

NEAs SECTION 1 LOCAL PLAN

MATTER 5

INITIAL RESPONSE TO NEGC NOTE (EXD/073) ON BEHALF OF GALLIARD HOMES

Paragraph 17 of EXD/073 states that:

"Accordingly, in a "no scheme" world any land being acquired would be acquired at market value disregarding the identified scheme. The market value of the land acquired will reflect the existing use value and the likelihood of development in the absence of the proposed garden community. In some cases there will be some potential development value that would exist in the absence of the proposed garden community; if there is then that hope value will be reflected in the market value compensation. However, a review by Avison Young, informed by the NEA, of the potential development value of the land within the garden community areas of search indicates that the majority of the land identified has limited development potential in the absence of the proposed garden communities. Where there are any such development values any compensation would be calculated to take into account all proper policy requirements in relation to infrastructure, affordable housing, design quality and sustainability".

Galliard takes issue with the fourth sentence of this paragraph (underlined). Galliard has made it clear through its representations to this Examination, and elsewhere, that it is capable of bringing forward major residential development on land within its control without the intervention of NEGC. We note that Countryside have expressed the same view in their representations on Matter 4.

There is no reason why Galliard and Countryside could not bring forward their own garden community on land west of Braintree which meets many of the NEA's aspirations, including the delivery of the necessary infrastructure, affordable housing, design quality and sustainability measures without the involvement of NEGC. Galliard has been keen to progress this for many years but has been held back by the local authorities who have been reluctant to entertain a planning application outside of their own delivery model.

Consequently, there is considerable potential development value for the land within Galliard's and Countryside's ownerships without NEGC's proposed garden community. The fourth sentence of paragraph 17 of EXD/073 should therefore be disregarded in relation to the land west of Braintree.

Galliard Homes

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