

Statement of Common Ground between Braintree District Council and Crown Estates on the
Braintree District Council section 2 Local Plan.

June 2021

Introduction

This Statement of Common Ground identifies the areas of agreement and disagreement between The Crown Estate (ID 178269) and Braintree District Council on matters relating to the Section 2 Local Plan. This Statement addresses key issues raised by The Crown Estate in representations submitted to the section 2 Braintree Local Plan during the Publication Draft Local Plan consultation period in 2017, and subsequent updates in relation to the delivery of development on the site which The Crown Estate are promoting.

Background

The Crown Estate is the main landowner and promoter for the site which is subject to a draft allocation in the Local Plan, the detail of which is set out in policy LPP 22.

Part A (Phase 1) of the site has full planning permission for 165 dwellings and marketing has commenced by Bloor Homes. The remaining Part B for about 835 dwellings and 4ha employment land is at a pre-planning stage of development. The Crown Estate has undertaken masterplanning work for Part B and consulted with stakeholders, including the Parish and District Council through a number of workshops. Continued engagement will be undertaken to refine and finalise proposals for the site.

Responses have been received to the section 2 Local Plan from The Crown Estate which were given the following reference numbers 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 811, 813, 814,

Areas of Agreement

That the Braintree District Council Section 2 Local Plan is legally compliant and represents a sound basis on which to plan for development within the Council area.

The parties agree that the revised housing completion trajectory which has been sent to the Planning Inspectorate should be amended to reflect the most up to date assumptions. Appendix 1 sets out the previous trajectory and the agreed updated trajectory dated December 2020.

It is agreed that the amended trajectory dated December 2020 sets out a realistic estimation of the houses which have a reasonable prospect of delivery from this site during the Local Plan period (up to 2033).

The parties will work together to ensure that this delivery takes place.

To underpin these assumptions, it is agreed that:

- The Crown Estate has already successfully secured permission for Phase 1(165 homes) and this site is currently being implemented by Bloor Homes;
- The Council and The Crown Estate will work positively to secure timely preparation, submission and determination of a comprehensive planning application for the remainder of the allocation;
- The Council and The Crown Estate will ensure effective engagement with key stakeholders and the local community in the masterplanning process.

- The parties agree that policy LPP22 as amended below provides an appropriate basis on which to consider the development of this site and any application.

Publication Draft Local Plan Policy LPP22 with minor modifications as submitted Copy

A site to the south east of Feering village, between the current built development and the A12 and between the A12 and railway line is being promoted for a residential scheme. To the east of the A12 land is proposed for recreation and open spaces uses and as such has been excluded from the Strategic Growth Location.

The site whilst in three parcels is expected to come forward as a single comprehensive development site which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level.

Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan.

An all movements access junction onto the A12 at Feering is a requirement of this strategic growth location and as such development will need to be timed to coincide with the provision of that junction. Suitable links from the development to the junction and Inworth Road, will also need to be provided to the satisfaction of the highways authority.

In addition to the standard requirements for open space, the landowner is proposing additional land to the other side of the current A12 to be development for community open space. This is allocated as such on the Inset Map. However a revised route of the A12 in the vicinity could have implications for this allocation.

Any development will be expected to contribute to an improved on site drainage infrastructure, given the existence of a brook on the southern tip of the site. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.

Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- Up to 750 new homes of a mixed size and type appropriate to the area as part of a larger development of up to 1,000.
- Affordable housing as per the Council's requirement
- Appropriate employment uses to support the new community
- Location for a new primary school or community centre
- Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place early years and childcare facilities, potentially co-located with any new primary school
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities
- Retail Provision

- Public open space, informal and formal recreation and green infrastructure on land to the east of the current A12 route and/or to the south east of the cricket ground, north of the railway line.
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision for a Gypsy and Traveller site
- Contributions to an all directions A12 junction at Feering

The eastern boundary of the site, as shown on Inset Map 23 may change once the alignment of the new A12 route is confirmed. The final boundary will therefore be derived through the masterplanning process.

Policy LPP48 identifies the link road that will be provided through the development that has a strategic role in creating improved links between Tiptree and the A12.

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site. The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed. Development proposals which would compromise the delivery of an identified Strategic Growth Location will be resisted.

LPP22 Crown Estates Copy with original requested changes to the submitted Plan

6.71 A site to the south east of Feering village, between the current built development and the A12 and between the A12 and railway line is being promoted for a residential scheme. To the east of the A12 land is proposed for recreation, and open spaces or green infrastructure, subject to the most appropriate masterplanning solution. ~~uses and as such has been excluded from the Strategic Growth Location. The landowner also owns land to the south west of the cricket pitches, north of the railway land which may be appropriate for recreation, open space or green infrastructure, subject to the most appropriate masterplanning solution.~~

6.72 The site whilst in three parcels is expected to come forward as a single comprehensive development site which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level.

~~6.73 Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan.~~

6.74 Appropriate access to the A12 will be An all movements access junction onto the A12 at Feering is a requirement of this strategic growth location. The Council will work with the landowner, Highways England and Local Highway Authority to undertake further modelling/testing to determine the appropriate triggers and timings for the development once the new alignment of the A12 is known. and as such development will need to be timed to coincide with the provision of that junction. Suitable links from the development to the junction and Inworth Road, will also need to be provided to the satisfaction of the highways authority.

6.75 The most appropriate recreation, open space or Green Infrastructure uses on land to the east of the A12 and to the south west of the cricket ground, north of the railway line will be determined through the masterplanning process. The land to the east of the A12 will be affected by the new alignment of the A12. In addition to the standard requirements for open space, the landowner is proposing additional land to

the other side of the current A12 to be development for community open space. This is allocated as such on the Inset Map. However a revised route of the A12 in the vicinity could have implications for this allocation.

