

EXAMINATION OF THE BRAINTREE DISTRICT PLAN SECTION 2

FURTHER HEARING STATEMENT ON BEHALF OF GALLIARD HOMES

MATTER 16 - MONITORING

Can the Council set out their monitoring and review processes for the BLP SECTION 2?

We recognise that the Inspectors have directed this question principally to the Council. However, we would like to draw particular attention to the statement at para 2.32 of the Topic Paper 2 Housing:

‘in practice the Review of the Plan will commence immediately on adoption.’

This statement is made as part of a section that lists factors in mitigation of the loss of 3,560 homes as a result of the deletion of the garden communities, and reductions in the delivery of some smaller sites. The Council goes on to emphasise the front loading built into the housing trajectory. While we support the Council in its efforts to improve its five year housing land supply position it does seem that this focus is at the expense of ensuring there is an adequate supply of housing land throughout the Plan Period. The Council suggest there are a number of doubts surrounding what may be required in terms of e.g., calculating the OAN. We have expressed the view that the 3,560 loss has not been

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demonstrably made up so we suggest that this Plan should contain a binding commitment, including timescale for the Council to begin its Review.

From its comments in the Topic Paper para 2.32 bullet point 3, it appears the Council is already anticipating the following circumstances, as set out in Planning Policy Guidance – Local Plans.

‘There will be occasions where there are significant changes in circumstances which may mean it is necessary to review the relevant strategic policies earlier than the statutory minimum of 5 years, for example, where new cross-boundary matters arise. Local housing need will be considered to have changed significantly where a plan has been adopted prior to the standard method being implemented, on the basis of a number that is significantly below the number generated using the standard method or has been subject to a cap where the plan has been adopted using the standard method. This is to ensure that all housing need is planned for as quickly as reasonably possible.’

There should also be some encouragement to consult with developers about land that can be brought forward quickly to help ensure that any uncertainty over the Council’s ability to adequately provide for housing needs over the later Plan Period and beyond is removed.

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