



NORTH ESSEX AUTHORITIES JOINT STRATEGIC (SECTION 1) PLAN  
EXAMINATION HEARINGS  
STATEMENT ON BEHALF OF GALLIARD HOMES

MATTERS 6 AND 8 – THE PROPOSED NEW GARDEN COMMUNITIES

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## NORTH ESSEX AUTHORITIES JOINT STRATEGIC (SECTION 1) PLAN

### EXAMINATION HEARINGS

#### MATTER 6: THE PROPOSED NEW GARDEN COMMUNITIES – GENERAL MATTERS

##### STATEMENT ON BEHALF OF GALLIARD HOMES

### **19) Will current and future land ownership arrangements facilitate the delivery of the proposed garden communities?**

One of the particular advantages of the proposed West of Braintree site is that there is no complex assembly exercise required to provide the development land for the local plan period, and in fact beyond. There are relatively few ownerships involved and the two principal owners, Clive Harvey and Robert Bucknall are willing participants. Galliard Homes has an option on the Harvey land and Robert Bucknall we believe will be submitting his own supportive submissions to this Examination.

Throughout the evolution of the local plan the Galliard and Bucknall teams have been in regular contact and indeed have worked co-operatively with both Braintree and Uttlesford Councils to engage with Parish Councils and other community groups.

There will be no land ownership obstacle to the extension of the proposed new community westwards across the border into Uttlesford, as ownerships do not respect the administrative boundary and the same principal land owners will be proposing to make the necessary land available for development.

We have produced a comprehensive suggested master plan concept and this is provided as part of the submission. The Bucknall Team has prepared a similar suggestion that Galliard is fully aware of. The approach in each case is very similar and we have referred to both of these plans in our discussions with each Council and during the course of community engagement.

### **20) Are the proposed governance and delivery mechanisms for the garden communities, potentially involving Local Delivery Vehicles, appropriate?**



It is the view of Galliard Homes that there are several delivery mechanisms that can be considered in the case of the garden communities. It is not necessarily appropriate for each of the three communities to be delivered in the same manner, and the specific characteristics of each, and the parties involved will determine the most effective mechanism.

It seems to Galliard that the Authorities have decided that the LDV route is the one to follow, despite there being no practical experience of using that previously to draw on. There does not appear to have to been a comprehensive consideration of the alternative mechanisms, and in the case of West of Braintree, the more established developer-led method.

In March 2016, DCLG published 'Locally-Led Garden Villages, Towns and Cities', where expressions of interest for developing garden communities were invited from local authorities. Paragraph 42 does advise that "a dedicated delivery vehicle may, in some circumstances, be beneficial to lead on the planning, development, and building of the new garden village", but at paragraph 44, it's made clear that "we are not prescribing any particular model".

Paragraphs 22 and 23 recognise that land value capture can play an important role in funding infrastructure costs, but that it is important to demonstrate a credible route to delivering quality places without additional public subsidy.

The key objective is set out in paragraph 24;

"We will want to support expressions of interest that offer a strong prospect of quantified early delivery, a significant acceleration of housing delivery, and genuinely additional housing supply."

Galliard firmly believes the focus should be on effective delivery, by the means that has the best prospect of achieving that objective. There is no need to be prescriptive and insist on any particular model.

DCLG's March paper was followed later in 2016 by further guidance on the application process, and 'Public Private Joint Venture' is included as an example of a project delivery mechanism. Galliard is not suggesting there is no place for some public funding, but there is no reason why delivery can't be led by the private sector.

Some of the themes above are reflected in Lord Kerslake's NEGC Peer Review (Jan 2017). The Review begins by noting that



“There are significant differences between the three locations which have implications for the pace of delivery. So the Councils should look at the programme for delivering these communities and be prepared to differentiate their strategy for each place.”

Lord Kerslake expresses concern over the potential level of exposure to the councils, and thus recommends alternative models to taking lead developer role are explored.

“One or more of the communities could be delivered as a collaborative venture with a strategic partner who supports the principles that the councils want to promote.”

This arrangement would reduce the councils’ exposure and increase available capacity and resources.

The Kerslake message to the councils is clear. Each site is likely to have its own delivery solution, so they should maintain flexibility and consider alternative models. It is not necessarily a case of one size fits all.

Galliard is pleased to see in the Councils’ response to the Kerslake Review that there is flexibility in the LDV model approach to allow different delivery strategies. Galliard suggests in the case of the West of Braintree new community that it would be appropriate for this to be developer-led certainly for the developer-optioned portion of the site.

#### BRAINTREE PLAN PART 1 PUBLISHED VERSION

Policy SP7 sets out general principles for the development and delivery of the garden communities. It anticipates this will occur through the public sector working pro-actively and collaboratively with the private sector, and the cost of achieving high quality place-making, timely delivery of infrastructure and long term arrangements for stewardship with the cost being borne by landowners and those promoting the developments, i.e. land value capture.

In principle this approach is acceptable to Galliard but the level of investment needs to be proportionate to the extent to which the private sector is able to lead the delivery of the development.

Section 9 of the Part 1 Plan discusses the delivery, implementation and monitoring of strategic proposals, including garden communities. It explains the setting up of the NEGC is without prejudice to the outcomes of the Local Plan approval process, and that further LDVs will be established in association with landowners with the capacity to lead the delivery of each community with proportionate local authority support to help secure quality of place and delivery of infrastructure.



We note the statement at 9.2 that

“The Councils will explore other models of delivery if they can be confident that it will deliver the same quality and timing of outcomes for the community as a whole”

This seems to assume that the preferred public sector-led model is capable of obtaining the best outcomes, when we believe an alternative private-sector led approach with the appropriate experience of large scale housing delivery might be more effective.

We agree with the list of Opportunities the Council sets out in its Garden Communities Topic Paper, at 2.29. But, to focus on the final point; this describes the present circumstances. There already is control of a large area of land by a small number of stakeholders, and there is a master-developer. Galliard may well introduce partners, but it is not necessarily the case that this lead role is best undertaken by the public sector.

We are aware there have been a series of discussions by NEGC on the possibility of creating a development corporation. Although no clear view or proposal has emerged, we do not believe such a commitment of public funds is necessary.

We do not necessarily rule out the possibility of there being an opportunity for a more public-sector driven phase or phases of West of Braintree later on.

However, our view is that with a developer already in place and ready to lead the development of the early phase(s) of West of Braintree through its option agreement, this should form the basis for the delivery model. Galliard would be examining ways of delivering new homes more quickly than is suggested by the Council’s Housing Trajectory. Earlier delivery will assist the Council considerably as its 5 year housing land supply is not strong, and several appeals have been allowed recently as a result on sites that the Council and local communities would not necessarily have wished to see be developed.

We understand the local authority’s desire to influence the phasing of provision of new infrastructure, design and place making detail, and for setting out plans for long term stewardship and community empowerment. Galliard supports these objectives. We expect the evolving DPD to cover these points and their delivery more specifically.

