil Chichester
Director

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Attachment

Meeting Agenda



Agenda (Suggested)

Braintree District Council & Lightwood Meeting

2pm, Braintree Local Authority.

1. Understand;
 - the councils LDF process and allocating strategic sites
 - deliverability of the competing sites & A120 improvements
2. Lightwood to present progress on Monks Wood Garden Village
3. Implications of proceeding LDF with/ without Monks Wood
4. Lightwoods future engagement of the HCA/ Garden City Development Team/ MPs & Local people
5. AOB



From: Phil Chichester [mailto:phil@lightwoodstrategic.com]
Sent: 24 November 2016 15:10
To: 'Goodings, Emma' <emmgo@braintree.gov.uk>
Cc: 'jon.hayden@braintree.gov.uk' <jon.hayden@braintree.gov.uk>
Subject: Monks Wood Garden Village Proposal
Importance: High

Dear Emma,

Thank you for meeting with James Sorrentino and Richard Walker on Monday in respect of the Garden Settlement Option at Monks Wood, near Coggeshall. We discussed a range of matters falling broadly under the categories of 'evidence', 'process' and 'planning judgement'. You kindly set out the processes that are underway to enable a Full Council meeting on February 7th 2016 to agree a regulation 19 for consultation.

En-route we understand there to be a Cabinet meeting on 29th November at which a report on the delivery of garden communities, in-principle, will be presented. Your Local Sub-Committees will continue to meet prior to the 7th of February as part of staged approach to determine and finalise the content of the Regulation Plan to be voted on.

We also understand that Essex County Council are very close to publishing a consultation on a short list of on route options for the A120. You were candid in acknowledging that the Major Schemes Team was being somewhat secretive in its thinking. We attach the document that was tabled at the meeting together with a standalone Framework Plan setting out the initial phases of development could achieve.

Given that the Council is engaged in the establishment of three new Garden Communities that will be seeded within the current plan period, yet will grow well beyond the 2030s we expect a proportionate evidence base to be tabled to enable sound plan-making. Given the significance of the decisions that are being taken about the future of North Essex a proportionate evidence base is one that is extensive, robust, and equitable in its treatment of strategic growth options. We reiterated our position that given that the opportunity at Monks Wood became known to the Council in March 2016, there would have been sufficient time to incorporate its evaluation into the comparative analysis undertaken by AECOM to inform the Regulation 18 Plan, even if that meant pushing the consultation date back a little.

You indicated that you were now internally and retrospectively assess the suitability and deliverability of the Monks Wood option by given it the 'AECOM treatment' yourselves. Furthermore, that to enable an internal plan-making process that the Monks Wood option would be presented to the Local Plan sub-committee as a potential adjustment to the Reg 18 Plan. We suggested that, as part of sound external plan-making process, that the public and specific consultation groups outlined in the SCI, needed to be presented with the full range of spatial strategy options, and that such options should be presented within Reg 18 environment before publishing a Submission Plan. This goes far beyond simply talking about Monks Wood as a site in isolation, it is about its role as an alternative as part of wider strategy.

Deferring the public presentation of all reasonable alternatives (these being strategic approaches as opposed to sites in isolation), including to specific consultation groups, within

Reg 19 stage of inviting comments risk not being legally compliant as by this time the Council is inviting comments with a closed mind and the consultation process is therefore hollow. Furthermore, if the land at Monks Wood was to be floated at this stage, yet not be chosen, it would only appear in background documents, not the Plan itself, further increasing the opacity of its existence and credentials to a wider audience. Lightwood reserves the right to make legal submissions on matters of process as required.

On matters of evidence, planning judgement and delivery we set out the virtues of the Monks Wood land, not least in relation to 'land value capture' - this being the purest form of a genuine garden community. We were open with our total ownership control, contract and minimum land values.

In short the Monks Wood land could provide around 40% of the route of a northern option for the A140, and in addition, the first 3,500 homes could generate £70m for construction, via a £20,000 levy per home. This is achievable, alongside other necessary contributions due to the minimum land value. The estate as a whole can continue to be developed to provide many more homes beyond the plan period.

We now intend to share our evidence with Essex County Council and Rob Smith of Hyas Associates, who we understand is working on your behalf.

Yours sincerely
Phil

Phil Chichester
Director

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Attachment

Braintree Phasing Plans (**Appendix ii**)

From: Phil Chichester [<mailto:phil@lightwoodstrategic.com>]
Sent: 16 December 2016 16:01
To: Goodings, Emma
Cc: john.hayden@braintree.gov.uk; Butland, Graham; LeaderoftheCouncil@tendringdc.gov.uk;
cllr.paul.smith@colchester.gov.uk; James Sorrentino; Oliver Kubicki
Subject: Monks Wood

Dear Emma,

Further to our call last week please see attached information which was presented at the meeting last month. I've also attached the HCA bid which was submitted in August to DCLG (which I believe you have) for information. As discussed, please also see a formal letter informing you of Lightwoods course of action given the council's intended decision to proceed to Regulation 19 consultation in February 2017.

Please do not hesitate to contact us if you require any further clarification.

