

Andrea Copsey

Examination Office

PO Box 12607

Clacton-on-Sea

Via Email: Copseyandrea@gmail.com

14th June 2021

Dear Andrea,

Re. Examination of the Braintree District Local Plan, Section 2 Examination

Main Matter 2

The Spatial Strategy

Policy LPP 1 Development Boundaries

Further Statement – Land including The Willows and 3 & 4 Elm Hall Cottages, Cressing Road, Witham (WITN632)

1. We submit this further statement in respect of Main Matter 2, in response to the question:
 - Are the development boundaries in BLP Section 2 supported by robust and up to date evidence, otherwise soundly based and appropriately drawn?
2. We **object** to the Plan, as originally set out in our representations to the Draft Local Plan 2016 (Comment ID 3030), and latterly to the Publication Draft Local Plan 2017 (Comment ID 342) included at **Appendix 1**.
3. Officers stated in the report to the Local Plan Sub Committee 15th December 2016 there is little reason for excluding Land including The Willows and 3 & 4 Elm Hall Cottages (WITN632) from within the development boundary. But considered boundary alterations to be premature as Land at Conrad Road Witham a had not gained full permission and was not built out.
4. The adjoining site 'Land to north west of Conrad Road, Witham' (WITN426) has subsequently been granted full planning permission on 23rd October 2020, for the erection of 150 residential dwellings with associated infrastructure and landscaping. Site preparation works and clearance are continuing apace since covid restrictions have eased. It is anticipated that the development will be built out in the next 2/3 years.
5. We note the Council's proposed modifications and further changes to the Plan. The proposed development boundary for Witham continues to be drawn to include Land north west of Conrad Road (WITN426) but illogically excludes Land including The Willows and 3 & 4 Elm Hall Cottages, Cressing Road, Witham (WITN632).

6. Land including The Willows and 3 & 4 Elm Hall Cottages is read in long views against The Courts when approaching Witham from Braintree along the B1018. Albeit at present on reaching the edge of Witham there is a notional gap comprised of Land north west of Conrad Road. The visual relationship between Land including The Willows and 3 & 4 Elm Hall Cottages and the built-up area will be strengthened, and the gap to all intents and purposes entirely eroded when the new residential development is complete. The approved Site Layout Plan is included at **Appendix 2**.
7. The rear gardens and outbuildings of The Willows and 3 & 4 Elm Hall Cottages are visually well-contained being enclosed on the ground by existing established natural features, hedgerows, trees, and close board fencing which form a logical and defensible boundary that the proposed development boundary should reflect. Photographs and a viewpoints plan is included at **Appendix 3**.
8. In summary, we **object** to the Plan because the proposed development boundary for Witham is illogically drawn. Our objection could be addressed by including Land including The Willows and 3 & 4 Elm Hall Cottages within the development boundary, as shown on the plan attached to our original representations included at **Appendix 1**.
9. We would be grateful if you would acknowledge receipt of this further statement, for consideration by the Inspector during the Section 2 Examination.

Yours Sincerely,

Mr & Mrs K Green

c.c. Planning Policy Braintree Council

Appendix 1

Land including The Willows and 3 & 4 Elm Hall Cottages, Cressing Road,
Witham

Representations to Publication Draft Braintree Local Plan 2017

Publication Draft Local Plan - Section 2

Event Name	Publication Draft Local Plan - Section 2
Comment by	Mr & Mrs K Green (62050)
Comment ID	342
Response Date	27/07/17 20:18
Consultation Point	Inset 2A Witham (View)
Status	Processed
Submission Type	Web
Version	0.3
Files	WITN 632 location plan Crossing Rd Witham-1.pdf
Do you consider the Local Plan is legally compliant?	Yes
Does it comply with the Duty to Co-operate?	Yes
Do you consider the Local Plan is Sound?	No
Please specify on what grounds you do not consider the Local Plan is sound	. Justified

Please enter your full representation here

We object to WITN632 remaining outside of the development boundary for Witham. When the site was considered at the Local Plan Sub Committee of 15th December 2016 the Officer's Report stated at 5.36 that: Land at the Willows and Elm Hall Cottages has been put forward for inclusion within the settlement boundary, this is shown as WITN 632. These plots are already developed and there would be limited scope for intensification, as such there appears to be little benefit from inclusion within the development boundary but little reason for exclusion as well. As Land at Conrad Road has not yet gained full permission and is not built-out, boundary alterations would be premature however inclusion may be appropriate within a future review of the Local Plan.

Land at Conrad Road which has been included in the development boundary has subsequently been granted outline consent subject to S106. The first completions are shown in the Housing Trajectory in 2020/21 the Council must therefore be reasonably confident that development will commence on site in the next three years and it is considered unlikely that an allocated greenfield site would not be developed without delay. We do not consider it is reasonable therefore to exclude our site, and correspondingly exclude it from the presumption in favour of development as premature until the next review of the local plan in well over a decade, particularly as the Officer considered there was little reason not to include it and the site meets the Development Boundary Review Methodology criteria in that it is well related to the existing settlement, is a logical rounding off in the context of the site boundary of the Conrad Road site that has been included etc.