## VIABILITY

We welcome that the Council’s high level master plan viability assessment demonstrates the proposed development as capable of being viable; and that the Council also recognises, that given the early stage of concept evolution, work undertaken at this stage reflects a ‘strategic study’. We agree with the Council’s viability assessment that more detailed Garden Communities proposals will evolve through further processes and that



the viability and ultimately the delivery mechanism will also evolve over time. In particular, we note there remains evolution over the anticipated numbers as part of West of Braintree, which will affect viability.

We are, however, encouraged that the overall conclusion of the early stage viability assessment that the Master Plan is potentially capable of being viable which is consistent with that presented by the Galliard team, in relation to the proposed delivery of land under its control within land at West of Braintree. Galliard's own early stage viability was assessed by independent assessors on behalf of both Uttlesford and Braintree and found to be reasonable and robust. We, however, reserve our right to comment further at the Examination in Public on detailed matters relating to the Council's viability assessment.

The long-term nature of the proposals are acknowledged by the Council and therefore the delivery of the project will involve a multitude of partners, stakeholders, Council committees and planning policies over this period. Therefore any overarching delivery structure must maintain its focus on key objectives and be used to a supportive tool, with significant weight given to flexibility and opportunity to delivery specific elements of the Master Plan which will evolve over the development period.

This flexibility is core to the Council's viability assessment which highlights that the proposed delivery model offers the potential to enhance and improve scheme deliverability and viability, but the assessments set out within the study do not rely upon its full implementation. Instead, the assessment provides a balanced view on key assumptions to consider a range of potential delivery scenarios, with anticipation that a partnership approach, with a key role for the public sector, can help improve viability.

Galliard proposes that this ability and flexibility to allow a range of potential delivery scenarios must be maintained, under the umbrella of overarching objectives, to provide the greatest opportunity for the overall scheme to be brought forward viably and expediently. For this reason we do not consider it necessary, at this stage, for the Inspector to provide guidance on the details of a potential range delivery mechanisms as indicated in the Council's viability assessment, other than that they should reflect the key objectives of the Master Plan and should not be limiting in nature in encouraging delivery.

## MATTER 8: THE PROPOSED NEW GARDEN COMMUNITIES – SPECIFIC MATTERS (POLICIES SP8, SP9 AND SP10)

The West of Braintree proposed garden community (SP10)



### **32) Should the West of Braintree proposed garden community be extended to include adjacent land in the Uttlesford District Council area?**

The evidence provided by the two local authorities we anticipate will demonstrate the extent of joint working until now, and proposals for going forward. The joint DPD currently out to consultation is an important step. We recognise that Uttlesford's local plan has yet to reach the stage of Braintree's, but the West of Braintree proposal has been the subject of Reg.18 consultation. While there have been unsurprising expressions of concern by some local residents, we are not aware of any fundamental objections from statutory agencies.

In considering the extension of the new community into Uttlesford, we do not believe the administrative boundary should be allowed to be an obstacle to the location delivering to its maximum potential. The land ownership arrangements do not respect any political boundary; they do not alter either side.

The strategic authority is the same, i.e. Essex County Council, and there are other common agencies such as Highways England, Anglian Water, other utilities. At the community level, meetings with Parish Councils have been held jointly with those on both sides of the boundary line.

The co-operative approach by the two Councils is a good example of Duty to Cooperate arrangements anticipated by S178 of the NPPF. It displays a comprehensive approach to the delivery of homes, jobs and supporting infrastructure from which both authorities will benefit if development is undertaken on the scale envisaged. S179 goes on to consider that opportunities should be identified for collaborative working.

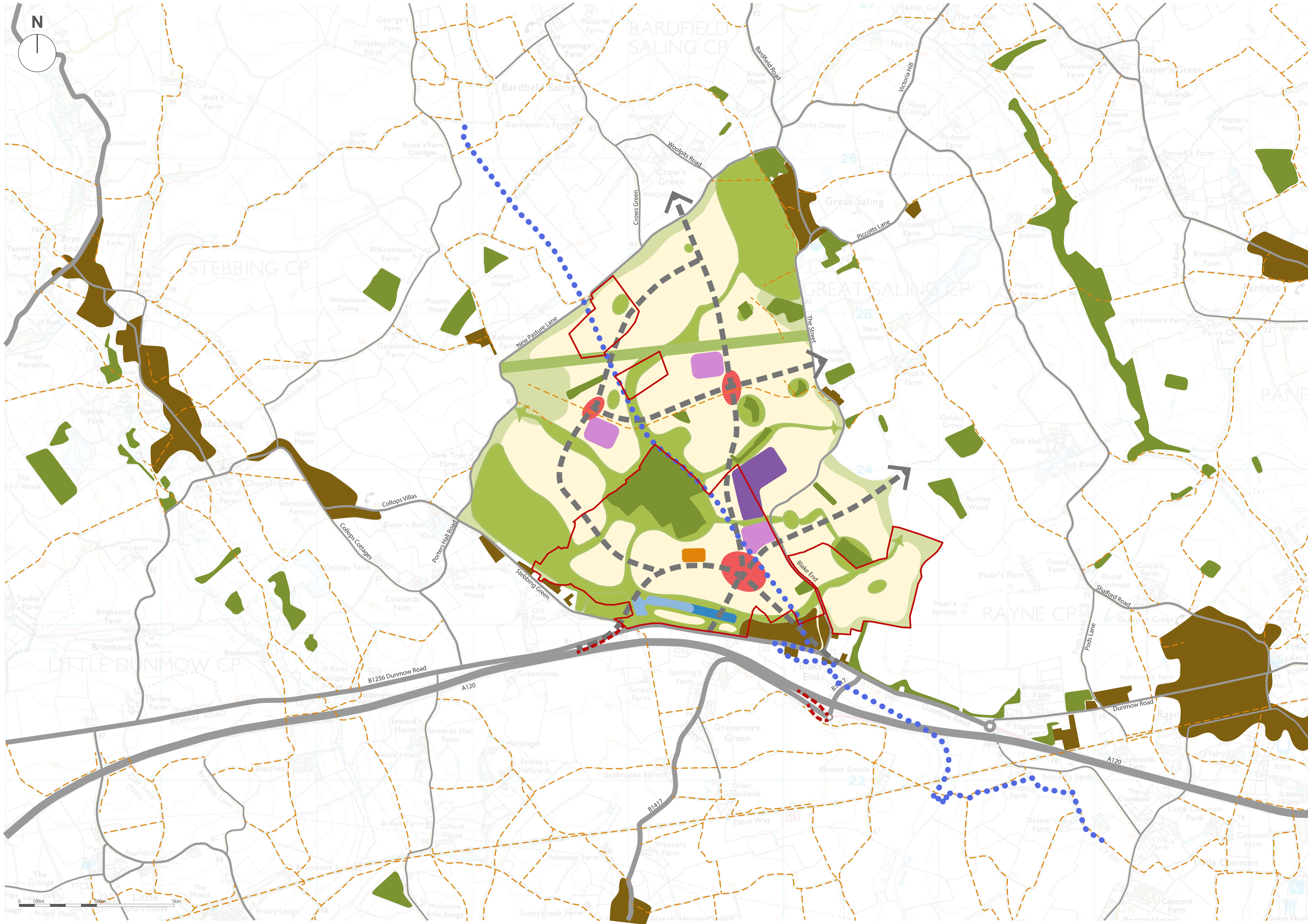
Our 14/3/17 presentation attached demonstrates how Galliard option land in Uttlesford can be brought into the scheme alongside its interests in Braintree. As well as delivering more homes and jobs to meet local needs, there will be benefits to both authorities through the provision of infrastructure allowed by economies of scale. There will be important environmental benefits to the community as land released in Uttlesford creates scope for green buffers to protect the individual identity of existing nearby villages and for effective future management measures for the Boxted Wood ancient woodland.