Thanks
Phil

Phil Chichester
Director

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Attachment

Landmark Instruction Letter

lightwoodSTRATEGIC

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Esher, Surrey KT10 9QA
T: 01372 464 819

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T: 01275 462 023

Mr Haydon
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB

16th December 2016

Dear Mr Haydon,

Legal Compliance of the emerging Braintree Local Plan

I write to inform you that we have instructed leading Counsel to assess whether the plan-making process in Braintree is legally compliant. A plan is considered legal when it complies with the requirements under section 20(5) (a) of the Planning and Compulsory Purchase Act 2004. A written opinion will be prepared in January prior to the meeting of Braintree Council to agree the Submission Local Plan in February 2017.

Three 'garden' settlements are being proposed in North Essex and two of these will involve land within Braintree District. Each settlement will begin during the current plan period and continue well into the future. Planning decisions made now will therefore be of enduring significance.

A Regulation 19 Plan for Braintree District is scheduled to be agreed for consultation in February 2017, and will not include the new settlement option of Monks Wood (between Braintree and Coggeshall). Whilst this is a 'planning judgement' we are concerned that it flows from a procedurally and legally flawed plan-making process. We will in due course make representations on planning judgements and soundness but this is a separate issue as to the legal compliance of the plan making process.

'Monks Wood' was made known to Braintree Council in March 2016. The land covers 2,000 acres and is in single ownership. In the context of a plan-making process that is seeking to identify garden settlements, the simplicity of control is highly material. Moreover, contractual arrangements with the landowner in respect of minimum land values will ensure that considerable land value capture will be generated thus ensuring that a Monks Wood settlement would be the purest form of garden settlement.

Despite being known to the Council in early March, the land was not presented publicly in the Regulation 18 phase of plan preparation conducted during the summer of 2016. It did not feature in the main consultation document, the evidence base, or notably the AECOM study of potential options. The attributes of Monks Wood against alternative options within a wider strategy were therefore not properly considered or presented for consultation to specific and other statutory consultees.

It is understood that the LPA does not want to hold its plan-making programme in respect of the Regulation 18 consultation to properly present the site or an alternative strategy to consultees.

In December, Essex County Council announced nine potential routes to improve the A120. The Monks Wood location could facilitate three of the northern most by providing land for a significant section of any northern alignment alongside significant additional funds for construction. This announcement has taken place whilst the Braintree Local Plan is still at Regulation 18 and is a major issue demanding a full and proper consultation of the place of Monks Wood within any spatial strategy.

Plan-makers need to assess the impact and opportunity of choosing long term strategic sites in relation to such matters. Without understanding how, where and when the A120 will be delivered it is not possible to consider the sustainability of the garden settlement options.

The three North Essex authorities determined a preferred spatial plan action without considering how the A120 will be secured, funded or facilitated.

The role of all potential options has not been properly presented for consultation. We are concerned that the Plan has not been prepared in accordance with the 2004 Planning Act (as amended).

By not presenting a major strategic option against the background of the A120 improvements within the Regulation 18 plan-making stage and deferring its (hollow) presentation to Regulation 19 as a rejected option, we believe that the plan preparation is not legally compliant. The alternative site will only be referred to in background studies, not the Regulation 19 plan itself, and the Council will be consulting with a closed mind on a pre-determined plan.

The issue goes beyond public engagement; all available and reasonable options must be presented to specific consultees in the plan-making process (or otherwise) and sustainability appraisal processes.

Notwithstanding issues of legal and procedural compliance we will continue to make submissions on its soundness.

Yours sincerely



Phil Chichester
Director

On 20 Dec 2016, at 15:14, Goodings, Emma <emmgo@braintree.gov.uk> wrote:

Phil,

Further to your letter please note the link below to the press release was issued yesterday which amongst other things sets out a delay in regulation 19 until May/June. The revised LDS will be published in the new year setting out the detail of that timescale by the three authorities.

https://www.braintree.gov.uk/news/article/671/leading_housing_expert_supports_garden_communities_project

Please also note the email address of my director is jon.hayden@braintree.gov.uk , I have however passed on a copy of your letter to him.

Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Attachment

‘Leading housing expert supports Garden Communities project’ - Press Release

Braintree District Council

A panel led by one of the country's leading housing experts has commended the scale of ambition and strength of co-operation between the councils in developing proposed North Essex Garden Communities.

Published: Monday, 19th December 2016

Lord Bob Kerslake, previously head of the Civil Service and former Chief Executive of the Homes and Community Agency, has been working with the councils involved to undertake a review of the work to date, and provide strategic advice on how the projects should progress.

Lord Kerslake described the initiative as having "huge potential on a national scale" and praised the progress that has been made to date.

The panel has shared their initial findings with council leaders and Chief Executives; the full report will be published in the New Year.

A spokesman for the garden communities' project board said: "We are very grateful to Lord Kerslake and his team for the time they have given to come in on a pro bono basis and review where we are with the project.

"We were impressed with the strength of the team he assembled. It really demonstrates the importance of the project that a team with such a pedigree in advising at the very highest levels is willing to give advice to support our work.

"Lord Kerslake has identified a number of helpful issues and confirmed our view that the early delivery of infrastructure and government support are essential to the project's success.

"Key to the feedback he has given is the need to ensure we give ourselves enough time to assess and look at all of the options, including the evidence base which will form part of each Council's Local Plan."

