

## Supplementary Statement of Common Ground

### NEA and Galliard Homes

1. At the examination on the 23 January 2018 in response to a question from the Inspector Gerald Eve reported that Galliard had "disagreed" with the HOT in spring 2016. The attached letter from Galliard's lawyers that accompanied their comments on the HOT shows that although there was disagreement about the some of the detailed terms Galliard agreed the general approach, were "*very supportive of the objectives of the LDV*" and "*welcomes the public sector initiative*" as one of the potential options of delivery in bringing forward the garden communities.
2. As noted in the Statement of Common Ground, and indicated earlier in the examination, Galliard support the proposed allocation of the garden community West of Braintree, a proposal that it believes is both sustainable and viable; and remain of the opinion that it would be acceptable to consider an appropriate LDV structure as one of the potential options for bringing proposed development forward.

Dentons & Gerald Eve

12 February 2018

10 May 2016

Stephen Ashworth  
Partner  
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Dear Stephen

**Boxted Wood**

As we discussed last week, we act for Galliard Homes in relation to their sites at Boxted Wood, North Essex.

Thank you for giving our client the opportunity to comment on the Template Framework Agreement ("TFA") heads of terms for the proposed LDV. Galliard is very supportive of the objectives of the LDV and welcomes the spirit of public-private sector collaboration to bring forward the delivery of much needed homes in the North Essex area.

In order to demonstrate our client's commitment to the initiative and recognising the time constraints, we have only focussed on the key areas which we think will need to be explored in order to ensure that the TFA achieves its goals.

Galliard welcomes the public sector initiative to play a proactive role in bringing forward the garden communities, and indeed this is something that our client has advocated for many years. However, as a master developer and having been involved in promoting this site for more than 10 years, the Galliard team, with a wealth of experience in bringing forward new communities, would wish to be as closely involved in the LDV as they could be in order to plan and deliver the development most efficiently. It would therefore be helpful if you would please clarify the structure of the LDV and the extent of the potential involvement for master developers (as opposed to landowners) alongside the public sector, particularly in the area of delivery.

Our clients would like to understand what assumptions are being made in relation to what infrastructure is to be delivered by the LDV, how it is funded and the mechanisms for ensuring it is delivered when needed. While we appreciate that these are early days in the formation of the LDV, these are vital issues which will underpin the success of the project.

Our clients are also concerned that the TFA heads make no reference to the financial viability of the proposed development or a minimum return for the landowners/developers. We agree that individual Framework Agreements will need to be tailored to the terms of the option arrangements for each garden community. The precise mechanics of this will need careful thought.

Finally, due to the nature of the cross-border community and the fact that a number of landowners straddle both authorities, Galliard takes the view that the TFA heads also need to explore the role of Uttlesford which will be key to the delivery of the garden community. Please would you update us on Uttlesford's involvement?

We enclose a some initial observations on the TFA heads which highlight some areas for further discussion and Galliard looks forward to progressing this further with your clients.

With kind regards.

Yours sincerely

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Encl

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