#### **ATTACHMENTS**

1. Concept Master Plan for Galliard and Bucknall land in Braintree and Uttlesford
2. Presentation illustrating potential contribution of Galliard land within Uttlesford to W of Braintree New Community.

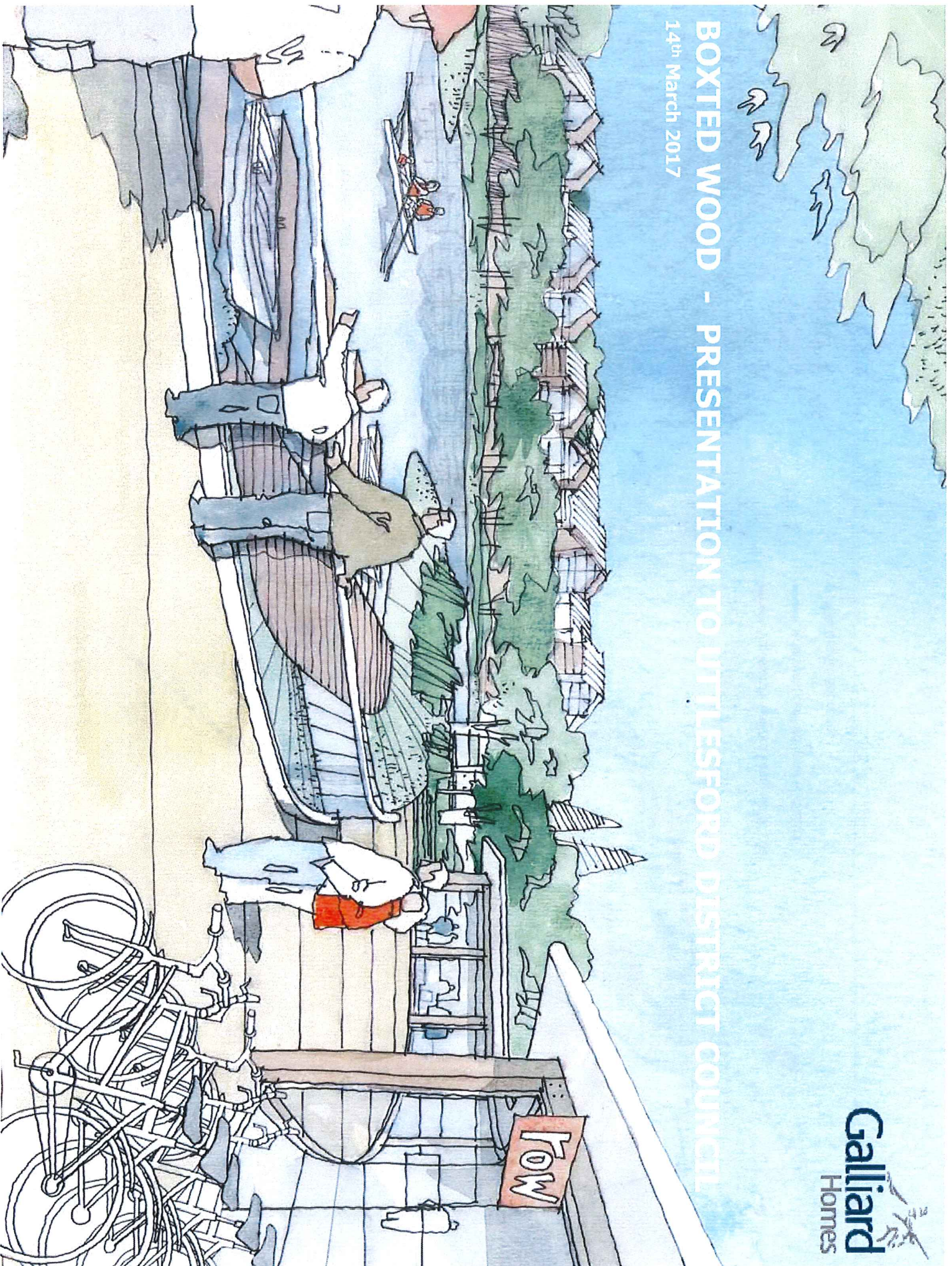






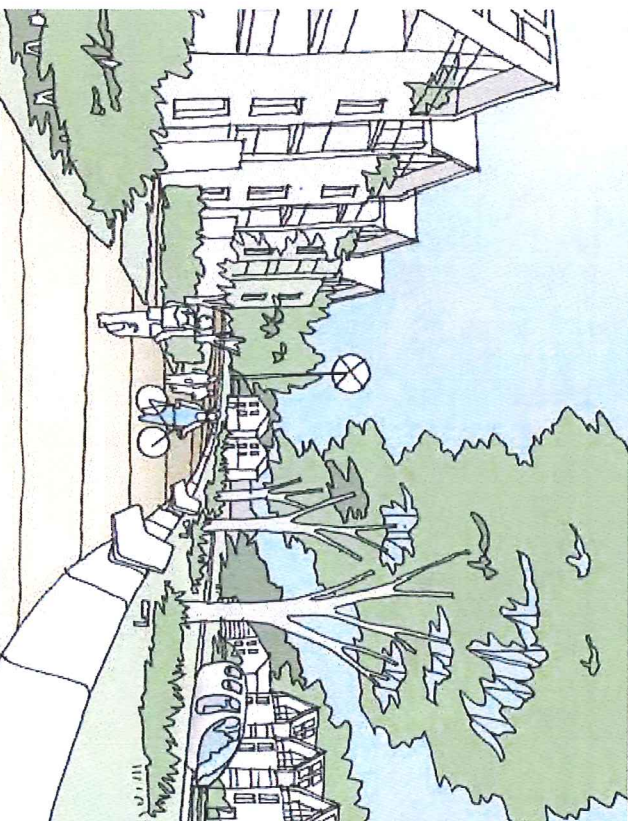
# BOXTED WOOD - PRESENTATION TO UTTLESFORD DISTRICT COUNCIL

14th March 2017



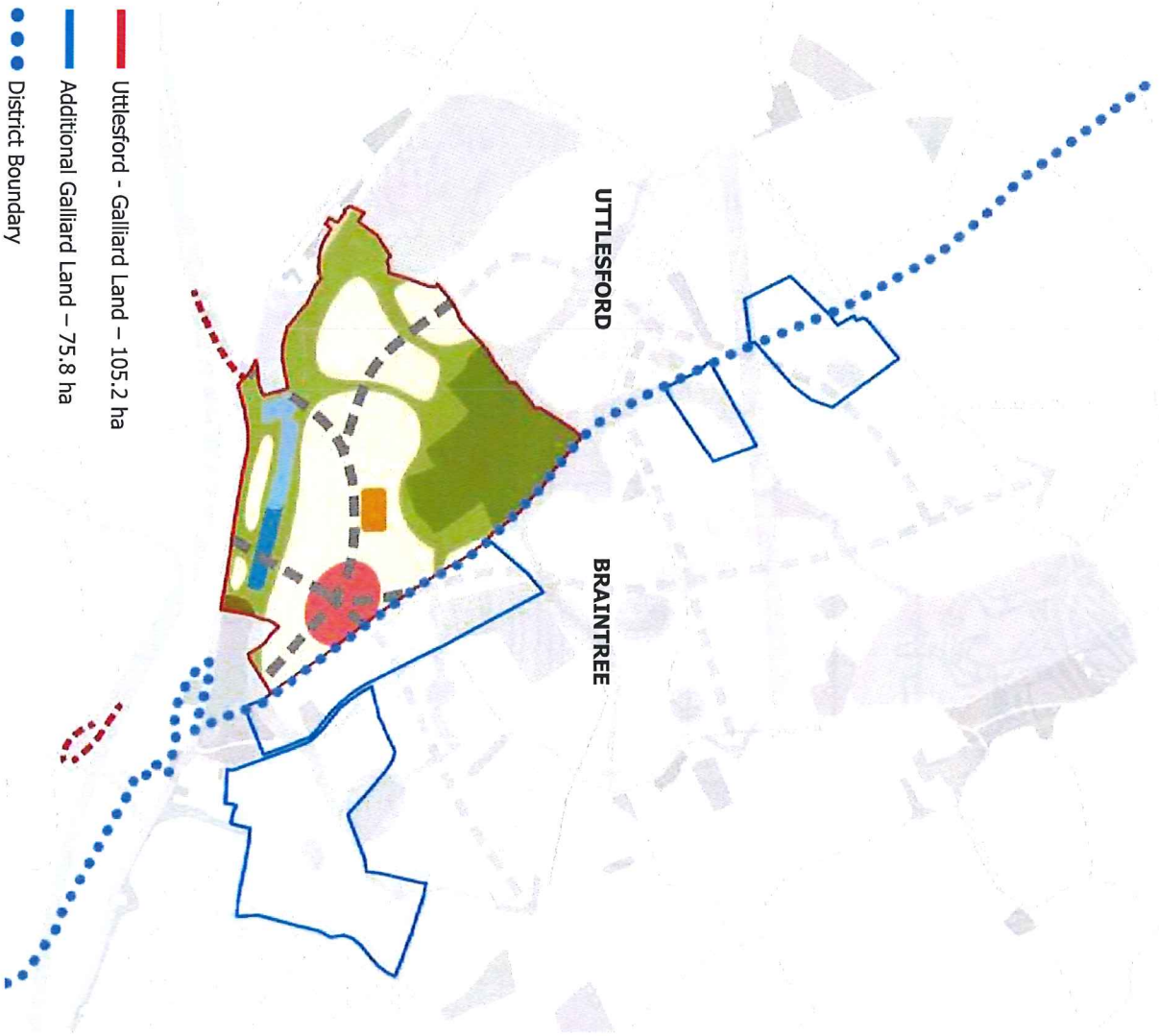
# The Vision

- Boxed Wood forms part of the Garden Community called West of