Cllr Graham Butland, Leader of Braintree District Council said: "We want to further explore and explain clearly why each site is the right one, and why other sites would not be suitable. We are looking to give extra time to strengthen the evidence work already carried out and so the next stage for Braintree District Council will be to hold a special council meeting in June and further public consultation will start soon afterwards.

"I am pleased with the work Lord Kerslake and his team have done. They have identified a number of helpful issues and confirmed our view that the early delivery of infrastructure and Government support are essential to the project's success.

"It is important for residents and businesses of this part of North Essex that we get this right at this early stage. This is a view that all local Council Leaders share."

From: Goodings, Emma [<mailto:emmgo@braintree.gov.uk>]
Sent: 20 January 2017 12:22
To: Phil Chichester (phil@lightwoodstrategic.com) <phil@lightwoodstrategic.com>
Subject: Monks Wood Pattiswick

Phil,

Please find attached correspondence.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

Attachment

Final Letter to Monks Wood

Our ref:
Your ref:

Ask for: Emma Goodings
Dial: 01376 551414
Ext: 2511
Date: 20th January 2017

Sustainable Development
Causeway House
Braintree
Essex CM7 9HB
Tel: 01376 552525
Fax 01376 557787
www.braintree.gov.uk

Via email

Dear Mr Chichester,

Legal Compliance of the Braintree Local Plan – Monks Wood New Settlement

Thank you for your letter in December, the contents of which have been noted by ourselves and our legal team.

As you have already been informally notified, since your letter has been written Braintree District Council has announced a delay in the publication of the Submission Draft Local Plan from February 2017 to June 2017. What we say below may reduce your need to produce Counsel's Opinion. If, however, an Opinion has been prepared we would be interested in seeing it so that we can all make sure that legal and procedural issues are properly addressed.

In response to the consultation exercise we are continuing to review all appropriate options. This will involve an evaluation of Monks Wood. In order to complete our assessment of the suitability of the site for allocation in the Local Plan, the Council continues to study the site against a range of factors. In this instance we understand that work from yourselves is limited to the 'prospectus' document which was produced and sent to the Council in the summer of 2016 and the 'phasing' document presented to the Council on the 21st November 2016. If there is any further data or information you would like us to consider please could this be sent on to us immediately.

In your letter you note the land ownership and delivery arrangements that you have put in place. In order for the continuing options assessment we would like to test the viability of a proposed settlement at Monks Wood alongside consideration of a suitable delivery approach in light of the general proposed approach to Garden Communities across North Essex, as approved at Cabinet on 29th November 2017. If you are agreeable we will set up meetings with the relevant specialists. These discussions can address potential legal considerations as well as viability assumptions including contributions towards the infrastructure necessary to secure a potential garden community in this location.

We have noted the comments made in relation the A120 alignment options and the suggestion that the Council may operating a "closed mind". It is not the purpose of this letter to respond to those concerns but to continue a dialogue in relation to the potential options. The formal response to consultation will address the issues later.

At a meeting with officers and in previous telephone conversations you have

expressed your commitment to undertaking developer led consultation on your site. If you are taking this forward we would be grateful if you could keep us informed of this so we might direct queries and questions to the right parties and share any information gathered.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'G Goodly', written in a cursive style.

Planning Policy Manager
Braintree District Council

From: Phil Chichester [mailto:phil@lightwoodstrategic.com]
Sent: 24 January 2017 13:49
To: 'Goodings, Emma' <emmgo@braintree.gov.uk>
Cc: James Sorrentino <james@lightwoodproperty.com>
Subject: RE: Monks Wood Pattiswick

Dear Emma,

Thank you for your letter dated 20th of January. Please see our attached response, I'll confirm circulation dates for our various reports early next week.

Thanks
Phil

Phil Chichester
Director

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Attachment

Monks Wood Note

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Ms Goodings
Sustainable Development
Braintree District Council
Causeway House
Braintree
Essex
CM7 9HB

23rd January 2017

Dear Ms Goodings,

Thank you for your letter dated 20th January 2017.

Legal conference was held with Christopher Boyle QC (Landmark Chambers) on 11th January 2017 and he is in the process of formalising his legal opinion. Given your letter, the urgency of that opinion has reduced, however we will share it with you once it has been received..

Clearly Monks Wood is a reasonable alternative which Braintree Council is now prepared to acknowledge and assess. To state otherwise would likely be irrational, thus making the Plan vulnerable to judicial review. Reasonable alternatives need to be appraised for their sustainability in their own right and as part of reasonable alternative spatial strategies. Failure to do so would also leave the Plan vulnerable to judicial review. We note in your letter that you focus on assessing the suitability of Monks Wood in a Housing and Economic Land Availability sense; however as set out above we consider that the Council needs to go further than this and properly identify and evaluate the sustainability of alternative spatial strategies involving Monks Woods.

The sustainability appraisal of a Plan requires a proportionate evidence base. We have assessed the material that the Council relied upon during the Regulation 18 consultation and aim to achieve parity for the Pattiswick Estate.

We have commissioned consultants to update our landscape, visual and heritage assessments of the Pattiswick Estate and have already commissioned an ecological survey of the entire estate which has been mapped utilising a GIS system. We aim to utilise these and other studies to cover the ground of the three volumes of the AECOM work and will share the results with you at the earliest opportunity. We will follow the structure of the three AECOM volumes which will enable the local authority and examining inspector to undertake a comparative assessment. Furthermore we will undertake our own Sustainability Appraisal, to be vetted by our QC, which again we will share with you to inform your decision making process.