6.76 Any development will be expected to contribute to an improved on site drainage infrastructure, given the existence of a brook on the southern tip of the site. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.”

“A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- **Up to About 1,000 750 new homes of a mixed size and type appropriate to the area, of which around 750 are likely to be developed in the plan period**
- **Affordable housing as per the Council's requirement**
- **Appropriate employment generating uses to support the new community**
- **Location for a new primary school or community centre**
- **Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations**
- **~~Two new 56 place~~ Early years and childcare facilities, potentially co-located with any new primary school**
- **Community facilities including a contribution to or location for new NHS facilities**
- **Retail Provision**
- **Public open space, and informal and formal recreation and Green Infrastructure including a new country park on land to the south east of the current A12 route and/or to the south east of the cricket ground, north of the railway line subject to masterplanning**
- **Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering**
- **Provision for a Gypsy and Traveller site**
- **Contributions to an all directions A12 junction at Feering if required**

The eastern boundary of the site, as shown on Inset Map 23 may change once the alignment of the new A12 route is confirmed. The final boundary will therefore be derived through the masterplanning process.

Policy LPP48 identifies the link road that will be provided through the development that has a strategic role in creating improved links between Tiptree and the A12.

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.” ~~Development proposals which would compromise the delivery of an identified Strategic Growth Location will be resisted.~~

LPP22 Updated and Agreed Copy – June 2021

A site to the south east of Feering village, between the current built development and the A12 and between the A12 London Road and the railway line is being promoted for a residential led scheme. To the east of the A12 land is proposed for recreation and open space uses and as such has been excluded from the Strategic Growth Location and/or green infrastructure, subject to the most appropriate masterplanning solution. The landowner also owns land to the south west of the cricket pitches, north of the railway line which may also be appropriate for recreation, open space or green infrastructure uses, this land should also be considered through the masterplanning process.

The site whilst in three parcels is expected to come forward as a single comprehensive development which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level. A comprehensive masterplanning approach will be required to support the submission of any planning application which should include a set of Parameter Plans; a Design Code and a Illustrative Masterplan.

An all movements access junction onto the A12 at Feering is a requirement of this strategic growth location and as such development will need to be timed to coincide with the provision of that junction. Suitable links from the development to the junction and Inworth Road, will also need to be provided to the satisfaction of the highways authority.

Appropriate access to the A12 is a requirement of this strategic growth location. The Council will work with the landowner, Highways England and Local Highway Authority to undertake further modelling/testing to determine the appropriate triggers and timings for the development. Access from the development to the A12, Inworth Road and London Road, will also need to be provided to the satisfaction of the Local Highways Authority.

In addition to the standard requirements for open space, the landowner is proposing additional land to the other side of the current A12 to be development for community open space. This is allocated as such on the Inset Map. However a revised route of the A12 in the vicinity could have implications for this allocation.

Any development will be expected to contribute to an improved on site drainage infrastructure, given the existence of the Domsey Brook on the southern edge of the site and some localised areas being at risk of flooding any application must be supported by a Flood Risk Assessment and drainage strategy. The masterplan will need to ensure that the sequential test is applied within the site and that buildings avoid flood zones 2 or 3. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.

Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- **Around Up to 835 new homes of a mix, size and type appropriate to the area as part of a larger development of up to 1,000.**
- **Affordable housing as per the Council's policy requirements**
- **Appropriate employment generating uses to support the new community**
- **Site for a Location for a new primary school or expansion of Feering School as required by the Local Education Authority**

- Provision of a community centre or a financial contribution towards off site provision of the same
- Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place early years and childcare facilities, potentially co-located with any new primary school site
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities
- Retail Provision
- Public open space, informal and formal recreation and Green Infrastructure on site and/or on land to the east of the A12 and/or south west of the cricket ground as determined through a comprehensive masterplanning process
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision for a A Gypsy and Traveller site and/or contributions to equivalent offsite provision
- Contributions to local highway and transport infrastructure ifas required by the Highway Authorities
- Provision of a new connection between the Inworth Road and the London Road Contributions to an all directions A12 junction at Feering

~~The eastern boundary of the site, as shown on Inset Map 23 may change once the alignment of the new A12 route is confirmed. The final boundary will therefore be derived through the masterplanning process.~~

~~Policy LPP48 identifies the link road that will be provided through the development that has a strategic role in creating improved links between Tiptree and the A12.~~

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Development proposals which would compromise the delivery of an identified and coherent Strategic Growth Location will be resisted.

Areas of Disagreement

None

Appendix 1

Name and address of site	2019/20	5YS sub total	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total Identified Supply 2020-2033	Notes
Strategic Growth Location, Land south of Feering/west of A12	0	40	0	0	0	0	40	0	0	0	0	0	0	0	0	40	Prospective developer Countryside Properties
Strategic Growth Location, Land south of Feering/west of A12	0	0	0	0	0	0	0	20	100	100	100	100	100	25	0	545	Development expected to extend beyond Plan Period, with a further 259 homes post-2033

TCE Revised Trajectory March 2021

	5yr Total	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total Supply	Notes
Feering Strategic Site	50	0	0	0	0	50	100	100	100	100	100	100	100	85	835	Assumes 24/25yr single outlet market sales, then potential for two outlets combined market and AH delivery through to 2033.

Signed:

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Neil Hall
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on behalf of the Crown Estate