Braintree - a wider Vision of between 10,000-13,000 homes spanning 3 Plan Periods.
- The Land controlled by Galliard Homes in Uttlesford can deliver up to 1,900 homes in the first Plan Period.
- These 1,900 homes can support the 1,400 homes Uttlesford have currently identified as being provided by each of the 2 New Settlements.



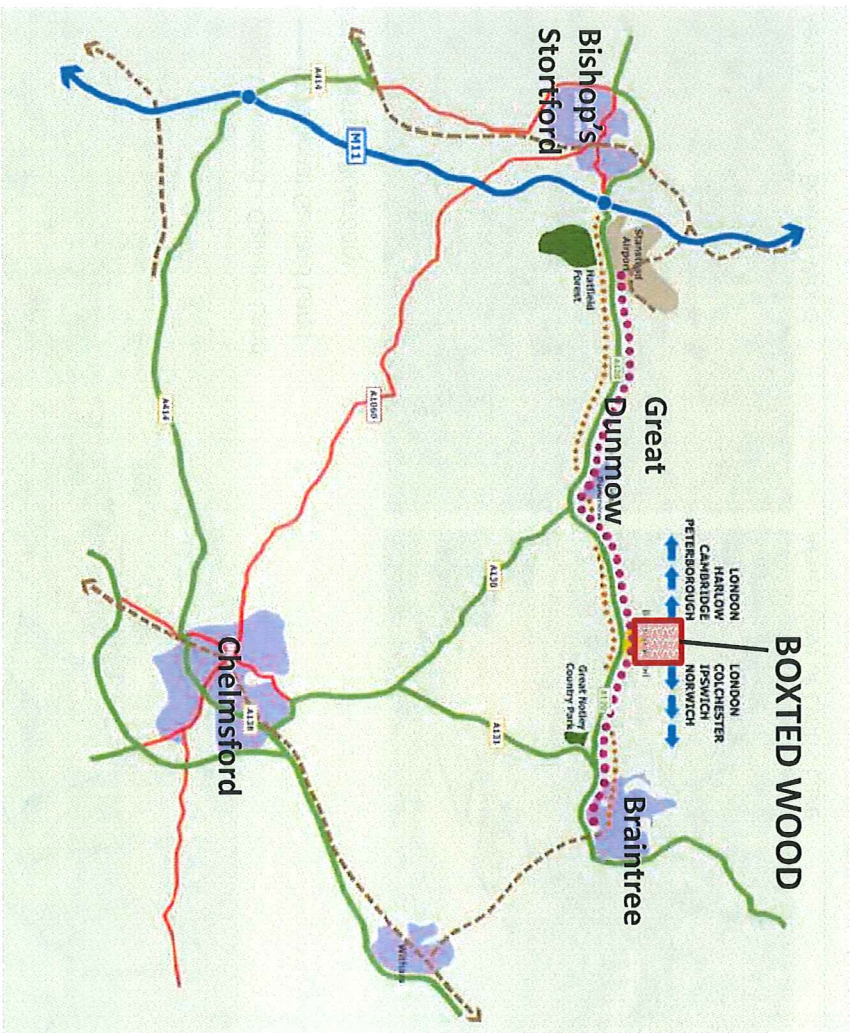
Artist impression

## Concept Masterplan



- Uttlesford - Galliard Land – 105.2 ha
- Additional Galliard Land – 75.8 ha
- District Boundary