Volume 3 of the AECOM work contains a high level viability appraisal. We welcome your offer to work with your deliverability consultants and we accept. From a deliverability perspective and in respect of truly achieving garden settlement principles, the value of a single contract with a low minimum land value cannot be overstated. We note that a low minimum land value (£100,000 acre) is assumed for the other potential settlements that have been assessed? We question whether the Council has evidence that such agreements are in place and would encourage the Council to probe the contractual arrangements more closely to ascertain of the true credentials of the options.

You will be aware that Essex County Council's consultation on the alignment of the A120 concludes on March 11th 2017. This includes a northern route that uses land in the southern part of the Pattiswick Estate to bypass

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Bradwell and to duel the existing alignment as it approaches and bypasses Coggeshall. The northern option performs very well in terms of cost savings, build costs and other economic benefits when considered against the other 5 distilled options. In our assessment, the combination of the ease of land acquisition and the land value capture reduces the costs to the public purse beyond those set out. The northern route is the clear front runner in a cost benefit analysis.

The background studies that we are commissioning will serve to assist both the A120 consultation and the Local plan process and we will share our submission to that consultation with you at the earliest opportunity. We have a meeting with Essex County Council regarding the A120 on January 30th. Whilst the A120 shortlist will enable Braintree to test the sustainability and deliverability credentials of all the options, it is of some concern that the Council seeks to agree the Submission Plan on June 7th, when the preferred route of the A120 will not be stated until Autumn 2017.

To demonstrate our commitment to achieving a legacy project for the sub-region we have instructed John Simpson Architects, whose experience includes Poundbury, to work with us to develop the framework plan for the estate. We intend to hold an introductory seminar with ward and parish councillors to explain our emerging vision compared to the alternative sites and their alternative design outcomes. Cabinet members will also be invited, including those from within Colchester and Tendering.

We welcome continuing engagement with the Council and ask that it uses the next few months to reflect fully and objectively at the potential of Monks Wood. In our view it is clear that, when considering the future of the town of Braintree and the District, Monks Wood has credentials that would enable a more sustainable and deliverable spatial strategy.

I look forward to receiving some potential meeting dates to progress the viability exercise.

Yours sincerely



Phil Chichester
Director BA(hons) BTP MRTPI

From: "**James Sorrentino**" <>
Date: Mon, Mar 6, 2017 at 12:05 PM +0000
Subject: RE: Monkswood, Pattiswick
To: "ROBERT SMITH" <rob.smith@hyas.co.uk>, "Phil Chichester" <Phil@lightwoodstrategic.com>
Cc: "Welch, Joe" <joe.welch@arcadis.com>, "Lance Digby" <lance.digby@arcadis.com>, "Oliver Kubicki" <oliver@lightwoodproperty.com>

Hello Rob,

Thank you for sending through the documents on Friday following our meeting at Braintree last week.

My colleague Oliver will deal with the viability modelling and attend the meeting with Arcadis to share notes.

Thank you also for sending through parts of the BDC which gives glimpses of NEGC aspirations, however, I think it would be useful for us to share understanding and work towards a heads of terms so that a Landowner Agreement can be formed between the parties.

As requested during our meeting it would be most useful to have a redacted version of another Landowner agreement that you will no doubt have progressed with the other allocations that are currently being considered. Without breaching confidentiality we would appreciate your honesty and openness with regards to your progress with the competing sites.

We were pleased to be able to share with you evidence of the key terms of our promotion agreement and I am sure that you will agree that the term, minimum land value and 'the one ownership' is significant evidence towards the deliverability of this project. We made several references during our meeting of the fact that we believe that our project is far more deliverable than the competing sites, purely on the basis of the contractual evidence we have thus far provided.

We share the Councils' aspirations to ensure that a deliverable scheme is allocated for development and we are also very open to working with you to develop an agreement that satisfies all parties, enabling the NEGC to have a significant control and influence on that process.

Whilst we heard Jon's statement on several occasions, that last week's meeting was not planning focused, it would be naive to completely separate the suitability of planning and deliverability when considering allocations. We are intent on continuing to promote our site through the local plan process and attending the examination. So whilst we are committed to working with you on viability I would ask that the LPA Policy team also works with my planning colleagues so we can understand their 'planning' aspirations and any constraints or issues that we need to factor into our proposed master plan. This of course will also have a significant impact on viability.

So moving forward.

- I would like to explore further with you a heads of terms for a landowner agreement. I await your comments on this.

- My colleague Oliver will populate your viability model and we will meet Arcadis Friday week to share notes
- Please urge Jon to ensure that we can have productive dialogue with his planning colleagues as this will clearly influence deliverability and the trajectory of our working relationship

Best regards

James

James Sorrentino
Lightwood Strategic

From: Goodings, Emma
Sent: 14 March 2017 14:38
To: 'james@lightwoodproperty.com'
Subject: RE: Monkswood, Pattiswick

Dear James,

Further to your email to Rob Smith below, I understand from the meeting that you are just completing some more detailed master planning work on the site. As you will be aware we have several times previously requested any further evidence work which you have completed on the site and we look forward to receiving these and the master planning work you have been undertaking as soon as it is completed.