If your representation is more than 100 words please provide a summary here

We object to the exclusion of site WITN 632 from the development boundary for Witham.

Please specify the changes needed to be made to make the Plan sound/legally compliant

Include site WITN 632 within the development boundary for Witham.

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Do you wish to participate in the oral part of the examination? No

Did you raise the matter that is the subject of your representation with the LPA earlier in the process of the preparation of the plan? Yes

which stage? . Preferred Options

Do you wish to be notified:

- . When the document is submitted for independent examination
- . When the inspectors report is published
- . When the document is adopted

Do you wish to upload an additional supporting document to your comments? To reduce the risk of identity fraud do not sign letters or documents with a signature.

(Please also send 2 hard copies of supporting documents to the Council for the attention of Planning Policy.)

Supporting documents [WITN 632 location plan Crossing Rd Witham-1.pdf](#)

Lands including The Willows and
3 and 4 Elm Hall Cottages,
Crossing Rd. Witham

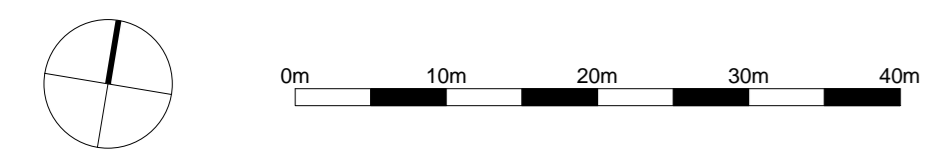


APPENDIX 2

Land north west of Conrad Road

19/00026/FUL – Approved Site Layout Plan

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
Do not scale drawing. Figured dimensions to be worked to in all cases.
CDM REGULATIONS 2015: All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.
All intellectual property rights reserved.



Proposed Site Layout
1:500

Rev	Date	Description	Drawn	Checked
A	14/03/2019	Rev input updated following comments from Urban Design	JOC	IBB
-	21/11/2018	Issue	IBB	IBB

Conrad Road Witham
Proposed Site Layout

AA7208-2003 **REV A**
PLANNING
Drawn: JKM Checked: IBB Date: Nov 2018 Scale: @ A0 1:500