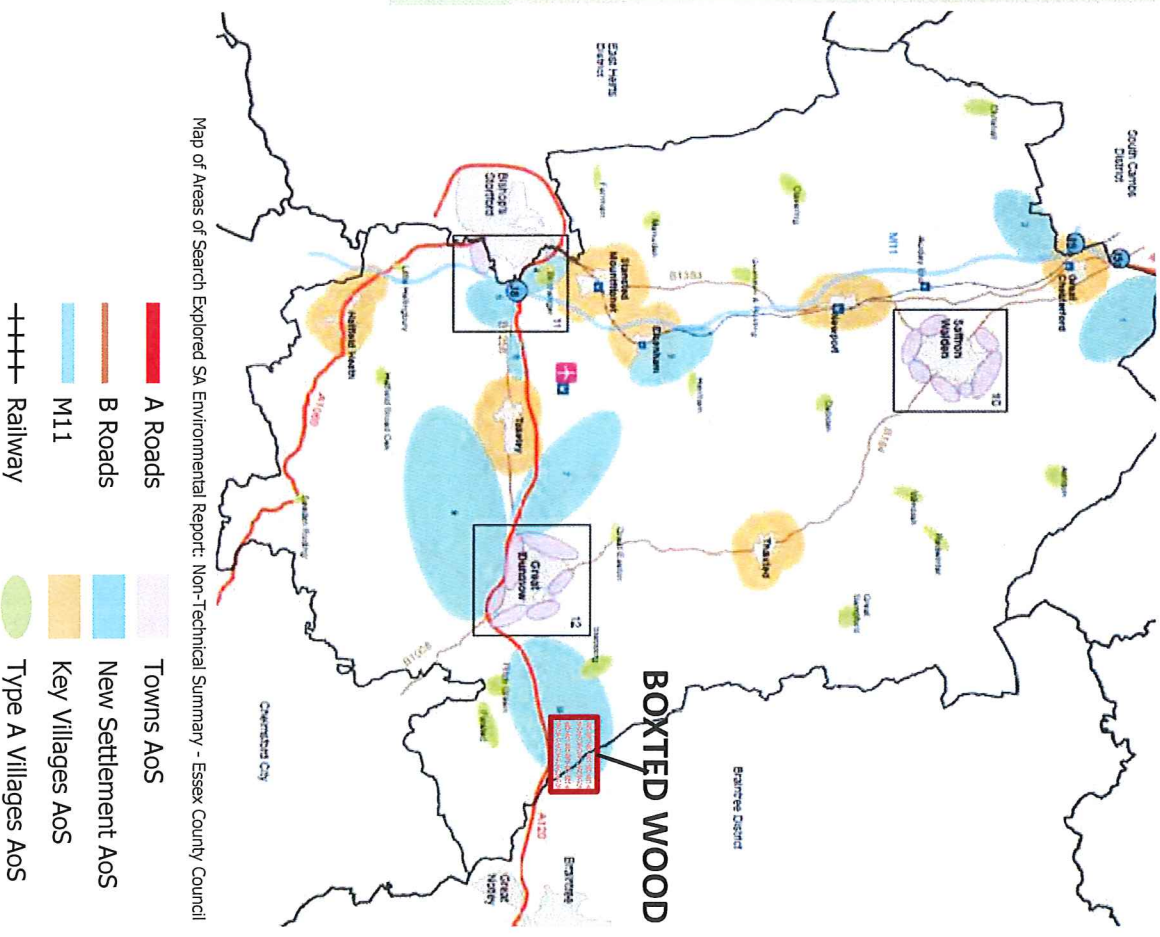
# Relation to Context



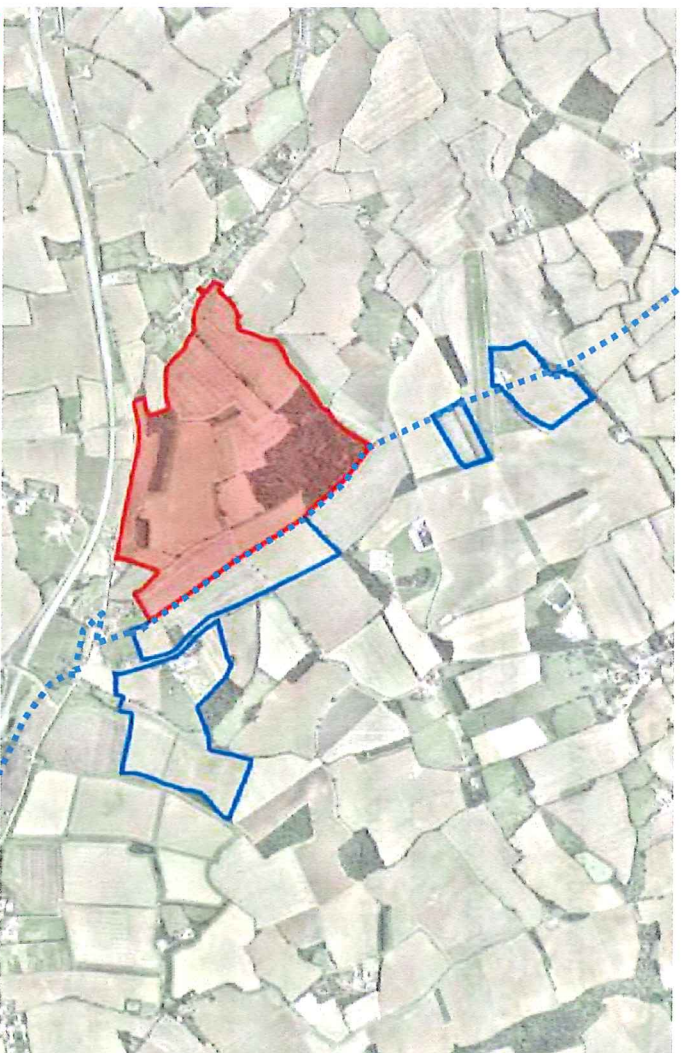
## Boxted Wood is:

- On an East – West route which, in Essex, links Stansted Airport and Harwich International Port.
- Well connected to existing highways, which provides links to the immediate employment and retail attractors at Stansted Airport and Braintree.
- Of a scale that will allow space for green buffers to be provided to prevent coalescence.