You may also be aware that we have commissioned work ourselves on the site which is moving towards completion and we will be able to share that with you once it is complete.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Richard Walker [mailto:richard@lightwoodstrategic.com]
Sent: 14 March 2017 16:08
To: a120study@jacobs.com
Cc: emma.goodings@braintree.gov.uk
Subject: A120 consultation response from Lightwood Strategic

Dear Sir/Madam

Please find a attached a response from Lightwood Strategic on the A120 Braintree to A12 consultation.

Copies of the attached documents have also been posted.

Braintree District Council has also been cc'd to this email.

Rgds

Richard Walker
Lightwood Strategic
07884 655308

Attachment

A120 Consultation Response
Peer Review Response (**Appendix iii**)

Essex County Council
County Hall
Chelmsford
Essex
CM1 1QH

14th March 2017

Dear Sir/Madam,

A120 Braintree to A12: Consultation on Route Options (Jan 17th – Mar 14th 2017)

Lightwood Strategic welcomes the current consultation by Essex County Council on the options for upgrading and/or realigning the A120 between Braintree and Colchester.

Lightwood Strategic is a land developer promoting a new settlement to the immediate north-west of Coggeshall, Braintree. A promotional agreement is in place with the Pattiswick Estate to promote 'Monks Wood' Garden Settlement. This location is uniquely positioned to deliver a new settlement, being in the control of one landowner, with realistic land value expectations.

Essex County Council will be aware of the emerging Local Plans for Braintree and Colchester and the three Garden Communities that are proposed. Monks Wood has been presented to Braintree Council as a fourth alternative since March 2016.

Lightwood Strategic extols integrated land use and transport planning for reasons of sustainability and deliverability and observes a powerful synergy between the local Garden Settlement agenda and the need to improve the functioning of the A120. However, this synergy is not currently being realised within a coherent spatial plan for the sub-region. Whilst it is understood that the current consultation is focused on transport planning, it is artificial to separate the future of the A120 from the wide land use planning context.

A Peer Review of Garden Communities in North Essex, led by Lord Kerslake, reported in January 2017 and identifies the lack of narrative justifying the draft Garden Settlement locations.

Lightwood Strategic has published a response to the recommendations of the Peer Review, appended to this letter. In short Lightwood promotes an East Braintree - Monks Wood - Marks Tey development 'package' along the A120 that will expeditiously deliver 70% of the land for the route upgrade and around £120m towards its construction. Whilst land acquisition is not a major cost, the potential delays to the project of acquiring the land along the various route options should not be underestimated. Delays in process will have an annual cost in themselves and in relation to unrealised benefits for that period. Against this background route Option A offers a simplified approach. Further, as set out later in this letter, the estimated cost of route Option A is £605m. A £120m funding stream from land value uplift will materially affect cost benefit calculations.

Appendix 1: Lightwood Strategic's response to Garden Communities Peer Review (March 2017)

It is clear that poor and unreliable journey times along the A120 between Braintree and Colchester are constraining economic activity in North Essex. It is also clear that the housing and economic development requirements of emerging the Local Plans for this area cannot be realised without a major infrastructure upgrade to the A120. Further, the stretch of the A120 in question has a poor accident record, a human cost, and creates a negative environment for place such as Bradwell.

Plainly, the sooner that funding for the upgrade is secured and the sooner that the upgrade is implemented, the sooner that housing, economic development and transport benefits can accrue. The prime objective of this consultation exercise must be to inform the selection of a preferred route option that is likely to secure entry into the Government's 2020-2025 Road Investment Strategy. The Secretary of State and Highways England will likely be most responsive to the most deliverable of the five shortlisted options.

Deliverability is the key issue. This is not the first consultation in respect of upgrading this stretch of the A120. The origins of an earlier Highways Agency consultation in 2005 can be traced back to 2002/2003 and the London-Ipswich Multi Modal Study. That is 15 years ago and highlights the long lead-in times from scheme identification to project realisation. It is therefore imperative that the preferred option not only achieves certain cost-benefit ratios and is feasible but that is also demonstrably deliverable in order for funding to be secured.

The 2005 consultation by the Highways Agency came out in favour of what now most closely resembles Option C, the primary difference with today being that the junction with the A12 was closer to Feering. In 2005 the all the options were assessed having a low degree of variance in respect of costs and environmental harm. The distinguishing factor was said to relate to economic benefits and that the cost benefit ratio of Option C, of 3.4, far exceeded the next highest option of 2.2 (this being variation of Option C, and today's Option B).

The section of the current consultation titled 'The Economic Case' returns to these matters. The values presented are reproduced below, with the final column added by Lightwood. Two tables are produced, based on 2016 prices and 2010 (economic assessment prices).

On this assessment Options A-C can be assessed as performing better than D and E in relation to time saving and additional benefits. Option C performs best with A and B a close second. However, Options B and C are notable costlier, resulting in lower net benefits and a lower VFM ratio. Conversely, although Options D and E have fewer benefits, they are less costly and have better VFM ratios than B and C, with D being a little higher than A.

