

Amec Foster Wheeler on behalf of the Crown Estate - ID: 178269

Matter 5: Infrastructure and Connectivity – Policy SP5

Does SP5 accurately identify the strategic infrastructure needs of North Essex over the section 1 Plan Period?

Does it contain effective mechanisms to secure the provision of strategic infrastructure as and when it is needed?

Response to relevant questions:

5) Will policy SP5 ensure that the timing of infrastructure provision is aligned appropriately with the timing of proposed new development?

Yes, with regard to the Crown Estate's strategic allocation at Feering identified as LPP22 in the Part 2 Plan.

Although Policy LPP22 does not contain a specific timing or trigger, supporting para. 6.74 identifies a need for an all moves A12 junction and that development should be timed to coincide with the provision of that junction. This is to be delivered as part of the A12 Improvement Scheme.

Appendix 1 to the Part 2 Plan sets out the housing trajectory and indicates on page 189 that delivery of 750 homes is expected in the plan period to 2033. First delivery being in the monitoring year 2024/25. A further 250 homes would be post 2033 giving total of about 1,000 homes.

The latest information from Highways England (Source: HE website for the A12 Project) indicates that commencement of the A12 improvement works will be 2020/21. Allowing for a construction programme of say 3 years would mean opening in the period 2023/24. This aligns with the above housing trajectory.

In addition, it should be noted that on the 29th August 2017 the first phase of the strategic allocation LPP22 secured a resolution to grant outline permission for up to 165 homes from Braintree Council (Ref: 16/00569/OUT). The S106 is well advanced and it is expected that permission will be granted by the end of the year. It has been demonstrated to the satisfaction of both Highways England and the Local Highways Authority that some development can be accommodated before the A12 works are implemented.

Marketing of the site is already underway with the first completions anticipated in the period 2019/20. A build out period of about 3-4 years is also anticipated. There are no onerous conditions or S106 requirements that would delay delivery. It is therefore expected that the first phase of the development would be delivered before the A12 is completed. Some slippage in the A12 programme is therefore unlikely to impact on the current delivery trajectory.

Regarding the wider allocation masterplanning is progressing, as are discussions with the relevant stakeholders. The masterplan and application will be progressed to coincide with the completion of phase 1 and the programmed opening of the A12 works. The land required for other key infrastructure is all within the control of the Crown Estate and there are no other identified strategic requirements in LPP22 that would indicate a delay to delivery.

Neil Hall, Technical Director, Amec Foster Wheeler, 4th December 2017