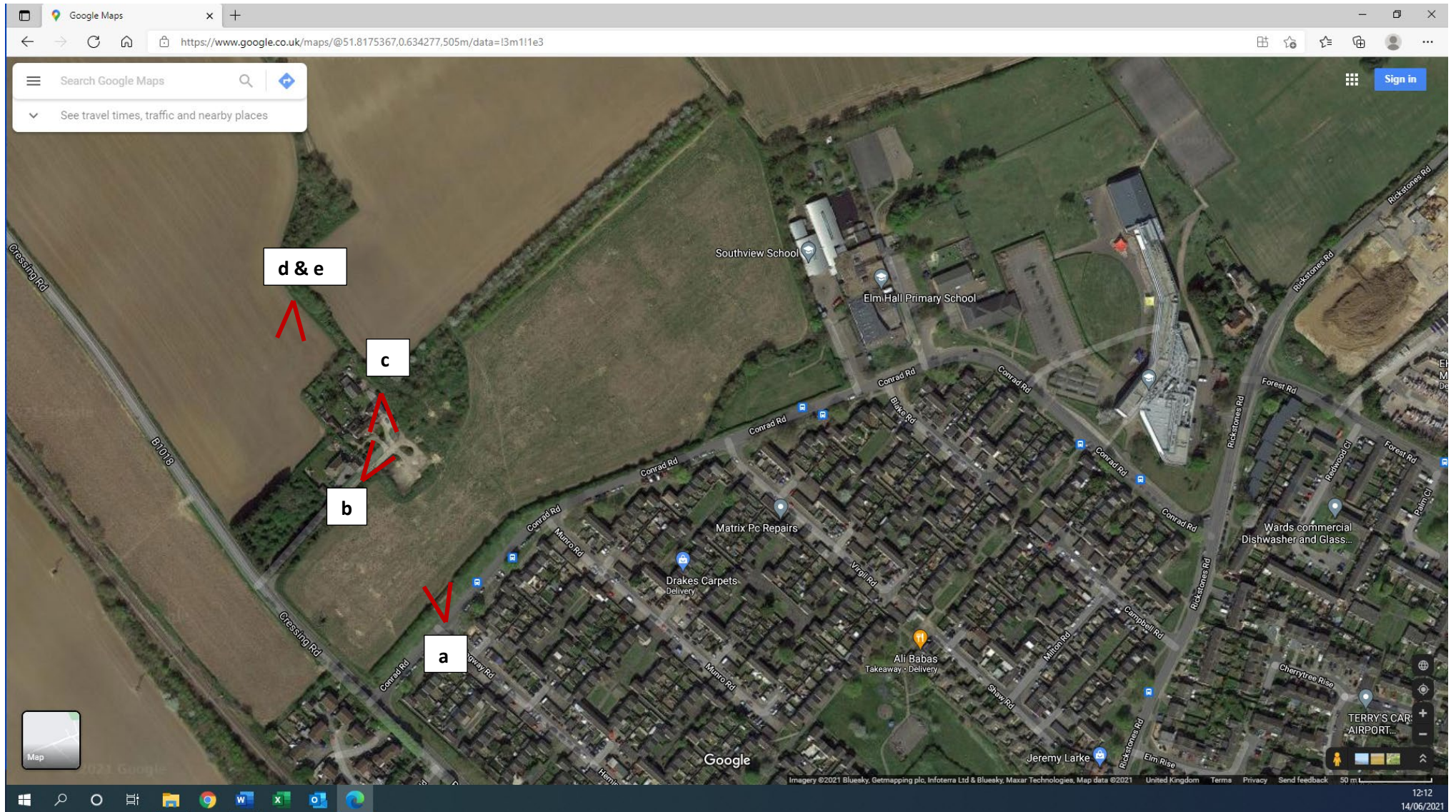
PRP prp-co.uk
London
020 7653 1200

Appendix 3

Land including The Willows and 3 & 4 Elm Hall Cottages, Cressing Road,
Witham

Photographs and Viewpoints Plan

Land including The Willows, 3 & 4 Elm Hall Cottages (WITN632) – Viewpoints Plan (base plan pre-dates commencement of Land north west of Conrad Road (WITN426) groundworks)



a. View looking NW towards The Willows and 3 & 4 Elm Hall Cottages from Conrad Road (Residential allocation Land to north west of Conrad Road (WITN426) in mid ground & verge of Conrad Road in foreground)



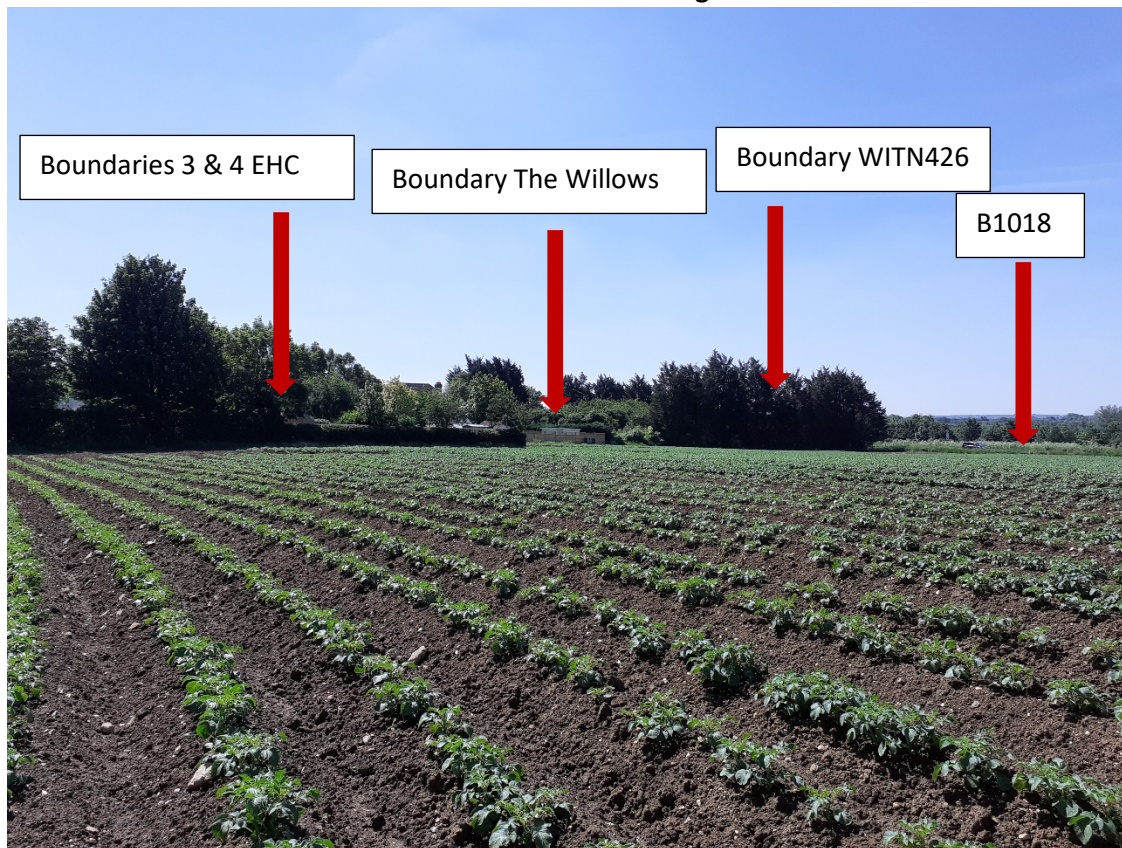
b. View looking northeast along access track to The Willows and 3 & 4 Elm Hall Cottages



c. View looking S towards Conrad Road (WITN426 in mid ground, The Courts in background)



d. Rear boundaries The Willows and 3 & 4 Elm Hall Cottages



e. Rear boundaries The Willows and 3 & 4 Elm Hall Cottages