Costs are said to include construction, land, preparation, supervisions and risk. These costs do not take into account the de-risking effect of the package presented by Lightwood, nor nil the land acquisition costs of a slightly modified route to Option A if it were to be fully aligned through the Pattiswick Estate

2016 Prices

Option	Time benefits £m	Other Benefits £m	Total Benefits £m	Cost 2016 prices £m	Net Benefits £m	VFM ratio
A	732	146	878	605	273	1.45
B	767	127	894	725	169	1.23
C	838	137	975	825	150	1.18
D	576	131	707	475	232	1.49
E	619	132	751	570	181	1.32

Note: if the cost of route Option A is reduced to by around £120m, via the capture of land value uplift associated with strategic development the total scheme cost reduces to £485m and the VFM ratio increases to 1.81.

2010 (economic assessment prices)

Option	Time benefits £m	Other Benefits £m	Tot Benefits £m	Cost 2010 prices £m	Net Benefits £m	VFM ratio
A	732	146	878	479	399	1.83
B	767	127	894	572	322	1.56
C	838	137	975	652	323	1.50
D	576	131	707	374	333	1.89
E	619	132	751	451	300	1.67

On the assessment of Essex County Council, all five options achieve the minimum cost-benefit and value for money threshold to be considered as credible contenders. Whilst there are important differences between the options that need to be understood it is the timeliness of potential implementation that will be weighed highly by the Secretary of State and Highways England. Moreover, route Options with clear complementarities with other Government objectives will also find favour, not least within DCLG in respect of housing supply and the delivery of new Garden Communities.

Having regard to our response to the Peer Review, there is a clear opportunity for route Option A to directly unlock up to three strategic growth locations. Options B and C would only directly enable one such source of future housing and economic land supply. The additional social and economic development benefits of route Option A therefore need to be taken into account, including the boost to the construction sector.

Of the five shortlisted options, Lightwood Strategic strongly supports the broad thrust of Option A: this being the 'on-line' option that most closely follows the existing alignment of the A120. On our analysis Option A is also within the top two performing in terms of cost-benefit (even without taking into account the land deal, the land value capture towards construction, or the development of Monks Wood, that it will enable). This is set out in further detail in our response to the Garden Communities Peer Review.

Having regard to environmental risk, engineering considerations and value for money route Option A performs very well. It also delivers a bypass for Bradwell, which will not be achieved under the other options. Even if another option is chosen, the old road will continue to be heavily trafficked, with no relief for Bradwell. Route Option A would also achieve the highest degree of environmental containment, being the most 'on-line' option, and there the least overall change to the countryside.

The precise alignment of each option is, to a degree, still indicative, and subject to further detailed testing. Figure 4 of the consultation document shows that route Option A derives from a longer short list of nine options. At the nine option stage the swept path of route Option A took a more northerly alignment' continuing a little to the north of the A120 to the east of Bradwell. The consultation document states that "some further route alignment adjustments to take account of evolving information resulted in five route options being selected to bring forward to this public consultation". This has resulted in an alignment that runs more to the immediate south of the A120. The reason for this adjustment is unclear and requires explanation. It would seem more deliverable

to run the alignment to the north of the listed buildings on the A120 and not in front of them. There is sufficient land within the Pattiswick Estate to achieve this.

In summary, whilst Lightwood Strategic understands that this is not a Local Plan consultation, it is nevertheless artificial to separate the planning of major road infrastructure improvements from major planning decisions in respect of Garden Communities; integrated spatial planning is needed. Due regard should be had to the synergies that can be achieved between highways and land use planning. There is a compelling argument for an East Braintree - Pattiswick Estate - Mark Tey transport and development package, with Monks Wood as one of the keystones.

Lightwood would welcome future dialogue with Essex Council, both on the selection the preferred option, the indicative alignment of Option A and junction options to serve a new settlement at Monks Wood.

A number of studies on the Pattiswick Estate are on-going to inform a concept plan for Monks Wood. This plan together with the associated studies will be made available to Essex County Council to aid decision making. We anticipate being able to supply a supplementary suite of information towards the end of March 2017.

Yours sincerely

Richard Walker

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]
Sent: 20 March 2017 17:26
To: james@lightwoodproperty.com; oliver@lightwoodproperty.com
Cc: ROBERT SMITH (rob.smith@hyas.co.uk)
Subject: FW: Monkswood, Pattiswick

James/Oliver,

Further to my email below, in your expression of interest (3.1.1) you note that the potential site total is 845ha. However the site you have put into the Local Plan is around the 558ha mark. For the avoidance of doubt please could you confirm the total area of the site you have submitted in the Local Plan and provide a map of the additional land holdings which make up the remaining just under 300ha and which are referred to the Expression of Interest as being potential future development.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

From: Richard Walker [<mailto:richard@lightwoodstrategic.com>]
Sent: 21 March 2017 10:13
To: Goodings, Emma
Cc: james@lightwoodproperty.com; oliver@lightwoodstrategic.com; phil@lightwoodstrategic.com; rob.smith@hyas.co.uk
Subject: Monks Wood, New Settlement, Braintree

Dear Emma

I reply to a couple of emails that you have sent to James Sorrentino recently.

In your most recent email you ask about the total estate area versus the area being proposed for development within it.

When the estate was first marketed for promotion the agents particulars (attached) identified that the total estate area was 845 hectares. Page 5 provides a map of the total estate area. That document also included an indicative development area (front cover and page 7) showing an area of 545 hectares. At the time of the Local Plan Reg 18 consultation this smaller area was the area being put forward for the new settlement. From these plans you can see which land parcels relate to the estate as a whole versus the land agents initial thinking on a development area. Broadly speaking the development area did not go west of Doghouse Road, Church Road and Compass Road. Although the Pattiswick Green Area was within the red line it was left as open space. The 845 hectares is a constant but I would not get too attached to the 545 hectares.

