

November 2019

Addendum to the Statement of Common Ground agreed between North Essex Authorities (Braintree District Council, Colchester Borough Council, Tendring District Council) and Maldon District Council – part 1

This is an addendum to the Statement of Common Ground agreed in 2017.

Amendment Ref No	North Essex Local Plan Section 1 policy reference.	Maldon District Council Comments	Agreed Position
14	New Policy SP1B Recreational disturbance Avoidance and Mitigation Strategy (RAMS)	The suggested new Policy SP1B is supported.	Agreed position on Policy SP1B.
70	SP7 Development and Delivery of New Garden Communities in North Essex	The suggested amendments to Policy SP7, first section, to include a quantified area of employment space are supported.	Agreed position on the inclusion of a quantified area of employment space in policy SP7.
77	SP8 Tendring/Colchester Borders Garden Community	Policy SP8 First paragraph: Garden Communities – Object - the policies map only shows broad locations for the development of the garden community. As the planning of the Garden Communities has been delegated down to a Strategic Growth DPD, the strategic areas as shown on the policies maps can be indicative only. It is insufficient to allocate 5,910 homes to these Garden Communities in this plan period, based on an indicative area. To provide more certainty, these areas should be defined more clearly on the Local Plan policies maps.	<p>MDC is concerned that any deficiencies in the NEAs spatial strategy will result in an undersupply of housing units over the 15-year period and consequential pressure on adjacent LPAs to address this shortfall in their Local Plan review.</p> <p>The NEAs consider that indicative plans showing areas of search provide sufficient certainty to initiate further masterplanning for Garden Communities.</p> <p>It is agreed that the shortfall issue could be addressed by a further amendment to the new paragraph proposed for policies SP8, SP9 and SP10 (amendments 78, 88 and 95): Should there be additional or fewer new dwellings delivered up to 2033 in the Garden Community then the number above or below the cumulative number will be distributed evenly between the North Essex Authorities. Any un-met need issues affecting adjacent authorities will be addressed through the</p>

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			Essex-wide Mechanism for Addressing Un-met Need.
80	SP8 Tendring/Colchester Borders Garden Community – C.5	Policy SP8 C5 1st line: The suggested amendments to Paragraph C5 to include a quantified area of employment space are supported.	Agreed position on the inclusion of a quantified area of employment space in Policy SP8.
85	SP8 Tendring/Colchester Borders Garden Community – para F20	Policy SP8 Paragraph F20: The suggested amendments to Paragraph F.20 highlighting the Recreational disturbance Avoidance and Mitigation Strategy are supported.	Agreed position on the suggested amendments to highlight the Recreational disturbance Avoidance and Mitigation Strategy.
87	SP9 Braintree/Colchester Borders Garden Community	Policy SP9 First paragraph: Garden Communities – Object - the policies map only shows broad locations for the development of the garden community. As the planning of the Garden Communities has been delegated down to a Strategic Growth DPD, the strategic areas as shown on the policies maps can be indicative only. It is insufficient to allocate 5,910 homes to these Garden Communities in this plan period, based on an indicative area. To provide more certainty, these areas should be defined more clearly on the Local Plan policies maps.	<p>MDC is concerned that any deficiencies in the NEAs spatial strategy will result in an undersupply of housing units over the 15-year period and consequential pressure on adjacent LPAs to address this shortfall in their Local Plan review.</p> <p>The NEAs consider that indicative plans showing areas of search provide sufficient certainty to initiate further masterplanning for Garden Communities.</p> <p>It is agreed that the shortfall issue could be addressed by a further amendment to the new paragraph proposed for policies SP8, SP9 and SP10 (amendments 78, 88 and 95): Should there be additional or fewer new dwellings delivered up to 2033 in the Garden Community then the number above or below the cumulative number will be distributed evenly between the North Essex Authorities. Any un-met need issues affecting adjacent authorities will be addressed through the Essex-wide Mechanism for Addressing Un-met Need.</p>

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90	SP9 Braintree/Colchester Borders Garden Community C5 1 st line	Policy SP9 C5 1 st line: The suggested amendments to Paragraph C5 to include a quantified area of employment space are supported.	Agreed position on the inclusion of a quantified area of employment space in Policy SP9.
91	SP9 Braintree/Colchester Borders Garden Community – D7	Policy SP9 Paragraph D7 1 st and 2 nd line: Object - Policy is still insufficient - The roads infrastructure, including any A12 junction improvements must be designed to accommodate the traffic from the full 24,000 home Marks Tey Garden Community, not just the first phase of development as identified in this Plan.	The North Essex Authorities and Maldon District Council both support proposals for an improved A12 and will both work with Highways England to ensure that the strategic road infrastructure and junctions proposed can meet the proposed growth. The issue of detail regarding the longer term road improvements to accommodate the full 24,000 homes remains an area of disagreement.
93	SP9 Braintree/Colchester Borders Garden Community F21	Policy SP9 Paragraph F21: The suggested amendments to Paragraph F.21 highlighting the Recreational disturbance Avoidance and Mitigation Strategy are supported.	Agreed position on the suggested amendments to highlight the Recreational disturbance Avoidance and Mitigation Strategy.
94	SP10 West of Braintree Garden Community 1 st para	Policy SP10 1 st paragraph: Object - Garden Communities – the policies map only shows broad locations for the development of the garden community. As the planning of the Garden Communities has been delegated down to a Strategic Growth DPD, the strategic areas as shown on the policies maps can be indicative only. It is insufficient to allocate 5,910 homes to these Garden Communities in this plan period, based on an indicative area. To provide more certainty, these areas should be defined more clearly on the Local Plan policies maps.	MDC is concerned that any deficiencies in the NEAs spatial strategy will result in an undersupply of housing units over the 15-year period and consequential pressure on adjacent LPAs to address this shortfall in their Local Plan review. The NEAs consider that indicative plans showing areas of search provide sufficient certainty to initiate further masterplanning for Garden Communities. It is agreed that the shortfall issue could be addressed by a further amendment to the new paragraph proposed for policies SP8, SP9 and SP10 (amendments 78, 88 and 95):

Amendment Ref No	North Essex Local Plan Section 1 policy reference.	Maldon District Council Comments	Agreed Position
			Should there be additional or fewer new dwellings delivered up to 2033 in the Garden Community then the number above or below the cumulative number will be distributed evenly between the North Essex Authorities. Any un-met need issues affecting adjacent authorities will be addressed through the Essex-wide Mechanism for Addressing Un-met Need.
96	SP10 West of Braintree Garden Community C5	Policy SP10 Paragraph C5 1 st line: The suggested amendments to Paragraph C5 to include a quantified area of employment space are supported.	Agreed position on the inclusion of a quantified area of employment space in Policy SP10.
98	SP10 West of Braintree Garden Community F20	Policy SP10 Paragraph F20: The suggested amendments to Paragraph F. 20 highlighting the Recreational disturbance Avoidance and Mitigation Strategy are supported.	Agreed position on the suggested amendments to highlight the Recreational disturbance Avoidance and Mitigation Strategy.

Signed on behalf of Maldon District Council		
Name and position	Signature	Date
Paul Dodson Director of Strategy, Performance and Governance		

Signed on behalf of Braintree District Council		
Name and position	Signature	Date
Emma Goodings Head of Planning and Economic Development		

Signed on behalf of Colchester Borough Council		
Name and position	Signature	Date
Ian Vipond Strategic Director Policy and Place		

Signed on behalf of Tendring District Council

Name and position	Signature	Date
Cath Bicknell Head of Planning		