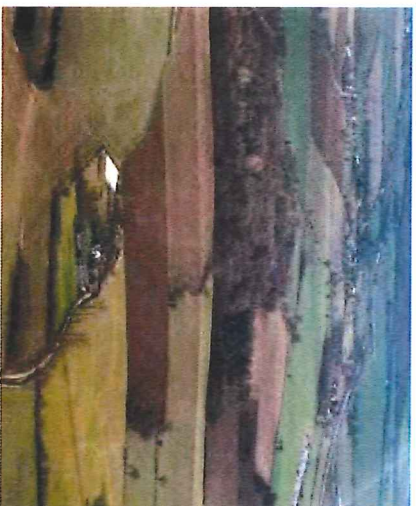
## Uttlesford Local Plan - Initial Areas of Search for Assessment 27th July 2015



# Landscape & Flood Risk



- Uttlesford - Galliard Land
- Additional Galliard Land
- ⋯ District Boundary



Aerial View of Boxted Wood



Aerial View of Lyatts Lake



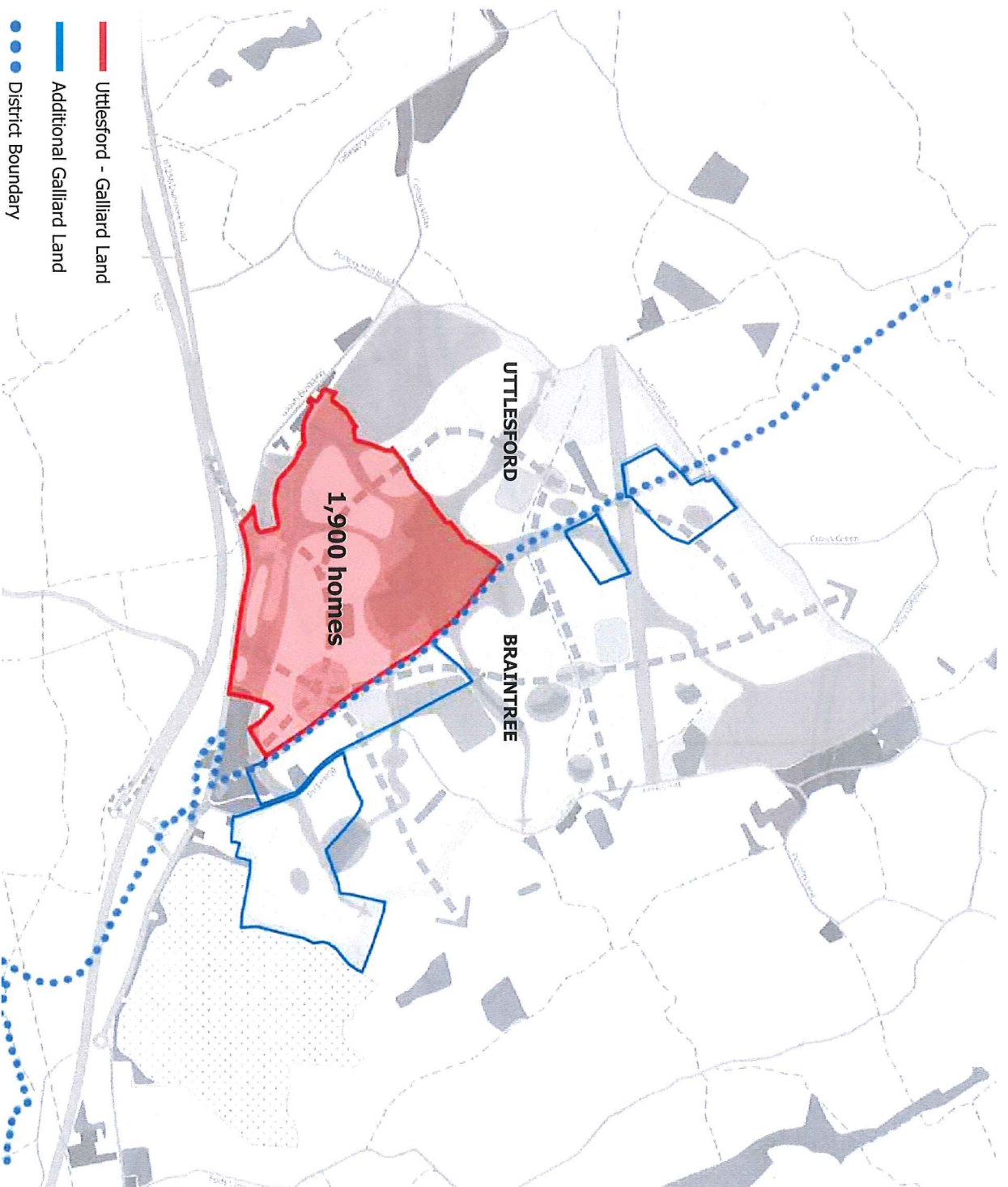
Aerial View of Andrew's Field



Flood Risk Plan - Plan from Uttlesford District Council - Water Cycle Study

- Galliards Team have tested the site for constraints
- Site features will be used to enhance the Masterplan