This is because we have now undertaken a series of studies to inform our own framework plan for the estate. I set out the details below.

We will send the following materials to the Council by the end of the month.

1. Monks Wood sections pertaining to the AECOM feasibility study across Vols.1-3. As you will appreciate the AECOM work is fairly 'introductory' but it is nevertheless useful to have a common baseline for all the options.
2. Bespoke archaeology and built heritage assessment
3. Bespoke landscape and visual assessment
4. Bespoke ecological assessment
5. Items 1-4 have been used to inform a place making approach to development within the estate. A new framework plan has been prepared by John Simpson Architects. This plan will supersede the 545ha concept presented in the land agents particulars.

We have also instructed a ground conditions survey, a high level drainage strategy and a bespoke utilities assessment. These will be supplied when available as part of a further phase of information sharing.

Last Tuesday we copied you in to our consultation response on the A120. Please note that the dwelling numbers in that response are indicative of plan period delivery as opposed to the overall optimum size of a new settlement here. Likewise the location of development shown within the estate is very indicative and subject to change with the John Simpson work

Last Friday we met with Arcadis and Hvas to run through the viability model. Arcadis suggested we meet again in the next 2-3 weeks. At that meeting it was agreed that both parties legal terms be instructed to make contact in respect of sharing of contractual and other legal arrangements. We previously supplied John Hayden with the Head of Terms.

This evening at 19:00 at Braxted Park we are holding an event, led by John Simpson architects, for a selected list of invitees. At the event John will explain his design philosophy in respect of strategic developments and new settlements and how these can be deployed at Monks Wood.

I hope that this is a helpful update. Please come back with any questions that you may have. We will send everything through by the end of next week. If you would like to drop in at the event this evening then please do.

Thank you

Richard Walker
Lightwood Strategic
07884 655308

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]

Sent: 21 March 2017 11:16

To: 'Richard Walker'

Cc: james@lightwoodproperty.com; oliver@lightwoodstrategic.com; phil@lightwoodstrategic.com; rob.smith@hyas.co.uk

Subject: RE: Monks Wood, New Settlement, Braintree

Please could you send the attachment to which you refer?

Many Thanks

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2511 | www.braintree.gov.uk | ✉ emma.goodings@braintree.gov.uk

From: Richard Walker [mailto:richard@lightwoodstrategic.com]
Sent: 21 March 2017 11:21
To: Goodings, Emma
Cc: james@lightwoodproperty.com; phil@lightwoodstrategic.com; oliver@lightwoodstrategic.com
Subject: Re: Monks Wood, New Settlement, Braintree

Emma

Now attached

Richard

Attachment

Sworders Particulars (**Appendix iv**)

From: Goodings, Emma [mailto:emmgo@braintree.gov.uk]
Sent: 30 March 2017 21:26
To: 'Richard Walker'
Cc: james@lightwoodproperty.com; oliver@lightwoodstrategic.com; phil@lightwoodstrategic.com; Chris Outtersides
Subject: RE: Monks Wood, New Settlement, Braintree

Richard,

Thank you for your email and sorry for the delay in the response.

We look forward to receiving the extra information which you set out in your email and for which we have been asking for, for many months.

It should however be noted that the Council has had to proceed on work to assess the Monks Wood options based on the information previously submitted. The Local Plan sub- committee will consider proposals on standalone garden communities including this site at its meeting on the 16th May, as such work has had to progress on the assessment of options. This work will be shared as part of the publication of committee papers for this meeting. This is a public meeting which you have the opportunity to speak at. The speakers list will no doubt be popular at this meeting, so if you haven't already I would suggest you register to speak now at demse@braintree.gov.uk

I am on leave next week so I would be grateful if you could copy any information to Chris Outtersides project manager for the garden communities who is copied in on this email.

Kind Regards

Emma Goodings

Planning Policy Manager

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Richard Walker [<mailto:richard@lightwoodstrategic.com>]
Sent: 31 March 2017 15:28
To: Goodings, Emma
Cc: james@lightwoodproperty.com; oliver@lightwoodstrategic.com; phil@lightwoodstrategic.com; Chris Outtersides; rob.smith@hyas.co.uk; CBoyle@landmarkchambers.co.uk
Subject: Re: Monks Wood, New Settlement, Braintree

Emma

I am sending to you today, via WeTransfer:

- Chapters for the Monks Wood Garden Community option that replicate those for the other assessed Garden Community options in the AECOM Report
- Archaeology and Built Heritage Report

Next week I will supply

- Landscape and Visual Impact Analysis
- At least two master planning options for the site, with a probable range of 5,000-10,000 dwellings

The following week I will supply an Ecological Report.

The AECOM chapters are deliberately high level and based on generic information, to enable consistency with approach of the original study. We do not infuse the Monks Wood chapter with the bespoke findings of the specialist reports. Instead, we essentially 'park' the AECOM analysis and move on with concept and master planning based on bespoke analysis.

These studies have informed what are quite exciting proposals for the estate and, as a word of caution, the proposals that will be supplied are significantly more refined than shown in Volume 3 of the AECOM chapter, or the Sworders brochure previously circulated.

It is understood that the Council's own assessment of what is achievable on the estate and its environmental and sustainability performance (as a development location and as part of a wider strategy) can only be informed by its own analysis and any other information that it must hand. The Council, as LPA, is of course able to assess constraints and opportunities pertaining to the land on its own and without any promoter input. LPA's do this as a matter of course all the time. Indeed, it will be useful to the Inspector to see the difference between the Council assessment and our assessment. The nature of your assessment (as distinct from its conclusions) will reveal the depth of analysis that has been brought bear, and whether this is suitable and proportionate given the Garden Communities agenda that is being pursued, and indeed financed with Government support. We would encourage you to take on board our submissions when you have received them, and to present members with the best possible level of information that is available so that informed choices are made. Despite the tight timetable it would be disappointing if anything was held back from decision makers.

Thank you for informing us of the May 16th date for the LP sub-committee meeting. I imagine that papers will go out on May 9th, which should be sufficient time for you to have regard/present what is being proposed versus your emerging assessment. We will email all the members of the committee directly in advance of that meeting to ensure that they have sight of our view of the sites potential and logic within a spatial strategy, and will register to speak.

Finally, from our position in the sector we can observe the commercial realities of bringing forward strategic land in North Essex. We observe that all three Council's aspire to achieve a high level of control and certainly over the design, delivery and management of Garden Settlements. Indeed, Government will expect the same if funding is to be made available. We have no doubt that HYAS/ARCADIS will assess Monks Wood as being the premiere option from these perspectives and would encourage your advisers to seek out the contractual arrangements across all the options that will either act to enable the governance that is required for a pure Garden Settlement or will act against it. We observe movements in the land market pertaining to the other options that will act against the governance arrangements that you seek but, at this time, those observations need to come from your advisors, not us. We will raise such matters at examination.

Finally, please be aware that we have made contact with Lord Kerslake and also the Garden Communities Team at CLG and will also be furnishing these parties with our assessments and plans. Very clearly, where Government money is invested in long term projects, there needs to be much long term confidence in their deliverability. Each community not only has to be able to start, it needs to be demonstrably able to finish (and within the Council's governance terms). I have copied in Christopher Boyle QC, who continues to guide our approach.

Richard Walker

Lightwood Strategic

Attachment

Chapter 1- AECOM Replica (**Appendix v**)

Chapter 2- AECOM Replica (**Appendix vi**)

Chapter 3- AECOM Replica (**Appendix vii**)

From: Richard Walker [mailto:richard@lightwoodstrategic.com]
Sent: 07 April 2017 17:11
To: Goodings, Emma; Chris Outtersides; rob.smith@hyas.co.uk; phil@lightwoodstrategic.com; james@lightwoodproperty.com; oliver@lightwoodstrategic.com
Cc: CBoyle@landmarkchambers.co.uk
Subject: Monks Wood, Braintree, Landscape and Visual Assessment

Emma

We are sending to you today, via WeTransfer, our Landscape and Visual Assessment of the Monks Wood Location.

The development options at Figs 9 and 10 are specifically landscape-led and we are fusing them with other evidence e.g. our heritage assessment to inform place making and full master planning options.

We will circulate the overall master planning approach to the development of the estate in subsequent correspondence

Richard Walker

Lightwood Strategic

From: Richard Walker [mailto:richard@lightwoodstrategic.com]
Sent: 08 May 2017 12:40
To: Goodings, Emma; rob.smith@hyas.co.uk; Chris Outtersides
Cc: phil@lightwoodstrategic.com; james@lightwoodproperty.com; oliver@lightwoodstrategic.com; CBoyle@landmarkchambers.co.uk
Subject: Monks Wood, Braintree

Dear Emma

I attach a legal opinion from Christopher Boyle QC in respect on Braintree District Council's current phase of plan-making and the Council meeting that is scheduled for June 5th. Please forward this to John Haydon for his consideration..

I am now in possession of a deliverable master plan from John Simpson Architects for the the Monks Wood location which i will send to you later today within a summary concept document. This will set out a framework for a new settlement in this location and indicate the numbers of homes and other uses that can be delivered in the long term and within the plan period.

Thank you

Richard Walker

From: Richard Walker [mailto:richard@lightwoodstrategic.com]
Sent: 09 May 2017 13:59
To: Goodings, Emma; rob.smith@hyas.co.uk; Chris Outtersides
Cc: phil@lightwoodstrategic.com; james@lightwoodproperty.com; oliver@lightwoodstrategic.com; CBoyle@landmarkchambers.co.uk
Subject:

Dear Emma

Please find attached:

1. A summary document setting out the evolution of our development concept for Monks Wood.
2. A Phase 1 Ecology Report

Together with the legal opinion forwarded yesterday and our landscape, visual and heritage assessments of the site I hope that these assist you in your:

- Planning assessment of broad spatial strategy options
- Planning assessment of specific sites
- Sustainability Appraisal of the above
- Reporting of the credentials of Monks Wood to the Local Plan Steering Group and Full Council
- Joint working with neighbouring authorities in the North Essex Housing Market Area
- Consultation and joint working with Essex County Council
- Discussions with CLG and the HCA re their Garden Cities / Villages programme

Thank you

Richard Walker

Lightwood Strategic

07884655308