# Development Capacities



- Uttlesford - Galliard Land
- Additional Galliard Land
- ⋯ District Boundary

**105.2ha**  
Total Site Area

**35.8ha**  
Open Space

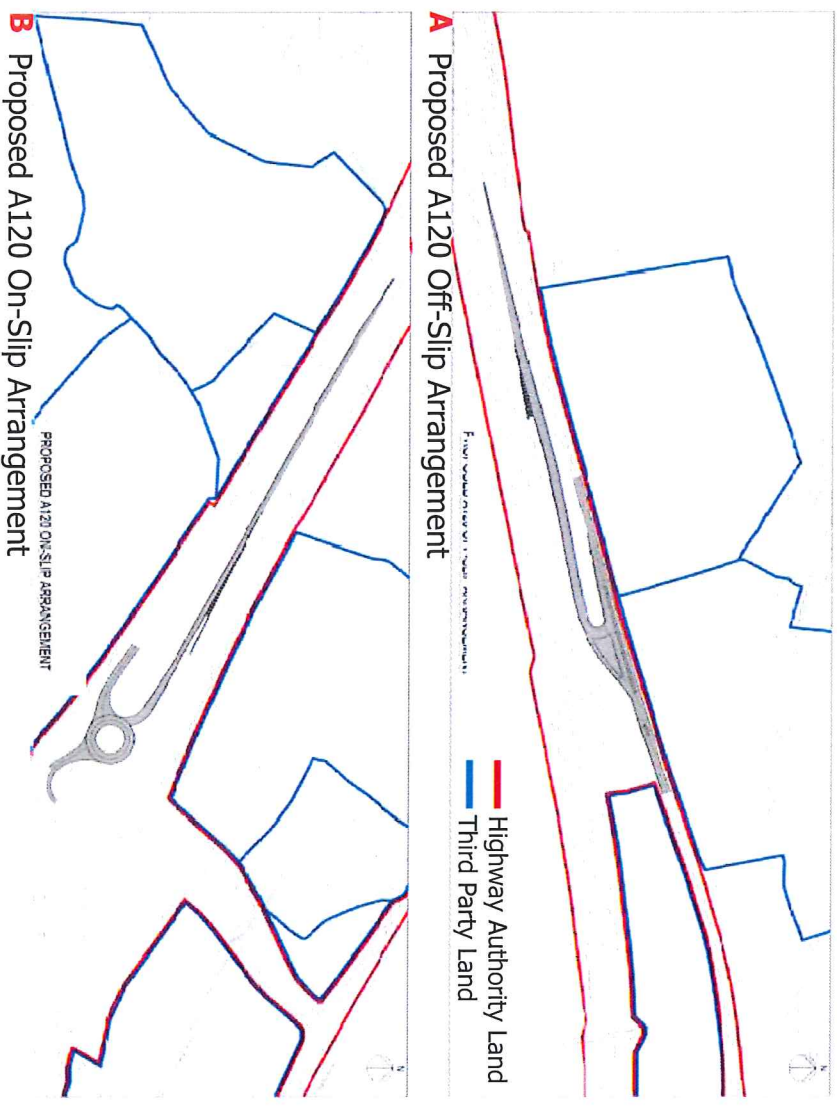
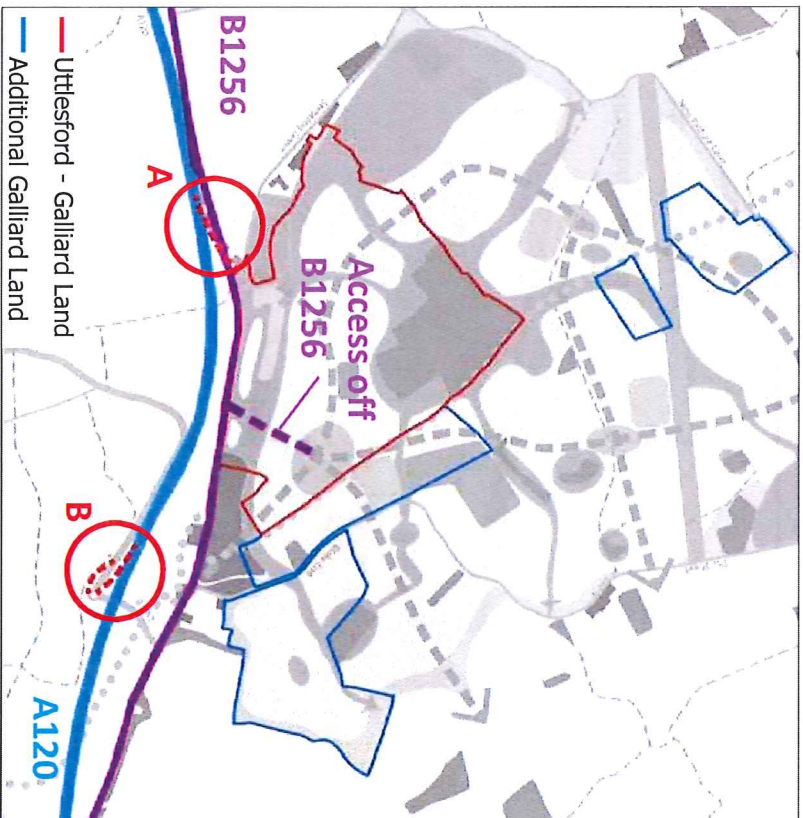
**6.8ha**  
Education

**5ha**  
Employment /  
District Centre

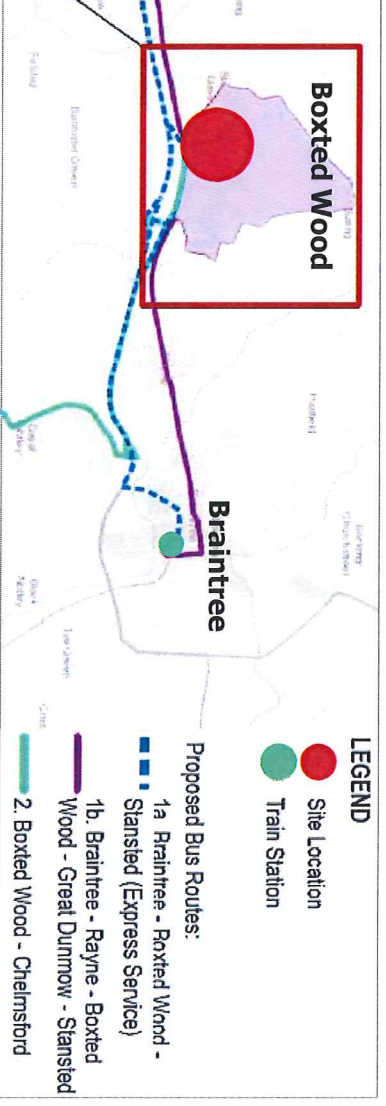
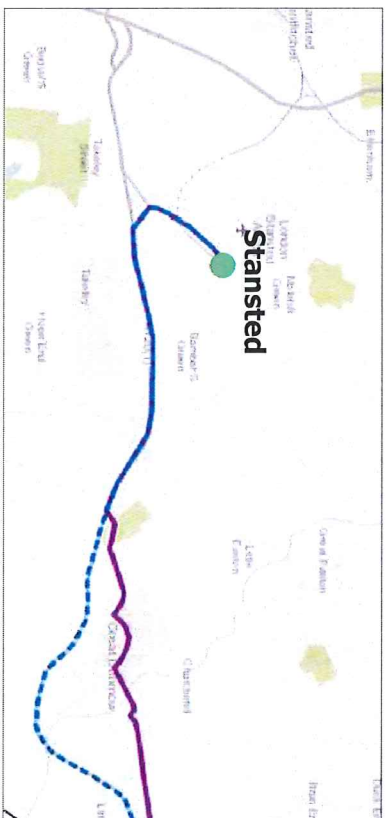
**57.6ha**  
Residential Developable  
Area

**33dph**  
**1,900 homes**

# Infrastructure & Transport



**A** Proposed A120 Off-Slip Arrangement



## LEGEND

- Site Location
- Train Station

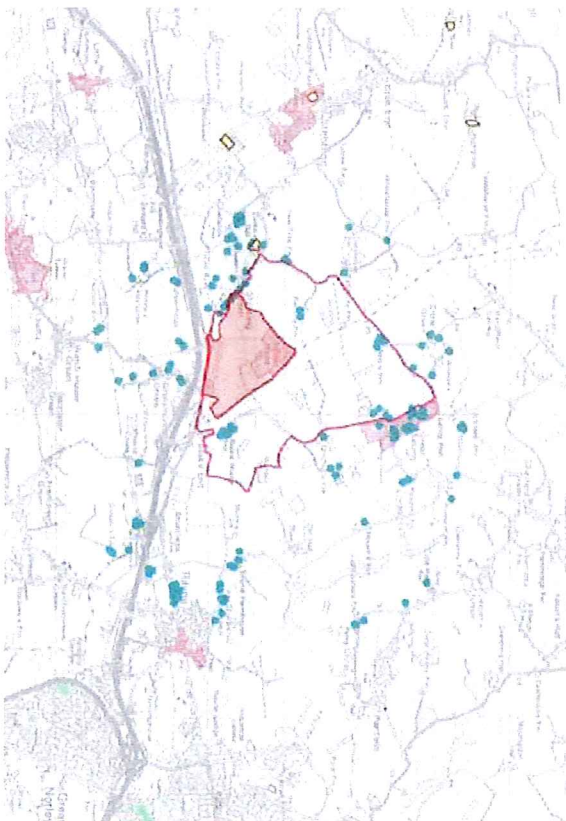
## Proposed Bus Routes:

- - - 1a Raintree - Boxted Wood - Stansted (Express Service)
- - - 1b. Raintree - Rayne - Boxted Wood - Great Dunmow - Stansted
- - - 2. Boxted Wood - Chelmsford

Towards **Chelmsford**

# Heritage & Ecology Assets

## Heritage Assets



- Area of Study
- Uttlesford - Galliard Land
- Listed Buildings
- Conservation Area
- Monument
- Local Nature Reserve

## Ecological Assets



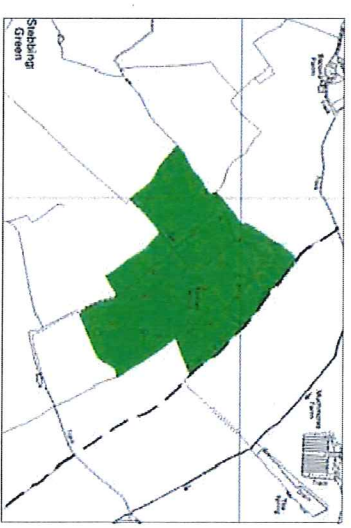
- Ancient & Semi-Natural Woodland
- Priority Habitat Inventory - Deciduous Woodland
- National Inventory of Woodland & trees
- Woodpasture & Parkland
- Local Nature Reserve
- Coastal & Flood plain grazing marsh
- Good Quality Semi-improved Grassland



Concept Masterplan - Green Infrastructure



Andrew's Field Airfield



Uttlesford District Council - Local Wildlife Site  
Review 2007 - Essex Ecology Services Ltd.



# Viability

- Undertook viability appraisal April 2016.
- Consistent with NPPF and PPG.
- Reflected:
  - Planning policy
  - Infrastructure / Sec106 costs
  - Competitive returns (land/developer)
  - Phased delivery.
- Reviewed by Path Finder.
- Proposals agreed to be viable.



Concept Masterplan – Pocket Park

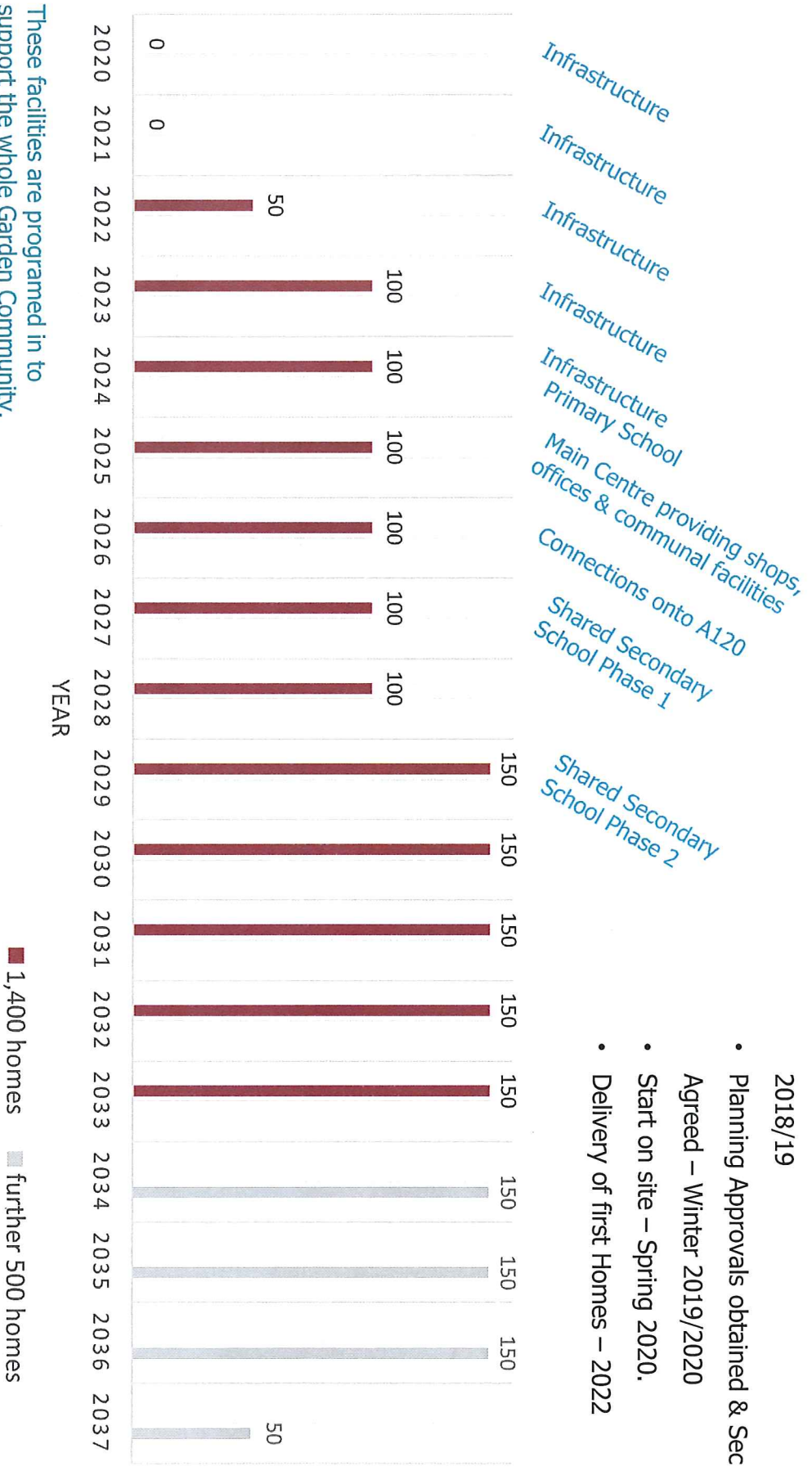


Artist Impression

# Deliverability & Phasing

## Programme:

- UDC Local plan Adopted - Winter 2018/19
- Planning Approvals obtained & Sec 106 Agreed – Winter 2019/2020
- Start on site – Spring 2020.
- Delivery of first Homes – 2022



**1,400 homes** can be delivered in the District of Uttlesford over a 12 year delivery period up to 2033

These facilities are programmed in to support the whole Garden Community.



Land is under control and free from delivery constraints.

Engaged with the planning process.

Can viably deliver 1,400 homes in the plan period.

Committed to delivering a high quality Garden Community.

*Create quality place*

